



AV 2016-003
JUNE 20, 2019

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

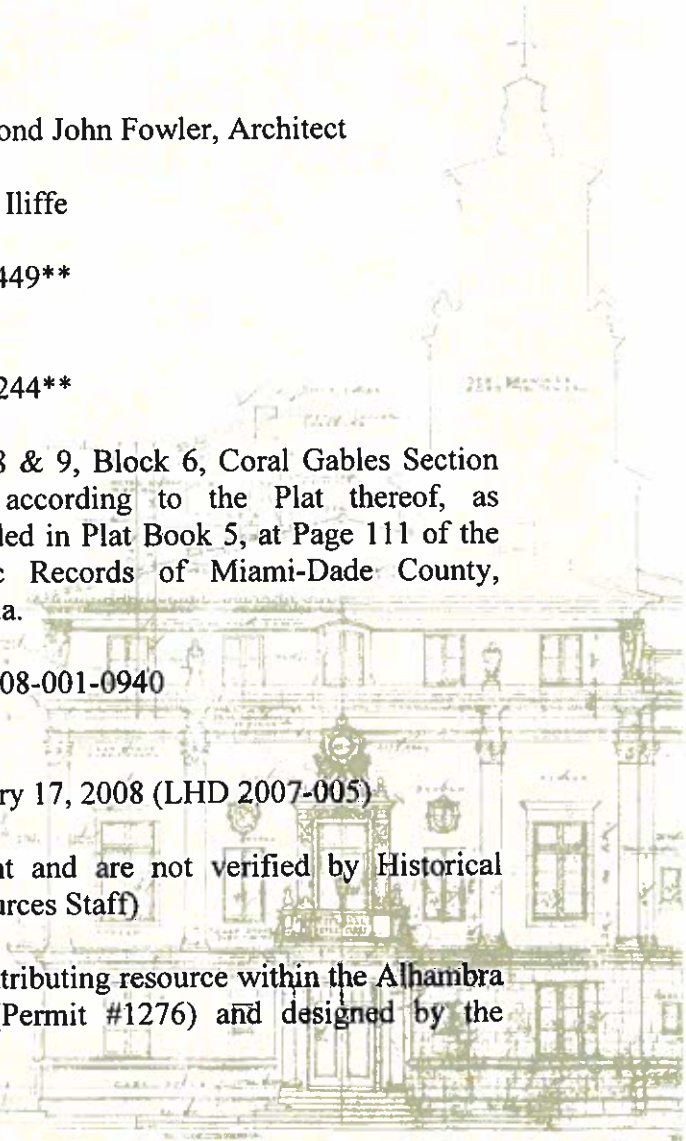
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**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
414 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA
A CONTRIBUTING RESOURCE WITHIN
THE "ALHAMBRA CIRCLE HISTORIC DISTRICT"
PART 2**

<u>Owner:</u>	Katherine Gilhuly
<u>Original Date of Permit:</u>	1924
<u>Original Permit No.:</u>	1276
<u>Architect for Alterations:</u>	Raymond John Fowler, Architect
<u>Contractor for Alterations:</u>	Stuart Iliffe
<u>Estimated Cost of Project:</u>	\$968,449**
<u>Estimated Cost of Work on Historic Buildings:</u>	\$852,244**
<u>Legal Description:</u>	Lots 8 & 9, Block 6, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4108-001-0940
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	January 17, 2008 (LHD 2007-005)

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

The residence at 414 Alhambra Circle is considered a contributing resource within the Alhambra Circle Historic District. It was permitted in 1924 (Permit #1276) and designed by the



architectural team of Frank Wyatt Woods and John Tracey. It is a good example of the Mediterranean Revival style architecture constructed throughout Coral Gables during the 1920s. The residence had undergone minor alterations since the time of its construction. Two small rear additions to the residence were constructed in 1951 (permit # 9376). The auxiliary garage structure was substantially altered in 1953. The property maintained its architectural integrity and contributes 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 (ST) 2015-017. 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 to match original configuration
- New barrel tile roof
- Paint house
- New mechanical, electrical, and plumbing systems
- Demolition of utility room addition
- Interior work includes: Restoration of original oak floors; refinishing of fireplace mantle; interior reconfiguration; restoration of pecky cypress ceilings in entry and living room

B. Addition

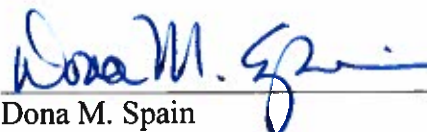
- Additions consisting a one-story "great room" and two-story portion with garage, laundry room, powder room, A/C closet, and covered terrace on the first floor and guest bedroom with open terrace on the second floor.

C. Site improvements

- Installation of new brick paver driveway and walkways
- Installation of new swimming pool and deck
- Installation of new landscaping

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

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA Report, COA Application