

AV 2006-06
JULY 16, 2009

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
162 ALCAZAR AVENUE (HOTEL PLACE ST. MICHEL)
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Battlecreek Properties (Stuart Bornstein)
<u>Original Date of Construction:</u>	c. 1926
<u>Architect for work:</u>	Wayne E. Dennis
<u>Estimated Cost of Project:</u>	\$ 2,300,000**
<u>Estimate Cost of Work on Historic Building:</u>	\$ 1,800,000**
<u>Legal Description:</u>	Lots 3 and 4, Blk 24, Coral Gables Section "L"
<u>Folio Number:</u>	03-4108-007-2230
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	November 1995

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

The building located at 162 Alcazar Avenue, designed by architects Anthony Zink and Arthur Coote, was built in 1926. The structure was originally designed as a three-story office building with retail shops on the first floor for the Faningo Realty Corporation. By 1935, the office building was converted into the Sevilla Hotel. In 1979, the hotel became the Hotel Place St. Michel.

The City of Coral Gables Historical Resources Staff reviewed applications for the installation of impact windows and the repair of keystone and stucco at the property at 162 Alcazar Avenue, a local historic landmark, on June 23, 2006 and October 18, 2006, respectively. Historical Resources Department Staff approved the issuance of the Standard Certificates of Appropriateness and granted design approval for the proposed work.

The applicants are requesting Ad Valorem Tax Relief for the restoration and alterations to the historic property. The information contained within this staff report reflects all the proposed improvements to the property as reflected in the applications for Standard Certificates of Appropriateness case file COA (ST) 2006-38 and COA (ST) 2006-67. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- Replacement of non-original windows and doors with impact-resistant units.
- Structural repairs and improvements.
- Replacement of damaged re-bar.
- Restucco of entire building façade.
- Keystone trim, window sill and pilaster capital repair and restoration.
- Restoration of light fixtures.
- Restoration of entrance surround.
- Installation of new canvas awning.
- Interior repairs caused by structural repairs and window replacement.

B. Landscape improvements

- Re-installation of ivy

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

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA applications and supporting documents, photographs