



AV 2016-006  
November 17, 2021

Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

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**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  
800 CORAL WAY  
CORAL GABLES, FLORIDA  
A CONTRIBUTING RESOURCE WITHIN  
THE "CORAL WAY HISTORIC DISTRICT"  
PART 2**

Owner: Gregory and Angelica Guiteras

Original Date of Permit: 1957

Original Permit No.: 14585

Architect for Alterations: HF Architect / Rafael Tapanes

Contractor for Alterations: Ikon Builders

Estimated Cost of Project: \$635,000\*\*

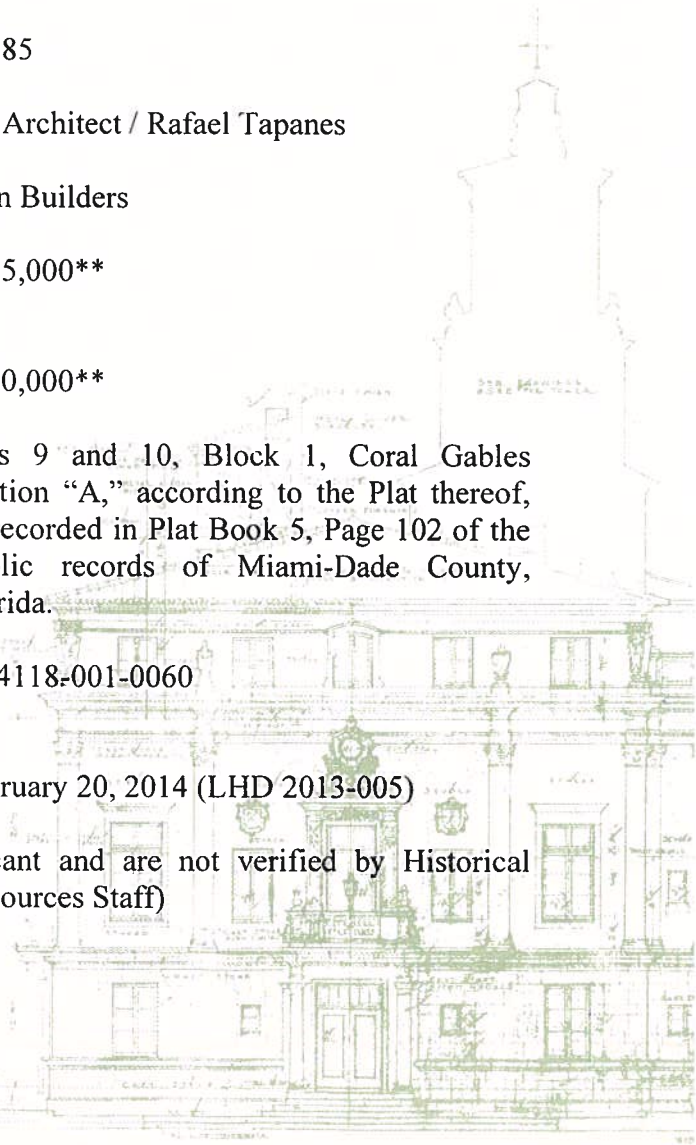
Estimated Cost of Work  
on Historic Buildings: \$600,000\*\*

Legal Description: Lots 9 and 10, Block 1, Coral Gables  
Section "A," according to the Plat thereof,  
as recorded in Plat Book 5, Page 102 of the  
public records of Miami-Dade County,  
Florida.

Folio Number: 03-4118-001-0060

Date of Listing in Coral Gables  
Register of Historic Places: February 20, 2014 (LHD 2013-005)

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



On February 20, 2014, the “Coral Way Historic District” was listed in the Coral Gables Register of Historic Places. 800 Coral Way is considered a contributing structure within the “Coral Way Historic District.” The residence, permitted in 1957 (permit #14585), was designed by architect Curtis E. Haley. This property was deemed to be a contributing resource because its primary façades have not had any substantial alteration over the years. The property maintained its architectural integrity and contributed to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. 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) 2016-006. 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**

- New impact-resistant casement windows and doors
- New grey flat cement roof
- Enclosure of original two-car garage to convert into kitchen
- Expansion of the footprint of the west wing of the house
- Installation of decorative shutters
- Total interior remodeling
- Rebuilding of the front bay window structure

**B. Addition**

- One-story addition consisting of a master bedroom suite and a two-car garage.

**C. Site improvements**

- Installation of new brick paver driveway and vehicular gate at new garage) off De Soto Boulevard
- Landscaping

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

Respectfully submitted,



Warren Adams  
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA Report, COA Application, Permit drawings, As-built revisions