

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: Byam Residence

Property Address: 711 University Drive, Coral Gables, FL

Folio Number: 03-4117-004-2070

Legal Description: CORAL GABLES COUNTRY CLUB SEC 6

PB 20-1, LOT 11 & S1/2 OF LOT 10 BLK 137, LOT SIZE IRREGULAR

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): Rebecca Byam

Mailing Address: 3350 SW 27th Avenue, Apt. 1804, Miami, FL 33133

Phone: 917-885-1264 2nd Phone: _____

Email: beckybyam@aol.com

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

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III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1925 Architect (if known): Phineas Paist

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.]

#

1. Front door security screen added to South-East elevation- date unknown
2. University Drive wrought iron railings replaced on South-East elevation - date unknown
3. Original wood trellis changed to rebar trellis East elevation- date unknown
4. Awning over side entry door added on East elevation- date unknown
5. Awning and screen porch added to slab on University Drive side on South-East elevation - date unknown
6. Garage doors replaced on East elevation - date unknown
7. Enclosed existing second floor loggia on Palmarito side over garage on East elevation - date unknown
8. Tile roof hoods added over French doors on North-West elevation - date unknown
9. Added sliding glass door in ground floor Loggia North-East elevation - date unknown

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.]

1. Chimney added to East elevation - 1959
2. Swimming pool added to back yard - 1955
3. One story shed roof store room added to North elevation - 1954
4. Second story added to store room on North elevation - 1956
5. 2 ground floor shed roof room additions and reconfigured exterior stairs on West elevation - 1963 assumed
6. Property wall on Southeast Elevation modifications to include 2 new entries with wrought iron gate, and asphalt loop driveway - 1963 assumed

B. Exterior Description

Roof Type: Hip, Gable, Flat
Example: hip, gable, flat, etc

Roof Material: Barrel Tile & Built Up
Example: barrel tile, asphalt shingle, etc

Number of Stories: 2

Detached Garage? (Y/N) No

Basic Floor Plan: Irregular "U" Shaped

Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): Casement

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]

1. *Round tower with grille covered openings and stained glass windows on East and South-East elevations*
2. *Pointed-arch cloister with carved column capitols, pecky cypress ceiling, and tile flooring on North-East elevation*
3. *Open second floor loggia with pecky cypress ceiling and original wood doors on West elevation*
4. *Applied details around front door on South-East elevation*
5. *(2) Tall French door with balconettes South-East elevation*
6. *Arched openings with pecky cypress ceiling for covered portion of roof deck on South-West elevation.*
7. *Carved rafter ends over second floor loggia on West elevation and enclosed second floor loggia on East elevation*
8. *Solid wood front door with original iron hardware and details on South-East elevation.*

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.]

1. *Original terra cotta flooring for dining room, stair tower, entry and living room.*
2. *Curved stone staircase with wrought iron railings in stair tower.*
3. *Exposed pecky cypress ceilings in stair tower.*
4. *Wrought iron railings between living room and entry.*
5. *Miscellaneous original painted tile details throughout house.*

D. Auxiliary Structures

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

1. *Masonry site walls – Existing masonry site wall in the front and back yards require partial replacement of sections, and repair of other sections. Stucco patching and painting is required.*
2. *The existing pool is in a state of disrepair and needs to be removed.*
3. *The existing driveway and side entry on the East elevation need to be replaced.*

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? Single Family Residence

What will the building be used for after improvements? Single Family Residence

What is the estimated start date of construction? October 2017

What is the estimated completion date? February 2017

What is the estimated cost of restoration/rehabilitation? \$750,000

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

1. Demolition of 1963 shed roof addition and exterior stairs.
2. Additions to include enclosing existing screen porch on south-east elevation with new parapet roof and masonry walls. Addition on west elevation to add outdoor kitchen, half bath, and second floor terrace. Enclosing of existing second floor loggia on west elevation.
3. Interior renovations to include modification of room layouts, new mechanical/electrical/plumbing systems, and new finishes for select areas. The project will also include re-opening the original second floor loggia on east side.
4. Site work will include replacement of the existing pool, repair of perimeter site walls, replacement of the driveway, new pavers for walkways, and new landscaping.
5. The existing roofs will be replaced. All of the existing windows will be replaced with impact windows, as will some of the doors.

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: Solid Wood Front Door and French Doors

Elevation: South-East

Photo Number: 1

Plan Number: 1a, 1b

Describe Work and Impact on Existing Feature:

- 1a - Existing wood front door to have security screen removed, and existing door to be repaired and restored.
- 1b - Two French doors to be repaired and restored.

FEATURE 2:

Elevation: South-East

Photo Number: 2

Plan Number: 2a, 2b, 2c

Describe Work and Impact on Existing Feature:

- 2a - Existing ground floor window to be replaced with fixed glass window.
- 2b - Existing security grille to be repaired if possible or replaced to match existing.
- 2c - Second floor stained glass window (shown boarded up in photograph) will remain, with new fixed impact glass window to the exterior.

FEATURE 3:

Elevation: East

Photo Number: 3

Plan Number: 3a, 3b

Describe Work and Impact on Existing Feature:

- 3a - Replace all existing original windows with impact casement and fixed windows to match the existing.
- 3b - Replace all roofing with new true barrel tile roof.

FEATURE 4:

Elevation: East

Photo Number: 4

Plan Number: 4a,4b,4c,4d,4e

Describe Work and Impact on Existing Feature:

- 4a - Replace existing garage doors with new doors to match original.
- 4b - Remove windows and exterior wall covering original second floor balcony, and replace original guardrails with new to match original.
- 4c - Repair original damaged rafter ends.
- 4d - Replace steps to entrance door.

4e - Remove canvas awning, and install new fixed overhang with barrel tile roof.

FEATURE 5:

Elevation: East and North

Photo Number: 5

Plan Number: 5a,5b,5c

Describe Work and Impact on Existing Feature:

5a - Replace windows on 1956 addition with new fixed and casement impact windows.

5b - Change center ground floor window on North elevation to new French door.

5c - Replace ground floor window with grille to a larger arched window to match existing arched window on East elevation.

FEATURE 6:

Elevation: West

Photo Number: 6

Plan Number: 6a,6b,6c,6d,6e,6f,6g

Describe Work and Impact on Existing Feature:

6a. Demolish 2 exterior stairs and two shed roof structures from 1956 and 1963 additions.

6b. Replace existing casement windows with new impact glass casement windows to match existing.

6c. Enclosed existing second floor loggia with impact glass.

6d. Replace all roofing with new true barrel tile roof.

6e. New ground floor addition for half bath and outdoor kitchen.

6f. Replace some exterior doors with new impact glass doors to match existing.

6g. Repair original damaged rafter ends.

FEATURE 7:

Elevation: North West

Photo Number: 7

Plan Number: 7a,7b

Describe Work and Impact on Existing Feature:

7a - Demolish overhangs over French doors.

7b - Three existing french doors to be repaired and restored.

FEATURE 8:

Elevation: North East

Photo Number: 8

Plan Number: 8a,8b,8c,8d

Describe Work and Impact on Existing Feature:

8a - Replace all roofing with new true barrel tile roof.

8b - Replace sliding glass door with new french door.

8c - Existing wood door to be repaired and restored.

8d - Replace small window with new french door.

FEATURE 9:

Elevation: North West (2)

Photo Number: 9

Plan Number: 9a, 9b

Describe Work and Impact on Existing Feature:

9a - Original pavers in ground floor loggia to remain.

9b - Restore exposed rafters as required to match original.

FEATURE 10:

Elevation: South West

Photo Number: 10

Plan Number: 10a,10b

Describe Work and Impact on Existing Feature:

11a - Existing casement windows to be replaced with new impact casement window to match existing.

11b - Existing screened in porch to be replaced with new CMU walls, French doors to match existing, and flat roof with parapet.

B. INTERIOR ARCHITECTURAL FEATURES

FEATURE 1: Terra Cotta Floor Tiles

Room: Living Room

Photo Number: 11

Plan Number: 11a

Describe Work and Impact on Existing Feature:

11a – Replace existing original damaged Terra Cotta floor tiles with new floor tiles to match existing.

11b – Replace existing original decorative iron railing in living room to match existing on other side of opening.

FEATURE 2: Decorative Window Screen

Room: 2nd Floor Stair Tower

Photo Number: 12

Plan Number: 12a

Describe Work and Impact on Existing Feature:

12a – Replace existing original damaged wood spindle window screen with to match existing.

FEATURE 3: Exposed Rafters

Room: 2nd Floor Corridor #2

Photo Number: 13

Plan Number: 13a

Describe Work and Impact on Existing Feature:

13a – Restore exposed rafters as required to match original.

C. LANDSCAPE ARCHITECTURAL 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: Pool

Photo Number: 14

Describe Work and Impact on Existing Feature:

14 - Demolish pool and replace with new pool.

FEATURE 2: Pavers

Photo Number: 15

Describe Work and Impact on Existing Feature:

15 - Demolish existing damaged back yard pavers and replace with new.

FEATURE 3: Driveway

Photo Number: 16

Describe Work and Impact on Existing Feature:

16 – Demolish existing driveway and replace with new to match existing layout.

FEATURE 4: Front Yard Property Walls

Photo Number: 17

Describe Work and Impact on Existing Feature:

17 – Repair damaged sections of existing front yard property wall.

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.

REBECCA BYAM
Print Name

Rebecca Byam
Signature

1/25/2018
Date#

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

Street Address of property 711 UNIVERSITY DRIVE

Folio number #03-4117-004-2070

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: Dona M. Spain

Typed or printed name: DONA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 08-17-18

MIAMI-DADE COUNTY
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PROPERTY IDENTIFICATION AND LOCATION

BYAM RESIDENCE

711 UNIVERSITY DRIVE, CORAL GABLES, FL

Folio Number: 03-4117-004-2070

Legal Description: CORAL GABLES COUNTRY CLUB SEC 6
PB 20-1, LOT 11 & S1/2 OF LOT 10 BLK 137, LOT SIZE IRREGULAR

A. EXTERIOR ARCHITECTURAL FEATURES PHOTOS

Elevation: South-East

Existing Photo Number: 1



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Elevation: South-East
Existing Photo Number: 2



Elevation: East
Existing Photo Number: 3



Elevation: East
Existing Photo Number: 4



Elevation: East and North
Existing Photo Number: 5



Elevation: West
Existing Photo Number: 6



Elevation: North West
Existing Photo Number: 7



Elevation: North East
Existing Photo Number: 8



Elevation: North West (2)
Existing Photo Number: 9



Elevation: South West
Existing Photo Number: 10



B. INTERIOR ARCHITECTURAL FEATURES

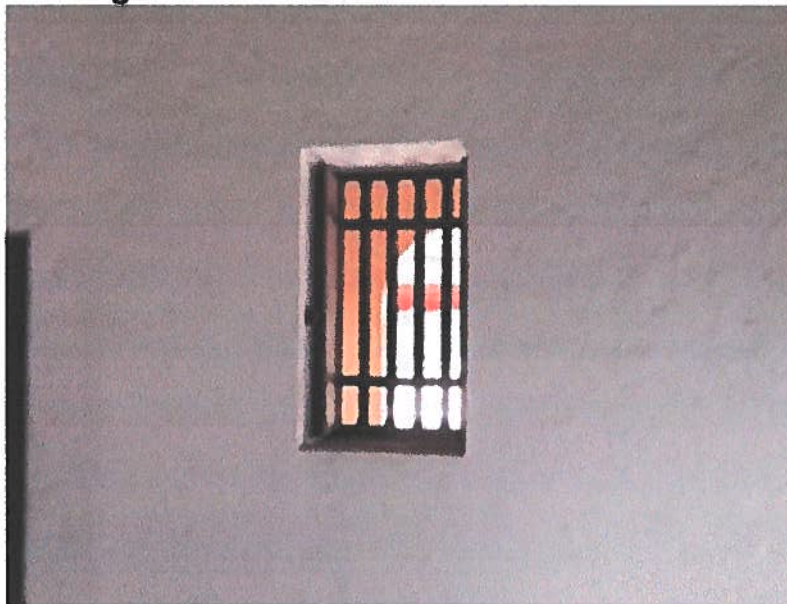
Room: Living Room

Existing Photo Number: 11

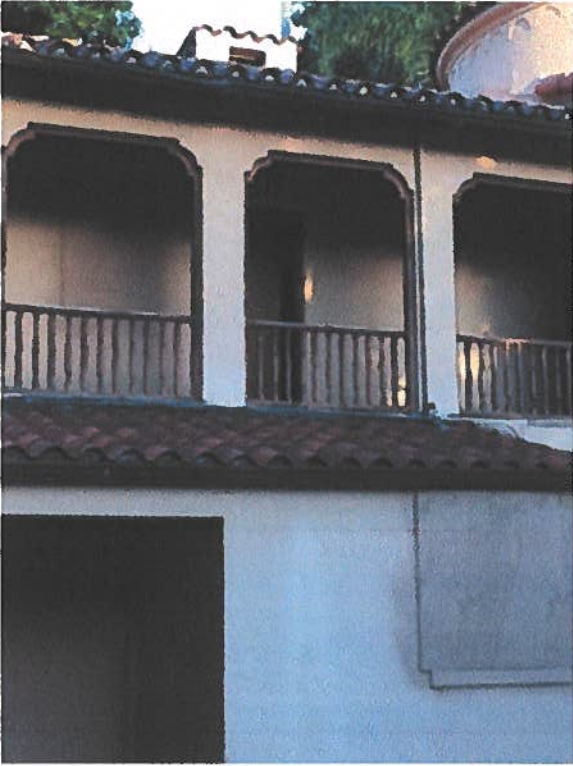


Room: 2nd Floor Stair Tower

Existing Photo Number: 12



Room: 2nd Floor Corridor #2
Existing Photo Number: 13

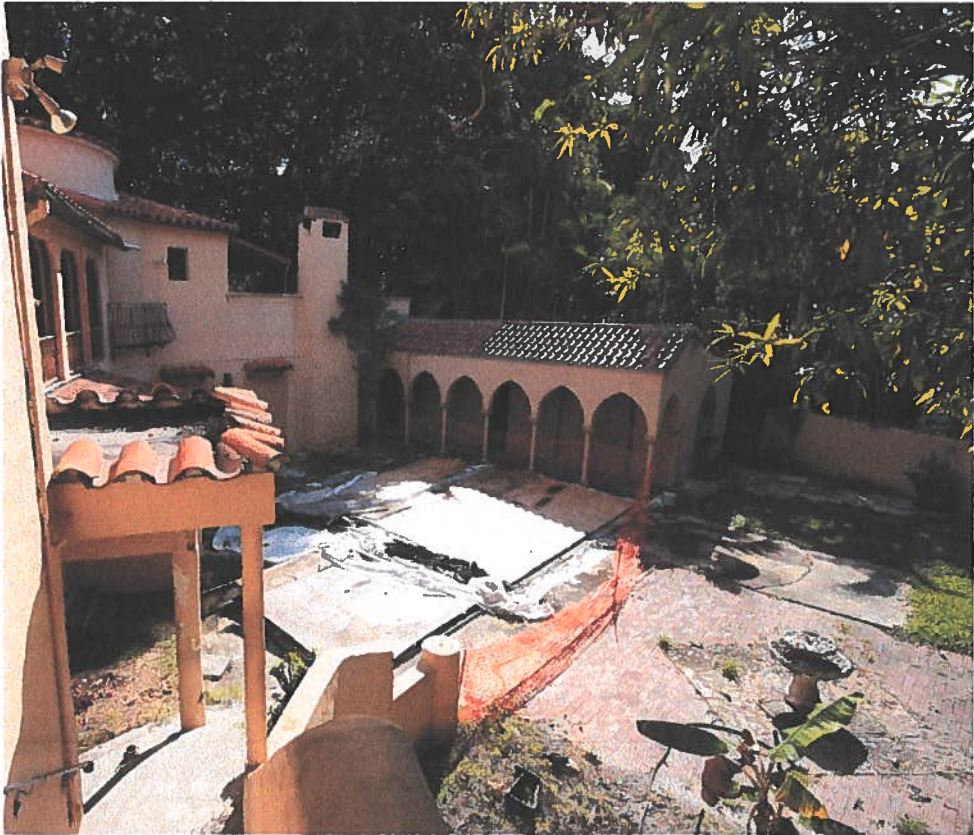


LANDSCAPE ARCHITECTURAL FEATURES

FEATURE 1: Pool
Photo Number: 15



FEATURE 2: Pavers
Photo Number: 16



FEATURE 3: Driveway
Photo Number: 17



FEATURE 4: Front Yard Property Walls
Photo Number: 18

