

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 1 – PRECONSTRUCTION APPLICATION**

Instructions: Read the attached instructions carefully before completing this application. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: _____

Property Address: 1021 Alhambra Circle, Coral Gables, FL 33134

Folio Number: 03-4107-014-0370 Plat book: 8 Page Number: 26

Legal Description (attach additional sheets if necessary): _____
Lot, Block, Subdivision and Section)

LOTS 15 and 16 and the EAST HALF of LOT 17 of CORRECTED
PLAT of CORAL GABLES SECTION "C", BLOCK 3

* **Attach: Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1st Street, Suite 710, Miami, Florida (305) 375-1212**

- Designated as a local historic landmark
 - Designated as a contributing structure within a local district
 - Listed in the National Register of Historic Places
 - Individual listing
 - Contributing structure in the district
- (Attach the local historic designation report or the National Register Nomination)*

2009 SEP -4 AM 11:30
CITY OF CORAL GABLES
HISTORIC PRESERVATION COUNCIL

II. OWNER INFORMATION

Name of individual(s) or organization owning the property:

QUENTIN G. AND DANA NASON

Mailing Address: 1021 Alhambra Circle

City: Coral Gables State: FL Zip: 33134

Contact Person: DANA NASON

Daytime Telephone Number: _____

E-mail: dana@nasononline.com Fax: NONE Other: _____

If property is in multiple ownership please attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

A. General Information - History

Original Architect/Designer: PHINEAS PAIST Original Date of construction: 1929

Architectural Style: Mediterranean

Alterations: Provide date and description of physical alterations to the property (for example, "casement windows replaced with jalousie type, approximately 1974")

- Removed chimney @ north west side.

Additions: Provide date and description of any additions that may have been made. (For example, "east bedroom-rear added, 1974")

- Porch enclosed at north east corner side.
- Octagonal tower
- 2 story CBS accessory Dwelling

B. Exterior

Exterior construction Materials:

Type of Roof
 Hip Gable Flat Parapet Other

Material
 Shingle Tile Metal Other
 wood clay barrel copper
 asphalt s-type tin
 slate aluminum
 concrete

Number of stories: 2

Basic Floor Plan:

Rectangle Square "L"-shaped "H"-shaped "U"-shaped
 Irregular Other

List Distinguishing Exterior Architectural Features (e.g.: placement and type of windows; chimneys; porches; etc.)

Port cochere, Main entry wood door with decorative panels, chimney, octagonal tower, window bay with concrete brackets, original outriggers

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY cont.

C. Interior

Distinguishing features (e.g.: decorative molding-dining room; limestone fireplace- living room; etc.)

- Original staircase with original railing.
- Fireplace.
- Wall niche at dining room (main level)
- Original wood floors at dining room (main level), master bedroom, hallway and bedrooms at upper level.
- Original tile through living room and family room (main level)
- Original ceiling plaster crown molding at living room, dining room (main level) and master bedroom (upper level)
- Original arches at living room (main level)

D. Auxiliary Structures – Landscape Features

Describe the present appearance of any auxiliary structures on the property (e.g.: out buildings; detached garages; etc.)

- A 2 story mediterranean CBS Accessory Dwelling with one car garage.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the current Secretary of Interior's Standards for Rehabilitation. Staff report(s) are appended to this application. Applications must contain sufficient information to enable those judgments and will be returned if incomplete and/or for insufficient documentation. The application must include labeled photographs of both the interior and exterior of the property that describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3" x 5".

Use of the building before improvements: Residence

Use of the building after the improvements: Residence

Estimated project start date: September 2009

Estimated value of improvements/restoration: 532,000

Certificate of Appropriateness case file(s): CoA (SP) 2009-09

Type of work proposed:

- Addition
- Alteration
- Upgrade
- Restoration
- Rehabilitation

A. Exterior Architectural Features

The following represents an itemization of work to be accomplished. List each principal elevation effect. Include a numbered photograph of each elevation or detail and plans or drawings. Please attach additional sheets if necessary.

Feature 1

Elevation (e.g.: north; south; east; west. Please specify principal facade):

South Elevation - principal facade

Photo number: photo # 1

Plan number: plan # 1

Describe work:

Re paint port cochere exterior and interior walls
throughout (typical throughout the house)

Restore and re-paint wood ceiling.

Remove and replace vehicular metal gate

Feature 2

Elevation (e.g.: north; south; east; west. Please specify principal facade):

South Elevation - principal facade

Photo number: photo # 2

Plan number: —

Describe work:

Re paint and restore solid wood door .
Remove non original metal door .
Remove stucco surround at entry door and
recreate design as per original contract documents
using key stone cladding.

Feature 3

Elevation (e.g.: north; south; east; west. Please specify principal facade):

South Elevation - principal facade

Photo number: photo # 3

Plan number: —

Describe work:

Concrete Bay window to be re painted (typical
throughout)
Remove decorative non original metal guardrail
Remove and replace window (typical throughout) .

Feature 4

Elevation (e.g.: north; south; east; west. Please specify principal facade):

South elevation - principal facade

Photo number: photo # 4 , photo # 4a

Plan number: plan # 4

Describe work:

Repaint entire structure typical through including octagonal tower walls located at south east corner. Remove decorative non-original guardrail at windows.

Remove security metal panel at doors (typical)
Typical outriggers to restore and repaint (through the house typical)

Feature 5

Elevation (e.g.: north; south; east; west. Please specify principal facade):

north, south, east, west

Photo number: photo # 5

Plan number: plan # 5

Describe work:

Repaint and restore chimney structure

B. Interior Architectural Features (use additional sheets if necessary)

Feature 1

Room: Living Room - Main stair case

Photo number: photo #6

Plan number: plan #6

Describe work:

Stair wall to be repainted. Keep existing railing and stair treads.

Feature 2

Room: Living room - fireplace

Photo number: photo #7

Plan number: plan #7

Describe work:

Fireplace to be repainted and restore.

Feature 3

Room: Dining room

Photo number: photo # 8

Plan number: plan # 8

Describe work:

Re paint wall niche and walls.
Keep existing arch to remain.

extra³ sheets →

C. Landscape Features

Feature 1

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

Front low wall

Photo number: photo #14

Plan number: —

Describe work:

Existing decorative brick panel feature at front low wall to be repainted.

B. Interior Architectural Features (use additional sheets if necessary)

Feature 4
Room: Dining room

Photo number: photo #9 , photo 9a

Plan number: —

Describe work:

Restore and repolish original wood floors at Dining room (main level), Master Bedroom, Hallway, Bedrooms (upper level)
We are proposing to remove tile from Kitchen and Butler's pantry to the original floor finish which was wood floor.

Feature 5
Room: Living room, Family room

Photo number: photo # 10 , photo #10a

Plan number: —

Describe work:

Restore and clean tile throught living room and family room.

B. Interior Architectural Features (use additional sheets if necessary)

Feature 6
Room: Living room & Master Bedroom
Photo number: photo 11, photo 11a
Plan number: —

Describe work:

Restore and repaint ceiling plaster
crown moulding at living room (main level)
and master bedroom (upper level)

Feature 7
Room: Living room
Photo number: photo # 12
Plan number: —

Describe work:

Keep and restore/repaint original
arches at living room and dining room

B. Interior Architectural Features (use additional sheets if necessary)

Feature 8
Room: Powder room

Photo number: photo #13

Plan number: —

Describe work:

Original cast iron sink to restore

Feature _____
Room: _____

Photo number: _____

Plan number: _____

Describe work:

Feature 2

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

Wing wall (south & west elevation)

Photo number: photo #15

Plan number: —

Describe work:

Restore and repaint wing wall w/piers.
Remove and replace metal gate.

Feature 3

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

landscape

Photo number: photo #16

Plan number: —

Describe work:

Existing walkway - keep same location and shape only change of material.
Existing driveway - change material to match walkway.
New pool and walkway to connect to main house.
Extensive landscape

V. continued OWNER ATTESTATION

Complete the following if an individual is signing for an organization:

NA _____
Title Organization name

Social Security or Taxpayer Identification Number: _____

Mailing Address: _____

City State Zip Code

Daytime Telephone Number: _____

Notarized:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____,
by _____ (and) _____ who
is (are) personally known to me, or have produced _____, as
identification.

My commission expires: _____
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

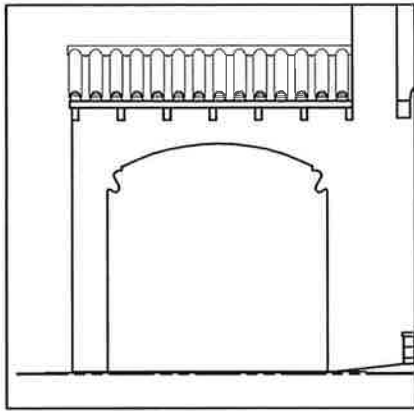


Port Cochere -South Elevation

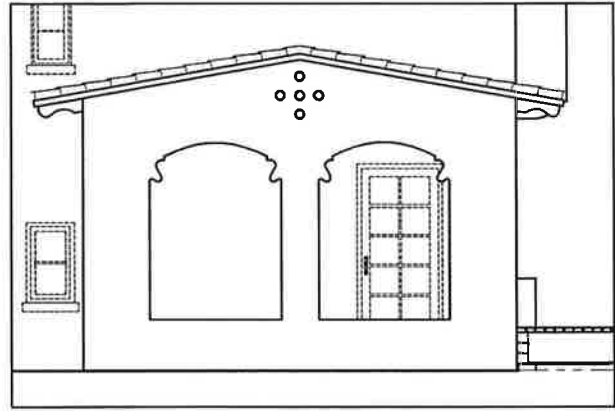


AV2009-04

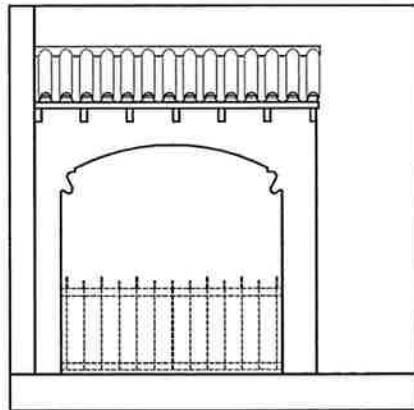
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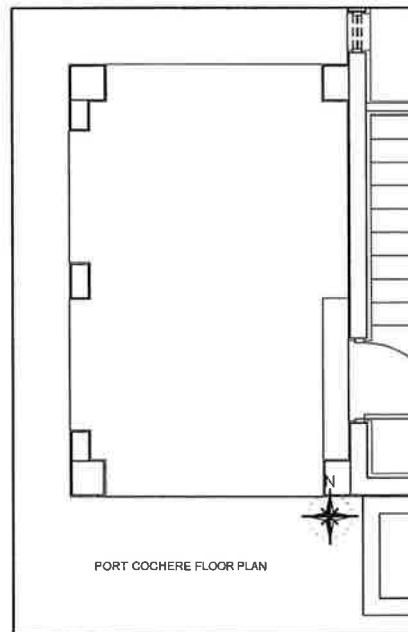
PORT COCHERE SOUTH ELEVATION



PORT COCHERE WEST ELEVATION



PORT COCHERE NORTH ELEVATION



PORT COCHERE FLOOR PLAN

AV2009-04



Main entry wood door -South Elevation



AV2009-04



Bay window at Front Elevation- South



Concrete detail

PHOTO #4

AV2009-04



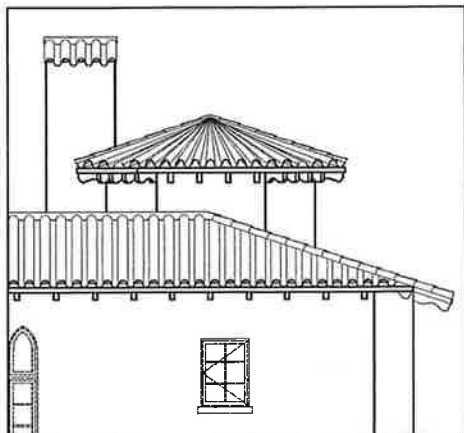
Front Elevation- South

PHOTO #4a

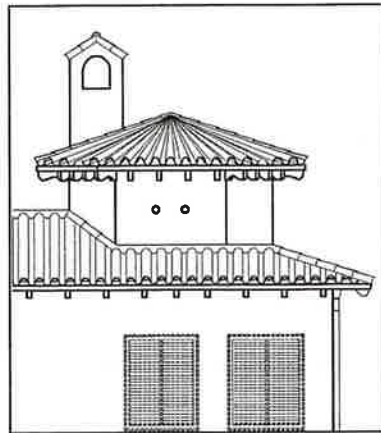


Typical Outrigger profile detail

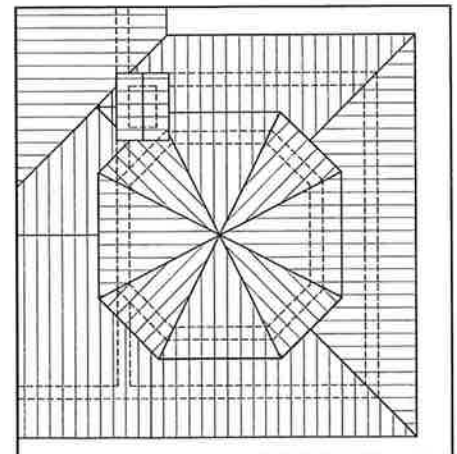
PLAN #4



TOWER WEST ELEVATION



TOWER SOUTH ELEVATION

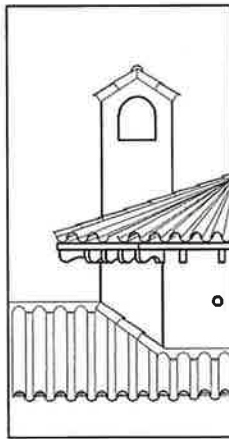


TOWER ROOF PLAN

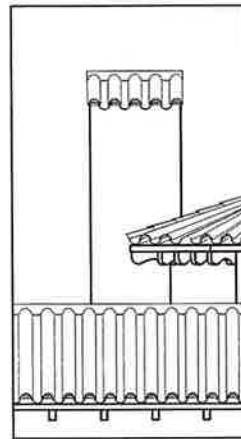




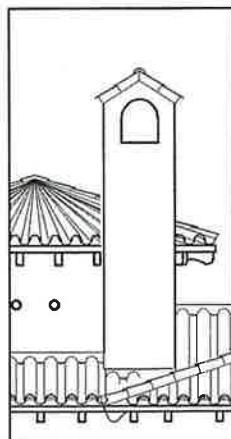
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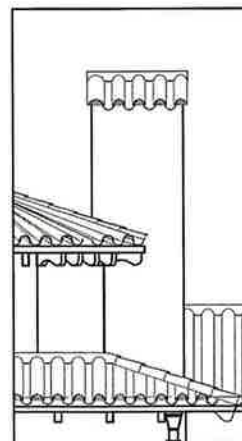
CHIMNEY SOUTH ELEVATION



CHIMNEY WEST ELEVATION



CHIMNEY NORTH ELEVATION

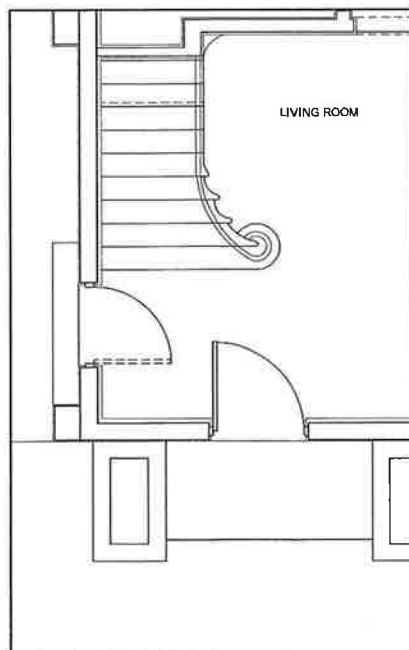


CHIMNEY EAST ELEVATION

PLAN #5



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PLAN #6

MAIN STAIR FLOOR PLAN -MAIN LEVEL

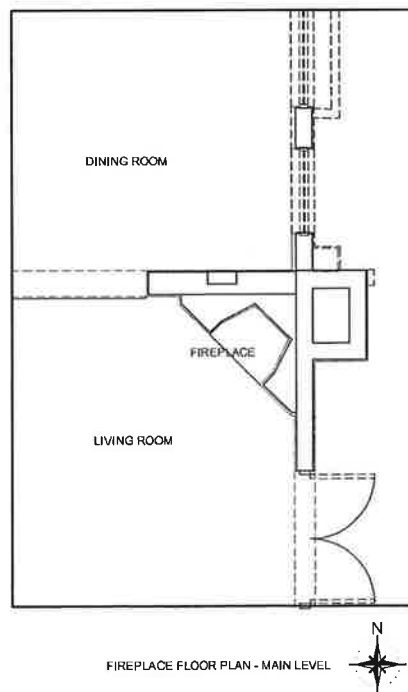


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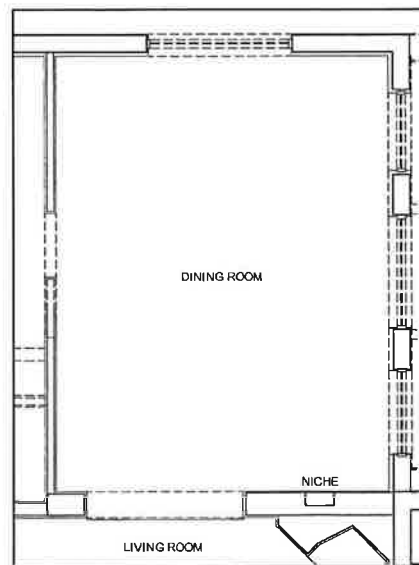
Fireplace - Main Level

PLAN #7





Wall niche in Dining room wall - Main Level



MAIN LEVEL FLOOR PLAN-WALL NICHE LOCATION





AV2009-04

Dining Room at main level - Wood (original floor finish)



PHOTO #9a

Master Bedroom at upper level - Wood (original floor finish)

PHOTO #10

1021 ALHAMBRA CIRCLE, CORAL GABLES

AV2009-04



Living room at main level - Tile (original floor finish)



PHOTO #10a

Family room at main level - Tile (original floor finish)



AV2009-04

Ceiling plaster crown moulding at Living Room



PHOTO #11

Ceiling plaster crown moulding at Master bedroom

1021 ALHAMBRA CIRCLE, CORAL GABLES

AV2009-04



ARCHES AT LIVING ROOM -MAIN LEVEL



1021 ALHAMBRA CIRCLE, CORAL GABLES

AV2009-04



Cast iron sink at Powder Room -MAIN LEVEL

1021 ALHAMBRA CIRCLE, CORAL GABLES

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Front Low wall feature - South Elevation



1021 ALHAMBRA CIRCLE, CORAL GABLES

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Wing wall located at the front of the house



1021 ALHAMBRA CIRCLE, CORAL GABLES

AV2009-04



Entry walkway located at the front of the house

**PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY**

Folio Number 03-4107-614-0370

Street Address 1021 Alhambra Circle

The Historic Preservation Officer has reviewed **Part 1** (Pre-construction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property **qualifies** as a historic property consistent with the provisions of s.196.1997 (11), F.S.
- Certifies that the above referenced property **does not qualify** as a historic property consistent with the provisions of s. 196.1997 (11) F.S.
- Determines that the improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.
- Determines the improvements to the above referenced property **are not consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1S-38, F.A.C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

Additional Review Comments attached? Yes No

Signature: Kara Kautz

Typed or printed name: Kara Kautz

Title: Historic Preservation officer

Date: 9-22-12