



The City of Coral Gables

AV 2009-04
NOVEMBER 15, 2012

Historical Resources Department

**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
1021 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA
A CONTRIBUTING STRUCTURE WITHIN
THE "ALHAMBRA CIRCLE HISTORIC DISTRICT"
PART 2**

Owner: Quentin and Dana Nason

Original Date of Construction: c. 1929

Architect for Addition: Portuondo Perotti Architects

Estimated Cost of Project: \$ 1,200,429**

Estimate Cost of Work on Historic Section: \$ 770,949**

Legal Description: Lot 15, 16, and the East half of Lot 17, Block 3, 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

Folio Number: 03-4107-014-0370

Date of Listing in Coral Gables Register of Historic Places: January 2008 ("Alhambra Circle Historic District")

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

In January of 2008, the "Alhambra Circle Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised of residences located along Alhambra Circle. The district boundaries are LeJeune Road on the east and Sevilla Avenue on the south.

The residence located at 1021 Alhambra Circle, designed by architect Phineas Paist and constructed circa 1929, is a contributing structure within the "Alhambra Circle Historic District." The main structure is designed in the Mediterranean Revival architectural style and features details such as an oriel window (above front entry door), stylized arches, predominant chimney, and a barrel tile roof.

The applicant is requesting Ad Valorem Tax Relief for renovation of the property and the construction of an addition and alterations to the historic structures. 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) 2009-09. 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

- Restoration and repainting of porte cochere ceiling.
- Removal and replacement of metal vehicular gate.
- Restoration of the original wood front door.
- Removal of non-original metal security door and installation of a new wood screen door handcrafted in a pattern to mimic the original front door behind.
- Removal of non-original metal window “guardrails.”
- Installation of new impact-resistant doors and casement windows.
- Installation of new cedar wood shutters.
- Installation of copper gutters and downspouts.
- Restoration of original wooden roof outriggers.
- New stucco to match original finish.
- Restoration of interior wooden staircase treads and metal handrail.
- Restoration of original corner fireplace in Living Room.
- Original tile floors in Living Room and Family Room restored and cleaned.
- Restoration of plaster ceiling mouldings.
- Interior arches retained.
- Window at staircase landing restored to original size and shape.
- Restoration of wood ceiling at octagonal tower.
- Installation of historically appropriate interior doors and hardware.
- New HVAC and electrical systems.
- Plumbing upgrades.
- Restoration and/or replacement of wood flooring.
- Restoration of existing interior doors.
- Door hardware refurbished and reused or replicated to match existing.

B. Additions

- Removal of one-story porch at the northwest corner of the house.
- Addition of one-story Dining Room with a second-floor rooftop terrace.
- Addition of a one-story shed roofed Loggia to the east elevation.
- Installation of barrel tile roof on Loggia to match existing house.

C. Auxiliary structure

- Removal of one-story bedroom and storage room addition at the east elevation.
- Addition of a one-story guest room and covered loggia.

- Installation of new impact-resistant doors and casement windows.
- Installation of copper gutters and downspouts.
- Structural reinforcing.
- Mechanical, electrical and plumbing upgrades.

D. Site/Landscape improvements

- Restoration of original concrete perimeter wall.
- Resurfacing of front walkway in original location/path with coquina stone.
- Replacement of concrete parking ribbon strips with decorative coquina stone pattern strips.
- Installation of new extensive landscaping.
- Installation of new pool and pool deck.
- Replacement of front landing.

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff reports for COA (SP) 2009-09.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA reports, COA applications