

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 needed.

2013 MAY 22 AM 11:23
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: 1203 Asturia Ave
Property Address: 1203 Asturia Ave., Coral Gables, FL
Folio Number: 03-4107-016-0720
Legal Description: Coral Gables Sec E PB 8-13
Lots 17 & 18 BLK 5

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 CORAL GABLES

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

II. OWNER INFORMATION:

Name(s) of Owner(s): Greg & Jennifer Goldstein
Mailing Address: 1255 Lisbon Street
Coral Gables, FL 33134
Phone: 3057930592 2nd Phone: 3059684492
Email: greggoldstein@bellsouth.net

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: 1924 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.] The interior of was gutted by previous owners around 2005. Around 2005, casement windows were removed and impact sliders were installed (unpermitted), the garage area was filled with concrete and raised (unpermitted). Work was never completed, the house was foreclosed by the lender, and left in a disrepair since about 2006. The house was left with multiple roof leaks and mold throughout. In around 1970's the original gable roof above the garage was converted to a hip roof. Original architectural detail at the interior of the home was previously removed.

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.]

A rear addition was built, including a bedroom and bathroom. The date of the addition is not known. The garage was illegally converted to living space in around 2005

B. Exterior Description

Roof Type: hip, gable, flat Roof Material: flat & barrel tile
 Example: hip, gable, flat, etc Example: barrel tile, asphalt shingle, etc

Number of Stories: 2 Detached Garage? (Y/N) N

Basic Floor Plan: U shaped floor plan/Irregular
 Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): casement/sliders
 Example: casement, fixed, single hung sash, jalousie, awning, etc

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

Briefly describe any distinguishing **Exterior Architectural Features:**

[Example: the placement of the windows, chimneys, porches, columns, etc]

There is architectural detail above the front door and surrounding the window above the front door. The front of the house also maintains 1st and 2nd story railing detail and a porch at the east of the property. The detail surrounding the windows on the 2nd floor facing east is also architecturally significant. The back of the house features architectural detailed which is currently covered by foliage.

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.]

The interior of the property was gutted by previous owner.

D. Auxiliary Structures

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

The property is enclosed by a perimeter wall.

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? Residential

What will the building be used for after improvements? Primary Res.

What is the estimated start date of construction? June 2013

What is the estimated completion date? January 2014

What is the estimated cost of restoration/rehabilitation? 300,000

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

A 2nd story addition will be built. The structure of the property will be completely reinforced including foundations, walls, tie beams, floor joists and roof trusses. The entire interior of the property will also be renovated including all MEP systems. The roof above the garage will be returned to a gable roof, and the porch at the east of the property will be returned to an open air porch. An new loggia will be built off the kitchen and the barrel tile roof will be replaced where necessary to resolve leaking.

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: *Garage + Library*

Elevation: *Front*

Photo Number: *1,2*

Plan Number:

Describe Work and Impact on Existing Feature:

The Garage truss/roof system will be restored to the original gable roof. The window in the library will also be moved up to the same plane as the garage back to its original placement.

FEATURE 2: *Front Porch*

Elevation: *Front, East*

Photo Number: *1,3,4,5,6*

Plan Number:

Describe Work and Impact on Existing Feature:

The existing windows of the front porch will be removed and the structure will be returned to an open air front porch. Railings to match existing railings at front of property will also be installed.

FEATURE 3: *2nd story addition*

Elevation: *All*

Photo Number: *4,7,9,10*

Plan Number:

Describe Work and Impact on Existing Feature:

A 2nd story additional will be built at the back of the property, behind the existing 2nd story visible from Asturia Ave. The 2nd story addition will be visible above the existing 1 story structure shown in the photo's numbered above. The 2nd story additional will expand the existing master bedroom, bathroom and closets. The addition will also include 2 upstairs bedrooms, 1 bathroom and a laundry room.

FEATURE 4:

Elevation:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:

B. INTERIOR ARCHITECTURAL FEATURES**FEATURE 1:**Room: *Entire Interior*Photo Number: *12-22*

Plan Number:

Describe Work and Impact on Existing Feature:

The entire interior of the property will be renovated and upgraded. New mechanical, electrical and plumbing systems will be installed throughout the home. All leaks will be resolved, and the roof will be rebuilt with barrel tile. The property will receive all new impact casement windows, impact exterior doors, and a new garage door. The interior work will also include new framing, drywall, interior doors, moldings, flooring, kitchen and bathrooms.

FEATURE 2:

Room:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:**FEATURE 3:**

Room:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:**FEATURE 4:**

Room:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:

C. LANDSCAPE FEATURES

Please list any restorative work to be done to **original landscape features**, including pathways, walls, fountains, etc. Include a site plan or sketch if necessary.

FEATURE 1: N/A

Photo Number:

Describe Work and Impact on Existing Feature:

FEATURE 2:

Photo Number:

Describe Work and Impact on Existing Feature:

FEATURE 3:

Photo Number:

Describe Work and Impact on Existing Feature:

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.

GREG GOLDSTEIN
Print Name


Signature

5/16/13
Date

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

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

Street Address of property 1203 ASTORIA AVE

Folio number 0341070160720

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: —

The property was totally gutted by a previous owner. "Before" photos show this work

Additional Review Comments attached? Yes No

Signature: Dona M. Spain

Typed or printed name: Dona M. Spain

Title: Historic Preservation officer

Date of Review: _____

AV 2013-002



PHOTO #1

2

AV 2013-002



PHOTO #2

3

AV 2013-002

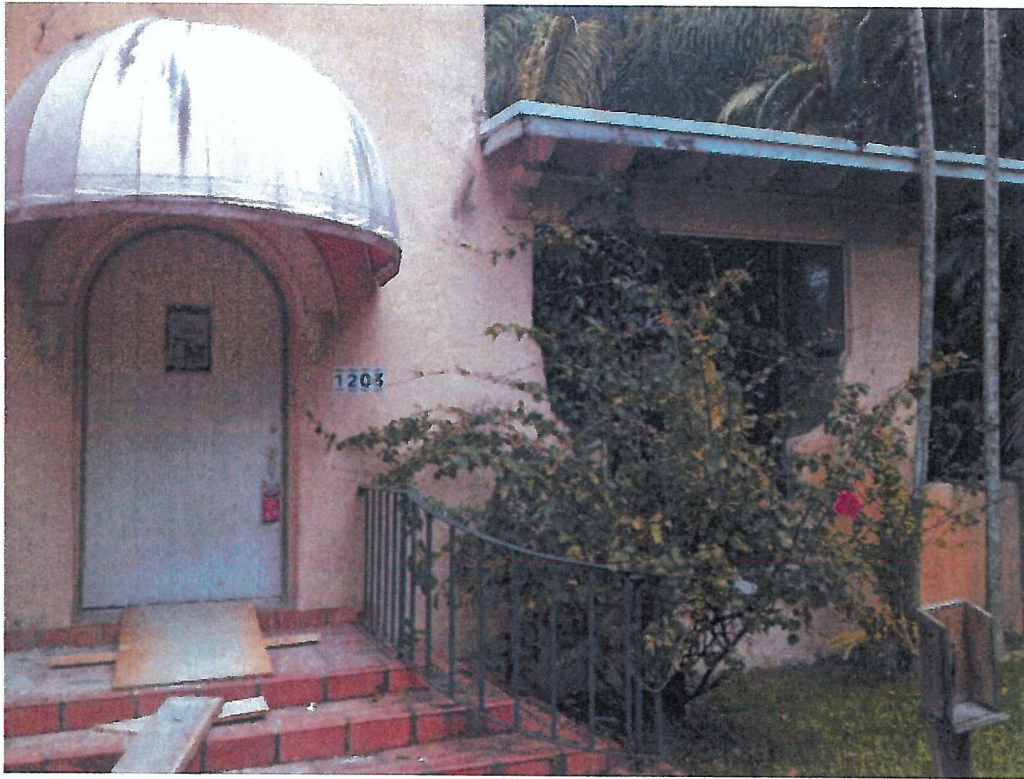


PHOTO #3

4

AV 2013-002



PHOTO #4

5

AV 2013-002

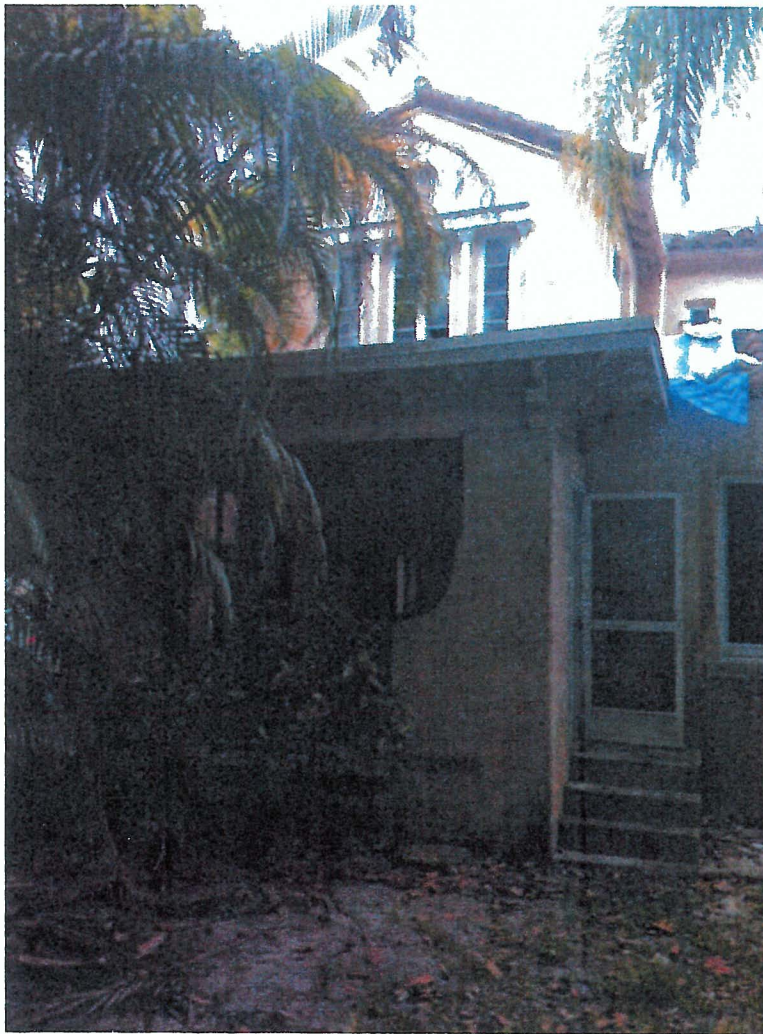


PHOTO #5

6

AV 2013-002

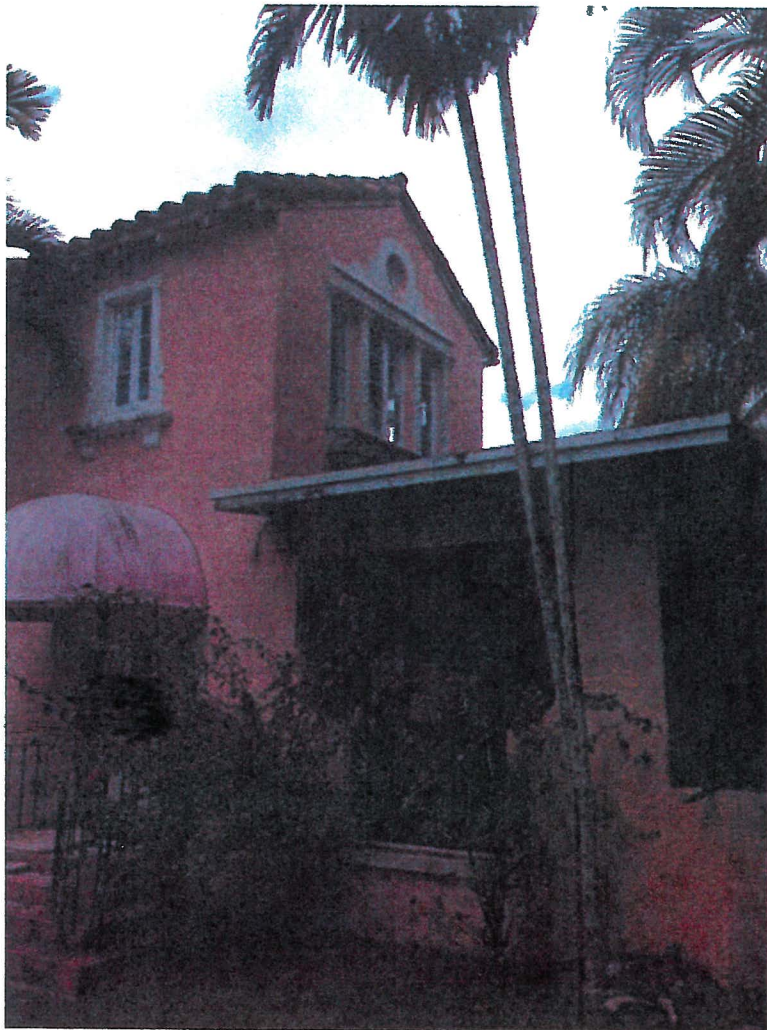


PHOTO #6

7

AV 2013-002



PHOTO #7

8

AV 2013-002



PHOTO #8

9

AV 2013-002

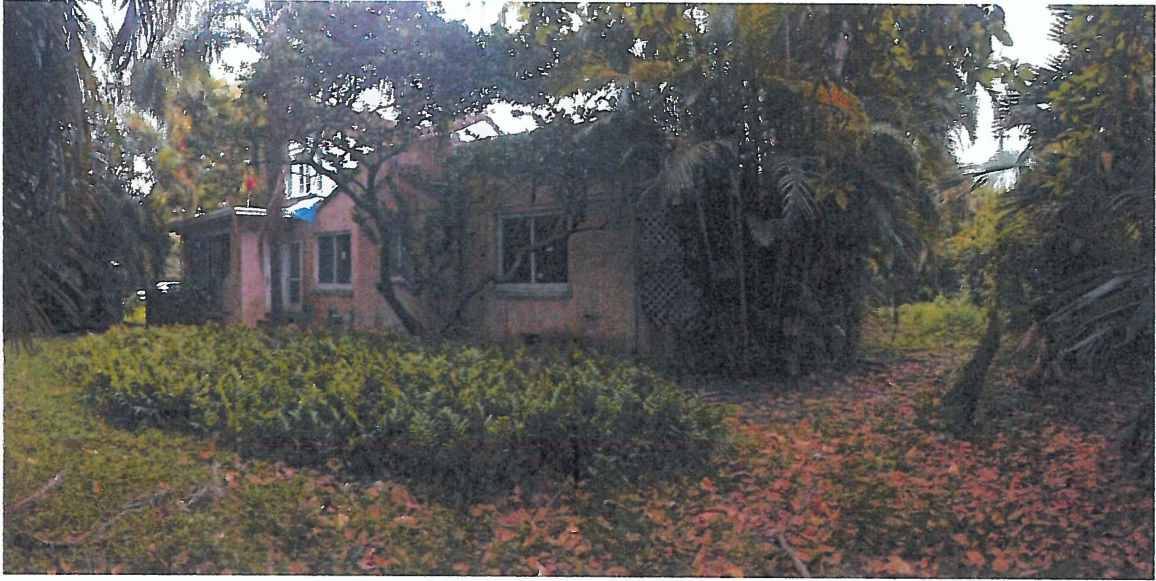


PHOTO #9

10

AV 2013-002



PHOTO #10

11

AV 2013-002



PHOTO #11

12

AV 2013-002



PHOTO #12

13

AV 2013-002



PHOTO #13

14

AV 2013-002



PHOTO #14

15

AV 2013-002

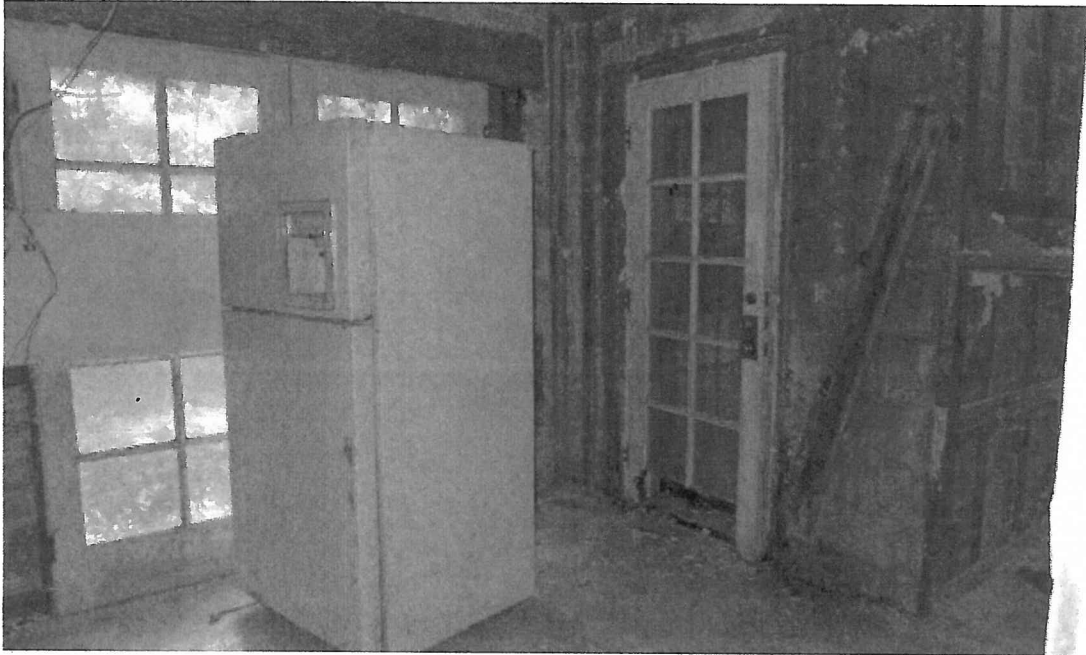


PHOTO #15

16

AV 2013-002



PHOTO #16

17

AV 2013-002



PHOTO #17

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AV 2013-002



PHOTO #18

19

AV 2013-002



PHOTO #19

20

AV 2013-002



PHOTO #20

21

AV 2013-002

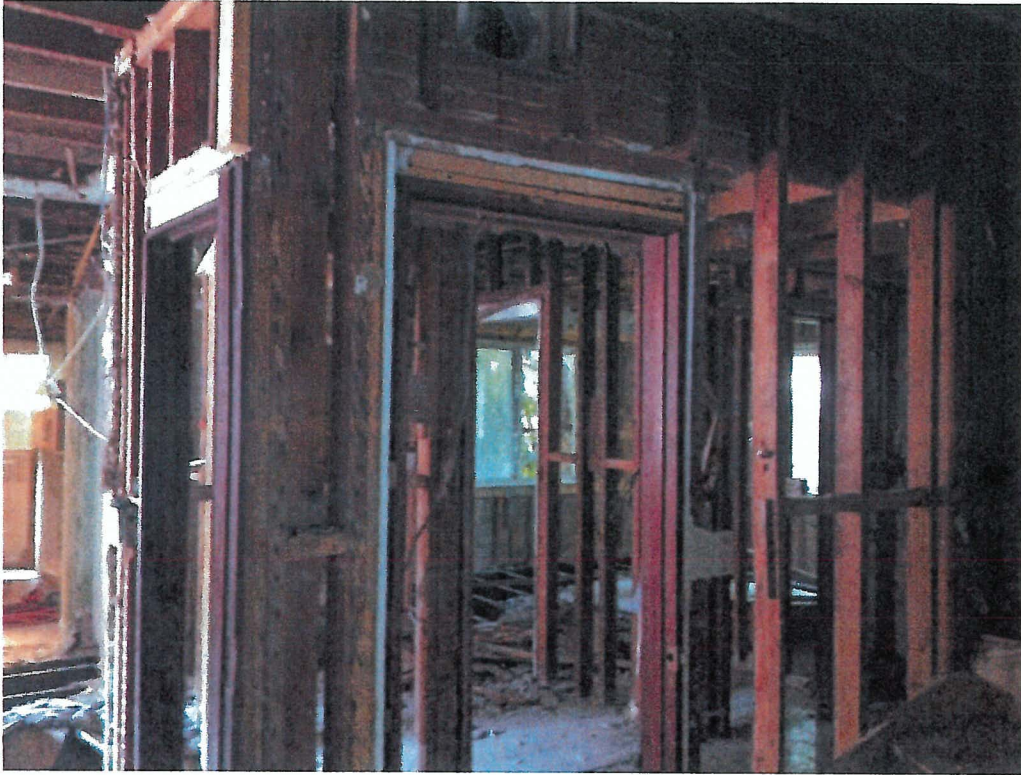


PHOTO #21

22

AV 2013-002

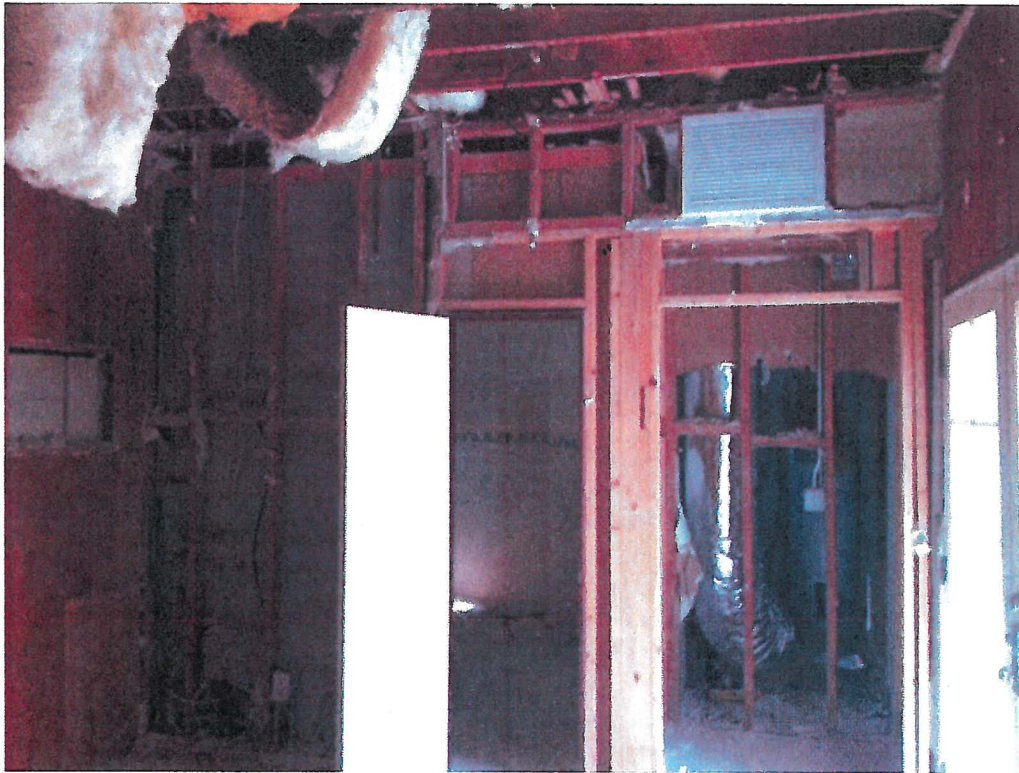


PHOTO #22