

HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS:

Upon completion of the restoration, rehabilitation, or renovation, return this form *with photographs of the completed work (both exterior and interior views of the building)* to the County's Office of Historic and Archaeological Resources (OHAR).

Each photograph must be clearly labeled, and they should be the same views as the before photographs that were included in the Preconstruction Application.

If there are conditions included as part of the Final Recommendation from the local Historic Preservation Officer, the application will not be considered complete until all conditions have been met and acknowledged by the local Preservation Officer.

I. Property identification and location:

Property Name: 1021 ALHAMBRA CIRCLE

Folio Number: 03-4107-014-0370

Street Address: 1021 ALHAMBRA CIRCLE, CORAL GABLES, 33134

II. Data on restoration, rehabilitation or renovation project:

Project start date: OCTOBER 2009

Project completion date: JANUARY 2012

Cost of entire project: \$1,200,429

Estimated costs attributed to work on historic buildings: \$698,580

*# 770,949
new figure (including Auxiliary Building work)*

Name of architect: PORTUONDO PEROTTI Phone: 305.260.9331

Name of Contractor: RAMON GARCIA LLC Phone: _____

Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on 15 September 2009

I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the County Historic Preservation Office and the Office of the Property Appraiser, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with Miami-Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

DANA NASON _____ Dana Nason _____ 12 SEP. 2012
 Print Name Signature Date

Complete the following, if signing for an organization.

Print Name Title Signature

Name of Organization _____

Taxpayer Identification Number _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number _____

Multiple owners must provide the same information as above. Use additional sheets if necessary.

[Please attach the photographic documentation here, use additional pages if necessary. Provide a copy of all photographs on CD-ROM to County Historic Preservation staff, if possible.]

REVIEW OF COMPLETED WORK
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER

Street Address of property 1021 Alhambra Circle

Folio number 03-4107-014-0370

The local Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore recommends approval of the requested historic preservation tax exemption.

Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Please list any Review Comments here:

Additional Review Comments attached? Yes No

Signature: Dona M. Spain

Typed or printed name: DONA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 11-02-12

Nason Residence Photographs
1021 Alhambra Circle, Coral Gables

1021 Alhambra Circle, Coral Gables

Photo # 1

Port Cochere-South Elevation

Port Cochere was preserved; original ceiling and walls were painted.

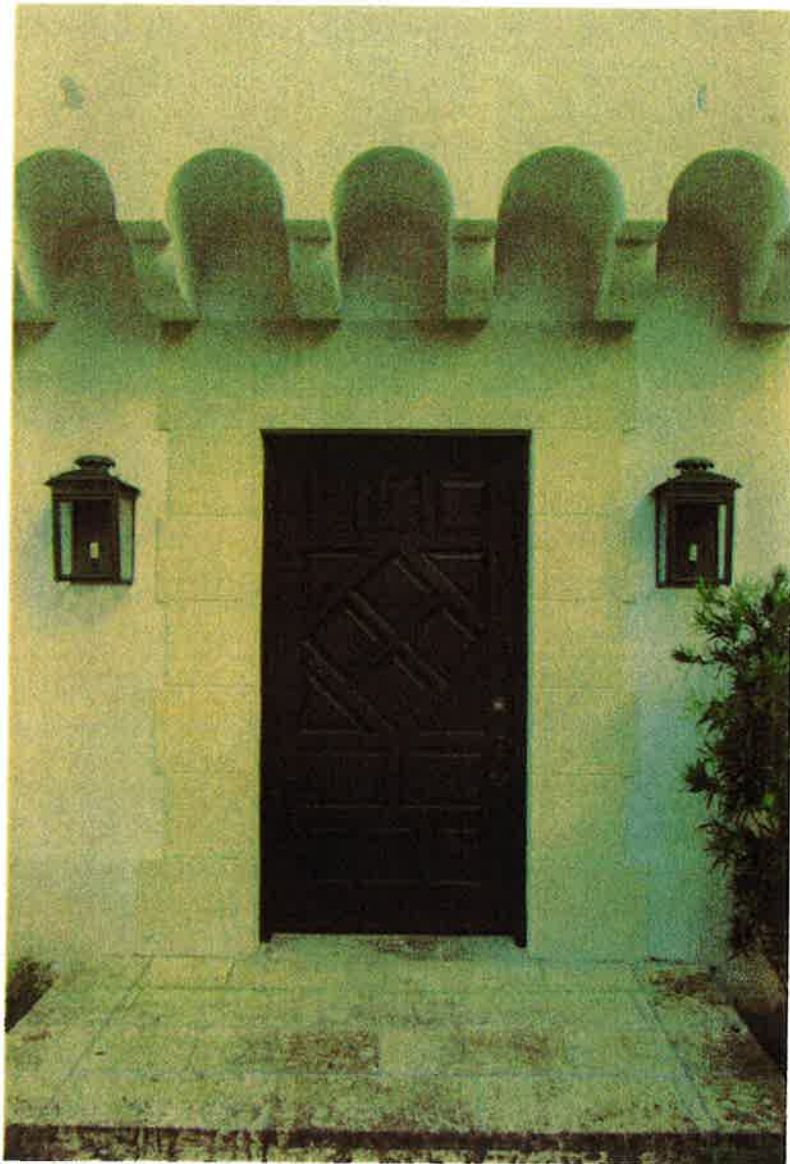


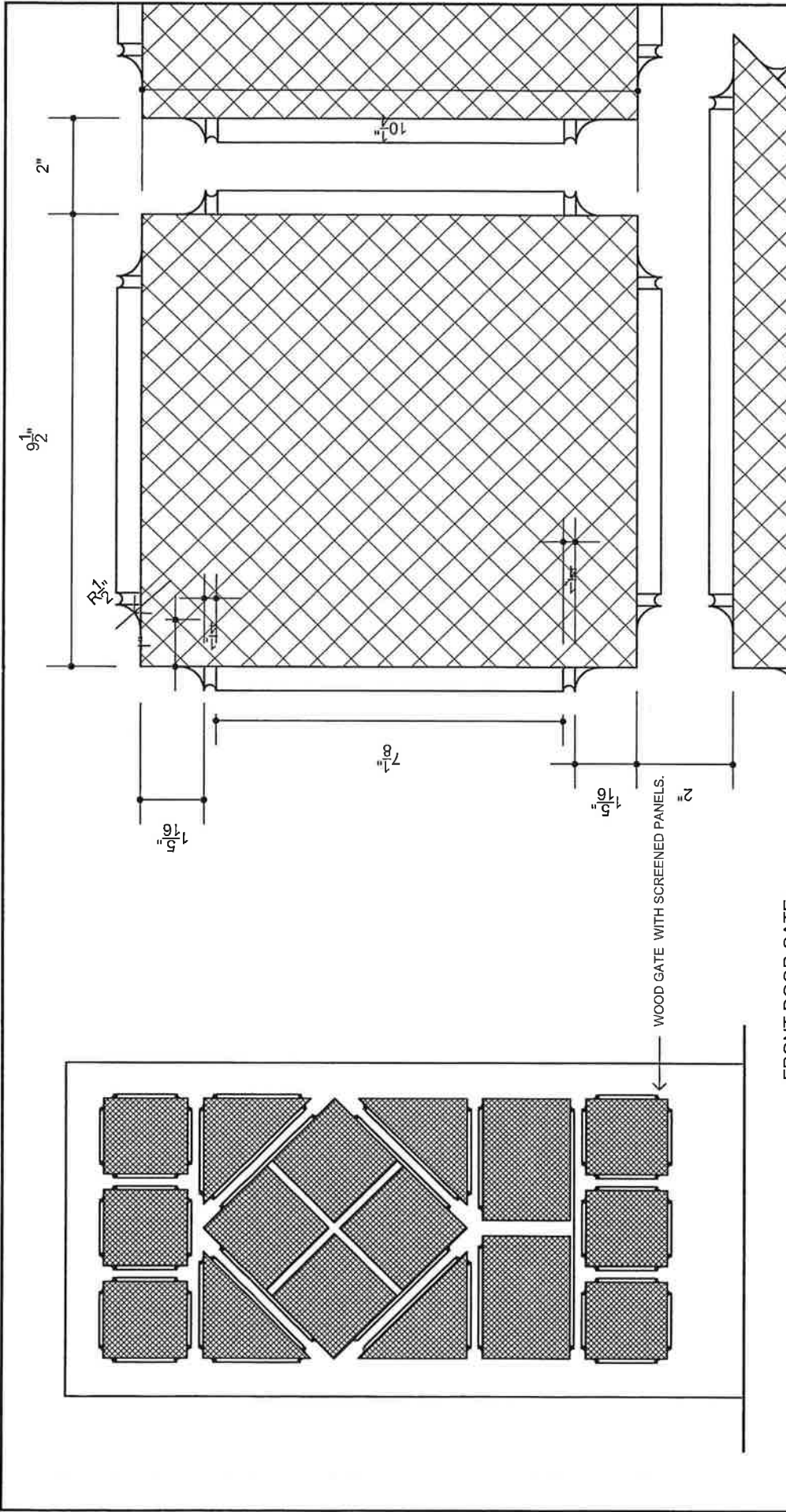
1021 Alhambra Circle, Coral Gables

Photo #2

Main Entry wood door- South Elevation

Wood door was preserved and a decorative metal screen was designed to match original wood door existing shape.





FRONT DOOR GATE

01 1/4"=1'-0"

PANEL DETAIL

02 6"=1'-0"

NOTE: THIS DETAIL IS ISSUED FOR INFORMATION PURPOSES ONLY.



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 ARCHITECTURE, PLANNING, INTERIOR DESIGN
 8717 SW 8TH STREET MIAMI BEACH, FL 33141
 TEL: (305) 250-3331 / FAX: (305) 264-9318
 http://www.portuondoperotti.com

DWG. BY: CB
 SCALE: VARIES
 PROJECT: NASON RESIDENCE
 CHKD BY: RP
 JOB NO.: 2008-07
 REVISION NO.: 2
 DATE: 02/17/11
 SHEET NO.: _____

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SK-2.40

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Photo #2

Main Entry wood door- South Elevation

Wood door was preserved and a decorative metal screen was designed to match original wood door existing shape.

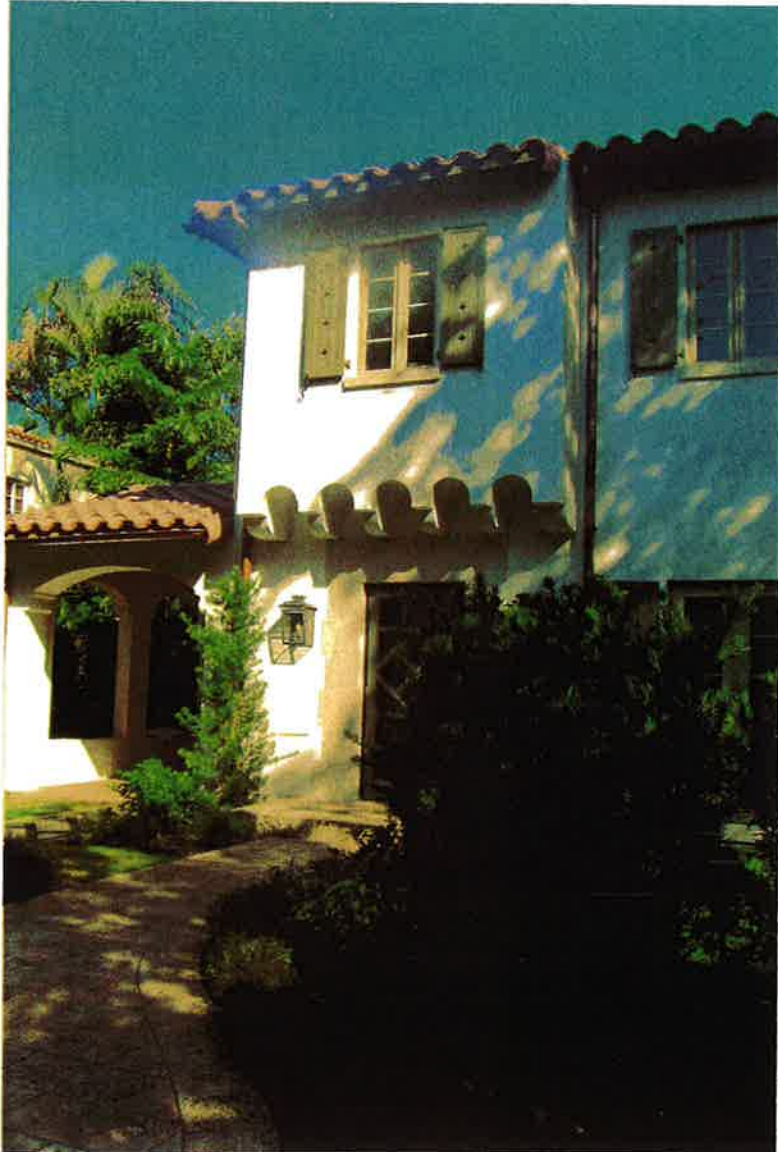


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Photo #3

Bay Window at Front elevation –South

Concrete detail was preserved.



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Photo #4

Front Elevation –South

Main façade was restored by replacing the windows and adding shutters to reflect original design.



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Photo #5

Original chimney designed was preserved.



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Photo #6

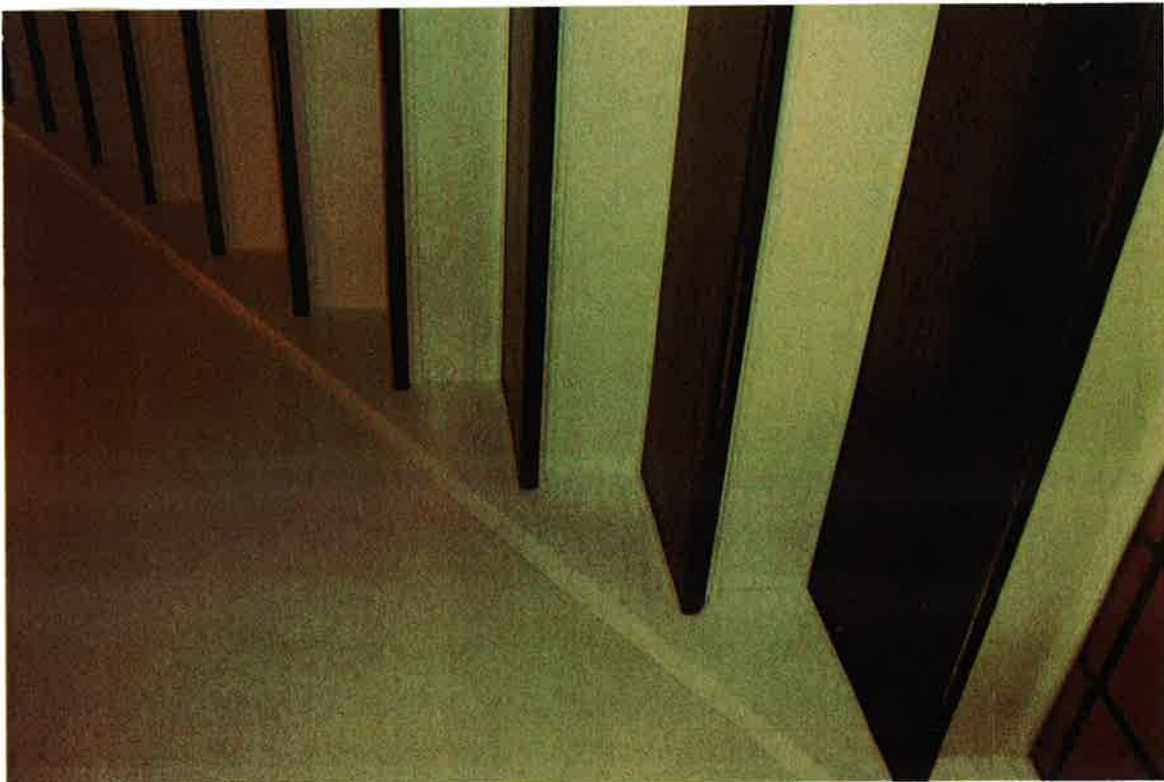
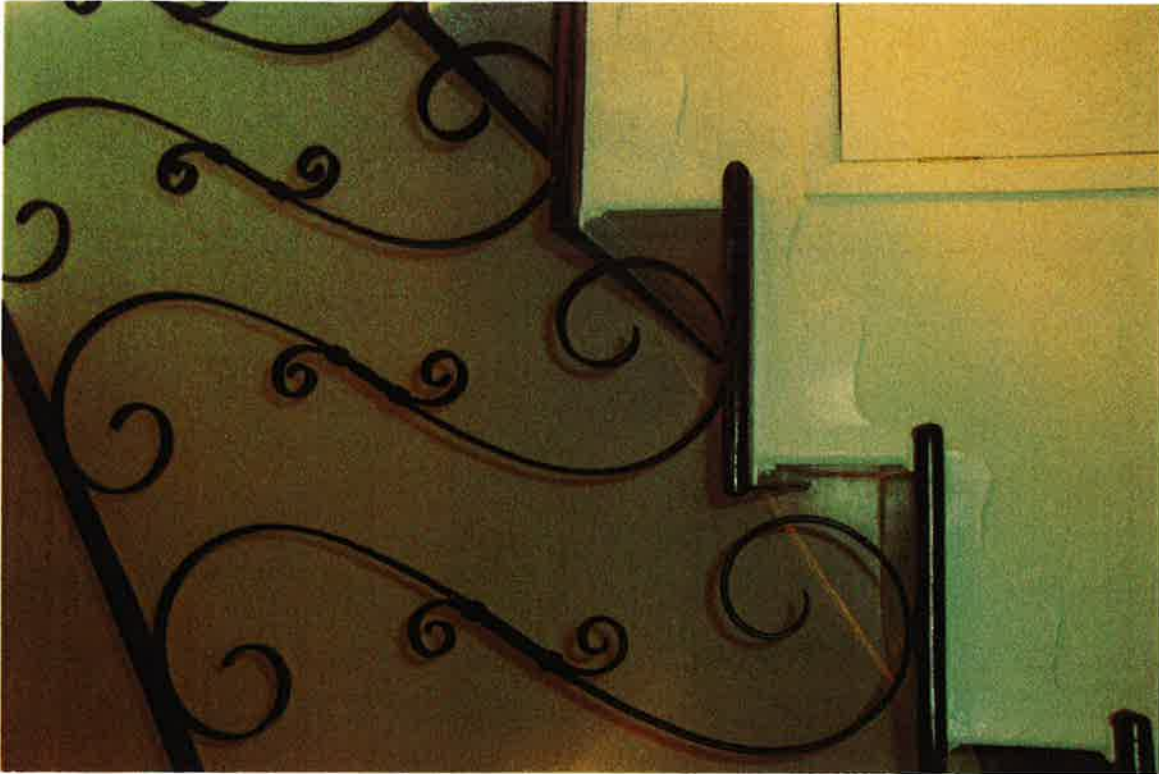
Main stair –treads, moldings and railing were completely restored.



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Photo #6

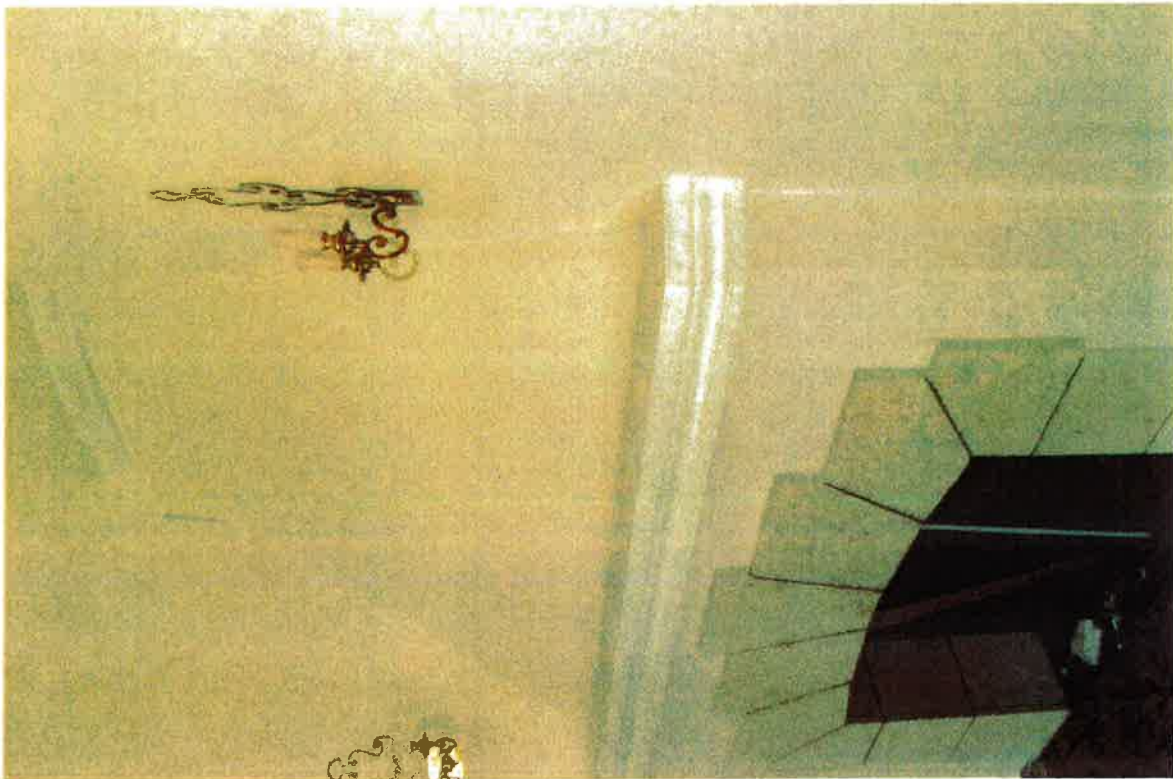
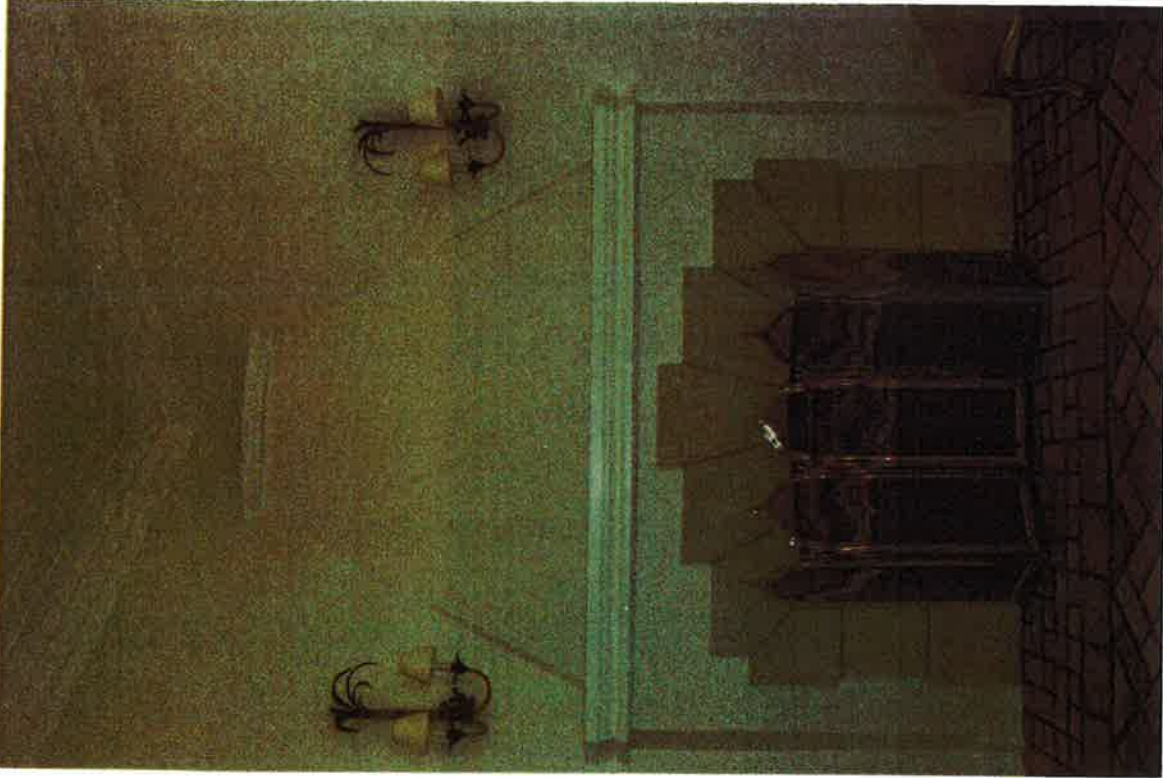
Main stair –treads, moldings and railing were completely restored.

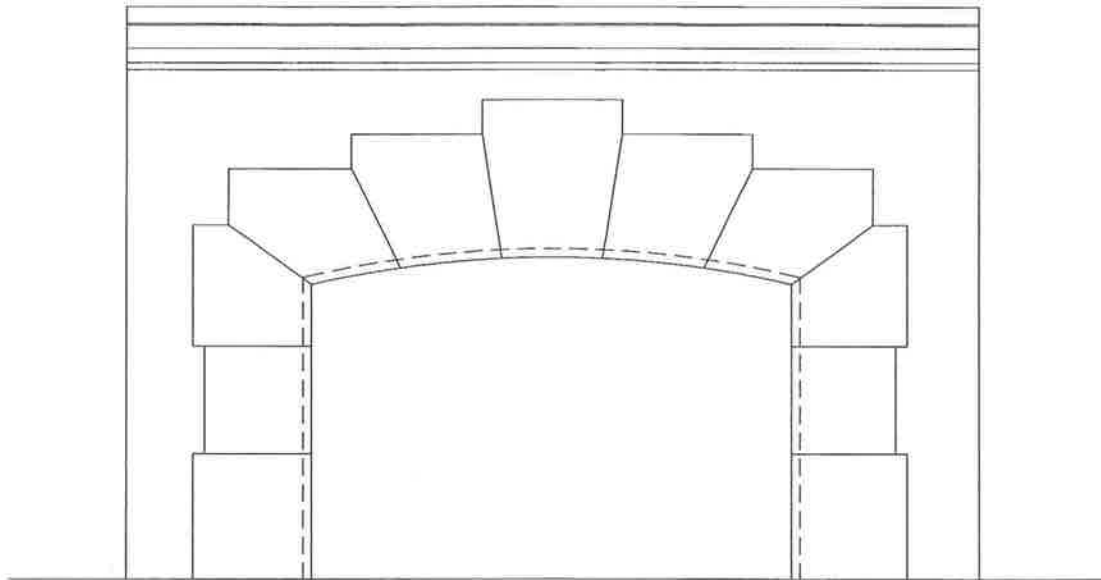


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Photo #7

Fireplace at main level was restored by adding a decorative stone surround as per original plans.





FIREPLACE ELEVATION

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AAC001407

DWG. BY: CB

SCALE: 3/4" = 1'-0"

PROJECT: NASON RESIDENCE

CHKD BY: JP/RP

JOB NO.: 2006-09

REVISION NO.: 2

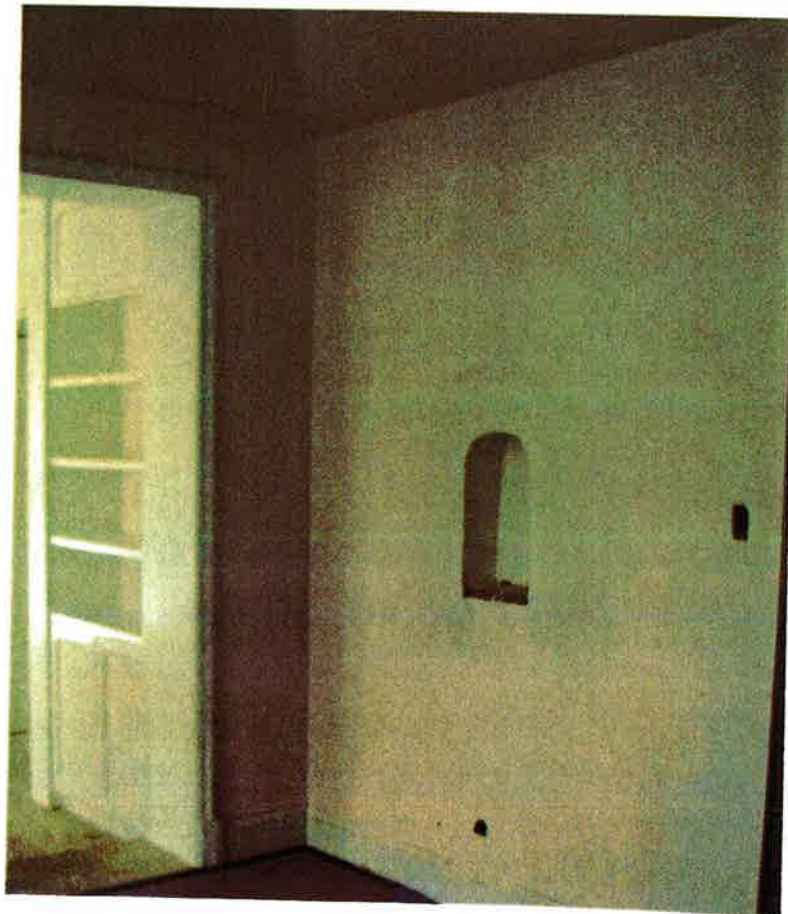
DATE: 12/06/10

SHEET NO.: SK-2 .26

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Photo #8

Wall niche in Dining room wall at mail level was preserved.



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Photo #9

Wood floors at dining room and at master bedroom were restored.



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Photo #10

Original tile floor was preserved at living room .



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Photo #10

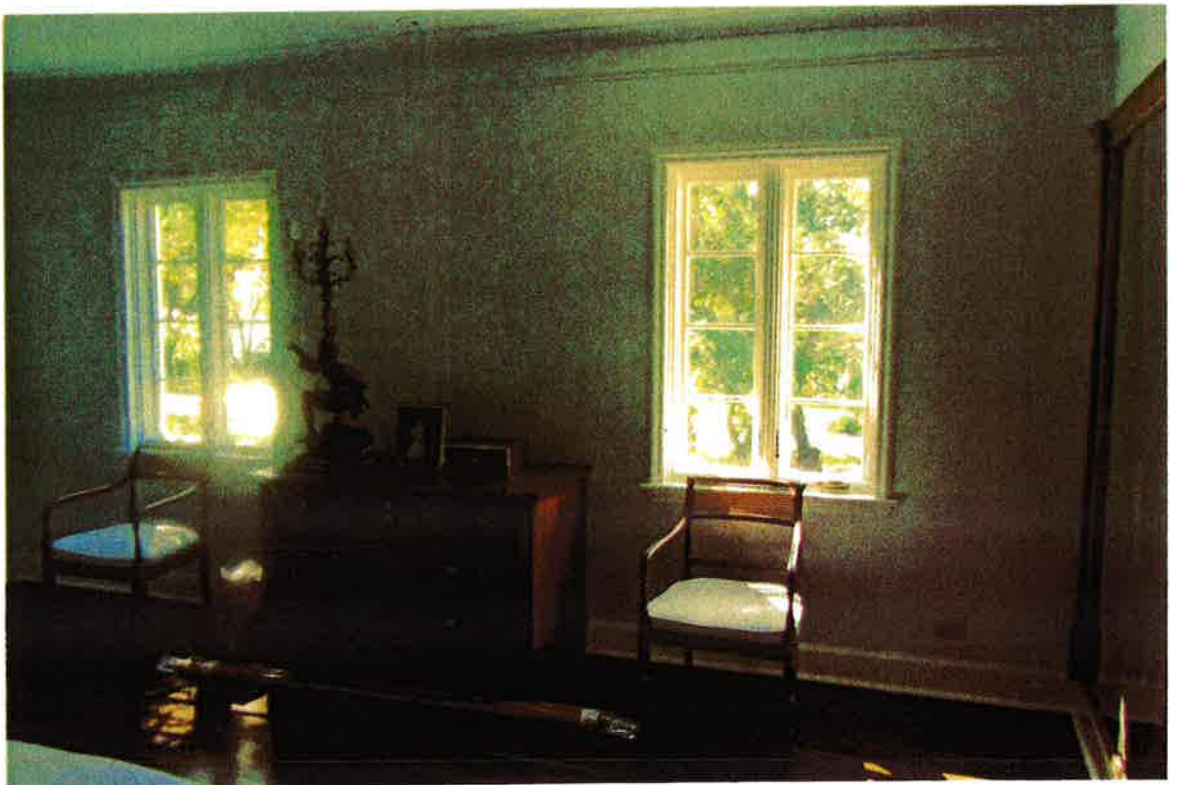
Original tile floor was preserved at living room .



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Photo #11

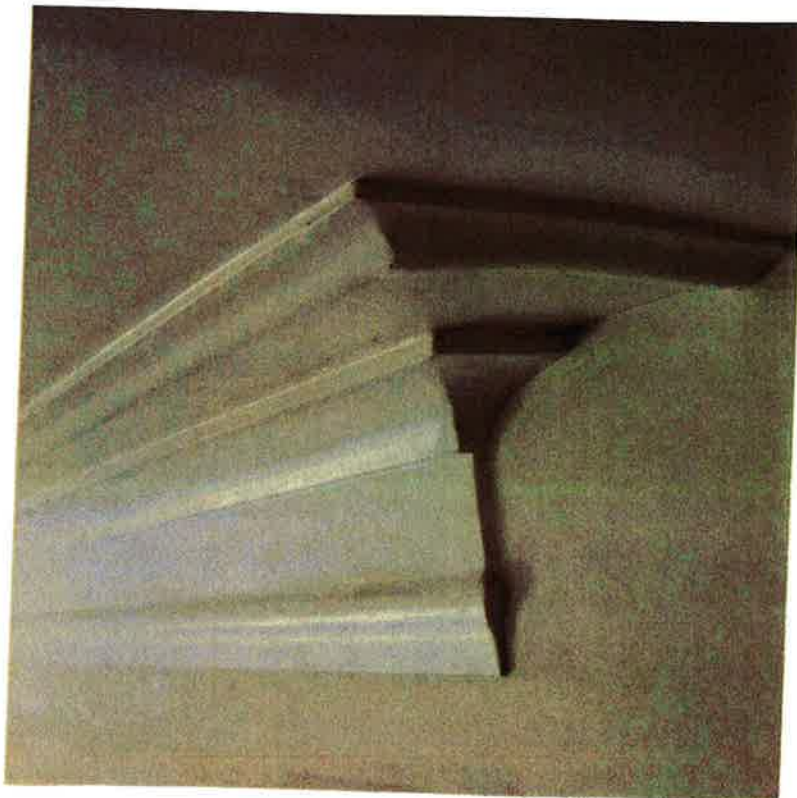
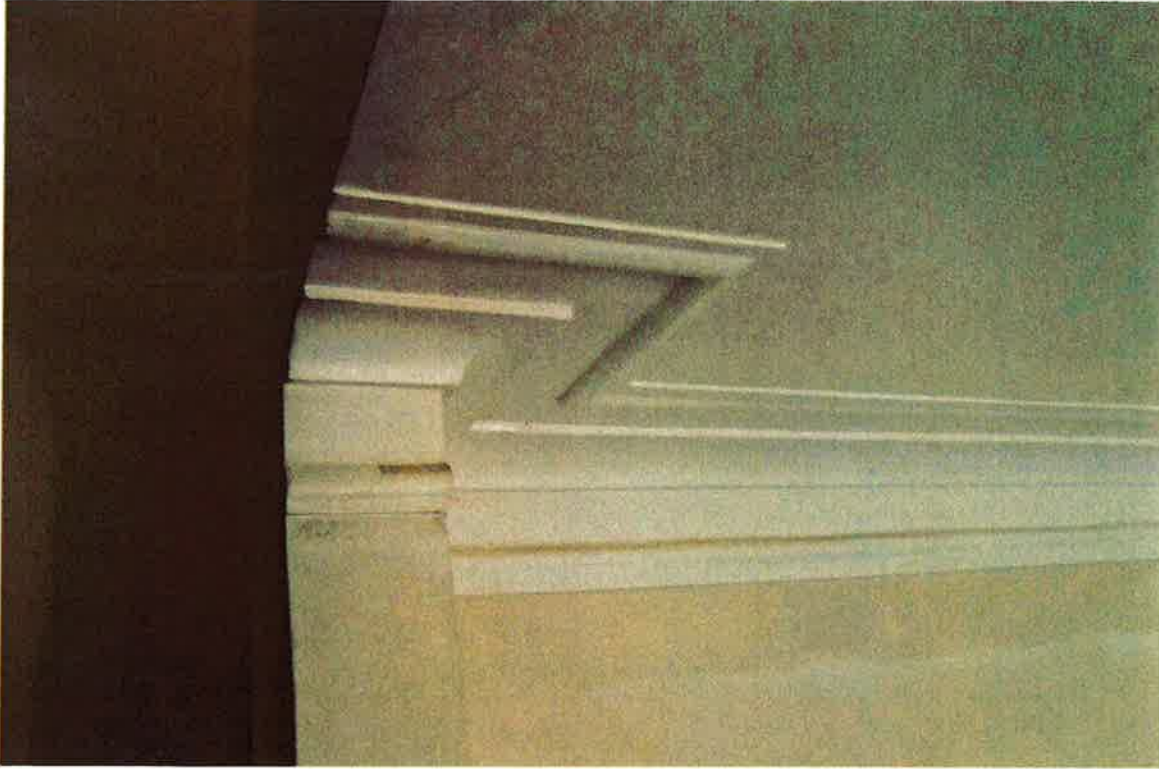
Ceiling plaster molding at living room and at master bedroom was preserved.



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Photo #11

Ceiling plaster molding at living room and at master bedroom was preserved.



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Photo #11

Ceiling plaster molding at living room and at master bedroom was preserved.



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Photo #12

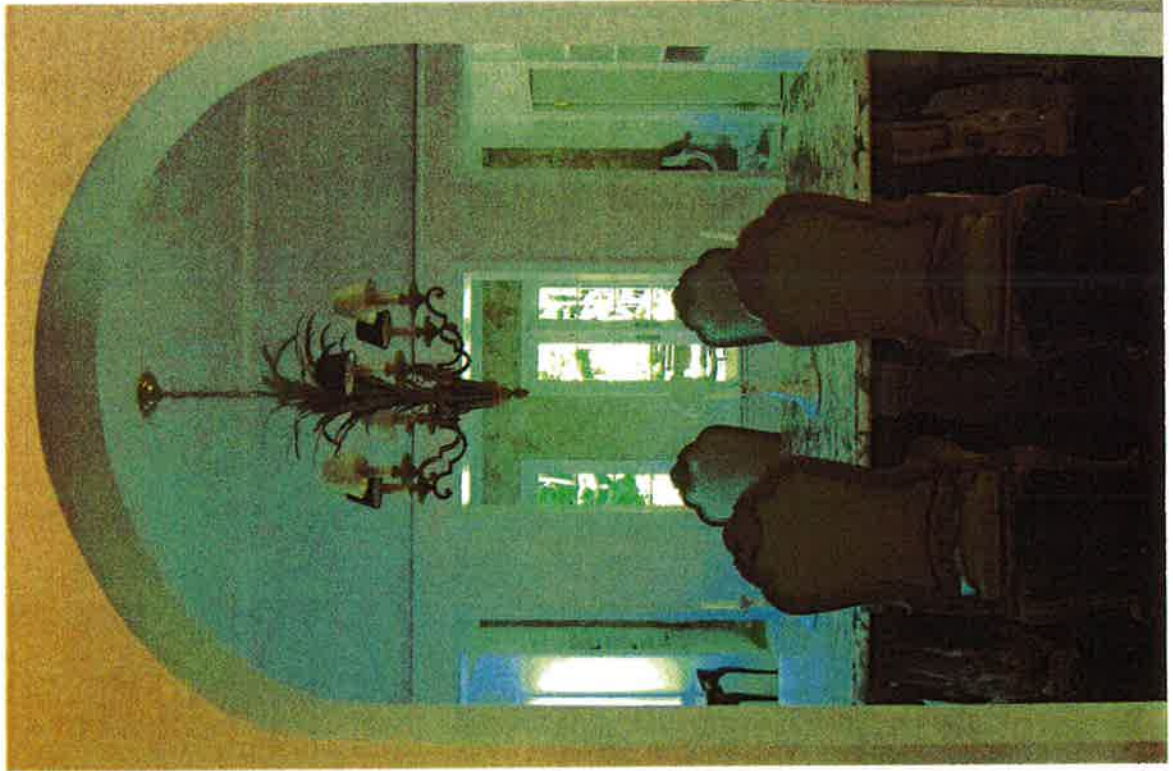
Arches at living room and dining room were preserved.



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Photo #12

Arches at living room and dining room were preserved.



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Photo #14

Front low wall original brick feature was preserved.



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Photo #15

Wing wall located at the front of the house was preserved.



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Photo #15

Wing wall located at the front of the house was preserved.



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Photo #16

Entry walkway located at the front of the house was restored by keeping the same path.



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Photo #16

Entry walkway located at the front of the house was restored by keeping the same path.



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Photo #17

Window at main stair was restored to keep original size and shape.



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Photo #17

Window at main stair was restored to keep original size and shape.



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Photo #18

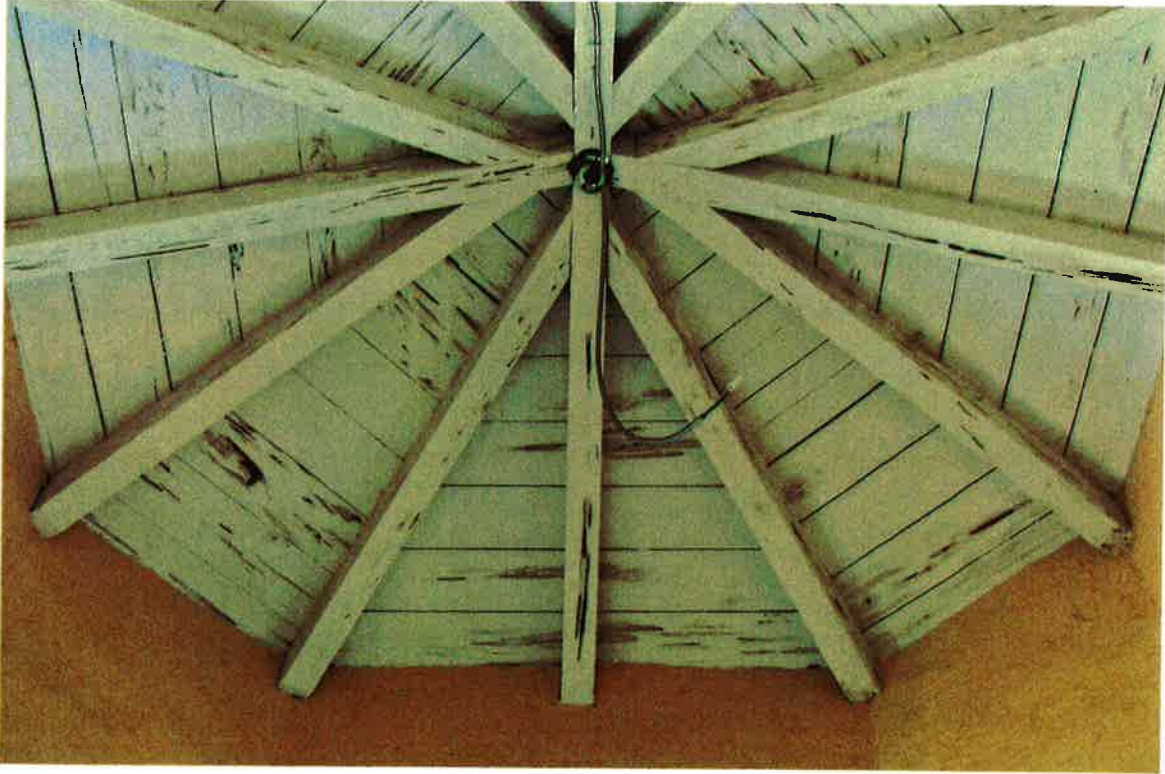
All façades were restored by replacing the windows and adding shutters to reflect original design.



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Photo #19

Original ceiling at upper level tower was restored .

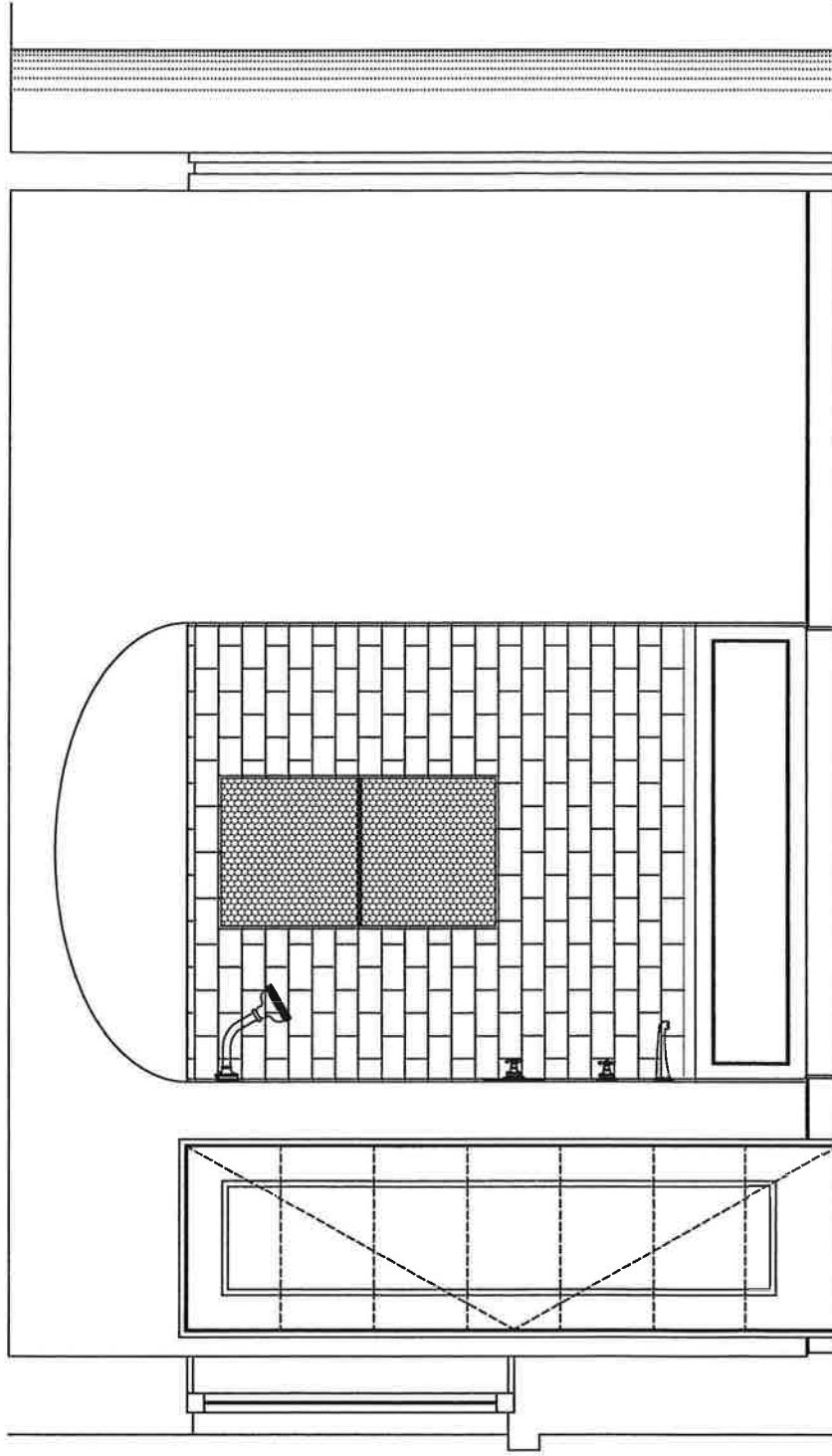


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Photo #20

Upper level bathroom was completely restored by keeping the same arch original design and re-enameling original bath tub.





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DWG. BY: CB SCALE: 1/2"=1'-0" PROJECT: NASON RESIDENCE

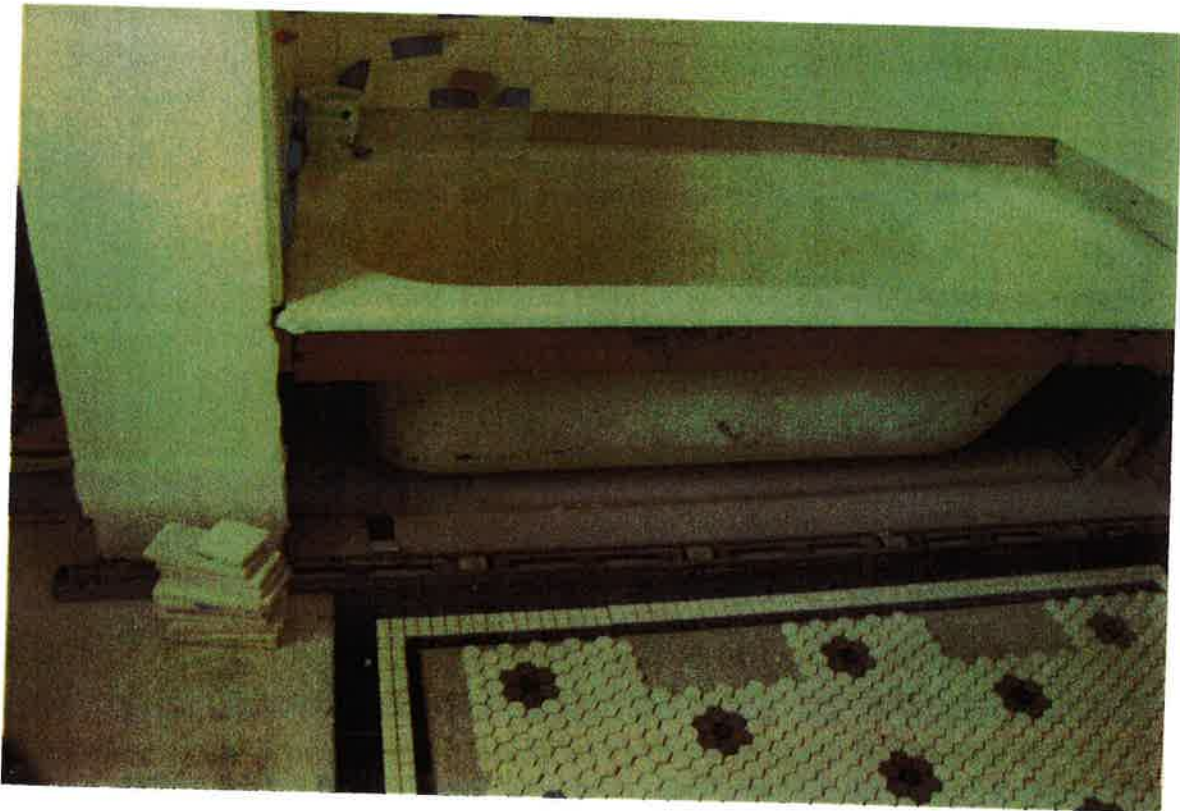
CHKD BY: JP/RP JOB NO.: 2006-09 REVISION NO.: _____

DATE: 08/22/11 SHEET NO.: SK-2.49.0

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Photo #20

Upper level bathroom was completely restored by keeping the same arch original design and re-enameling original bath tub.



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Photo #20

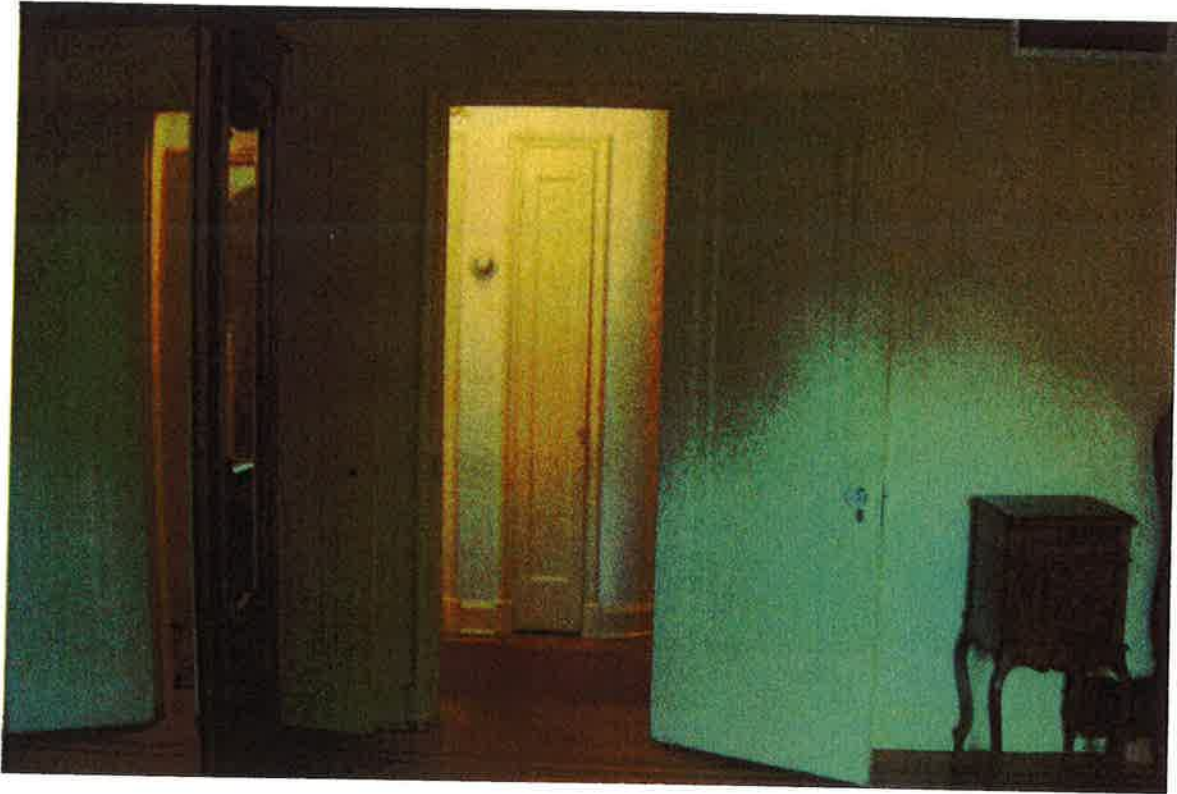
Upper level bathroom was completely restored by keeping the same arch original design and re-enameling original bath tub.



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Photo #21

Original upper level hall linen closet handles mechanisms were restored.



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Photo #22

All interior doors and wood baseboards through the house were restored.



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Photo #23

Auxiliary building

All openings along the facades were restored by replacing the existing windows and doors by impact resistant products.



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Photo #23

Auxiliary building

All openings along the facades were restored by replacing the existing windows and doors by impact resistant products.



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Photo #24

Auxiliary building

Staying true to the original design, the den was restored; a covered loggia was added to help engage the new pool and landscape design.



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Photo #25

Auxiliary building

The balcony was completely restored and was reinforced structurally.



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Photo #26

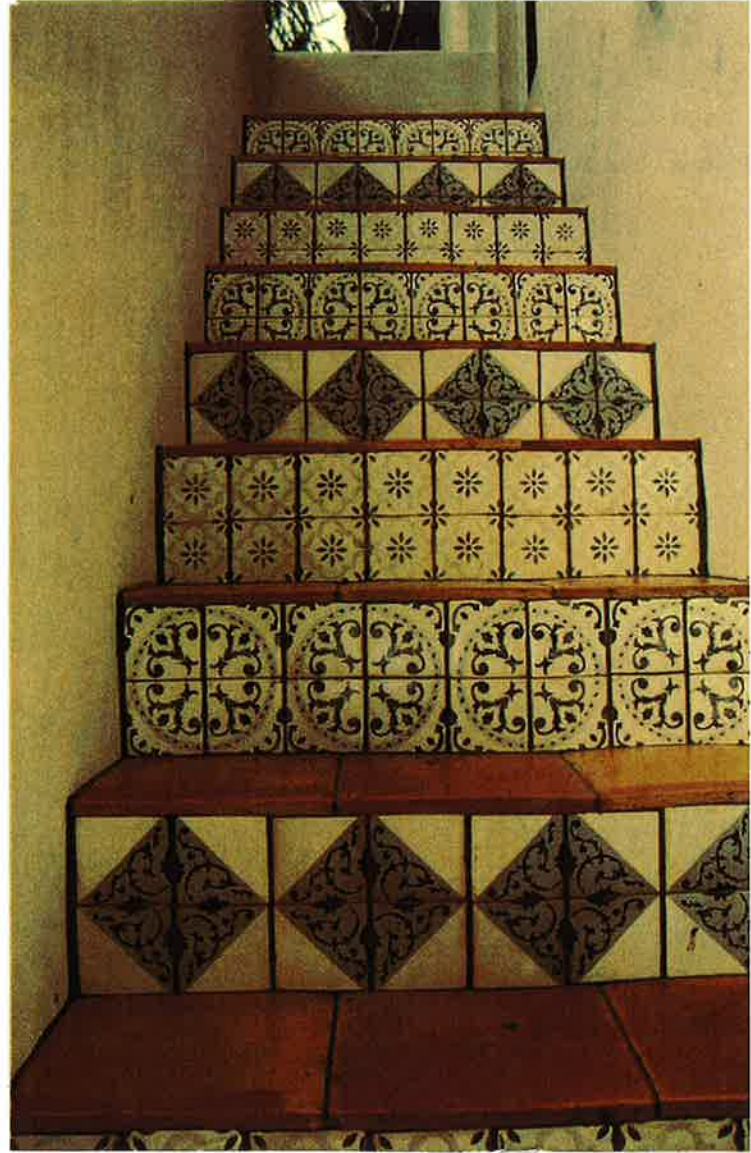
Exterior stair at Auxiliary building refinished with decorative terracotta tile.



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Photo #26

Exterior stair at Auxiliary building refinished with decorative terracotta tile.



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Photo #27

New pool and landscape design.



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Photo #28

Main house Rear Elevation –view from the auxiliary building.



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Photo #29

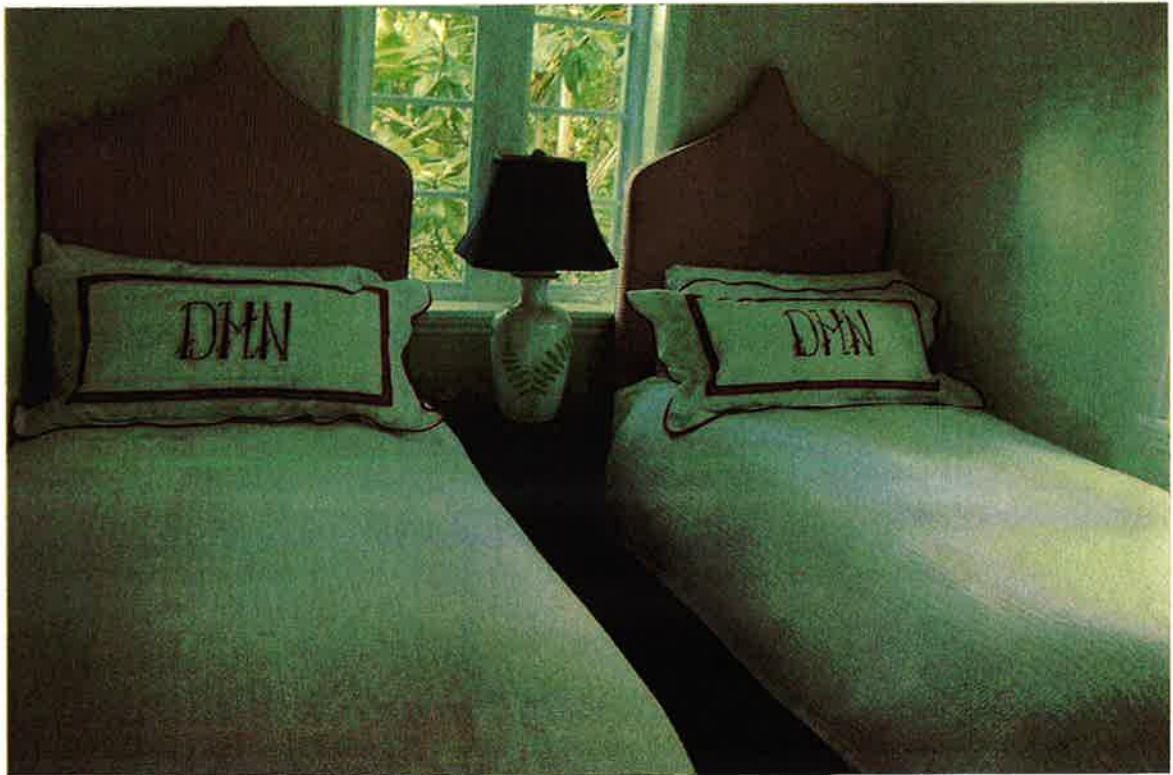
New Den at Auxiliary Building .



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Photo #30

Restored upper level bedrooms at Auxiliary Building .



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Photo #31

Remodeled Kitchen at Main House.



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Photo #32

Remodeled laundry at Main House



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Photo #33

New Covered Loggia engaged to the Main House



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Photo #33

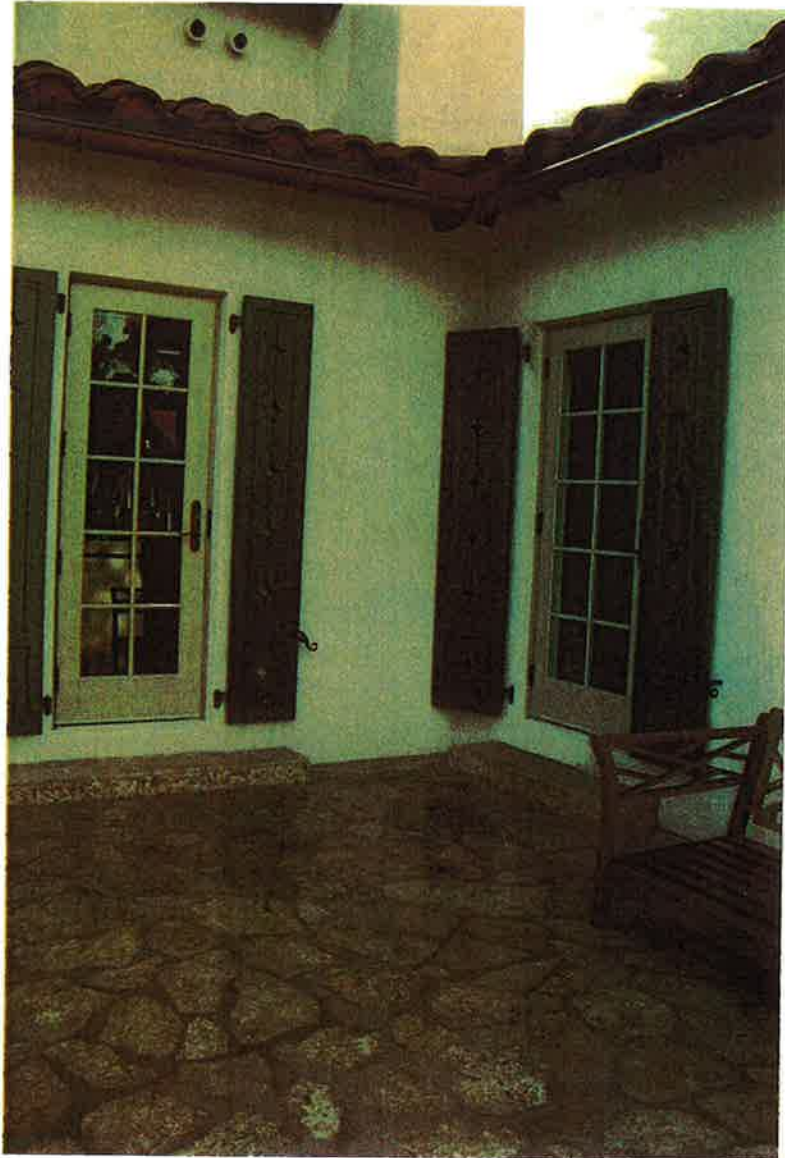
New Covered Loggia engaged to the Main House



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Photo #34

Restored Open Terrace at upper level Main House.



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Photo #35

Remodeled Master bathroom at upper level Main House.



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Photo #36

Preserved Sitting room at upper level Auxiliary Building.



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Photo #37

Landscape/Auxiliary building view from new loggia at Main house.



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Photo #38

Landscaping entry garden view.



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Photo #39

Garden pedestrian view at the front of the house.



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Photo #40

Landscaping driveway design.



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Photo #41

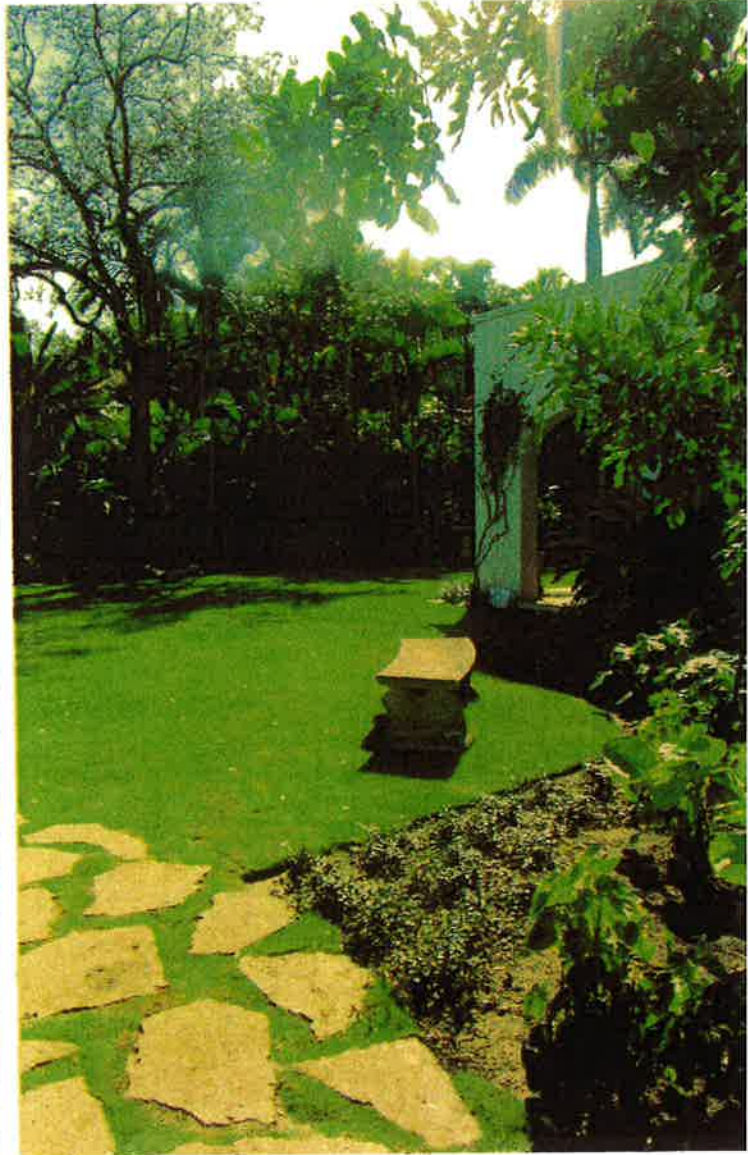
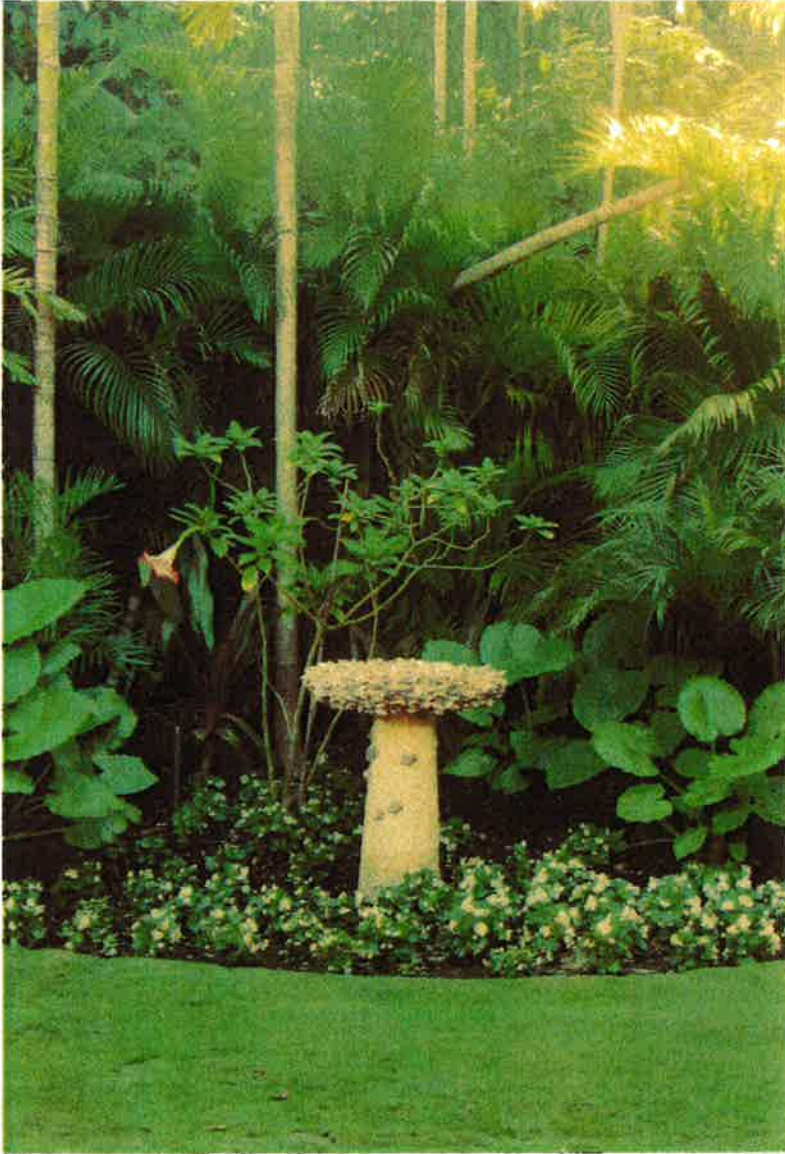
Landscaping backyard design.



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Photo #41

Landscaping backyard design.



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Photo #41

Landscaping backyard design.

