



AV 2018-002
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Historical Resources &
Cultural Arts

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**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
2907 COLUMBUS BOULEVARD
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Ana Navarro
<u>Original Date of Permit:</u>	ca. 1924
<u>Original Permit No.:</u>	187
<u>Architect for Alterations:</u>	Bravo Architecture
<u>Contractor for Alterations:</u>	Gel International
<u>Estimated Cost of Project:</u>	\$450,000**
<u>Estimated Cost of Work on Historic Buildings:</u>	\$250,000**
<u>Legal Description:</u>	Lots 13 and 14, Block 15, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4118-003-1930
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	February 1999 (LHD 98-12)

(**Dollar amounts supplied by Applicant and are not verified by Historical Resources Staff)

City of Coral Gables permit number 187 was issued for the property at 2907 Columbus Boulevard. Although the date of construction is unknown, Fishbaugh photographic evidence indicates that the residence was completed at least by August, 1924. Columbus Boulevard, a major traffic artery in the city was designed to showcase beautiful homes, typically occupying two lots, with some of the largest early residences in Coral Gables. While the architect for this home has yet to be identified, it clearly reflects the quintessential elements of Mediterranean design, and commands a striking presence on the boulevard. The property was designated as a Local Historic Landmark in 1999. This

single-family residence retains its historic integrity and contributes to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2016-029, COA (ST) 2017-150 (windows), and COA (ST) 2019-039 (pool and deck). Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- New impact-resistant casement windows and doors
- Removal existing wood and barrel tile window hoods in non-original locations
- Removal of decorative tiles applied to original window sills
- Interior Remodeling
- Paint house
- New fabric awnings
- Coral rock accents cleaned
- Stucco repair
- Original wood floors refinished

B. Additions

- One-story octagonal breakfast nook and butler's pantry at NE corner of residence
- One-story expanded family room connecting the rear of the existing residence to an existing two-story garage building flanked by a laundry room and sitting room
- One-story covered terrace at rear / SE corner of the residence
- Detached 237 SF gazebo in rear yard

C. Site improvements

- Reconfiguration and removal of brick paver driveway pavers
- New swimming pool and new pool deck
- Installation of new landscaping
- Perimeter fence at SE corner of property

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Warren Adams

Historic Preservation Officer

Attachments: Part One and Part Two Applications for Ad Valorem Tax Relief, Part One and Part Two Photographs, Local Historic Designation Report, COA Report, COA Results Letter, As-built Permit Drawings