



AV 2016-003
JUNE 20, 2019

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

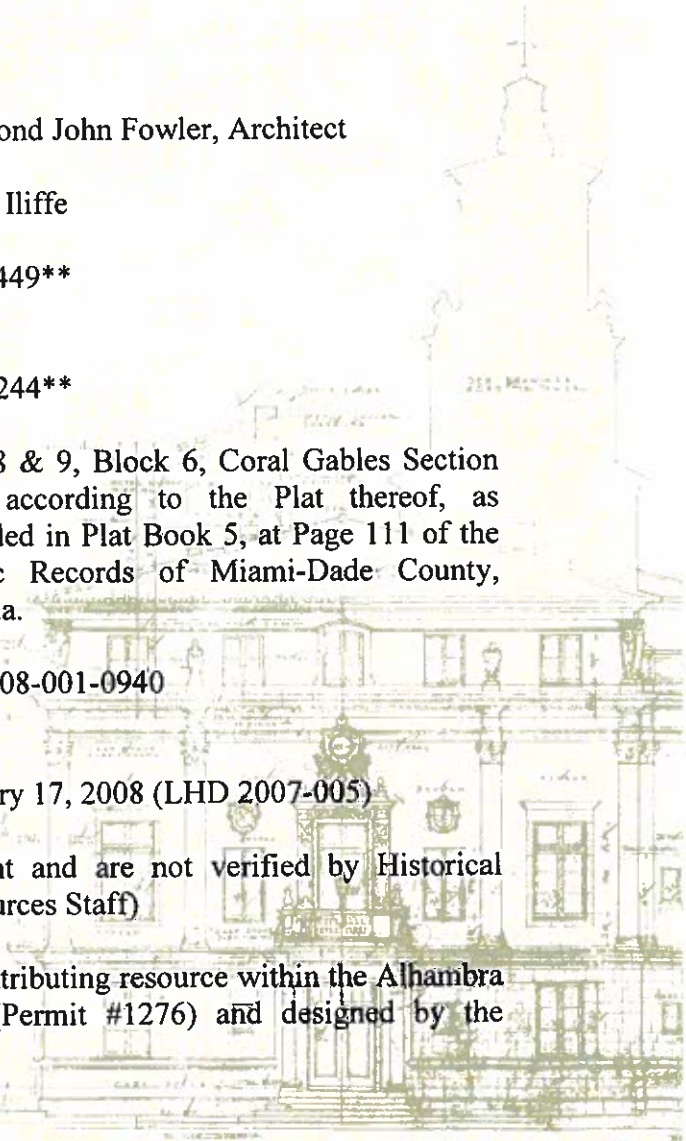
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**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
414 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA
A CONTRIBUTING RESOURCE WITHIN
THE "ALHAMBRA CIRCLE HISTORIC DISTRICT"
PART 2**

<u>Owner:</u>	Katherine Gilhuly
<u>Original Date of Permit:</u>	1924
<u>Original Permit No.:</u>	1276
<u>Architect for Alterations:</u>	Raymond John Fowler, Architect
<u>Contractor for Alterations:</u>	Stuart Iliffe
<u>Estimated Cost of Project:</u>	\$968,449**
<u>Estimated Cost of Work on Historic Buildings:</u>	\$852,244**
<u>Legal Description:</u>	Lots 8 & 9, Block 6, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4108-001-0940
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	January 17, 2008 (LHD 2007-005)

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

The residence at 414 Alhambra Circle is considered a contributing resource within the Alhambra Circle Historic District. It was permitted in 1924 (Permit #1276) and designed by the



architectural team of Frank Wyatt Woods and John Tracey. It is a good example of the Mediterranean Revival style architecture constructed throughout Coral Gables during the 1920s. The residence had undergone minor alterations since the time of its construction. Two small rear additions to the residence were constructed in 1951 (permit # 9376). The auxiliary garage structure was substantially altered in 1953. The property maintained its architectural integrity and contributes to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (ST) 2015-017. 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

- New impact-resistant casement windows to match original configuration
- New barrel tile roof
- Paint house
- New mechanical, electrical, and plumbing systems
- Demolition of utility room addition
- Interior work includes: Restoration of original oak floors; refinishing of fireplace mantle; interior reconfiguration; restoration of pecky cypress ceilings in entry and living room

B. Addition

- Additions consisting a one-story "great room" and two-story portion with garage, laundry room, powder room, A/C closet, and covered terrace on the first floor and guest bedroom with open terrace on the second floor.

C. Site improvements

- Installation of new brick paver driveway and walkways
- Installation of new swimming pool and deck
- Installation of new landscaping

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

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS:

Upon completion of the restoration, rehabilitation, or renovation, return this form *with photographs of the completed work (both exterior and interior views of the building)* to the City of Coral Gables Historical Resources Department.

Each photograph must be clearly labeled, and they should be the same views as the before photographs that were included in the Preconstruction Application.

If there are conditions included as part of the Final Recommendation from the local Historic Preservation Officer, the application will not be considered complete until all conditions have been met and acknowledged by the local Historic Preservation Officer.

I. Property identification and location:

Property Name: 414 Alhambra Circle, Coral Gables, FL 33134

Folio Number: 03-4108-001-0940

Street Address: 414 Alhambra Circle, Coral Gables FL 33134

II. Data on restoration, rehabilitation or renovation project:

Project start date: August 2016

Project completion date: December 2017

Cost of entire project: \$968,449.16

Estimated costs attributed to work on historic buildings: \$852,244.16

Name of architect: Raymond Fowler Phone: 305 951-2356

Name of Contractor: Stuart Iliffe Phone: 305 903 8181

Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on August 2016.

I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historical Resources Department, the County Historic Preservation Office, and the Office of the Property Appraiser, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Miami-Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Katherine Gilhuly
Print Name

Katherine Gilhuly
Signature

11.29.2018
Date

Complete the following, if signing for an organization.

NA _____
Print Name Title Signature

Name of Organization _____

Taxpayer Identification Number _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number _____

Multiple owners must provide the same information as above. Use additional sheets if necessary.

[Please attach the photographic documentation here, use additional pages if necessary. Provide a copy of all photographs on CD, if possible.]

REVIEW OF COMPLETED WORK
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER

Street Address of property 414 Alhambra Circle, Coral Gables, FL 33134
Folio number 03-4108-001-0940

The local Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

[] 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., and therefore recommends approval of the requested historic preservation tax exemption.

[] 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., and therefore recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Please list any Review Comments here:

Additional Review Comments attached? Yes [] No []

Signature: Donna M. Spain

Typed or printed name: DONNA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 06/13/2019



Feature: 1
Elevation: North Front
Photo: 1



Photo: 1-a
extra

Feature: 2

Elevation: North Front

Photo: 2



Feature: 3 Arch Window
Elevation: North- Front
Photo: 3



Feature: 4
"Wing" Wall
Elevation: North
Front
Photo: 4



Feature: 5 Side Window
Elevation: East - Side
Photo: 5



Feature 6: Window Overview
Elevation: East - Side
Photo: 6





Feature: 6 Bedroom Window
Detail
Elevation: East-Side
Photo: 7

Feature: 6 Bedroom Window
Elevation: East Side
Photo: 8



Feature: 6 New Photo - Memory of Window

Elevation: East-side

Photo: 8a





Feature: 7 Bathroom Window
Elevation: East-side
Photo: 9

Feature: 8 - ^{old} Utility
Structure
Elevation: ^{Removed}
East-side

Photo: 10



Feature: 9 Overview

Elevation: West-side

Photo: 11





Feature: 10 Garage/Carport Replaced Detached Structure
Elevation: North vs. South
Photo: 12

Feature: 10 Back of Garage
Elevation: South
Photo: 13



Feature: 11 Overview

Elevation: South

Photo: 14





Feature: 11 South
Door into kitchen now a
window
Elevation: South-Rear
Photo: 15

Feature: 11 South
old bath room removed
windows now french doors
Elevation: South-Rear
Photo: 16





Feature 11: "South" - actually west to show
south corner of building. could not get a pic
of true south view

Bedroom Extension

photo 17



INSIDE:

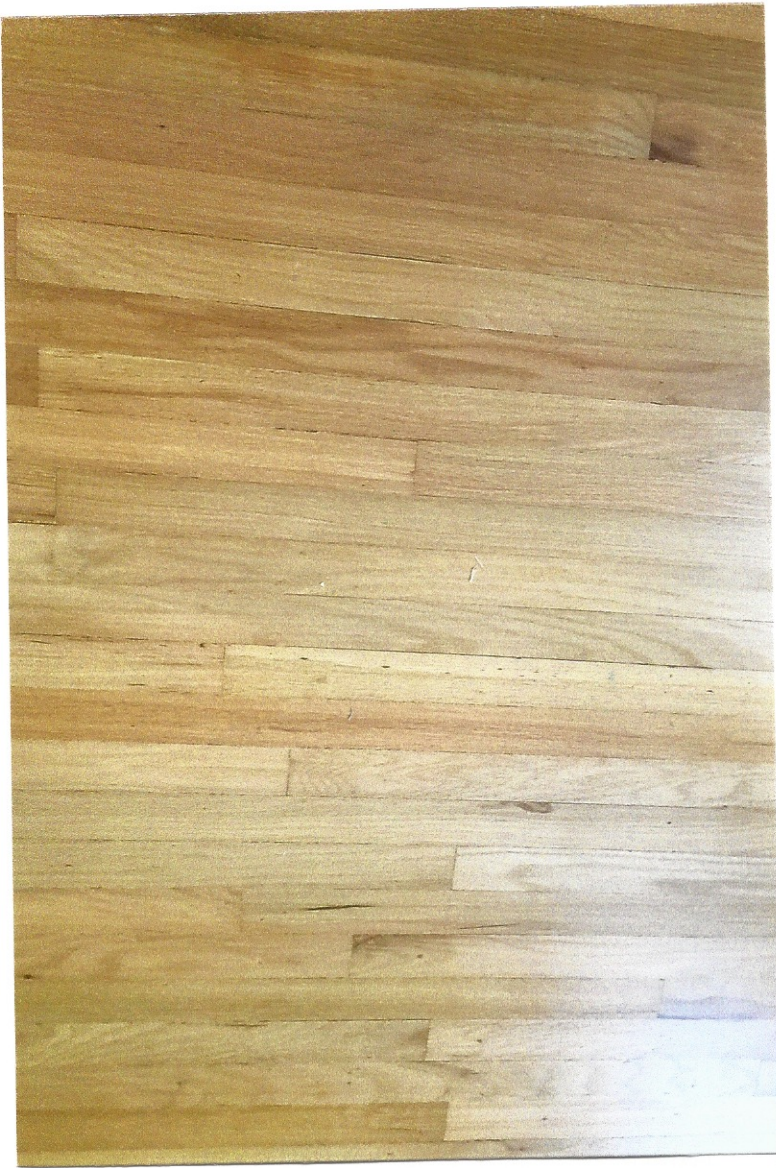
Feature: 1 Pecky Cypress

Room: Front Entry

Photo: 19

Feature: 1
Pecky Cypress
Ceiling
Room: Living Room
Photo: 20

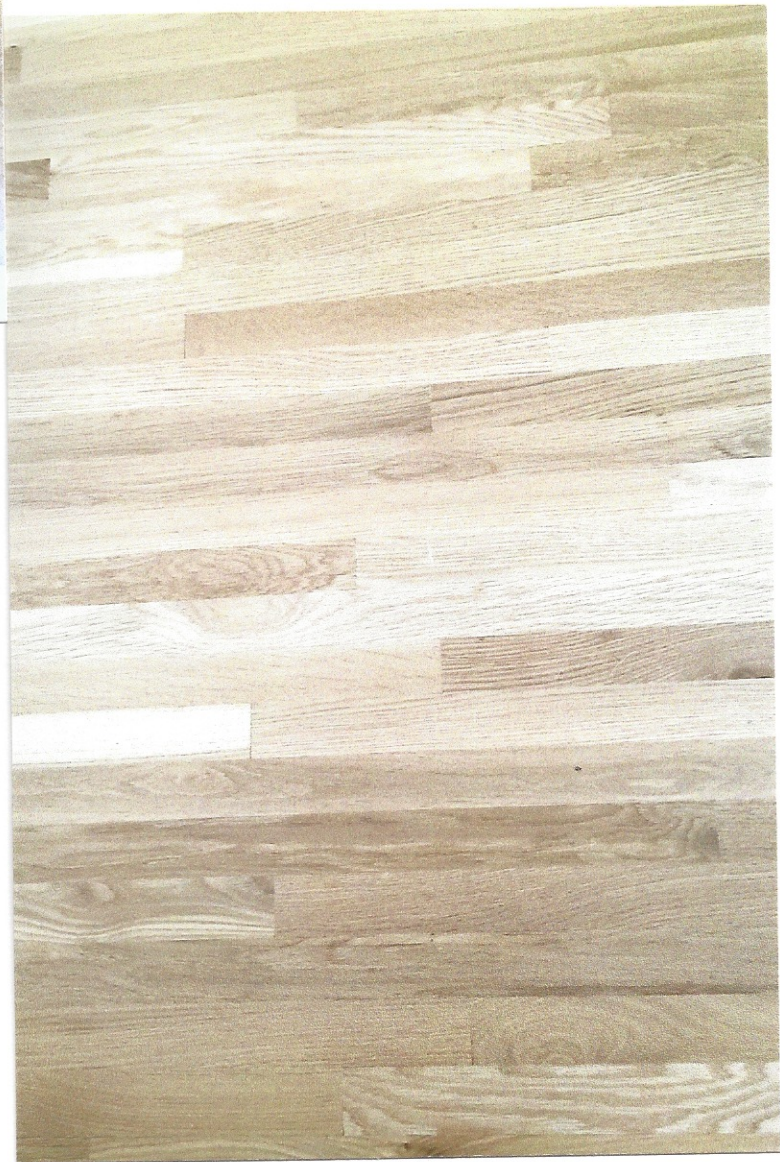




Feature: 2 Oak Hardwood Floor

Room: ALL* except bath & utility area

Photo: 21 - re-furbished



Feature: 2 Oak
Hardwood Floor

Room: ALL*

Photo: 21 a - new
where old could not
be saved

Feature: 3 Fireplace / Mantel - original plaster

Room: Living Room

Photo: 22

