

# The Cla-Reina Hotel (La Palma Hotel)

City of Coral Gables Ad Valorem Tax Exemption Application

NEW CLA-REINA HOTEL

116 ALHAMBRA CIRCLE

CORAL GABLES, FLORIDA



ONE BLOCK EAST OF THEATRE

84-H1078



**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION**

**PART 1 – PRECONSTRUCTION APPLICATION**

**INSTRUCTIONS:**

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

**I. PROPERTY IDENTIFICATION AND LOCATION**

Historic/Site Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Folio Number: \_\_\_\_\_

Legal Description: \_\_\_\_\_

**Please check all that apply:**

- Designated as a local historic landmark or site
- Designated as a contributing structure within a local historic district
- Individually listed in the National Register of Historic Places
- Is a contributing structure in a National Register District

Name of District \_\_\_\_\_

*Please attach the designation report and resolution as proof the property is designated.*

**II. OWNER INFORMATION:**

Name(s) of Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ 2<sup>nd</sup> Phone: \_\_\_\_\_

Email: \_\_\_\_\_

*If the property has multiple owners, please attach a list of all owners and their mailing addresses.*

### III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

#### A. General Information

Date of Construction: \_\_\_\_\_ Architect (if known): \_\_\_\_\_

**Alterations:** Please provide the date and description of any physical alterations to the property. [Example: *Original casement windows were replaced with jalousie windows around 1974.*]

**Additions:** Please provide date and description of any additions which may have been made. [Example: *A rear bedroom and bath were added to the house in 1981.*]

#### B. Exterior Description

Roof Type: \_\_\_\_\_ Roof Material: \_\_\_\_\_  
Example: *hip, gable, flat, etc* Example: *barrel tile, asphalt shingle, etc*

Number of Stories: \_\_\_\_\_ Detached Garage? (Y/N) \_\_\_\_\_

Basic Floor Plan: \_\_\_\_\_  
Example: *square, "L" shaped, "U" shaped, rectangular, irregular, etc*

Main Window Type(s): \_\_\_\_\_  
Example: *casement, fixed, single hung sash, jalousie, awning, etc*

Siding Material(s): \_\_\_\_\_  
Example: *stucco, wood frame, brick*

Briefly describe any distinguishing **Exterior Architectural Features:**  
[Example: *the placement of the windows, chimneys, porches, columns, etc*]

**C. Interior**

Please list any distinguishing **Interior Architectural Features** found in the home that are original to the house, by room: *[Example: The dining room retains the original decorative crown molding and tile floor. The living room retains the original limestone fireplace.]*

**D. Auxiliary Structures**

Please describe the present appearance of any auxiliary structures on the property, such as garages, cabanas, outbuildings, perimeter walls, etc.

**IV. DESCRIPTION OF PROPOSED IMPROVEMENTS**

*All improvements to historic properties will be evaluated for their consistency with the Secretary of Interior Standards for Rehabilitation. The application must include labeled photographs of both the interior and exterior of the property which clearly show the property and its characteristics.*

What was the original use of the building? \_\_\_\_\_

What will the building be used for after improvements? \_\_\_\_\_

What is the estimated start date of construction? \_\_\_\_\_

What is the estimated completion date? \_\_\_\_\_

What is the estimated cost of restoration/rehabilitation? \_\_\_\_\_

Briefly describe your project, including any proposed additions, upgrades and restorations.

**PRE-CONSTRUCTION APPLICATION REVIEW**  
**TO BE FILLED OUT BY THE**  
**LOCAL HISTORIC PRESERVATION OFFICER**

Street Address of property \_\_\_\_\_

Folio number \_\_\_\_\_

The local Historic Preservation Officer has reviewed Part 1 (Preconstruction 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 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.

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.

**Please list any Review Comments here:**

Additional Review Comments attached? Yes  No

Signature: \_\_\_\_\_

Typed or printed name: \_\_\_\_\_

Title: \_\_\_\_\_

Date of Review: \_\_\_\_\_

## SECTION III –A: Alterations and Additions (Continuation Sheet)

Less than a year after construction of the hotel was completed, *The Miami Daily News* reported on September 18, 1925 that remodeling of the Cla-Reina Hotel had started “in an effort to aid in relieving the present shortage of living quarters”. The article stated that a large amount of the ground floor had been dedicated to offices, and that these would be converted to rooms and apartments. Additionally, City of Coral Gables permit records reflect that in 1925 a building permit was issued for “addition to servant’s room”.<sup>1</sup> Between 1925 and 1946 building permits were issued for routine maintenance and repairs to the hotel.

In 1946 the first notable exterior change occurs, with the addition of a neon sign reading “SOLANA HOTEL”, with letters measuring two feet in height, which was installed below the roofline of the building. The next significant change to occur was the replacement of original windows with aluminum awning windows in 1969. These were installed in the existing openings, maintaining the original dimensions of the openings. In addition, the neon sign was changed to read “HOTEL LA PALMA”.

In 1970, further replacement of windows was undertaken, in addition to replacement of “old doors, roof tiles, Cuban tiles on stairs”<sup>2</sup> and installation of a “7’4” wrought iron fence with arch over gate opening approximately 9’ high; installed across the Galiano Street opening to the courtyard of the building”.<sup>3</sup>

Two original features that no longer exist include a marquee that was suspended over the original hotel lobby entrance on the northwest facade of the building, and a barrel tile-roofed arcade that traversed the courtyard.

---

<sup>1</sup> City of Coral Gables Permit Records.

<sup>2</sup> City of Coral Gables Permit Records.

<sup>3</sup> City of Coral Gables Permit Records.

### SECTION III –B: Exterior Architectural Features (Continuation Sheet)

True to the Mediterranean style, the Cla-Reina Hotel (briefly renamed the "Solana" in the 1940s, and finally the "La Palma,") features a central courtyard, with the building in a modified "U"-shaped formation, and is constructed of stuccoed hollow-clay tile. The two wings that form the lengthier sections of the "U" project out towards Galiano Street. One wing of the "U"-shaped building slants sharply towards the other wing, thus the actual opening into the courtyard is much narrower than the rear wall, giving the courtyard a very secluded, private feeling. The two-story structure has a flat roof and features several third-story rooms at the corners of the building, creating "towers", with carved wood brackets supporting the eaves. Clay barrel tile is used for the shallow-hipped roofs of the towers and as a coping on the parapets. Wrought iron, tile accents, wood rafter brackets, and highly stylized entranceways make it an exceptional example of the Mediterranean Revival style that was prevalent in early Coral Gables construction.

#### North Elevation

The original main entrance is on the north elevation of the building, facing Alhambra Circle. The first floor features an elaborate, centrally located entrance bay with free-standing solomonic columns double entry doors with semi-circular transoms, and a diamond-patterned relief inset with florettes surrounding the transoms.

Originally, the building had a marquee suspended over this entryway, which led to the hotel lobby entrance. On either side of the main entryway are three groupings of tripartite, 9-lite wood casement, Prairie- style windows with a shared sill, as well as 9-lite Prairie-style transoms. The windows feature simple, painted, raised concrete surrounds. At the westernmost edge of the north elevation is a doorway with a trapezoidal-shaped lintel, carved with a patterned design.

The second floor of the north façade consists of eight equally spaced pairs of 9-lite Prairie-style windows. The central window pairing is located directly above the main entrance, and is flanked by a pair of original, decorative wrought iron lanterns. A simple wrought iron railing extends across the lower half of the window. Above the window is a rectangular carved stuccoed-relief panel with an overlaid diamond shape, which was once inscribed with the original name of the hotel, the "Cla-Reina. A pair of arched windows separated by a spiral pilaster is a distinct feature on the west end of the north façade's second story.

At the northeast corner of the building's roof, there exists a small, rectangular service room that is hidden by a curvilinear parapet. The roofline features a central, curvilinear mission-inspired parapet with a flat roof. There is one central wood, 9-lite Prairie-style window punctuating the center of this parapet wall. There is another utility structure of only one room on the northwest corner of the roof, creating a "tower". The roof of the tower features elegantly carved wood brackets supporting beadboard eaves. Clay barrel tile is used for the shallow-hipped roof of the tower and as coping on the entire roofline of the north façade.

### West Elevation

The west elevation that fronts Galiano Street features the entrance to the building's courtyard. This entrance is flanked by the two wings that form the open end of the building's "U" shape.

The first floor elevation of each wing features a centrally located entrance with semi-circular transom and sidelights. The entrance on the wing to the north is flanked by a single 9-lite Prairie-style window to the left of the entry door, and a pair of 9-lite Prairie-style windows to the right. The window surrounds are simple, painted, and raised concrete. The window groupings are shaded by a fabric awning. An original wrought iron light fixture is centered over the entryway transom.

The wing to the south has a pair of 9-lite Prairie-style windows to the left of the entry door, and a single 9-lite Prairie-style window to the right. As with the northern wing, the window surrounds are simple, painted, and raised concrete, and the window groupings are shaded with a fabric awning.

On the second story, above both the northern and southern entryways, are shallow, cantilevered, semi-enclosed bay balconies, supported by simple wooden diagonal braces. The balconies have arched openings facing the street and are flanked by engaged pilasters featuring a raised circular-motif relief. The balconies are topped by hipped, clay barrel-tile roofs with carved wooden brackets supporting the beadboard eaves. Above each projecting bay balcony there are neon wall signs spelling out the current name of the building, the "La Palma".

To the north of each of the projecting bay balconies are pairs of 9-lite Prairie-style windows with arched transoms. The pair of windows are separated by a twisted column and topped by a simple, raised, concrete, horizontal lintel. To the south of the projecting balcony on both wings are a pair of 9-lite Prairie-style windows.

The north wing is topped by two towers at each corner, containing three small, equally spaced aluminum awning windows. The roofs of the tower feature elegantly carved wood brackets supporting beadboard eaves. Clay barrel tile is used for the shallow-hipped roof of the tower and as coping on the entire roofline of this façade.

The south wing is also topped by two towers at each corner, containing three small, equally spaced aluminum awning windows. The roofs of the towers feature elegantly carved wood brackets supporting the beadboard eaves. The south wing contains two original lattice vents with aluminum hoods centered above each second story window. A concrete cornice molding extends the length of this façade. Clay barrel tile is used for the shallow-hipped roof of the tower and as coping on the entire roofline of this façade.

In between the building wings is a non-historic wrought iron fence, approximately 6' in height, with an arched wrought iron sign above the courtyard entryway, which has the words written out in the wrought iron, "HOTEL LA PALMA".

### South Elevation

The south elevation is mostly devoid of architectural detailing and features a fenestration of casement and fixed windows of various sizes in a 9-lite Prairie-style design. All of the windows on this elevation have a pronounced concrete sill.

The first floor elevation contains a metal roll-up garage door in the central portion of the building. Immediately adjacent to the south of this façade is an alleyway with a driveway to an underground parking garage.

A fire escape runs along the west portion of this elevation, and is supported by a metal bracket and pulley system mounted below the roofline. The fire escape begins above the roofline at the central portion of the building and drops towards Galiano Street. As with the north and west facades, the roofline has a concrete cornice molding topped by barrel tile coping.

### East Elevation

The east elevation is considered the "back" of the building and is almost completely devoid of any architectural detailing other than the existing window fenestrations and vents with metal hoods. This consists of a row of arched window openings on the first floor and square window openings on the second floor. All fenestrations contained fixed aluminum windows. Two curvilinear parapets extend above the roofline in this location, concealing two rectangular service rooms. A concrete cornice molding extends the length of this façade. Clay barrel tile is used for the coping on the entire roofline of this façade.

### Courtyard

The courtyard features a non-historic fountain, with concrete and paver flooring. Since one wing of the "U"-shaped building slants sharply towards the other wing, the actual opening into the courtyard is much narrower than the rear wall, thus giving the courtyard a very secluded, private feeling.

### North Courtyard Elevation

The most prominent feature of the north courtyard elevation is an extended three-story bay with a flat roof, located just off-center. The first floor entry into this bay mimics the building's north elevation, with free-standing solomonic columns, double entry doors with semi-circular transoms, and a diamond-patterned relief inset with florettes surrounding the transoms. There is a hipped barrel tile pent roof with beadboard eaves and elaborately carved brackets along the

perimeter of the extended bay. The third story of this bay features three equally spaced, 12-lite aluminum awning windows. The western half of the north courtyard elevation contains a metal fire escape with a simple metal balustrade, which begins at the central portion of the building and drops down towards Galiano Street. The majority of the windows on this façade are sets of 9-lite Prairie style casement windows.

The northwest roof "tower" is visible above the roof line on this elevation. The roof of the tower features elegantly carved wood brackets supporting beadboard eaves. A cornice molding extends the length of this façade. Clay barrel tile is used for the shallow-hipped roof of the tower and as coping on the entire roofline of the courtyard's north façade.

### East Courtyard Elevation

The courtyard's east elevation is dominated by an extended two-story bay. The central portion of the bay's ground level contains double pointed arches separated by a Corinthian solomonic column, surrounded by a diamond-patterned relief inset with florettes. The lower story of the projecting bay is open, and contains a staircase leading to the second floor). The staircase features a decorative wrought iron railing. This bay opening also includes a recessed entryway with a pair of aluminum French doors. Next to this recessed entryway, the south wall features one of the few, original tripartite, 9-lite wood casement, Prairie-style windows with a shared sill, as well as 9-lite Prairie-style transoms.

In the center of the bay, above the ground floor arches, original wall signage for the "Cla-Reina" hotel is still present, carved in stuccoed-relief with an overlaid diamond shape. The second story of this projecting bay features two aluminum, 9-lite Prairie style windows with semi-circular transoms. A decorative wrought iron and mica glass fixture is located on the wall space in the center of this central window pairing. There is a barrel tile pent roof with beadboard eaves and elaborately carved brackets along the perimeter of the extended bay.

To the left and to the right of this ground floor entrance bay are two pair of wood tripartite window and transom configurations similar to what is found on other facades of this building, in the typical 9-lite Prairie-style, which is the typical window on the remainder of this façade. Clay barrel tile is used as coping on the entire roofline of this façade.

### South Courtyard Elevation

The predominant fenestration of the south courtyard elevation's ground floor is series of 5 wood, tripartite windows with transom configuration in the 9-lite Prairie-style, as seen on other elevations. In between the two easternmost sets of windows is an entryway with a wood, 9-lite Prairie-style door and Prairie-style sidelights with a semicircular divided lite wood transom above the door and sidelights. Surrounding the transom is a diamond-patterned relief inset with florettes.

#### SECTION IV –Brief History and Project Description

The “Cla-Reina” Hotel, as the La Palma Hotel was originally named, was one of the first hotels to be built in George Merrick’s newly emerging City of Coral Gables. In true Mediterranean style, the Cla-Reina Hotel features a central courtyard, with the building in a “U” shape formation, and is constructed of stuccoed concrete block and flat roofs. The two-story structure features attic rooms at the corners of the building, creating “Towers”, with elegantly carved wood brackets supporting the eaves. Clay barrel tile is used for the hip roofs of the towers and as coping on the rest of the building. Wrought iron and tile accents are found throughout, making it an exceptional example of the Mediterranean style that was prevalent in early Coral Gables Construction. Two original features that no longer exist include a marquee that was suspended over the original hotel lobby entrance on the northwest façade of the building, and a barrel tile-roofed arcade that traversed the courtyard.

The architect was George Merrick’s cousin, H. George Fink. Fink designed many of the residential structures within the City of Coral Gables, including George Merrick’s 3<sup>rd</sup> home in the city on South Greenway Drive. Some of H. George Fink’s more notable designs in the greater Miami region include the Miami Beach First National Bank, the Miami Beach Public School, H. N. Pancoast’s residence, the Columbia Building, The First Christian Church, the Del Rio Apartments, the Fink Apartments, and his own design studio, which is still standing in downtown Coral Gables on Ponce de Leon Boulevard.

Unlike the exterior of the Cla-Reina, the interior of the hotel has been dramatically altered. The interior of the Cla-Reina hotel consists primarily of large, open, unfinished spaces. Steel beams and posts support the floor and ceiling joists and reinforce the historic concrete block walls. Floors are of various types of wood boards and modern plywood. There are no discernable hallways or rooms on the upper floors due to previous renovations, while some partition walls survive on the ground floor that delineate the original open-air breezeway. Multiple renovations by consecutive owners have eliminated much of the original floorplan, with only the historic staircases remaining. These stairs retain the wood risers and treads, but their wrought-iron balusters postdate the period of significance. Structurally, much of the original wood framing within the concrete block walls survives. Many of the original joists have been “sistered” for strength and to meet current code requirements.

While the building has lost much of its interior integrity of design, materials, and workmanship, this is offset by the exterior’s exceptional integrity, which is nearly completely intact from the historic period. Exterior elements, combined with surviving interior elements such as the stairways provide clues to the original configuration of the building, which follows common practices of hotels from the 1920s. Overall the Cla-Reina retains architectural significance and still conveys its association with the historic architecture and development of Coral Gables in the 1920s.

The property was listed in the National Register of Historic Places on April 22, 2020 and the rehabilitation proposal is currently being reviewed at the State and National levels for a Federal Rehabilitation Tax Credit.

The building will be reinforced structurally to meet the requirements based on the level of alteration as per FBC and the Building Official. All of the structural alterations are taking place from inside the building. On the exterior, rehabilitation will included replacing all non-original windows and doors with impact products that match the original configurations and muntin profiles. There is only one original set of windows with transom that was uncovered by the removal of drywall. This original set is located in the interior wall at the original lobby entrance. This window and transom set will be retained and restored.

All other deteriorated details of the exterior such as lanterns, cornices, molding, doors, and staircases will be restored. The barrel tile roof will be retained where possible, and replaced with similar materials when necessary.

All of the work shall take place will follow the Secretary of the Interior Guidelines for the Rehabilitation of Historic Properties.

**A. EXTERIOR ARCHITECTURAL FEATURES**

The following represents an itemization of work to be accomplished. List each principal architectural feature affected and describe the impact that restoration/rehabilitation will have on it. Label which elevation(s) contains that feature, and include a corresponding photograph for each. Please attach additional sheets if necessary.

**FEATURE 1: ROOF**

Photo Number(s): 1,8,11,24,26,27

Plan Number(s): A201-202, A205, A207-208, A301, A401

Describe Work and Impact on Existing Feature:

The U-shaped Mediterranean Revival building features flat roofs with a barrel tile coping along the parapets. There are four 3rd-floor "towers" at the western corners of the building used as storage rooms. These towers have pyramidal hipped roofs covered in barrel tile. There are also barrel tile hip roofs over shallow second floor balconies on the west elevation, and second floor shed roofs within the courtyard. The built-up flat roofs are not in excellent condition and show some signs of deterioration. Some of the barrel tiles are chipped, cracked, or have been repaired with too thick mortar.

Existing barrel tiles utilized for coping and on the tower roofs will be inspected for damage or wear and will only be replaced if necessary. The clay roof tiles shall be replaced with historically appropriate handmade mission barrel clay tiles.

**FEATURE 2: WEST ENTRYWAY ARCHES/BALCONIES**

Photo Number(s): 9, 13, 14, 15

Plan Number(s): A-201-201B, A202B, A207

Describe Work and Impact on Existing Feature:

On the west elevation, in the center of each wing of the building, there are two entryways that have a corbeled arch ceiling created from second floor balconies, supported by thick wood braces. Some stucco is damaged or missing, and the wood braces show some signs of cracking and splitting.

The existing entryway arches shall be repaired, with stucco replaced as needed. The wood brackets will be retained and restored.

**FEATURE 3: WINDOW MOLDINGS, SILLS, COLUMNS**

Photo Number(s): 1, 3, 5, 7, 8, 13, 19, 22, 28, 29, 37

Plan Number(s): A201-201B, A202B, A207-209, A301 (pic2)

Describe Work and Impact on Existing Feature:

Twisted engaged columns between arched windows are found on the north and west elevations. Most of the existing windowsills and moldings are intact for all window openings. Some of the sills are missing original wood brackets, per historic photographic documentation.

All existing window moldings and engaged twisted columns will be evaluated for any deterioration. All features will be retained, cleaned and restored as needed. New cypress brackets will be reintroduced underneath the sills of the second-floor arched windows on the west facade, and underneath the sill of the north elevation second-floor arched window pair. These brackets will replicate the original design per historic photographic documentation and original plans (A-006, A007).

**FEATURE 4: WINDOWS**

Photo Number(s): 2, 5, 6, 8, 16, 19, 23, 28, 31, 36, 37, 44, 45

Plan Number(s): A006-010, A101, A201-209, A301-304

Describe Work and Impact on Existing Feature:

The building features several different window types, and in both wood frame and aluminum. Casement, awning, fixed pane, multi-lite awning, and arched window transoms are present. The first floor of the north elevation features a series of wood tripartite windows with transoms, some with a door as the central piece. This window configuration also features prominently on the first floor of the courtyard elevations. Most of the second floor windows on all elevations are aluminum frame. The east elevation (back of the building) is almost completely devoid of architectural detail. It does, however, feature a row of large fixed-pane picture windows on the second floor, and a continuous row of arched picture windows on the first floor. None of the wood replacement windows are impact, and those that were replaced with aluminum frames were done several decades ago.

Documentation and permit records from the City of Coral Gables showed that the wood windows on the first floor (exterior elevations and courtyard) were replaced in the 1980s during a renovation of the structure. One original window with transom was uncovered within the original lobby space, just within the Alhambra Circle entrance (north elevation). This window will be completely restored and left in place.

All other windows will be replaced with aluminum impact windows that match the original window designs as found on original plans or as shown in historic photographs. Great care has been taken to try to reproduce the same muntin profiles as those found on the original set of

windows in the lobby. The exception to this will be on the east (rear) elevation. When first constructed, these arched windows were an open colonnade, the roof of which was an open walkway for the second floor (see original plans on A-009). These windows on the east elevation will be kept enclosed, as the building now backs up to a 19-floor high-rise across from a narrow alleyway.

**FEATURE 5: MAIN LOBBY ENTRANCE**

Photo Number(s): 2, 3, 4, 9, 10, 32, 33, 34, 35

Plan Number(s): A-002, 4, 6, A202, A202B, A205, A208, A303

Describe Work and Impact on Existing Feature:

According to architect H. George Fink's plans, the original lobby entrance in the center of the north elevation, featuring a double arched entryway supported by twisted (Solomonic) columns, was an open corridor that passed through the building to the courtyard. This entrance feature also originally had a flat-roofed marquee that was suspended over this entryway. When the hotel became the "Solana Hotel" in the 1940s, the marquee was still there. It was most likely removed in the 1960s as the building transitioned into the "La Palma Hotel," when many of the windows were replaced. The open corridor became enclosed with doors on the north end, and on the south (courtyard) end, with doors and semi-circular transoms, and large arched windows, which were used to enclose the arched openings that were on the sides of the projecting bay on the courtyard side.

It will not be functionally appropriate to completely reopen the lobby corridor as an open air space. However, a new frame-less impact door and window system will be designed and installed so as to try to replicate the feeling that the double arched entryway is leading into an open corridor. The same will be done on the courtyard end of the hallway. The existing doors will be removed and replaced with a new impact frameless door and window system. The arched windows that are a part of the east and west elevations on the projecting bay on the courtyard side currently have notable muntins dividing the lights and the transoms. These shall be replaced with single panes of glass to better replicate what the open-air corridor would have looked like. The original decorative precast cement reliefs in a diamond pattern that surround the corridor's arched entryways and that surround the arched windows in the projecting bay shall be retained and restored.

**FEATURE 6: EXPOSED RAFTER TAILS**

Photo Number(s): 10, 11, 13, 14, 27, 28, 32

Plan Number(s): A201, A205, A206

Describe Work and Impact on Existing Feature:

Exposed wood rafter tails are found underneath the eaves of the third-floor storage room "towers," supporting the roofs of the west facade's second-floor balconies, and supporting the second-floor pent roofs on the projecting bays within the courtyard.

All exposed wood rafter tails shall be retained and restored.

**FEATURE 7: CAST IRON LIGHT FIXTURES**

Photo Number(s): 3, 5, 9, 15, 28, 29

Plan Number(s): Drawings A-201, A201B, A202, A206

Describe Work and Impact on Existing Feature:

Underneath the west facade's second floor balcony structures are hanging original cast iron light fixtures. On the north elevation, on either side of the central second-floor pair of windows, are cast iron lanterns. Another cast iron lantern sits between the second-floor pair of windows on the courtyard's west elevation, over the main stairwell.

All existing cast iron lighting fixtures will be retained and restored.

**FEATURE 8: ATTIC VENTS AND SCUPPERS**

Photo Number(s): 1, 2, 3, 5, 9, 12, 13, 22

Plan Number(s): A-201, A-202, A-203, A-204

Describe Work and Impact on Existing Feature:

Original rectangular vent openings are found above several second-floor windows. Some of these scuppers subsequently were fitted with metal vent-hoods over them. Historic photographs reveal that the scupper/vent hoods are not original.

The existing attic vent hoods shall be removed, with original openings restored and repaired, and fitted with an aluminum screening material.

**FEATURE 9: IRON GATE WITH LA PALMA SIGN**

Photo Number(s): 12, 17, 30

Plan Number(s): A101, A201, A201B

Describe Work and Impact on Existing Feature:

The west façade's two wings are connected by an iron picket fence, with the hotel's most recent name "Hotel La Palma" in metal over the entryway gate.

The existing iron gate shall be restored and altered to meet any fire requirements, with the metal name of the "Hotel La Palma" to be preserved.

**FEATURE 10: EXTERIOR METAL STAIRCASES**

Photo Number(s): 11, 17, 18, 19, 21

Plan Number(s): A-201, A-204, A-205

Describe Work and Impact on Existing Feature:

On the south elevation of the building, an existing exterior egress staircase connects the rooftop to the ground, with a metal pulley system bringing the staircase down from the second floor on an as-needed basis. Another exterior metal staircase is located on the courtyard's south elevation, connecting the ground to the rooftop.

The metal staircase on the exterior south elevation will be restored to the original operating condition. The metal staircase on the courtyard's south elevation used to have a landing at the rooftop level, but a wall with a window is now at the top of the staircase, where the landing used to be. Portions of this staircase will be restored so as to keep an original feature, but a portion will be closed off for use per fire code requirements.

**FEATURE 11: WEST ELEVATION AWNINGS**

Photo Number(s): 1, 9, 11, 13, 14

Plan Number(s): A002-003, A-201, A201B

Describe Work and Impact on Existing Feature:

Above each of the primary entrances to the west elevation wings are domed awnings that have been set within the arched underside of the second floor balconies.

These non-historic dome and standard awnings shall be removed, revealing the original arches that are a predominant part of the balconies.

**FEATURE 12: SEALED DOOR ON NORTH ELEVATION**

Photo Number(s): 1, 7, 8, 10

Plan Number(s): A202, A202B, A304, A305

Describe Work and Impact on Existing Feature:

At the westernmost end of the north elevation's first floor, an original doorway had been sealed up, but the transom remains uncovered. The original cement ornamental relief over the doorway is still present.

A new doorway and transom will be installed in a design that replicates what is shown on the original plans and in historic photographs. This will reopen an original entrance, and the existing relief over the transom will be repaired if necessary.

**FEATURE 13: NORTH ELEVATION ORIGINAL DOORWAYS**

Photo Number(s): 5, 9

Plan Number(s): A004, A006, A202, A202B

Describe Work and Impact on Existing Feature:

One of these original doorways will be reopened, and designed to match as closely to the original features as shown in the plans and in historic photographs, but with fire rated doors.

**FEATURE 14: PRECAST CONCRETE ARCHED SURROUNDS**

Photo Number(s): 2, 3, 4, 29, 30, 32-35

Plan Number(s): A003, A006-007, A202-202B, A205-206, A208

Describe Work and Impact on Existing Feature:

One of the most unique character-defining characteristics of the building, several of the arched entryways feature a precast concrete spandrel supported by twisted columns. These precast concrete surrounds are in a diamond pattern and feature rosette inserts. These are found at the main entryway of the north elevation, and at the projecting bay entrances of the courtyard. They also surround the windows of the courtyard's first floor east elevation, one of the doorways on the courtyard's south side, and around some of the windows on the courtyard's north projecting bay.

All of the precast concrete surrounds will be retained and restored.

**FEATURE 15: ORIGINAL STAIRWAY IN MAIN LOBBY**

Photo Number(s): 39, 42, 44, 51

Plan Number(s): A005, AD101, A-101

Describe Work and Impact on Existing Feature:

The original lobby staircase to the second floor is a cantilevered system with a half barrel curve on the underside of the second flight. The railings were replaced with code compliant railings in the 1980s renovation.

This staircase will remain and will be restored.

**FEATURE 16: SELECTIVE INTERIOR DEMOLITION**

Photo Number(s): 46, 53

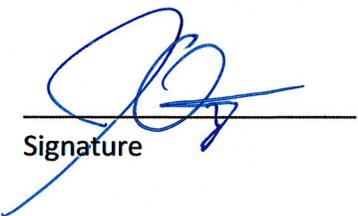
Plan Number(s): AD-101, A101

Describe Work and Impact on Existing Feature:

Much of the original interior partitions and finishes were removed during previous restoration attempts prior to the current ownership.

Select demolition will occur on the first and second floor to remove the remainder of non-historic wall partitions in the northeast portion of the building to create space for a new elevator shaft.

**OWNER ATTESTATION:** I hereby attest that the information provided in this application is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Miami-Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

<u>Jose Ortega</u>		<u>11/13/2020</u>
Print Name	Signature	Date

**[Please attach the photographic documentation on subsequent pages.  
Submit a copy of all photographs on a CD as well, if possible.]**

## **PHOTO DOCUMENTATION**



PHOTO 1.

Looking at the NW corner of the Cla-Reina Hotel, circa 1926. Note the central canopy suspended over the double arched entryway on the north façade.

Source:  
City of Coral Gables.



PHOTO 2.

The north façade of "La Palma" building. The suspended canopy over the central entrance long since removed, probably during the 1960s renovation.

Date: December 2017



PHOTO 3.

The north façade of “La Palma” building.  
The semi-circular transoms with diamond pattern relief surrounds at the central entrance, original light fixtures flanking the second floor window.



PHOTO 4.

The north façade of “La Palma” building.  
Detail of one of the arched entrances with twisted (Solomonic) columns.



**PHOTO 5.**

The north façade of “La Palma” building.

According to City of Coral Gables permit records, the windows were replaced in 1969 with aluminum awning windows.

Another renovation in the 1980s reintroduced wood windows on the first floor and aluminum impact on the second.



PHOTO 6.

The north façade of “La Palma” building, detail of a wood door and transom at the east end of the façade.

According to City of Coral Gables permit records, the windows were replaced in 1969 with aluminum awning windows.

Another renovation in the 1980s reintroduced wood windows on the first floor and aluminum impact on the second.



PHOTO 7.

The north façade of “La Palma” building, detail of a carved relief lintel over the transom at the west end of the façade.

A pair of windows with semi-circular transoms and separated by an engaged twisted column is at the second floor.



PHOTO 8.

The north façade of “La Palma” building, at the western end.

A pair of windows with semi-circular transoms and separated by an engaged twisted column is at the second floor.

One of the four third-floor “towers” topped by a pyramidal hipped roof covered with barrel tile.



Photo 9.  
HOTEL CLA-REINA,  
October 4, 1926,  
West elevation

Source:  
Florida Memory Project

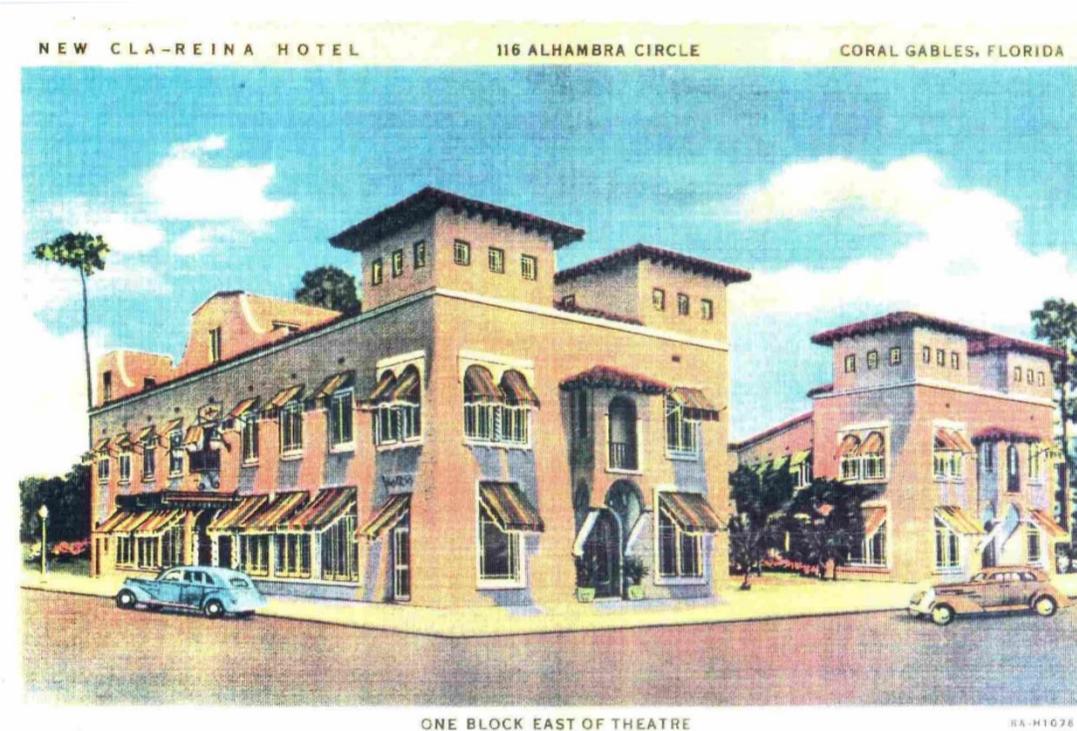


Photo 10.  
HOTEL CLA-REINA,  
Circa 1930s.  
West elevation

Source:  
City of Coral Gables



PHOTO 11.

The west facade of “La Palma” building.

Photo taken near the southern wing of the U-shaped building with interior courtyard.

One of the two exterior staircases can be seen on the southern façade.



PHOTO 12.

The west facade of “La Palma” building.

Looking eastward into the central courtyard.



PHOTO 13.

The west façade of the southern wing of the U-shaped building.  
Note the shallow, cantilevered, semi-enclosed bay balconies supported by thick wood brackets.



PHOTO 14.

The west façade of the southern wing of the U-shaped building.  
Note the shallow, cantilevered, semi-enclosed bay balconies supported by thick wood brackets, and the carved wood rafter tails under the eaves.



PHOTO 15.

The west façade of the southern wing of the U-shaped building, entrance doorway.

Note the shallow, cantilevered, semi-enclosed bay balconies supported by thick wood brackets, and cast iron light fixture.



PHOTO 16.

The west façade of the southern wing of the U-shaped building, detail of window that flanks the entrance door.



PHOTO 17.

The wrought iron fence and gate into the central courtyard, west side of property.

Date: December 2017



PHOTO 18.

South façade, looking east.

Note the exterior metal egress staircase, barrel tile on the flat roof coping.



PHOTO 19.

South façade, looking west.

Note the exterior metal egress staircase, aluminum impact windows on second floor.



PHOTO 20.

The southwest corner of the building, looking north.

Note two of the four third-floor storage room “towers”.

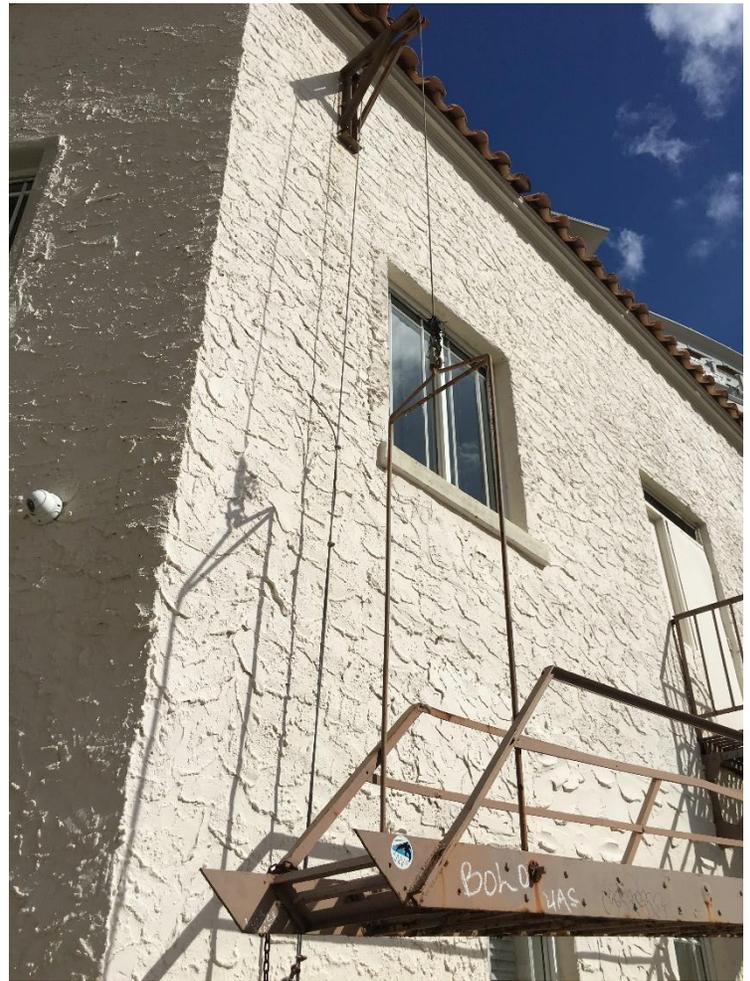


PHOTO 21.

The western end of the south façade.

Note the pulley system for the metal egress staircase.



PHOTO 22.

The east façade, or “rear” of the building.  
Note the 19-story building built in 2018, leaving a narrow “alley” between the two buildings.



PHOTO 23.

The east façade, or “rear” of the building.  
The first floor arches were originally open, creating a colonnade, and providing an open walkway for the second floor, which has now also been enclosed.



PHOTO 24.

The roof at the northwest corner of the building, looking west.



PHOTO 25.

A second exterior metal staircase that runs from the roof to the ground along the courtyard's north façade. The landing at the top was enclosed at some point, rendering this feature useless as an actual means of egress, but the staircase will be retained and partially restored (though will remain inoperable) since it is an original feature.



PHOTO 26.

Looking down into the courtyard from the northeast corner of the building, looking west.

Note the condition of barrel tiles, which will be retained when possible.



PHOTO 27.

Detail of the carved wood rafter tails underneath the eaves of the barrel tile roofs of the four third-floor towers.



PHOTO 28.

The courtyard's east elevation, looking east.  
Note the original "Cla Reina" stucco-relief panel on the projecting bay.  
Plywood was used to cover original diamond-pattern reliefs surrounding the  
entrance arches to protect them from damage.



PHOTO 29.

The projecting two-story bay that is the predominant feature of the courtyard's east elevation.  
Note the original "Cla Reina" stuccoed-relief panel on the projecting bay, and original iron light fixture.



PHOTO 30.

The wrought iron gate detail, looking east into the courtyard.



PHOTO 31.

The courtyard's south elevation, looking south.

Detail of the tripartite windows with transoms that are the predominant feature of the courtyard's south elevation.



PHOTO 32.

The courtyard's north elevation, looking north. A central fountain in the courtyard is not a historic feature.

The projecting bay features arched double entryways, flanked by Solomonic columns. This used to be an open breezeway that transected the building when first constructed in 1924/1925.



PHOTO 33.

Detail of entryway in the projecting bay of the courtyard's north façade.

The door and the semi-circular transom were introduced at a later date to enclose the open corridor.

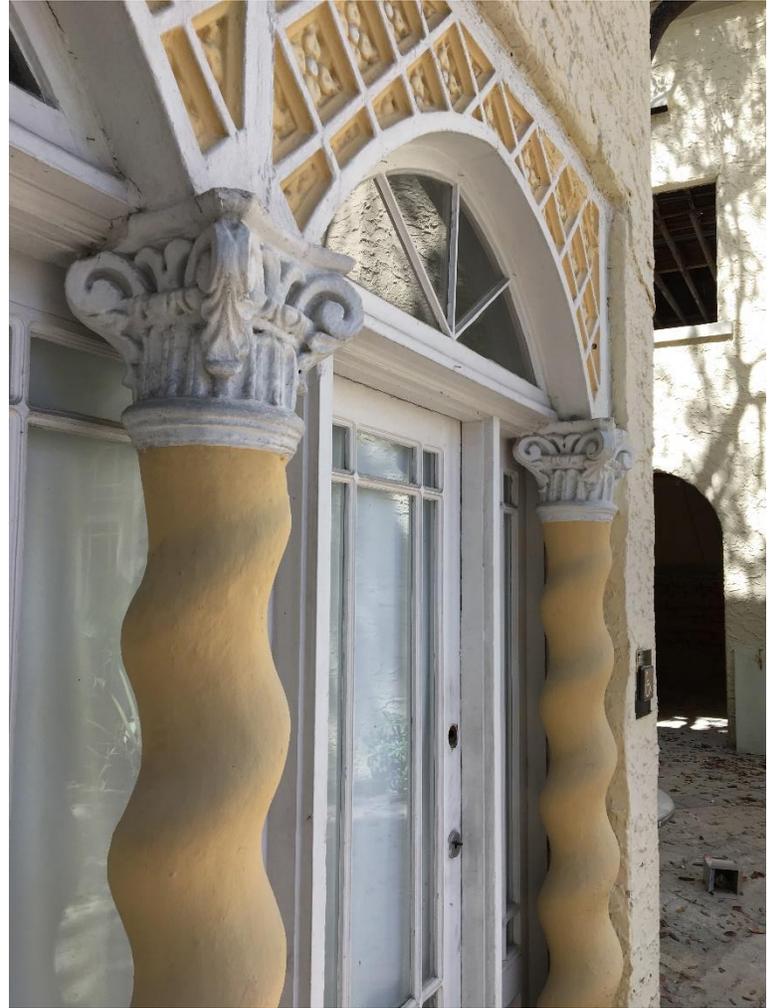


PHOTO 34.

Detail of entryway in the projecting bay of the courtyard's north façade.

Note the original Solomonic (twisted) columns with Corinthian capitals, spanned by the diamond-pattern relief insert with rosettes.



PHOTO 35.

The projecting bay of the courtyard's north façade.

Note windows on the first-floor sides of the corridor were a later addition, this used to be an open-air corridor when first constructed in 1924/1925.



PHOTO 36.

The courtyard's north façade.

Note the exterior metal staircase, which will be retained as an original feature but will remain inoperable.



PHOTO 37.

The courtyard's south façade, looking east.

Note the series of tripartite windows or windows with central door configurations with transoms.



PHOTO 38.

The courtyard's south façade, looking west.

Note the series of tripartite windows or windows with central door configurations with transoms.



PHOTO 39.

Main lobby of original hotel interior, just inside the entrance from the north elevation.

The curved staircase is being retained. The code-compliant wrought iron railing was installed during the 1980s renovation.



PHOTO 40.

1<sup>st</sup> floor interior, northwest corner of building looking southeast.

The building's northern and eastern wing were almost completely gutted by 2017, previous to the current owner's possession.



PHOTO 41.

1<sup>st</sup> floor interior, northwest corner of building looking southwest.

The building's northern and eastern wing were almost completely gutted by 2017, previous to the current owner's possession.



PHOTO 42.

1<sup>st</sup> floor interior, original staircase in lobby to second floor. Code-compliant railing a later addition.



PHOTO 43.

1<sup>st</sup> floor interior, just inside main entrance off the north elevation, looking west towards the west elevation's entryway.



PHOTO 44.

The single pair of original windows with transom that remains in the building, that had been covered up with plywood. Taken from the northeast side of the building looking west into the original lobby space. These will be restored and retained in place.



PHOTO 45.

Detail of the single pair of original windows (with transom) that remains in building, that had been covered up with plywood. Photo taken from the northeast side of the building looking west into the original lobby space. These will be restored and retained in place.



PHOTO 46.

1<sup>st</sup> Floor interior, the northeast corner of the building, looking north.

The majority of the 1<sup>st</sup> and 2<sup>nd</sup> floor, with the exception of the restaurant in the south wing, was completely gutted before 2017, during previous renovation attempts.



PHOTO 47.

1<sup>st</sup> Floor interior, the east end of the southern wing of building.

Was still an operating restaurant up until 2017/2018.

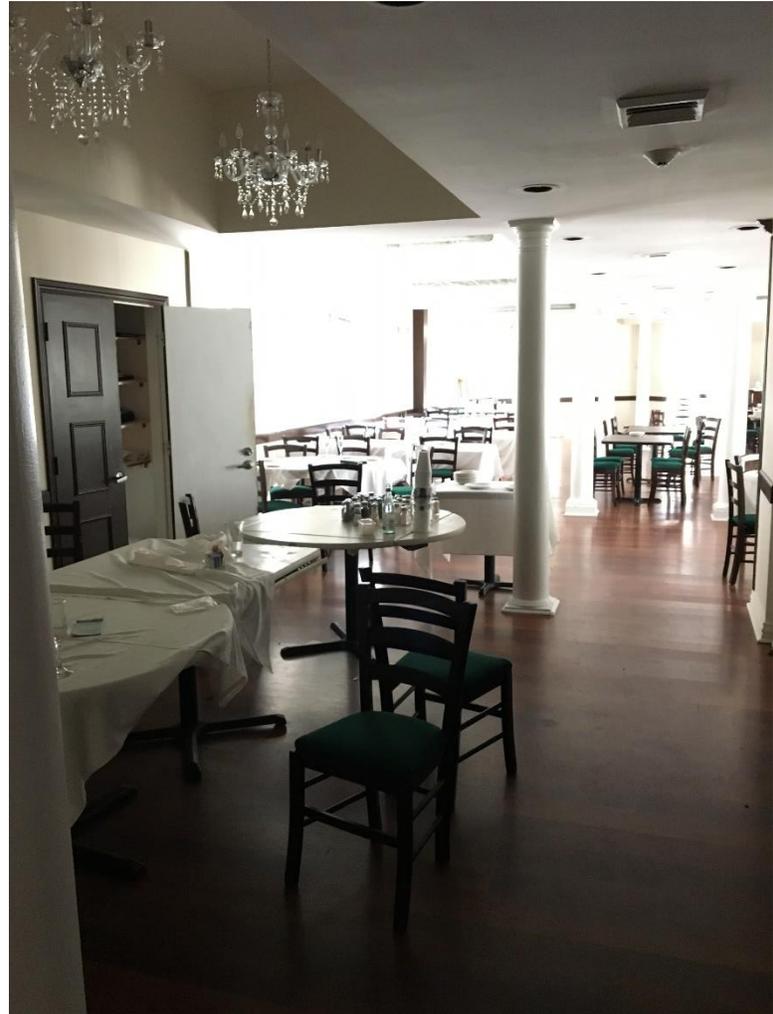


PHOTO 48.

1<sup>st</sup> Floor interior, the southern wing of the building looking west.

Was still an operating restaurant up until 2017/2018.



PHOTO 49.

1<sup>st</sup> Floor interior, the southern wing of building looking east.

Was still an operating restaurant up until 2017/2018.



PHOTO 50.

1<sup>st</sup> Floor interior, the eastern wing of the building, looking south.

When originally constructed, this was an arched colonnade.



PHOTO 51.

Looking down into the original lobby area from the second floor, with the main entryway from the north elevation.



PHOTO 52.

Second floor interior, standing in the northern portion of the building, above the original lobby, looking southeast.



PHOTO 53.

Second floor interior, standing in the eastern wing of the building, looking north.



PHOTO 54.

Second floor interior, standing in the eastern wing of the building, looking south.



PHOTO 55.

First floor interior, from the northeast corner of the building, looking towards the original lobby.

DATE: December 2017.  
Most all of the interior of the structure on the first and second floor had been gutted in a previous renovation attempt.



PHOTO 56.

First floor interior, from the northwest corner of the building, looking south towards the courtyard.

DATE: December 2017.  
Most all of the interior of the structure on the first and second floor had been gutted in a previous renovation attempt.



PHOTO 57.

Second floor interior, from the top of the staircase, looking north.

DATE: December 2017.

Most of the interior of the structure on the first and second floor had been gutted in a previous renovation attempt.

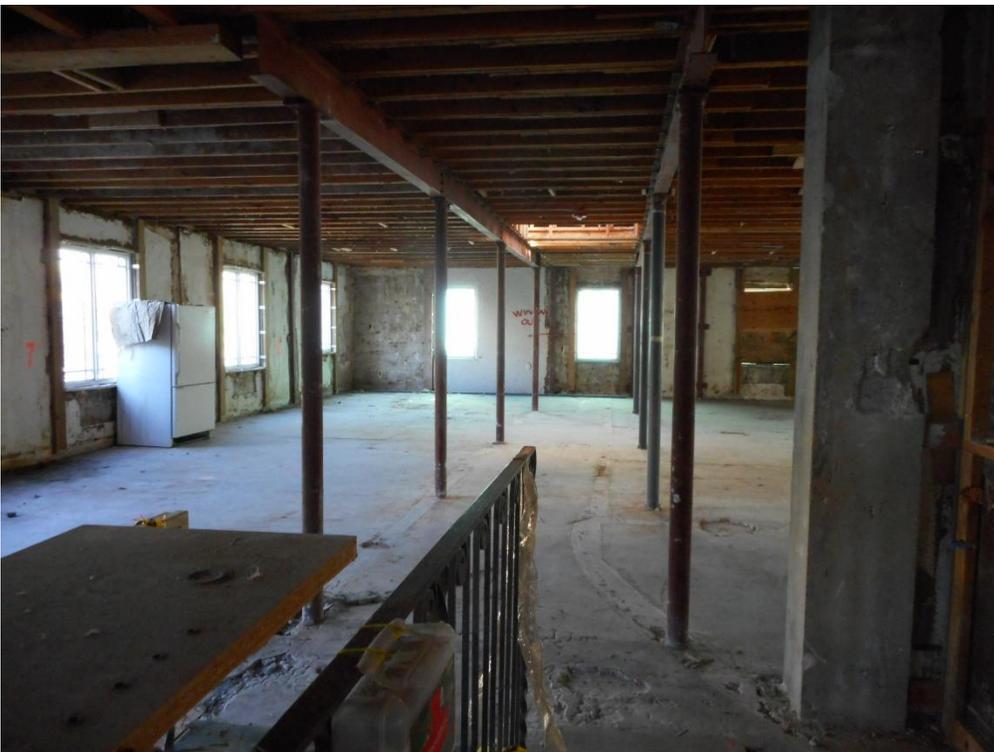


PHOTO 58.

Second floor interior, from the top of the staircase, looking south.

DATE: December 2017.

Most of the interior of the structure on the first and second floor had been gutted in a previous renovation attempt.

**PROOF OF DESIGNATION:**

**LOCAL DESIGNATION REPORT and RESOLUTION**

**NATIONAL REGISTER NOMINATION APPROVAL LETTER**

REPORT OF THE CITY OF CORAL GABLES PLANNING DEPARTMENT  
HISTORIC PRESERVATION DIVISION  
TO THE HISTORIC PRESERVATION BOARD  
ON THE DESIGNATION OF  
THE CLA-REINA/LA PALMA HOTEL  
116 ALHAMBRA CIRCLE  
AS AN HISTORIC LANDMARK



(PREPARED IN ACCORDANCE WITH SECTION 16B-17,2(B)  
OF THE CITY OF CORAL GABLES ORDINANCE 2508)

PREPARED BY

*Ellen J. Uguccioni* 12-18-86  
ELLEN J. UGUCCIONI DATE  
HISTORIC LANDMARK OFFICER

HISTORIC PRESERVATION BOARD ACTION \_\_\_\_\_

DATE: \_\_\_\_\_

# THE CITY OF CORAL GABLES

OFFICE OF  
HISTORIC PRESERVATION DIVISION  
PLANNING DEPARTMENT  
CITY HALL



THE CITY BEAUTIFUL

P.O. DRAWER 141549  
CORAL GABLES, FLORIDA 33114  
TELEPHONE (305) 442-6443

LHD 86-06

## DESIGNATION REPORT

### THE CLA-REINA/LA PALMA HOTEL 116 ALHAMBRA CIRCLE, CORAL GABLES, FLORIDA

DATE OF CONSTRUCTION: 1924 - 25

ARCHITECT: H. George Fink

LEGAL DESCRIPTION: Lots 1 and 2, Block 22, Section "L"

PRESENT OWNER: La Palma Investment Group

PRESENT USE: Hotel/Restaurant  
*HL-CB*

Present Zoning: ~~A-15~~, Apartment Use, minimum of 3,027 square feet.

### SUMMARY STATEMENT OF SIGNIFICANCE

The Cla-Reina/La Palma Hotel is one of the first hotels to be constructed in the City, and has now become one of the last of its type to survive to this present day. The building represents a superb example of the small-scale Mediterranean-influenced design that once characterized the entire City. It has maintained and continued operation as a hotel throughout its history, and has sustained a minimum of alteration.

### HISTORICAL ASSOCIATIONS/EVENTS

The Cla-Reina Hotel was constructed within the area George Merrick had initially earmarked for development as a "Business Section".

Sections "K" and "L" of that Business District included not only commercial buildings, but also retail, office, educational and entertainment facilities. This mixed-use concept is continued in the area today.

### **HISTORICAL ASSOCIATIONS/EVENTS Cont'd.**

The "Cla-Reina Hotel", as it was originally named, was integral to maintaining the mix the City's planners envisioned. Original drawings of the building indicate retail shops on the first floor, and hotel rooms on the second.

In 1926 City Directories listed seven hotels which included: "The Anastasia Hotel, Avenue Anastasia and Ocean Drive Beach; The Casa Loma, Avenue Anastasia and Esplanade Columbus; The Coral Gables Inn, 303 Avenue Minorca; The Hotel Antilla, Avenue Antilla, corner Ponce de Leon West; HOTEL CLA-REINA, 116 Alhambra; The Miami-Biltmore Hotel, Avenue Anastasia; and the Hotel San Sebastian, Avenue Anastasia and LeJeune.

By 1940 the name of the Hotel had been changed to the Solana. This name remained through the sixties. Though both the name and ownership of the Hotel has changed, it has seen continuous operation since its construction.

### **ARCHITECTURAL SIGNIFICANCE**

The hotel is of a classic Mediterranean style, characterized by its plans which includes an interior courtyard; stucco exterior; towers; roof tiles; oriele windows; variations in the style and type of windows; and prominently ornamented entrance.

The Cla-Reina/La Palma Hotel, having been designed by the architect fo the Coral Gables Corporation (H. George Fink) during the initial phases of the planned development, is therefore a quintessential product of the Mediterranean design practiced in Coral Gables.

### **ARCHITECTURAL INTEGRITY**

The building has sustained a minimal number of alterations.

#### **FENESTRATION**

Original casement windows have been retained in the first story north elevation. Windows on the second story are now fixed and feature aluminum mullions dividing them into multiple lights.

#### **VENTILATION SYSTEM**

Exterior air contitioning units were added to the building, and penetrate the walls of the second story cutting into the sill.

APPLIED ORNAMENT

The building retains some remarkable original features which include: ornamental metal marquee; wrought iron lamps; and its relief ornament.

CONCLUSION

The building retains more than sufficient integrity to be considered for designation as an Historic Landmark.

THE ARCHITECT - H. GEORGE FINK (1890 - 1975)

In 1904 Mr. Fink, a cousin of George Merrick, moved to Miami with his family.

Mr. Fink had studied architecture at the Drexel Institute in Philadelphia. In 1921 after practicing with a firm, Mr. Fink opened his own office.

In 1921 Fink became the youngest member of the American Institute of Architects.

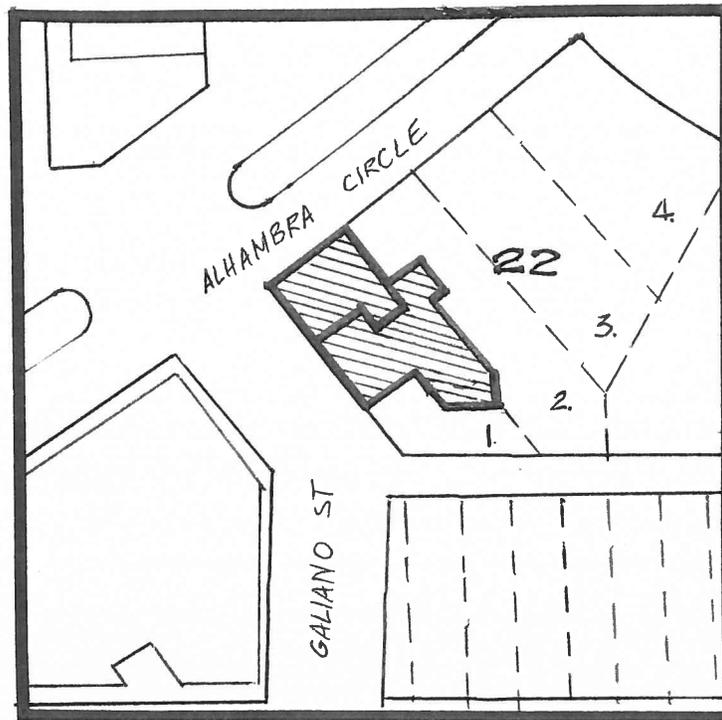
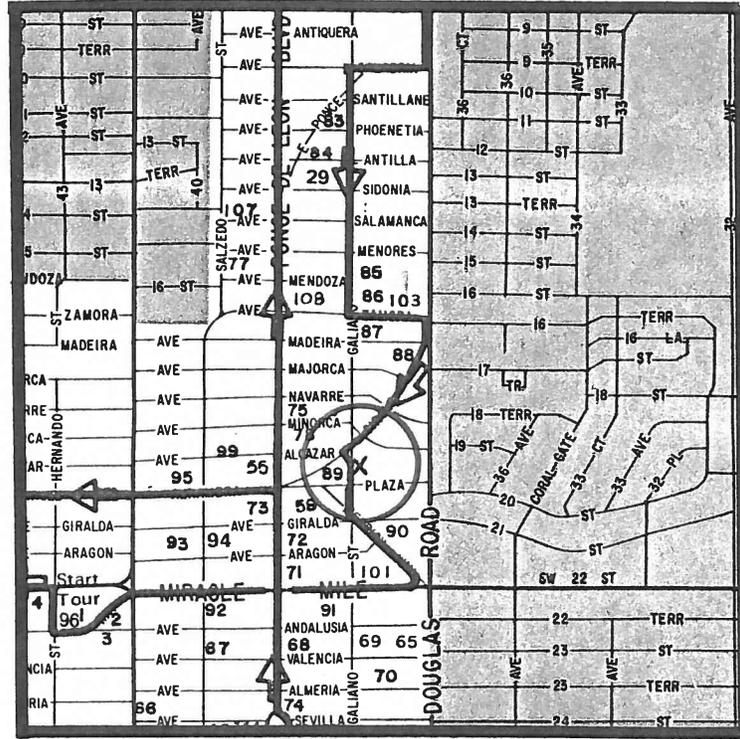
In 1924, Fink toured Spain with Merrick. The results of his study is the application of Mediterranean design which can be seen throughout Coral Gables.

In 1928, Fink left Coral Gables to become a designing architect for J. C. Penney in New York.

By 1932 he was named Supervising Architect for the Works Progress Administration (WPA) in the State of Maine.

STAFF RECOMMENDATION

The staff recommends the building for designation. The Cla-Reina/LaPalma Hotel represents one of the few survivors of the period which gives Coral Gables its physical identity, and is therefore critically important to preserve.



SELECTED BIBLIOGRAPHY

Sources used in the preparation of this report include:

"Building Permits/Plans for 116 Alhambra Circle", Building and Zoning Department, City Hall, City of Coral Gables, Florida.

"Coral Gables Central Buisness District Study", Report No. 1, University of Miami School of Architecture, 1983.

Insurance Map of Coral Gables, (Sanborn Map Company, 1924).

"Obituary - H. George Fink" - Miami Herald, April 12, 1975.

"Polk's Miami and Miami Beach City Directory, including Hialeah and Coral Gables" 1926 ff.

# THE CITY OF CORAL GABLES

OFFICE OF  
HISTORIC PRESERVATION DIVISION  
PLANNING DEPARTMENT  
CITY HALL



THE CITY BEAUTIFUL

P.O. DRAWER 141549  
CORAL GABLES, FLORIDA 33114  
TELEPHONE (305) 442-6443

Cla-Reina/La Palma Hotel  
116 Alhambra Circle

## REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features which contribute to the overall architectural character of a structure. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of additions/modifications/alterations/ and/or renovations which may become the subject of some future Certificate of Appropriateness consideration and....

The Review Guide, describing EXISTING physical features, may be used to determine whether or not elements which characterize the period in which the structure was built are present, and/or whether or not later additions or alterations have so changed that character that the property becomes ineligible for listing in the Coral Gables Inventory of Historic Sites.

---

Cla-Reina/La Palma Hotel

Date of Construction: 1924-25

Construction Materials: Concrete Block, Stucco, Tile, Wrought Iron

### SITE CHARACTERISTICS:

The building occupies a corner lot and has frontage on both Galiano Street, and Alhambra Circle. The orientation of the main elevation is in a northwesterly direction.

### ELEVATION ON GALIANO

The building features two identical wings which are interconnected, and create a rectangular landscaped courtyard. The features herein described, are common to both wings.

La Palma Hotel  
116 Alhambra Circle  
Page 2

1. Towers terminating in a shallow hipped roof creating an attic story.
2. Oriole window possessing a round arched aperture terminating in a hipped roof, supported by wooden piers.
3. Paired, arched windows separated by a spiral pilaster, end bays.
4. Concrete sills beneath windows on first and second floors.

NOTE: Many of the windows contain original multipaned casements; others have been altered by replacement with aluminum framed windows.

ALHAMBRA CIRCLE ELEVATION

5. Attic story bay defined by sloping sides of the parapet wall.
6. Tripartite arrangement of windows with transom areas.
7. Highly decorated entrance bay featuring free-standing spiral columns; relief featuring a diamond pattern; and semi-circular transoms.
8. Marquee sheltering the entrance bays.
9. Wrought-iron lanterns, flanking a square window, second story directly above the entrance bay.
10. Paired arched windows separated by a spiral pilaster, end bay.

Prepared: January, 1987

SELECTED BIBLIOGRAPHY

Sources used in the preparation of this report include:

"Building Permits/Plans for 116 Alhambra Circle", Building and Zoning Department, City Hall, City of Coral Gables, Florida.

"Coral Gables Central Buisness District Study", Report No. 1, University of Miami School of Architecture, 1983.

Insurance Map of Coral Gables, (Sanborn Map Company, 1924).

"Obituary - H. George Fink" - Miami Herald, April 12, 1975.

"Polk's Miami and Miami Beach City Directory, including Hialeah and Coral Gables" 1926 ff.

de  
Reina/La Palma

bra Circle

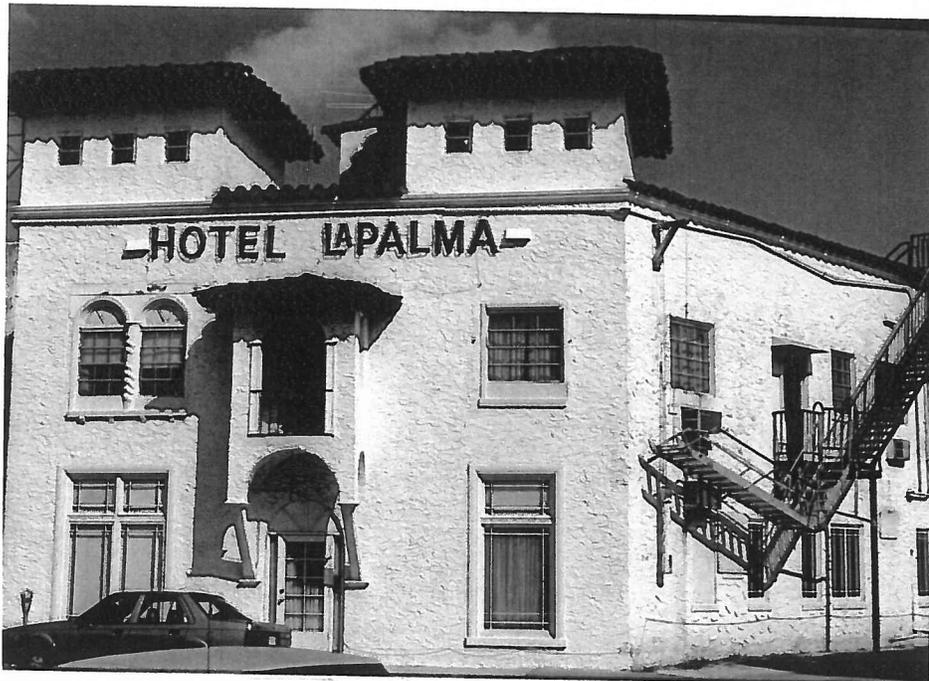


DETAIL WING ON GALIANO

Review Guide  
Hotel Cla-Reina/La Palma  
116 Alhambra Circle



DETAIL , ELEVATION ON GALIANO

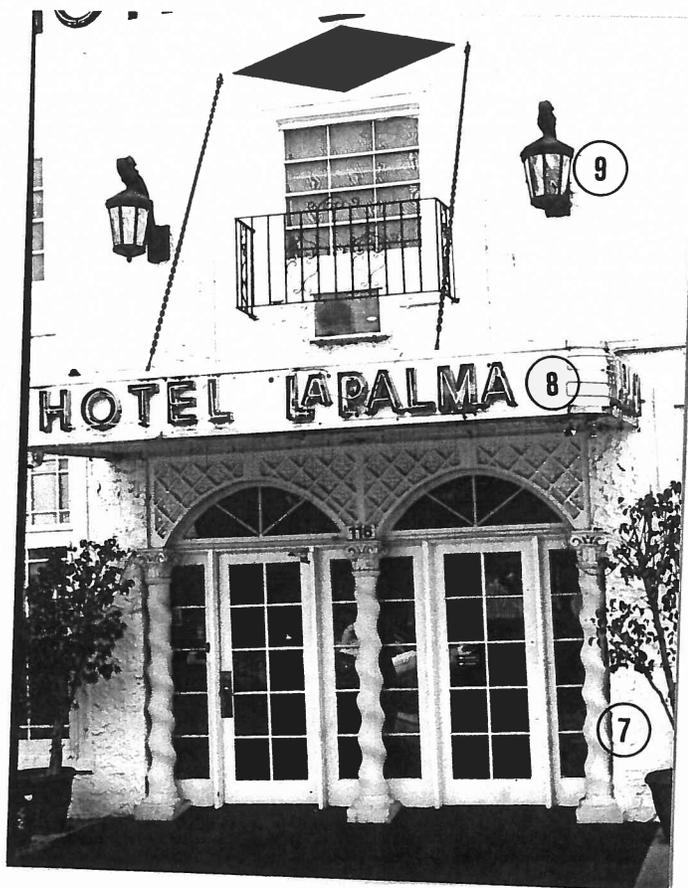


DETAIL: WING ON GALIANO

Review Guide  
LHD 86-06  
Cla-Reina/ La Palma Hotel  
116 Alhambra Circle



View, Intersection Galiano & Alhambra Circle



DETAIL. ENTRANCE BAY



2019 OCT -1 AM 9:11

**FLORIDA DEPARTMENT of STATE**

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

September 25, 2019

Ms. Dona M. Spain  
Historic Preservation Officer  
2327 Salzedo Street  
Coral Gables, FL 33134

Re: La Palma Hotel, 116 Alhambra Circle, Coral Gables, Miami-Dade County

Dear Ms. Spain:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on November 7, 2019, starting at 1:30 pm in Room 307, R. A. Gray Building, 500 South Bronough Street, Tallahassee, Florida. If the review board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

A copy of the meeting agenda, nomination and additional information on protection provisions, financial incentives, or other aspects of the National Register Program may be obtained by calling our Survey and Registration Section at 850.245.6364.

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by November 7, 2019.

Sincerely,

Ruben A. Acosta  
Survey & Registration Supervisor  
Bureau of Historic Preservation

RAA/mwm

Division of Historical Resources  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



## Kathleen Kauffman

---

**From:** Acosta, Ruben A. <Ruben.Acosta@dos.myflorida.com>  
**Sent:** Friday, April 24, 2020 9:57 AM  
**To:** Kathleen Kauffman  
**Subject:** Good News! Cla Reina Listed!

Kathleen,

Congratulations!

Ruben

FLORIDA, DADE COUNTY,

Cla-Reina Hotel,

116 Alhambra Circle,

Coral Gables, RS100004971,

LISTED, 4/22/2020

### Ruben A. Acosta

Survey and Registration Supervisor | Bureau of Historic Preservation | Division of Historical Resources | Florida  
Department of State | 500 South Bronough Street | Tallahassee, FL 32399 | 850.245.6364 |  
[Ruben.Acosta@dos.myflorida.com](mailto:Ruben.Acosta@dos.myflorida.com) [www.flheritage.com](http://www.flheritage.com)



FLORIDA DEPARTMENT OF STATE  
DIVISION OF  
*Historical Resources*

**CERTIFICATES OF APPROPRIATENESS (COA's)  
APPROVED BY  
THE CITY OF CORAL GABLES**



Historical Resources &  
Cultural Arts

July 19, 2019

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

112 Alhambra Circle LLC  
1515 N. Federal Highway  
Suite 300

☎ 305.460.5093

✉ hist@coralgables.com

Boca Raton, Florida 33432

Re: Special Certificate of Appropriateness application for the property at **112 Alhambra Circle**, a Local Historic Landmark, legally described as Lots 1 and 2, Block 22, Coral Gables Section "L," according to the Plat thereof, as recorded in Plat Book 8, at Page 85 of the Public Records of Miami-Dade County, Florida.

Dear Sirs:

On July 18, 2019 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 112 Alhambra Circle. The application requested design approval for restoration of the building and interior and exterior alterations.

The Historic Preservation Board found that the overall design of the proposed restoration and alterations does not destroy or detract from the integrity of the historic structure and is minimal in impact, which is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. Original features are called out to be restored but the drawings lack any specifics as to how the restoration work will be accomplished. Restoration specifications are to be included in the permit set of drawings.
2. Roof is to be true, two-piece barrel tile.
3. Window and door glass is to be clear.
4. Window and door muntins are to be high-profile.
5. The proposed elevator is indicated on the roof plan, but not in elevation. Any proposed elevator tower is not to rise over the height of the existing parapet.
6. Second floor arch-topped windows have muntins which reflect the original drawings of the building. The original windows differ from those in the drawings. New windows should mimic the windows that were actually installed (see 1920s photograph in Staff report).
7. The brackets shown in the 1920s photographs (see Staff report) should be reintroduced under the window sills as shown on the original drawings.

8. Proposed vent screens are not depicted. The original photos appear to show the existing wood latticework. This feature is to remain. Aluminum screening or concrete block can be installed behind the lattice.
9. Existing metal fire escape stairs are to remain in their entirety and be restored.
10. On Sheet A-208, a note reads removal of "portion of existing decorative concrete pattern." No photograph was submitted of this area. Staff can not verify if element to be removed is original.
11. The existing stair and railing shown on Sheets A-206 and A-209 are to remain.
12. A mock-up of the upper fixed casement windows must be approved by Historical Resources and Cultural Arts Department Staff.

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. You may now proceed with the permitting process. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. When submitting to the Board of Architects for Final approval please attach this letter and request administrative approval.

Coral Gables Zoning Code Article 3, Sections 3-118 through 3-1124 describe the method created for the City Commission to allow tax exemptions for the restoration, renovation, or rehabilitation of historically designated properties. *Please note that not all projects qualify to apply for the tax relief.* Should you wish to determine if your project is eligible, you must schedule a meeting with the Historical Resources Department staff to review. All applications for Ad Valorem Tax Relief must be submitted prior to the onset of construction.

Should you have any questions please do not hesitate to contact the office.

Sincerely,



Kara Kautz  
Assistant Historic Preservation Officer

Enclosure

cc: File COA (SP) 2019-009  
Jorge S. Kuperman, JSK Architectural Group, 137 Giralda Avenue, Coral Gables, FL 33134-5208  
Venny Torre, Torre Construction & Development, 208 Andalusia Avenue, Coral Gables, FL 33134



Historical Resources &  
Cultural Arts

November 8, 2019

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

112 Alhambra Circle LLC  
1515 N. Federal Highway  
Suite 300  
Boca Raton, Florida 33432

Re: Special Certificate of Appropriateness application for the property at **112 Alhambra Circle**, a Local Historic Landmark, legally described as Lots 1 and 2, Block 22, Coral Gables Section "L," according to the Plat thereof, as recorded in Plat Book 8, at Page 85 of the Public Records of Miami-Dade County, Florida.

Dear Sirs:

On October 17, 2019 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 112 Alhambra Circle. The application requested design approval for the replacement of the existing roof structure.

The Historic Preservation Board made a motion to approve the application as presented.

You may now continue with the permitting process. Should you have any questions please do not hesitate to contact the office.

Sincerely,

Kara N. Kautz  
Assistant Historic Preservation Officer

cc: File COA (SP) 2019-015  
Jorge S. Kuperman, JSK Architectural Group, 137 Giralda Avenue, Coral Gables, FL 33134-5208  
Venny Torre, Torre Construction & Development, 208 Andalusia Avenue, Coral Gables, FL 33134

**CURRENT TAX ROLL INFORMATION –  
MIAMI-DADE COUNTY PROPERTY APPRAISER**



Living Area

Adjusted Area

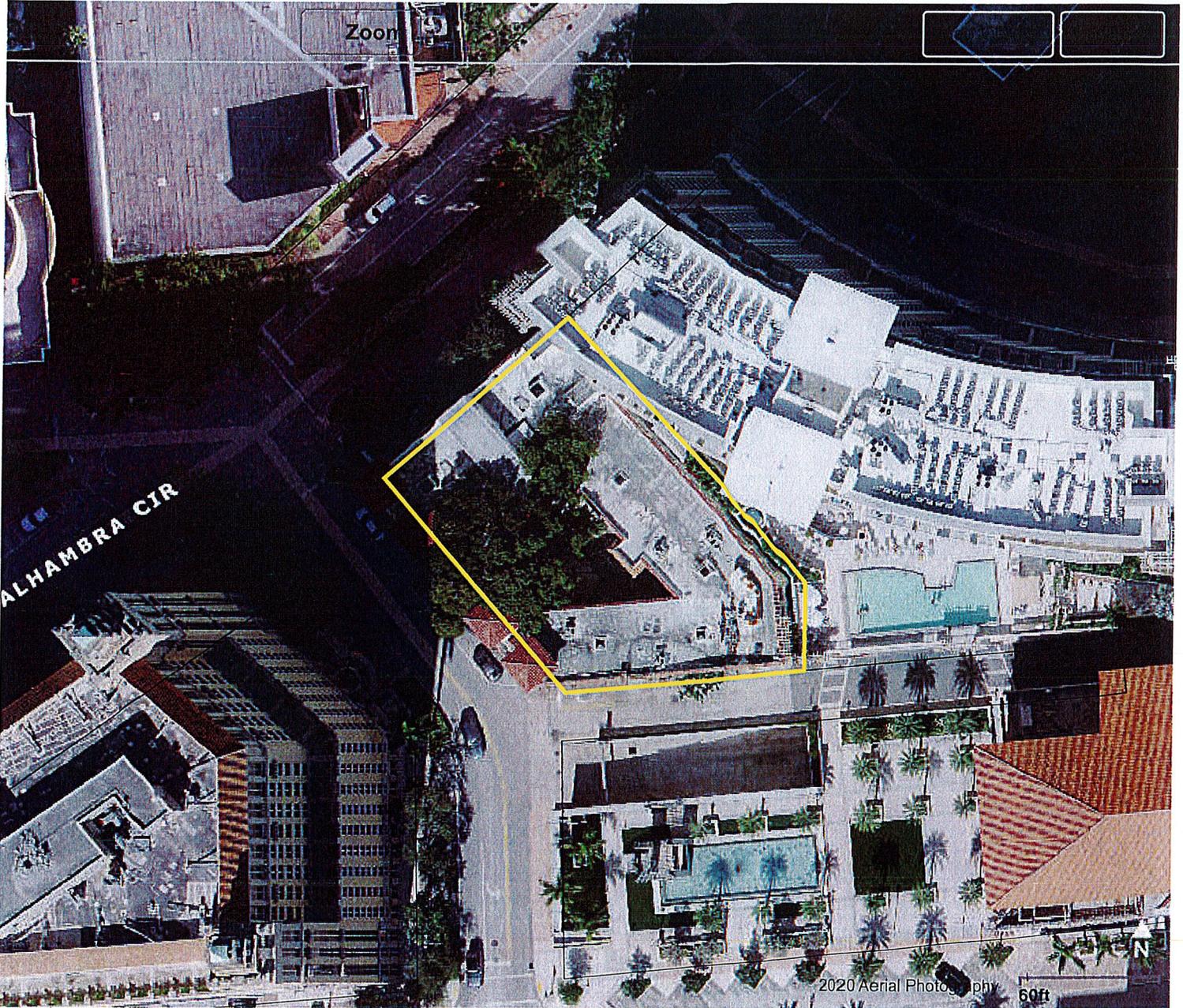
21,807 Sq.Ft

Lot Size

14,000 Sq.Ft

Year Built

1919



**Featured Online Tools**

[Comparable Sales](#)

[PA Additional Online Tools](#)

[Property Search Help](#)

[Report Discrepancies](#)

[Glossary](#)

[Property Record Cards](#)

[Property Taxes](#)

[Report Homestead Fraud](#)

Special Taxing Districts and Other Non-Ad valorem Assessments  
 Tax Estimator  
 Value Adjustment Board

Tax Comparison  
 TRIM Notice

## ASSESSMENT INFORMATION

Year	2020	2019	2018
Land Value	\$3,080,000	\$2,800,000	\$2,800,000
Building Value	\$100,000	\$14,999	\$1,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,180,000	\$2,814,999	\$2,801,000
Assessed Value	\$3,096,498	\$2,814,999	\$2,801,000

## TAXABLE VALUE INFORMATION

	2020	2019	2018
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,096,498	\$2,814,999	\$2,801,000
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,180,000	\$2,814,999	\$2,801,000
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,096,498	\$2,814,999	\$2,801,000
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,096,498	\$2,814,999	\$2,801,000

## BENEFITS INFORMATION

Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$83,502		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## FULL LEGAL DESCRIPTION

CORAL GABLES SEC L PB 8-85

LOTS 1 &amp; 2 BLK 22

LOT SIZE 14000 SQUARE FEET

OR 18697-1367 0799 6

## SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
03/22/2018	\$4,800,000	30928-2397	Qual by verifiable & documented evidence	GRC 116 ALHAMBRA CIR LLC
03/22/2018	\$100	30915-2611	Corrective, tax or QCD; min consideration	GRC 116 ALHAMBRA CIRCLE LI
03/22/2018	\$0	30915-2607	Sale priced verified different than doc stamps	GRC 116 ALHAMBRA CIRCLE LI
07/19/2010	\$4,656,000	27359-2712	Qual by exam of deed	116 ALHAMBRA LLC
07/01/1999	\$3,210,000	18697-1367	Other disqualified	
02/01/1989	\$0	13996-2637	Sales which are disqualified as a result of examination of the deed	
04/01/1978	\$520,000	10029-0665	Sales which are qualified	
05/01/1975	\$393,000	00000-00000	Sales which are qualified	
10/01/1971	\$275,000	00000-00000	Sales which are qualified	

For more information about the Department of Revenue's Sales Qualification Codes.

2020    2019    2018

## LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CB	6400 - COMMERCIAL - CENTRAL	Square Ft.	14,000.00	\$3,080,000

## BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.
1	1	1919			10,391
1	2	1919			11,416

## EXTRA FEATURES

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most

Description	Year Built	Units
-------------	------------	-------

Cooler Room - Area - Used with X/F #15	1999	120
Cooler Room - Refridgeration (200 sqft/Ton)	1999	5
Patio - Brick, Tile, Flagstone	1995	5,425
Cent A/C - Comm (Aprox 300 sqft/Ton)	1994	8
Cent A/C - Comm (Aprox 300 sqft/Ton)	1993	44
Wrought Iron Fence	1970	33

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

### LAND USE AND RESTRICTIONS

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	C -
<b>Existing Land Use:</b>	113 - OFFICE BUILDING.
Government Agencies and Community Services	

### OTHER GOVERNMENTAL JURISDICTIONS

- Business Incentives
- Childrens Trust
- City of Coral Gables
- Environmental Considerations
- Florida Inland Navigation District
- PA Bulletin Board
- Special Taxing District and Other Non-Ad valorem Assessment
- School Board
- South Florida Water Mgmt District
- Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.