

AV 2005-01
JANUARY 17, 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
1024 ASTURIA AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Rand W. Smith and Alaine S. Greenberg
<u>Original Date of Construction:</u>	c. 1923
<u>Architect for Alterations:</u>	Dalima Studio – Albert Rodriguez
<u>Estimated Cost of Project:</u>	\$ 333,406
<u>Estimate Cost of Work on Historic Section:</u>	\$ 333,406
<u>Legal Description:</u>	Lots 6 and 7, Block 8, 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>	03-4107-014-0780
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	November 12, 1996

The residence at 1024 Asturia Avenue was designed in 1923 (building permit #175) and constructed as de Garmo’s Cottage number 205. This residence was designed by Walter de Garmo, one of the key designers in the original development team, who was largely responsible for creating the flavor of the architectural theme for early Coral Gables. The historic integrity of this home has been maintained and contributes to the character of the City.

The City of Coral Gables Historic Preservation Board met to review an application for the construction of renovation, and changes at the property at 1024 Asturia Avenue, a local historic landmark, on October 21, 2004. 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 restoration, rehabilitation, renovation, changes, 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) 2004-31. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

A. General restoration/renovation of main house

- Replacement of all windows with custom impact resistant casement units
- Installation of new impact resistant doors (except front door and front screen door which are original)
- Structural repairs at front porch windows and utility porch
- Repair and painting of iron balcony
- Removed aerial antenna
- Fabricated new protective coverings for crawl spaces and attic vents
- Stucco detail repair
- Re-stucco of exterior walls of south and west elevation to replicate original
- Removed electrical mast and rerouted electrical service underground
- Exterior of house pressure cleaned, primed and painted
- New kitchen cabinetry
- New kitchen appliances
- Relocated and upgraded electrical panel
- Custom-made wood casings around window and doors
- Conversion of utility porch to dining nook

B. General restoration/renovation of auxiliary structure

- Reconfiguration of window and door openings
- Installation of new custom impact resistant doors and windows to match main house
- Structural repairs and upgrades
- Exterior of existing structure pressure cleaned, primed and painted
- Construction of attached covered walkway in style sympathetic to original house and structure
- Stucco detail repair
- Installation of trellis
- Removed non-conforming attached shed
- Upgraded electrical and plumbing systems
- Installation of central air conditioning system
- Installation of casings and mouldings to replicate those in main house
- New flooring
- Installation of wainscoting on walls
- Construction of new pool bath and bar area

B. Landscape/at-grade improvements

- Buried all electrical and utility lines from main house to auxiliary structure
- Reconfigured brick driveway and walkways

- Supplemented and added vegetation around main house, auxiliary structure and trellised area

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) 2004-31.

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Attachment: Application for Ad Valorem Tax Relief, COA reports, Designation Report