

CITY OF CORAL GABLES
Historic Preservation Ad-Valorem Tax Exemption Program

Part II: Request for review of completed work

Address: 720 Madeira Avenue Coral Gables, FL 33134 (AKA 710 Obispo Avenue formerly)

Owners: 720 Madeira Holdings, LLC



REQUEST FOR REVIEW OF COMPLETED WORK

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: 720 Madeira Avenue Coral Gables, FL 33134 (AKA 710 Obispo Avenue formerly SW 16th Lane)
Property Address: 720 Madeira Avenue Coral Gables, FL 33134
Folio Number: 03-4108-002-0770
Legal Description: Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida.

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project Start Date: February 2025
Project Completion Date: January 2026

Cost of entire project: \$1,166,282.90

Estimated costs attributed to work on historic buildings: \$1,030,039.50

Name of architect: Locus Architecture
Phone: (305) 740-0120

Name of contractor: Torre Construction & Development
Phone: (305) 442-9494

A. Exterior Architectural Features

[before] Feature 1: Impact-Resistant Windows & Door Upgrades



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The existing front elevation will undergo minimal modifications. New impact-resistant windows will be installed to match the original steel casement configuration. The non-original metal awnings will be removed, and the brick planter (not original) will be stuccoed to blend with the façade. A new wing wall with an aluminum pedestrian gate will be introduced on the east side.

[after] Feature 1:



A. Exterior Architectural Features

[before] Feature 2: Impact-Resistant Windows & Door Upgrades



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The existing front elevation will undergo minimal modifications. New impact-resistant windows will be installed to match the original steel casement configuration. The non-original metal awnings will be removed, and the brick planter (not original) will be stuccoed to blend with the façade. A new wing wall with an aluminum pedestrian gate will be introduced on the east side.

[after] Feature 2:



A. Exterior Architectural Features

[before] Feature 3: Porte Cochere Restoration



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The arched brick-framed porte cochere will be preserved and restored. The roof modifications made in 1963 will remain, maintaining the existing roofline and structural integrity.

[after] Feature 3:



A. Exterior Architectural Features

[before] Feature 4: Porte Cochere Restoration



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The arched brick-framed porte cochere will be preserved and restored. The roof modifications made in 1963 will remain, maintaining the existing roofline and structural integrity.

[after] Feature 4:



A. Exterior Architectural Features

[before] Feature 5: Chimney Restoration



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The semi-engaged chimney, a defining architectural feature, will be cleaned and repaired. The stone veneer added in 1957 will remain intact. No structural modifications will be made.

[after] Feature 5:



A. Exterior Architectural Features

[before] Feature 6: Front Door Preservation



Elevation: Front (North)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The original wood front door will be preserved and refinished as needed, ensuring retention of this historic feature.

[after] Feature 6:



A. Exterior Architectural Features

[before] Feature 7: Window Restoration & Planter Removal



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows on the original residence will be replaced with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements. The non-original planter will be removed, except for a portion at the northeast corner.

[after] Feature 7:



A. Exterior Architectural Features

[before] Feature 8: Window Restoration & Planter Removal



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows on the original residence will be replaced with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements. The non-original planter will be removed, except for a portion at the northeast corner

[after] Feature 8:



A. Exterior Architectural Features

[before] Feature 9: Window Restoration & Planter Removal



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows on the original residence will be replaced with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements. The non-original planter will be removed, except for a portion at the northeast corner.

[after] Feature 9:



A. Exterior Architectural Features

[before] Feature 10: Window Restoration



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: All windows and doors on the 1963 addition will be replaced, with impact-resistant systems that match the historic configuration, maintaining the existing openings and complying with Historic Preservation Board requirements.

[after] Feature 10:



A. Exterior Architectural Features

[before] Feature 11: Connector Addition & Auxiliary Structure Alterations



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: A new one-story connector addition will link the residence and auxiliary structure. It will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way. The auxiliary structure will have its existing door and window infilled, replaced with a large French door with sidelights.

[after] Feature 11:



A. Exterior Architectural Features

[before] Feature 12: Connector Addition & Auxiliary Structure Alterations



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: A new one-story connector addition will link the residence and auxiliary structure. It will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way. The auxiliary structure will have its existing door and window infilled, replaced with a large French door with sidelights.

[after] Feature 12:



A. Exterior Architectural Features

[before] Feature 13: Connector Addition & Auxiliary Structure Alterations



Elevation: Side (East)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: A new one-story connector addition will link the residence and auxiliary structure. It will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way. The auxiliary structure will have its existing door and window infilled, replaced with a large French door with sidelites.

[after] Feature 13:



A. Exterior Architectural Features

[before] Feature 14: Privacy Wall & Rear Façade Alterations



Elevation: Rear (South)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The rear elevation will be obscured by a new privacy wall, featuring an arched opening leading from the pool area to the rear yard. The center section of the wall will be 8'-6" high, with two lower 7'-10" walls flanking it. A window on the auxiliary structure will be resized to align with the new interior layout and designed to complement the historical elements of the home.

[after] Feature 14:



A. Exterior Architectural Features

[before] Feature 15: Privacy Wall & Rear Façade Alterations



Elevation: Rear (South)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The rear elevation will be obscured by a new privacy wall, featuring an arched opening leading from the pool area to the rear yard. The center section of the wall will be 8'-6" high, with two lower 7'-10" walls flanking it. A window on the auxiliary structure will be resized to align with the new interior layout and designed to complement the historical elements of the home.

[after] Feature 15:



A. Exterior Architectural Features

[before] Feature 16: Privacy Wall & Rear Façade Alterations



Elevation: Rear (South)

Photo number:

Plan Number: A-05.0

Work and Impact on existing feature: The rear elevation will be obscured by a new privacy wall, featuring an arched opening leading from the pool area to the rear yard. The center section of the wall will be 8'-6" high, with two lower 7'-10" walls flanking it. A window on the auxiliary structure will be resized to align with the new interior layout and designed to complement the historical elements of the home.

[after] Feature 16:



A. Exterior Architectural Features

[before] Feature 17: Carport Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The original door opening and steps into the carport will be removed, in alignment with the home's revised layout.

[after] Feature 17:



A. Exterior Architectural Features

[before] Feature 18: Carport Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

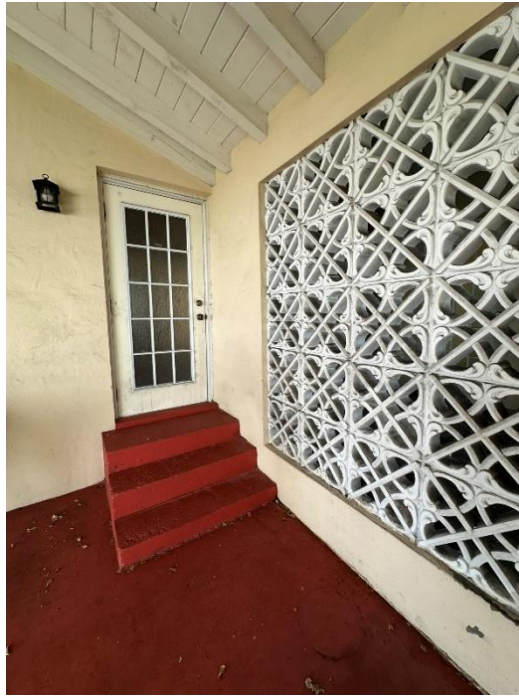
Work and Impact on existing feature: The original door opening and steps into the carport will be removed, in alignment with the home's revised layout.

[after] Feature 18:



A. Exterior Architectural Features

[before] Feature 19: Carport Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The original door opening and steps into the carport will be removed, in alignment with the home's revised layout.

[after] Feature 19:



A. Exterior Architectural Features

[before] Feature 20: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 20:



A. Exterior Architectural Features

[before] Feature 21: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 21:



A. Exterior Architectural Features

[before] Feature 22: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 22:



A. Exterior Architectural Features

[before] Feature 23: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 23:



A. Exterior Architectural Features

[before] Feature 24: Window & Door Modifications



Elevation: Side (West)

Photo number:

Plan Number: A-05.1

Work and Impact on existing feature: The existing home's windows will be replaced to match the original historic design. In the 1963 addition, windows and doors will be relocated and resized to align with the new circulation and functionality. The connector addition will mirror the east façade, and the auxiliary structure will receive two new windows, with one center window being resized and relocated. All windows and doors will be high profile impact-resistant systems.

[after] Feature 24:



A. Exterior Architectural Features

[before] Feature 25: Roof Restoration and New One-Story Connector Addition Roof Plan



Elevation: All Elevations (North, South, East, West)

Photo number:

Plan Number: A-05.0 & A-05.1 & A-04.1

Work and Impact on existing feature: The barrel tile roof will be restored and refinished to match the existing barrel tile roof. The roofline will remain unchanged to maintain architectural consistency. The new one-story connector addition that will link the residence and auxiliary structure will feature a flat roof with decorative parapets, higher than the main house but not visible from the right-of-way.

[after] Feature 25:



B. Interior Architectural Features

[before] Feature 1: Exposed Rafters (Living Room)



Room: Interior (Living Room)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The original exposed rafters will be retained and refinished, preserving a key Mediterranean Revival architectural element of the home. Care will be taken to maintain the craftsmanship of the original beams while addressing any necessary repairs.

[after] Feature 1:



B. Interior Architectural Features

[before] Feature 2: Original Front Door Preservation



Room: Interior Entryway

Photo number:

Plan Number: A-02.1 & A-07.0

Work and Impact on existing feature: The original front door will remain in place and be refinished as needed, ensuring compliance with the Historic Preservation Board's conditions while maintaining its historic integrity.

[after] Feature 2:



B. Interior Architectural Features

[before] Feature 3: Interior Flooring Restoration



Room: Interior (Various)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The original hardwood and tile flooring will be restored and refinished, where possible. In areas where flooring cannot be salvaged, period-appropriate materials will be sourced to maintain the home's historical integrity.

[after] Feature 3: Main Room



B. Interior Architectural Features

[before] Feature 4: Restoration of Existing Bedrooms



Room: Interior (Bedroom 1)

Photo number:

Plan Number: A-02.1

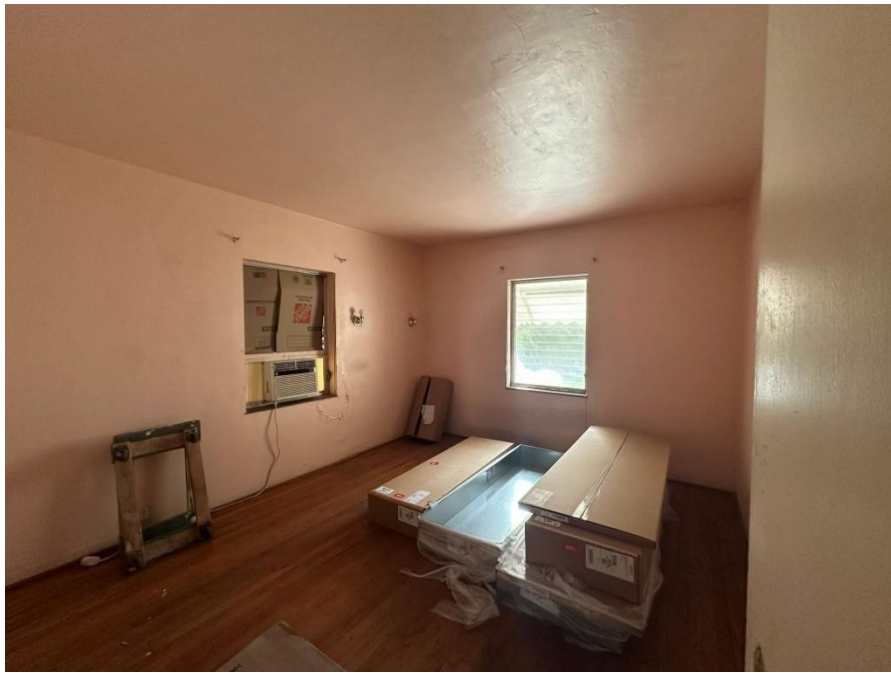
Work and Impact on existing feature: The existing bedrooms in the main house will undergo selective restoration, including electrical upgrades while preserving historically significant features such as the original wood floors and fixtures where possible.

[after] Feature 4: Bedroom 1



B. Interior Architectural Features

[before] Feature 5: Restoration of Existing Bedrooms



Room: Interior (Bedroom 2)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing bedrooms in the main house will undergo selective restoration, including electrical upgrades while preserving historically significant features such as the original wood floors and fixtures where possible.

[after] Feature 5: Bedroom 2



B. Interior Architectural Features

[before] Feature 6: Restoration of Existing Bathrooms



Room: Interior (Bathroom 2)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing bathrooms in the main house will undergo selective restoration, including plumbing and electrical upgrades while preserving historically significant features such as fixtures and tiles where possible.

[after] Feature 6: Bathroom 2



B. Interior Architectural Features

[before] Feature 7: Family Room Renovation Addition



Room: Interior (Family Room)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing family room will be fully renovated, using floor tile finishes and materials that complement the home's historic aesthetic while improving functionality.

[after] Feature 7: New Family Room



B. Interior Architectural Features

[before] Feature 8: Family Room Renovation Addition



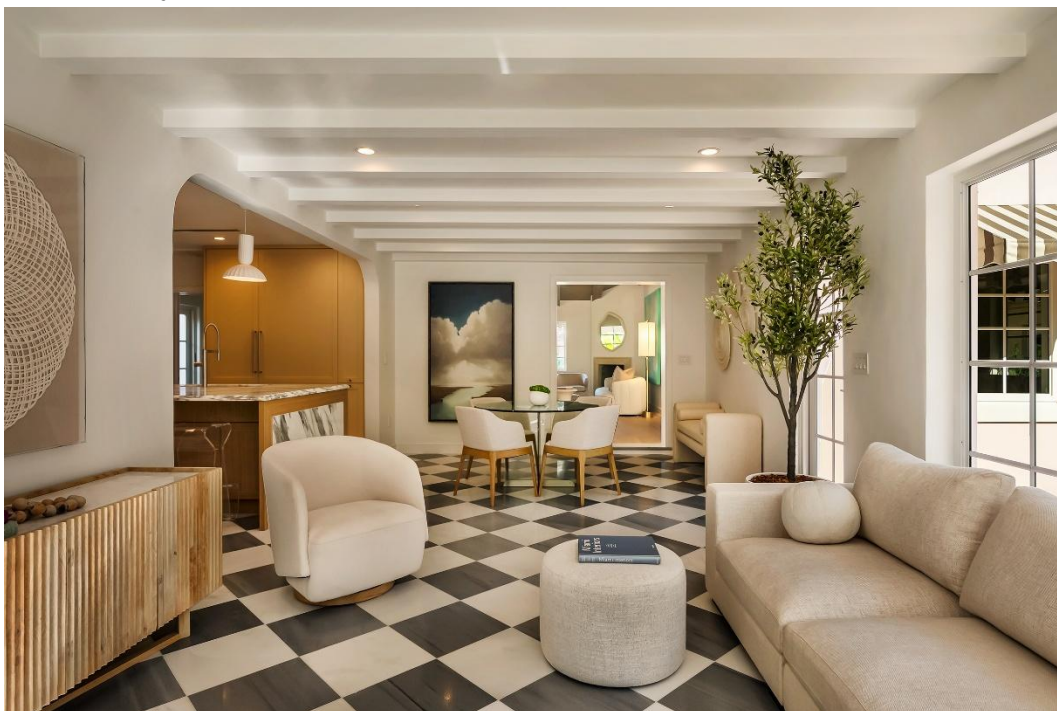
Room: Interior (Family Room)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing family room will be fully renovated, using floor tile finishes and materials that complement the home's historic aesthetic while improving functionality.

[after] Feature 8: New Family Room



B. Interior Architectural Features

[before] Feature 9: Kitchen Remodel & Expansion



Room: Interior (Kitchen)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The kitchen will be fully remodeled and reconfigured, incorporating an expanded layout that enhances functionality while ensuring compatibility with the home's historic character. New custom cabinetry, period-appropriate finishes, and updated appliances will be integrated while maintaining architectural harmony with the existing home.

[after] Feature 9: New Kitchen



B. Interior Architectural Features

[before] Feature 10: Kitchen Remodel & Expansion



Room: Interior (Kitchen)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The kitchen will be fully remodeled and reconfigured, incorporating an expanded layout that enhances functionality while ensuring compatibility with the home's historic character. New custom cabinetry, period-appropriate finishes, and updated appliances will be integrated while maintaining architectural harmony with the existing home.

[after] Feature 10: New Kitchen



B. Interior Architectural Features

[before] Feature 11: Mudroom (1963 Addition)



Room: Interior (Rear Hallway)

Photo number:

Plan Number: **A-05.0**

Work and Impact on existing feature: The mudroom will be fully renovated, using floor tile finishes and materials that complement the home's historic aesthetic while improving storage and functionality.

[after] Feature 11: New Laundry Room



B. Interior Architectural Features

[before] Feature 12: Reconfiguration of Existing Master Bedroom



Room: Interior (Master Bedroom 1)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing master bedroom will be reconfigured as part of the new 275 SF rear addition that will connect the main house to the auxiliary structure. This layout change creates a new hallway and den, ensuring the design respects the home's historic massing and scale while incorporating finishes that complement its historic character.

[after] Feature 12: New Den



B. Interior Architectural Features

[before] Feature 13: Reconfiguration of Existing Master Bathroom



Room: Interior (Master - Bathroom 1)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The existing master bathroom will be reconfigured to create a new pantry, built-in closet, powder room, and den. While the layout is modified, historic finishes such as tile and fixtures will be preserved or replicated where possible to ensure continuity with the home's original character.

[after] Feature 13: New Powder Room



B. Interior Architectural Features

[before] Feature 14: New Connector Addition & Interior Circulation Improvements



Room: Interior (New Hallway, Master Hallway, Closets)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: A 275 SF rear addition will be constructed to connect the main residence to the auxiliary structure, maintaining historic proportions and scale. The addition will be integrated through the existing master bedroom, and introduce a new master hallway leading to the converted auxiliary structure master suite, a third hallway, designed to provide improved circulation between new and existing spaces and closets for storage (hall closet, linen closet, AC closet), enhancing functionality without altering historic integrity.

[after] Feature 14: New Hallway



B. Interior Architectural Features

[before] Feature 15: New Full Bathroom in Connector Addition



Room: Interior (New Hallway)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: A new full bathroom will be introduced in the connector addition, using materials and fixtures that are historically compatible with the rest of the home while meeting modern functional needs.

[after] Feature 15: New Bathroom (Inside Den)



B. Interior Architectural Features

[before] Feature 16: Auxiliary Structure Conversion (Master Suite & Walk-In Closet)



Room: Interior (Auxiliary Structure – Master Suite)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The former garage will be converted into a master suite with an en-suite bathroom, with select window and door modifications to accommodate the new layout while ensuring compatibility with the home's historic design. The new walk-in closet will be carefully integrated to respect the home's historic proportions while enhancing functionality. All modifications will be executed with period-appropriate materials and finishes, ensuring the preservation of the structure's architectural character.

[after] Feature 16: New Master Bedroom



B. Interior Architectural Features

[before] Feature 17: Auxiliary Structure Conversion (Master Suite & Walk-In Closet)



Room: Interior (Auxiliary Structure – Master Suite)

Photo number:

Plan Number: A-02.1

Work and Impact on existing feature: The former garage will be converted into a master suite with an en-suite bathroom, with select window and door modifications to accommodate the new layout while ensuring compatibility with the home's historic design. The new walk-in closet will be carefully integrated to respect the home's historic proportions while enhancing functionality. All modifications will be executed with period-appropriate materials and finishes, ensuring the preservation of the structure's architectural character.

[after] Feature 17: New Master Bath



C. Landscape Features

[before] Feature 1: Driveway & Walkway Redesign



Photo number:

Work and Impact on existing feature: The driveway and walkway will be reconfigured, with materials selected for compatibility with the historic context. As required by the Historic Preservation Board, there will be a separation between the new driveway and the new walkway.

[after] Feature 1:



C. Landscape Features

[before] Feature 2: Driveway & Walkway Redesign



Photo number:

Work and Impact on existing feature: The driveway and walkway will be reconfigured, with materials selected for compatibility with the historic context. As required by the Historic Preservation Board, there will be a separation between the new driveway and the new walkway.

[after] Feature 2:



C. Landscape Features

[before] Feature 3: New Privacy Wall Installation



Photo number:

Work and Impact on existing feature: A new privacy wall, ranging from 7'-10" to 8'-6", will be installed constructed, maintaining appropriate setbacks and in compliance with the approved variance, ensuring compatibility with the historic context.

[after] Feature 3:



C. Landscape Features

[before] Feature 4: New Swimming Pool & Pool Deck



Photo number:

Work and Impact on existing feature: A new pool and pool deck will be constructed east of the addition, maintaining alignment with the site's historic proportions. The pool deck will be constructed with Coralina Stone to further complement the historical aspects of the home.

[after] Feature 4:



C. Landscape Features

[before] Feature 5: New Swimming Pool & Pool Deck



Photo number:

Work and Impact on existing feature: A new pool and pool deck will be constructed east of the addition, maintaining alignment with the site's historic proportions. The pool deck will be constructed with Coralina Stone to further complement the historical aspects of the home.

[after] Feature 5:



C. Landscape Features

[before] Feature 6: New Swimming Pool & Pool Deck



Photo number:

Work and Impact on existing feature: A new pool and pool deck will be constructed east of the addition, maintaining alignment with the site's historic proportions. The pool deck will be constructed with Coralina Stone to further complement the historical aspects of the home.

[after] Feature 6:



OWNER ATTESTATION: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on _____.

I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historical Resources Department, the County Historic Preservation Office, and the Office of the Property Appraiser, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Miami-Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Print Name

Signature

Date

Print Name

Signature

Date

[Please attach the photographic documentation on subsequent pages.
Submit a copy of all photographs on a CD as well, if possible.]

REVIEW OF COMPLETED WORK
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER

Street Address of property: _____

Folio number: _____

The local Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

[] Determines that improvements to the above referenced property ***are consistent*** with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore ***recommends approval*** of the requested historic preservation tax exemption.

[] Determines that improvements to the above property ***are not consistent*** with the Secretary of Interior Standard's for Rehabilitation and Guidelines for rehabilitating Historic Buildings and the criteria set for in Chapter 1A-38, F.A.C., and therefore ***recommends denial*** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Please list any Review Comments here:

Additional Review Comments attached? Yes [] No []

Signature: _____

Typed or printed name: _____

Title: _____

Date of Review: _____