

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: Freeland/Beckham House
Property Address: 4209 Santa Maria Street Coral Gables, FL 33146
Folio Number: 03-4119-001-4320
Legal Description: Coral Gables Country Club Sec PT 5
PB 23-55 LOTS 11 & 12 BLK 96 LOT SIZE 150.000 x 125 OR
16462-0700 06941

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.

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2016 FEB -5 PM 4:45

II. OWNER INFORMATION:

Name(s) of Owner(s): Beatriz Bravo & Ricardo Gutierrez
Mailing Address: 610 Bive Road Coral Gables, FL 33146

Phone: 305-205-6780 2nd Phone: _____

Email: bravobeatriz@gmail.com

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: 1925 Architect (if known): Robert Law Weed

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.]

Original windows were replaced with casement windows. Front entryway was modified (walls angled). Water feature was added.

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.]

Original porch was enclosed and turned into a family room.

B. Exterior Description

Roof Type: Gable & flat Roof Material: Barrel tile, flat asphalt/tar
Example: hip, gable, flat, etc Example: barrel tile, asphalt shingle, etc

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

Basic Floor Plan: L 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

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Briefly describe any distinguishing Exterior Architectural Features:

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

Chimney at front and center of home, typical Spanish Mediterranean from the 1920s (Spanish Colonial Revival) with stucco siding, distinguishable chimney finishings, and casement windows. Also features low pitch Barrel tile roofs.

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 living room maintains the original wood ceilings and fireplace.

D. Auxiliary Structures

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

Attached garage, no auxiliary structures

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? Residence

What will the building be used for after improvements? Residence

What is the estimated start date of construction? January 2016/February 2016

What is the estimated completion date? December 2016

What is the estimated cost of restoration/rehabilitation? ~\$1,250,000

Briefly describe your project, including any proposed additions, upgrades and restorations. The goal is to restore the house to its original splendor. Additions that maintain the design and characteristics of the home are planned. The existing porch will be enclosed, kitchen will be expanded, master bedroom and bathroom will be expanded, a guest bedroom will be added, and a covered terrace and pool overlooking the golf course will be added. The remainder of the house will be restored and upgraded.

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: Rear façade as seen from golf course

Elevation: West elevation

Photo Number: 1, 2, 3, 31, 32, 34

Plan Number: A-101.1, A-102.1, A-105.1, A-105.2, A-202

Describe Work and Impact on Existing Feature: An addition to the two story portion of the house (kitchen on first floor and master bedroom on second) with balcony on second floor will allow for an expanded kitchen, wine room, breakfast area, butler's pantry, expanded master, master closet, and master bath. The one-story covered porch will be enclosed and a one-story addition will be built. The area will be incorporated into the existing great room and a new dining area. A covered terrace and pool will be added to the north side of the property. The west elevation of the home will maintain the profile of the original home where the current covered patio will be enclosed and expanded. The flat roof covering the existing covered patio (center of west elevation of the home) will be turned into a rooftop terrace overlooking the golf course with access through the second story master and a spiral staircase that will be installed under the new covered terrace. The roof on the two-story addition and the new covered terrace will be genuine barrel tile, keeping with the original roof style. The additions will be stuccoed to match the original structure, thus giving the new portions of the home the same sense of character. Any areas of stucco on the original structure that need attention will be repaired. Stucco on the additions will be clearly delineated from the original stucco. All stuccoed areas will be repainted. All additions will keep with the Spanish Colonial Revival style of the home.

FEATURE 2: View from left sideyard

Elevation: South elevation

Photo Number: 4, 5, 6

Plan Number: A-101.2, A-102.2, A-101.1, A-105.1, A-105.2, A-203

Describe Work and Impact on Existing Feature: The original covered patio on the south elevation/left side of the home was enclosed in the past and turned into a family room. The family room will remain, but the doorways will be opened back up to the original size and will lead to the new pool area, covered terrace, and outdoor kitchen. The roof on the new covered terrace will be genuine barrel tile, keeping with the original roof style. The addition will be stuccoed to match the original structure, thus giving it the same sense of character as the original. Any areas of stucco on the original structure that need attention will be repaired.

Stucco on the additions will be clearly delineated from the original stucco. All stuccoed areas will be repainted. All additions will keep with the Spanish Colonial Revival style of the home.

FEATURE 3: Front façade as seen from the street

Elevation: East elevation

Photo Number: 7, 8, 9, 10, 11, 12, 13, 14, 26, 27, 28, 37, 38

Plan Number: A-100.1, A-100.2, A-003, A-101.1, A-105.1, A-105.2, A-202

Describe Work and Impact on Existing Feature: A one-story addition will be built on the current family room/original porch, allowing for an additional bedroom and bathroom. The one-story addition will have a genuine barrel tile roof in keeping with the original roof style. The new covered terrace will be seen from the front (east elevation) as well. The front entryway was angled out at some point in the past – this angle will be removed and walls will be parallel. Shutters will be added to the windows. A water feature was added to the front of the home in the past – this water feature will be detached from the original structure, removed, and a new water feature will be added but not attached to the original structure (in order to preserve the original structure). Any areas of stucco on the original structure that need attention will be repaired. Stucco on the additions will be clearly delineated from the original stucco. All stuccoed areas will be repainted. All additions will keep with the Spanish Colonial Revival style of the home.

FEATURE 4: View from right sideyard

Elevation: North elevation

Photo Number: 33, 35, 36

Plan Number: A-101.1, A-102.1, A-105.1, A-203

Describe Work and Impact on Existing Feature: The two-story addition on the rear/west elevation of the home will be visible from the right side/north elevation as well. The addition will be stuccoed to match the original structure, thus giving it the same sense of character as the original. Any areas of stucco on the original structure that need attention will be repaired. Stucco on the additions will be clearly delineated from the original stucco. All stuccoed areas will be repainted. All additions will keep with the Spanish Colonial Revival style of the home.

B. INTERIOR ARCHITECTURAL FEATURES

FEATURE 1: Original structural elements and mechanical systems

Elevation:

Photo Number: 41, 43, 44, 45, 46

Plan Number: A-103.2, A-103.1, A-104.0, A-300, A-301, A-302, A-101.1

Describe Work and Impact on Existing Feature: The crawlspace under the original structure is too shallow and traps moisture. The crawlspace/foundation will be backfilled with concrete and the walls will be reinforced with steel supports. The mechanical systems in the house are either obsolete, outdated, or in bad working order. The original plumbing will be replaced. The electrical system will be upgraded and replaced. The A/C system and ductwork will be replaced with a new, energy efficient system. Insulation will be added where possible to increase the energy efficiency of the home. The original windows were replaced multiple times over the years. Some of them are hurricane impact and others are not. All new windows in the additions and any existing windows that are not hurricane impact will be replaced with hurricane impact casement windows, similar to the original window style. All structural, plumbing, and electrical work will preserve the integrity and strength of the original structure and increase the life expectancy of the home.

FEATURE 2: Family room/original covered porch

Elevation:

Photo Number: 39, 40

Plan Number: A-101.1 (120, 121)

Describe Work and Impact on Existing Feature: At some point in the past, the original porch was enclosed and turned into a family room. It will remain a family room, but the doors on the north side of the home will be opened back up to the original size – leading to the new covered terrace and pool. The window on the east wall will be opened up and replaced with a French door leading to the covered terrace on the golf course side. A one-story addition will be added to the west wall and will incorporate a new bedroom and bathroom.

FEATURE 3: Current covered patio and original great room

Elevation:

Photo Number: 15, 16, 17, 18, 19, 20, 21, 22, 23, 51, 52

Plan Number: A-101.1 (116, 117)

Describe Work and Impact on Existing Feature: The current covered patio will be enclosed and expanded. The resulting space will be an extension of the original great room and a newly created open dining space. The great room's original wood beamed ceiling will remain, as will

the original fireplace and the second story balcony that overlooks the great room. The bookshelf that was added to the balcony at some point in the past will be replaced.

FEATURE 4: Kitchen

Elevation:

Photo Number: 24, 25, 42, 47, 48, 49, 50

Plan Number: A-101.1 (113, 115, 114, 112, 111, 110)

Describe Work and Impact on Existing Feature: The current dining room and kitchen will be opened up and incorporated into a new kitchen. The cabinets and appliances were not original and of no historical significance. The new kitchen entails all new cabinets appliances, counter tops, etc. The two-story addition on the east wall will allow for the creation of a new wine room and breakfast, open to the new kitchen. A portion of the kitchen will be turned into a butler's pantry. The old A/C room and laundry area off of the kitchen will be combined and turned into a new laundry area and the A/C system will be relocated. The original back staircase off of the kitchen will remain – but the railing will be replaced.

FEATURE 4: Interior rooms – restorations, refurbishments, and upgrades

Elevation:

Photo Number: 53, 54, 55

Plan Number: A-101.1, A-102.1

Describe Work and Impact on Existing Feature: All bathrooms had been modified throughout the years and the fixtures were no longer original. All bathrooms will be remodeled in a manner that complements the house style. The master bath will be expanded as a result of the two-story addition on the east side of the home. Some of the closets will be expanded. The carpet that was added to the second story will be removed.

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: Hardscapes - water feature, driveway, front walkway, and wall

Photo Number: 7, 8, 9, 10, 11, 12, 13, 14, 26, 27, 28, 29, 30

Describe Work and Impact on Existing Feature: A water feature was added to the front/west of the home at some point in the past – this water feature will be detached from the original structure, removed, and a new water feature will be added but not attached to the original structure (in order to preserve the original structure). The driveway will be expanded toward the home (replacing current walkway), narrowed on the left side (allowing for more open grass area), and repaved. The wall at the edge of the west sidewalk will be demolished and replaced with a new wall that spans the front of the home, including metal motorized gates. The new wall will be stuccoed to match the original structure.

FEATURE 2:

Photo Number:

Describe Work and Impact on Existing Feature:

FEATURE 3:

Photo Number:

Describe Work and Impact on Existing Feature:

FEATURE 4:

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.

DEATHIZ DMAVO

Print Name

DEATHIZ DMAVO 01/13/16

Signature

Date

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

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

Street Address of property 4209 SANTA MARIA STREET

Folio number 03-4119-001-4320

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: 3-8-16

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

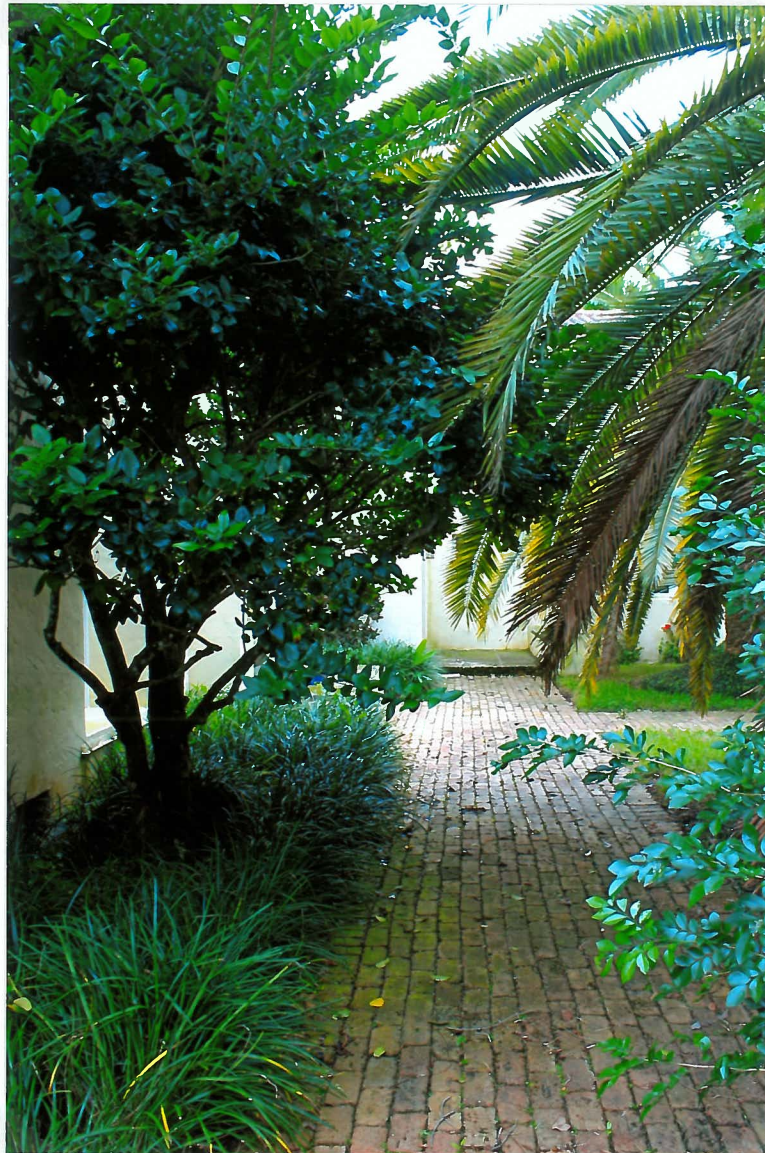


Photo 15



Photo 16



Photo 17

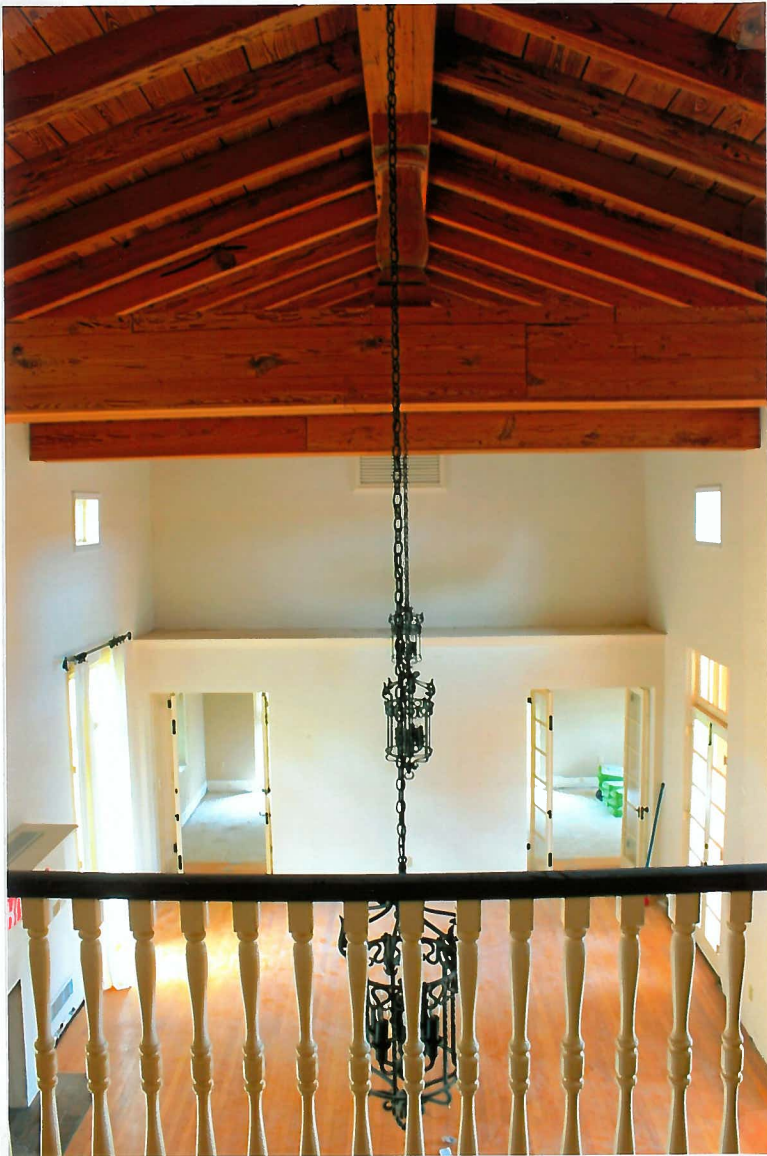


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

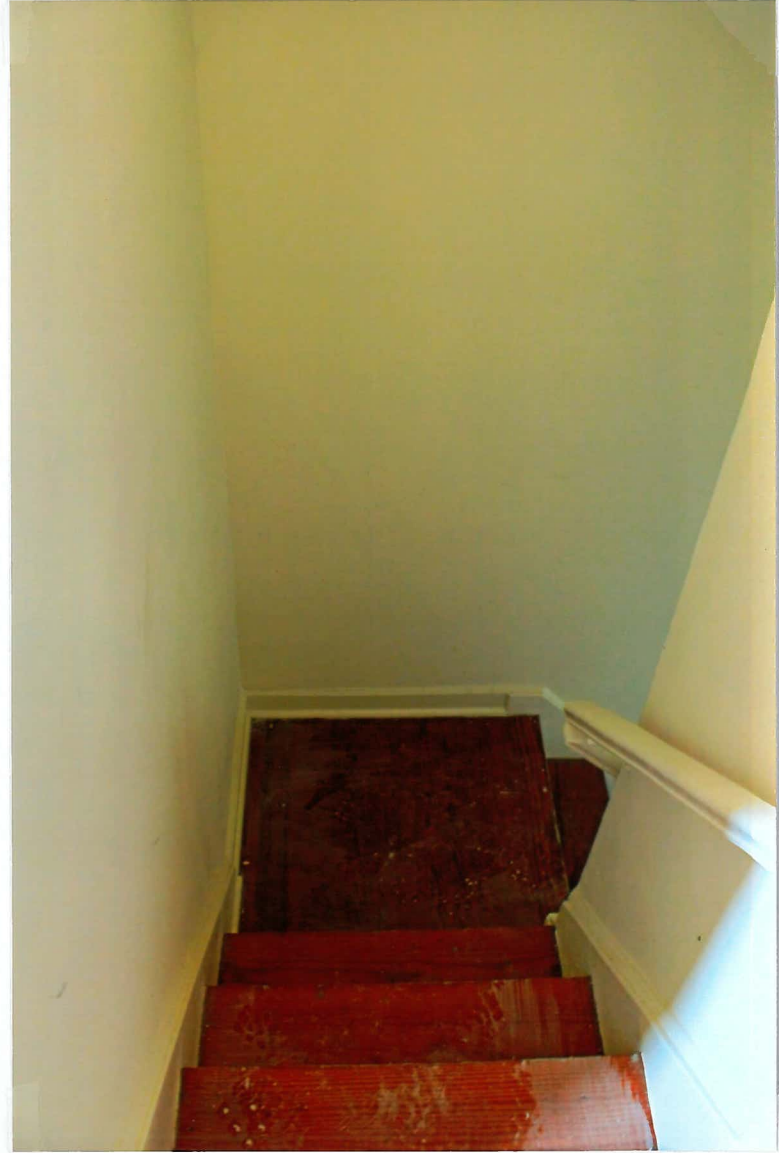


Photo 25

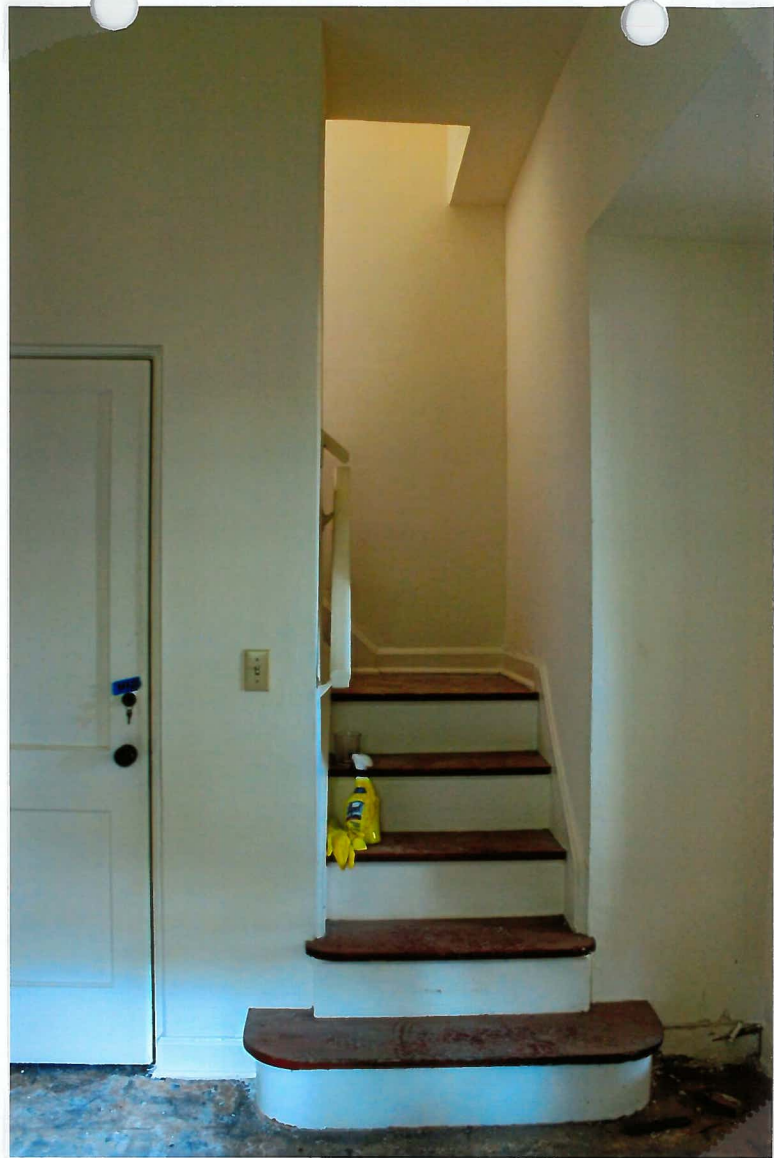


Photo 26

