

MIAMI-DADE COUNTY
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

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PART 1 – PRECONSTRUCTION APPLICATION

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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: 936 Castile Avenue, Coral Gables, FL 33134
Folio Number: 03-4107-021-0040
Legal Description: Peacock Re-Sub PB 35-60
Lot 8 Lot Size Irregular OR 29314-0878 0614 19

Please check all that apply:

X

- 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): Jorge & Kathrina Saladrigas
Mailing Address: 7566 SW 102nd Street
Miami, FL 33156
Phone: 305-878-1876 2nd Phone: 305-710-1982
Email: Jorge@saladrigasmiami.com

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

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

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A. General Information

Date of Construction: 1931 Architect (if known): Lester Avery RECEIVED CITY OF CORAL GABLES HISTORICAL RESOURCES

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.]

Windows replaced circa 1980

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.]

Master Bedroom addition added circa 1980. Approx 380 sq ft. Exterior screened proch added circa 1980 behind new master addition.

A small laundry room behind the kitchen was added around May 1979. Some repairs and enhancement work was done to the existing CMU property fence wall around June 1989.

B. Exterior Description

Roof Type: Flat Roof Material: Barrel Tile Example: hip, gable, flat, etc Example: barrel tile, asphalt shingle, etc

Number of Stories: 1 Detached Garage? (Y/N) Y

Basic Floor Plan: Rectangular 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]

Most of the significant exterior historical features of this house are to be found on the front elevation of this house. They include a stylish fireplace chimney next to the front entrance; carved large wood balustrade at the openings for the open porch; similar smaller carved wood balustrades ornamenting the bathroom window facing Castile; and barn style wood shutters adjacent to all frontal window openings.

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.]

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Living room contains original chimney and exposed wood ceiling where all effort will be made to restore to original condition. In fact, a large part of the purchase decision was based on the exposed wood ceiling.

D. Auxiliary Structures

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

The existing detached garage is currently in need of substantial repairs due deferred maintenance. Specifically the second floor service quarters is unsuitable for a present day residence. This room will be expanded and upgraded with a front balcony, full bath and walk-in closet.

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? Residential

What is the estimated start date of construction? Novemeber 15, 2016

What is the estimated completion date? November 15, 2017

What is the estimated cost of restoration/rehabilitation? \$350,000

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

Current home is undergoing an interior remodeling including repair work to damaged wall and ceilings. New electrical and plumbing fixtures are being installed as well as new carpentry work in all bathrooms and in the kitchen. There are a few interior walls being rearranged to make room for closets and an additional 1/2 bath. New hurricane impact windows are also being added to the home and all historical features are being restored.

Lastly, we are adding a second floor and balcony above the detached garage that will serve as a guest bedroom and bath.

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: Existing Wood Spindle features in front window.

Elevation: North Elevation

Photo Number: Photo #1

Plan Number: A-402

Describe Work and Impact on Existing Feature:

Fortunately one of the original wood spindles was preserved. We will be able to recreate the other spindles matching the original design and restore this important architectural feature back to its original state

FEATURE 2: Barn style window Wood Shutters

Elevation: North & South Elevations

Photo Number: Photo #2

Plan Number: A-402

Describe Work and Impact on Existing Feature:

The original design by Lester Avery called for barn style wood shutters next to the windows on the front elevation of the house. We are recreating these shutters and reinstalling them as well. We are also using them as decorative elements in the rear windows facing the courtyard.

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FEATURE 3: Large window Wood Spindles in front of original Open Porch

Elevation: North & South Elevation

Photo Number: Photo #3

Plan Number: A-402

Describe Work and Impact on Existing Feature:

The large original wood spindles in front of what used to be the original open porch will be restored. If any are found to be destroyed beyond repairs, new ones will be constructed to match the original. The new impact resistant windows have been placed behind these spindles so as not to destroy the intent and integrity of the original design.

FEATURE 4: Front Door, Stonework, and Chimney Structure

Elevation: North Elevation

Photo Number: Photo #4

Plan Number: A-402

Describe Work and Impact on Existing Feature:

The original wood front door along with the stonework surrounding it, will be restored to original conditions. The stucco fireplace chimney and the decorative scroll element on the upper portion of the structure will also be retained.

B. INTERIOR ARCHITECTURAL FEATURES

FEATURE 1: Existing Fireplace and Chimney @ Living Room
Room: Main Living Room
Photo Number: Photo #5
Plan Number: A-201

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Describe Work and Impact on Existing Feature:

The existing Fireplace and Chimney will be preserved and restored to original conditions. This will no doubt become a central piece in what is the most architectural historically significant room in this residence. The importance of this room can not be overstated since it will create the first impressions and become the introducing component of the residence to visitors.

FEATURE 2: Existing exposed wood ceiling @ Living Room
Room: Living and Dining Room
Photo Number: Photo #6
Plan Number: A-202; A-301 & A-501

Describe Work and Impact on Existing Feature:

This gorgeous original wood ceiling will be preserved and restored to near original conditions. It is a very strong and important historical component in this historic home. It clearly depicts the craftsmanship and artistry of the epoch. Proper, painstaking preparation, and product application of will restore the glamour and beauty of this timeless classical piece.

FEATURE 3: Existing original quarry floor tile with decorative inserts @ Living Room.
Room: Main Living Room
Photo Number: Photo #7
Plan Number: A-202 & A-501

Describe Work and Impact on Existing Feature:

While the intent is to preserve the existing original quarry floor tile that adorn the main living floor, and while the final objective is to preserve the original ambiance and character of this space, there is significant damage to the floor that may force replacement. We are hoping this is not the case.

FEATURE 4: Retention of Rear Covered Terrace as gateway from Living Room to Courtyard.
Room: Covered Terrace behind Living and Dining Room
Photo Number: Photo #8
Plan Number: A-201 & A-402

Describe Work and Impact on Existing Feature:

The original covered terrace that transitions from the great living area to the exterior courtyard will be preserved. Components of this space, such as flooring, wall texture, and exposed wood ceiling will be replaced to match, to the maximum extent possible, the original character of this space.

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.

Landscaping plans have not been completed for the residence, but extreme care will be taken to match the landscaping to the surrounding area/neighborhood.

FEATURE 1:

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:

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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.

Jorge A. Saladrigas

Print Name



Signature

10/26/2016

Date

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

Photo 1

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Photo 2

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Photo 3

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Photo 4

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Photo 5

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Photo 6

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Photo 7

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Photo 8

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

Street Address of property 936 Castle Ave.

Folio number 03-4107-021-0040

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: 12.14.2010