

AV 2006-05
DECEMBER 18, 2008

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
544 SAN ESTEBAN AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	David and Nerida Deza
<u>Original Date of Construction:</u>	c. 1926
<u>Architect for Alterations:</u>	Ernesto Santos, Architect
<u>Estimated Cost of Project:</u>	\$ 350,000
<u>Estimated Cost of Work on Historic Section:</u>	\$ 350,000
<u>Legal Description:</u>	Lot 3, Block 21, Coral Gables Riviera Section Part One according to the Plat thereof, as recorded in Plat Book 28, at Page 31, of the Public Records of Miami-Dade County, Florida
<u>Folio Number:</u>	03-4120-022-2290
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	March 23, 2005 (LHD 2005-02)

The residence at 544 San Esteban Avenue is significant as an example of Mediterranean Revival style architecture and exemplifies the type of building that was generated in Coral Gables during the 1920s. This residence was designed by Robert Law Weed, one of Coral Gables' premier architects, and constructed in 1926 (City of Coral Gables permit #1823).

The City of Coral Gables Historic Preservation Board reviewed an application for the construction of an addition and alterations to the property at 544 San Esteban Avenue, a local historic landmark, on March 23, 2005. The Board approved the issuance of the Special Certificate of Appropriateness and granted design approval for the proposed work.

The applicant is requesting Ad Valorem Tax Relief for the construction of an addition and alterations to the historic property. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2005-03. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

A. General restoration/renovation

- Restoration of porte cochere
- Installation of new impact resistant doors and windows
- Restoration of side entry door
- New entry feature – doors and overhang
- New kitchen cabinetry
- New kitchen appliances
- New lighting fixtures
- Wood floors refinished
- Plaster walls repaired
- Exposed wood beams and ceilings repaired as needed
- Bathrooms updated
- Installation of clay barrel tile roof
- Exterior of house painted

B. Addition

- Addition of two-story structure to rear of house includes new family room, new master bedroom / bathroom, second upstairs bedroom / bath, utility room
- Wood brackets/overhang to match overhang over front door
- Installation of new clay barrel tile roof to match existing house
- New flooring to match existing house

C. Landscape/at-grade improvements

- New Chicago brick driveway
- Installation of extensive vegetation and sod

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff report identified as COA (SP) 2005-03.

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer