

AV 2007-02
SEPTEMBER 15, 2009

**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
1137 ASTURIA AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Silvia M. Unzueta
<u>Original Date of Construction:</u>	c. 1923
<u>Estimated Cost of Project:</u>	\$ 70,000**
<u>Estimate Cost of Work on Historic Building:</u>	\$ 64,000**
<u>Legal Description:</u>	Lot 20, Block 12, Coral Gables Section C, according to the Plat thereof, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4107-014-1450
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	February 1995

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

The building located at 1137 Asturia Avenue, designed by architect Walter DeGarmo, was built in 1923. The structure was the first to be specifically identified as a “cottage” in the architect’s description for his designs. The home was added to the Coral Gables Register of Historic Places in February 1995.

The City of Coral Gables Historic Preservation Board approved an application for the installation of impact windows, doors in “Wineberry” on June 27, 2007 [COA (ST) 2007-42]. The permit (07050514) also gave permission for a paver driveway and patio. Permit number 07030136 was also issued for interior alteration and demolition.

The applicant is requesting Ad Valorem Tax Relief for the restoration and alterations to the

historic property. The information contained within this staff report reflects all the proposed improvements to the property as reflected in the application for Standard Certificate of Appropriateness case file COA (ST) 2007-42. 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

- Replacement of windows and doors with impact-resistant units in “Wineberry”.
- Installation of a new front door with side lights
- Repair of wooden garage door
- Installation of new canvas awnings.
- Interior repairs and remodeling.
- Exterior stucco repair and repainting.
- Installation of two hurricane shutters.

B. Landscape improvements

- Resodding

C. Site improvements

- Installation of new paver driveway, walkway, patio and porch.

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

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA applications and supporting documents, photographs