

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 12(A)(3)

04-24-07

RESOLUTION NO. R-486-07

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD
VALOREM TAX EXEMPTION FOR THE REHABILITATION
TO 516 CALIGULA AVENUE, CORAL GABLES, FLORIDA
PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA
STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

WHEREAS, the Florida Legislature has authorized counties and local governments to grant tax exemptions to historic properties for the incremental value added by approved restoration work, provided that the owner covenants to maintain the historic nature of the property during the term of the tax exemption; and Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18, Miami-Dade County code; and

WHEREAS, 516 Caligula Avenue, Coral Gables, Florida is a property of architectural and historic significance; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 516 Caligula Avenue, Coral Gables, Florida is a historically contributing property within the Coral Gables designated "French Country Village" historic district and that the proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

WHEREAS, the property owner(s) have executed the necessary covenant, which is attached and made part of this resolution,

ef



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: April 24, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 12(A)(3)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to John and Ivette Hofmann as the owners of 516 Caligula Avenue, Coral Gables, Florida. The owners shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Mayor, or his designee, is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

The foregoing resolution was offered by Commissioner Carlos A. Gimenez, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey Edmonson	absent
Carlos A. Gimenez	aye	Sally Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



KAY SULLIVAN

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas W. Logue

Memorandum

MIAMI-DADE
COUNTY

Date: April 24, 2007

To: Honorable Chairman Bruno A. Barreiro
And Members, Board of County Commissioners

From: George M. Burgess
County Manager



Subject: Historic Preservation Ad Valorem Tax Exemption for 516 Caligula Avenue, Coral Gables

Agenda Item No. 12(A)(3)

RECOMMENDATION

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 516 Caligula Avenue, Coral Gables, Florida.

BACKGROUND

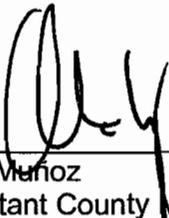
In 1993, the State legislature approved Tax Exemptions for historic properties thereby providing local option property tax exemption for historic properties. Miami-Dade County adopted an ordinance allowing tax exemption in March 1993. The purpose of this legislation is to encourage historic preservation by removing from the assessment the incremental value added by the authorized improvements. This exemption does not apply to assessed land value, only to the value of the "improvements." This exemption applies only to Miami-Dade County's portion of the taxes. Under the rules set forth by the Florida Department of State, Division of Historical Resources, certain criteria must be met for a tax exemption to be allowed:

1. Certification that the property is a historic property.
2. Certification that the property qualifies for the improvement.
3. Determination that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation.

The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Miami-Dade Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. Failure by the owners to adhere to these standards would result in revocation of the exemption. The following property has met the criteria established for the Ad Valorem Tax Exemption:

1. The property located at 516 Caligula Avenue, Coral Gables, Florida, meets the criteria set forth by the State of Florida. The City of Coral Gables Historic Preservation Board and the Miami-Dade County Historic Preservation Board approved the application for the tax exemption which certifies that the property does qualify for the exemption and that improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. 516 Caligula Avenue was designated as a historically contributing property within the "French Country Village" Coral Gables historic district since 1989. The residence was designed by architect Edgar Albright, one of the three architects involved in the planning and design of the French Country Village. The architectural style represented in the Village is an interpretation of the diversity of European eighteenth century provincial architecture, featuring half-timbering, tower elements and steeply pitched, cross gable or hipped roofs. 516 Caligula is one of 12 historic residential examples within the district. The improvement project involved restoration and rehabilitation work to oolitic rock features characteristic throughout the exterior of the house and an addition built over an existing 1980s era garage wing. Detached new cabana and gazebos are not included within the historic preservation tax abatement.
2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at \$857.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments



Alex Muñoz
Assistant County Manager

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 1 - PRECONSTRUCTION APPLICATION**

Instructions: Read the attached instructions carefully before completing this application. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: French Country Village Residence

Property Address: 516 Caligula Avenue, Coral Gables, Florida

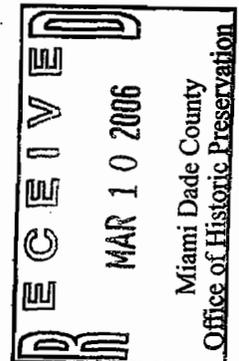
Folio Number: 03-4129-027-3050 Plat book: 31 Page Number: 1

Legal Description (attach additional sheets if necessary): Lots 6,7 and 8, Block 125,
Lot, Block, Subdivision and Section)

Coral Gables Riviera Section Part 10

* **Attach: Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1st Street, Suite 710, Miami, Florida (305) 375-1212**

- Designated as a local historic landmark
 - Designated as a contributing structure within a local district
 - Listed in the National Register of Historic Places
 - Individual listing
 - Contributing structure in the district
- (Attach the local historic designation report or the National Register Nomination)*



II. OWNER INFORMATION

Name of individual(s) or organization owning the property:

John L. Hofmann and Ivette M. Berisiartu Hofmann

Mailing Address: 329 Granello Avenue

City: Coral Gables State: FL Zip: 33146

Contact Person: John L. Hofmann

Daytime Telephone Number: 305-461-4400

E-mail: john@jlhs/cpa.com Fax: 305-461-4403 Other: _____

If property is in multiple ownership please attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY**A. General Information - History**Original Architect/Designer: Edgar Albright Original Date of construction: 1926Architectural Style: Interpretation of 18th century French architecture

Alterations: Provide date and description of physical alterations to the property (for example, "casement windows replaced with jalousie type, approximately 1974")

- 1988 Windows replaced
- 1988 Central A/C installed
- 1988 Original garage demolished
- 2002 Windows replaced
- Screened porch enclosed - date unknown

Additions: Provide date and description of any additions that may have been made. (For example, "east bedroom-rear added, 1974")

- 1988 large addition was constructed to rear of home
- 1988 garage was added on west side of home

B. Exterior

Exterior construction Materials:

Type of Roof

 Hip Gable Flat Parapet Other

Material

<input type="checkbox"/> Shingle	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
<input type="checkbox"/> wood	<input type="checkbox"/> clay barrel	<input type="checkbox"/> copper	
<input type="checkbox"/> asphalt	<input checked="" type="checkbox"/> s-type	<input type="checkbox"/> tin	
<input type="checkbox"/> slate		<input type="checkbox"/> aluminum	
<input type="checkbox"/> concrete			

Number of stories: 2

Basic Floor Plan:

 Rectangle Square "L"-shaped "H"-shaped "U"-shaped
 Irregular Other

List Distinguishing Exterior Architectural Features (e.g.: placement and type of windows; chimneys; porches; etc.)

Chimney with exposed brick, exposed limestone at base of structure, brick
quoining surrounding French doors, overlapping tiles and secondary level shed
roof, dormers with rectangular, multi-paneled windows, porch (now enclosed)
on east end of residence, notable sculptural element above front doorway

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY cont.

C. Interior

Distinguishing features (e.g.: decorative molding-dining room; limestone fireplace- living room; etc.)

Decorative molding in living room, dining room and sun porch

Stucco fireplace with original decorative detail

Original grand staircase with wrought iron balusters with wooden handrail

Original molding in second floor bedroom

Some original glass remains in French doors

D. Auxiliary Structures – Landscape Features

Describe the present appearance of any auxiliary structures on the property (e.g.: out buildings; detached garages; etc.)

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the current Secretary Interior's Standards for Rehabilitation. Staff report(s) are appended to this application. Applications must contain sufficient information to enable those judgments and will be returned if incomplete and/or for insufficient documentation. The application must include labeled photographs of both the interior and exterior of the property that describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3" x 5".

Use of the building before improvements: Single family residence

Use of the building after the improvements: Single family residence

Estimated project start date: January 2004

Estimated value of improvements/restoration: \$44,000

Certificate of Appropriateness case file(s): COA(SP)2002-22, COA(ST)2001-40, COA (ST)2005-3

Type of work proposed:

Addition Alteration Upgrade Restoration Rehabilitation

A. Exterior Architectural Features

The following represents an itemization of work to be accomplished. List each principal elevation effect. Include a numbered photograph of each elevation or detail and plans or drawings. Please attach additional sheets if necessary.

Feature 1

Elevation (e.g.: north; south; east; west. Please specify principal facade):

Caligula Avenue elevation (north) principal facade

Photo number: 1, 2 & 3 (before)

Plan number: A-1, A-4 & A-5

Describe work:

Construct two-story transitional element connecting residence and garage. The new structure will feature a storage area and breakfast room on the first floor, and a dressing area with small south-facing balcony on the second floor. Circulation elements (elevator and stairway) will also be included.

A second story will also be added to the existing garage which will be utilized as a gameroom.

Feature 2

Elevation (e.g.: north; south; east; west. Please specify principal facade):

West elevation

Photo number: 4 (before)

Plan number: A-4

Describe work:

To the west of the existing garage, a new one story addition will be constructed to be used as garage space with attic storage above.

Feature 3

Elevation (e.g.: north; south; east; west. Please specify principal facade):

South elevation

Photo number: 5 & 6 (before)

Plan number: A-5 & A-6

Describe work:

On the south facing side of the garage, a covered space will be constructed to retain the A/C equipment. The space will feature columns and arches.

B. Interior Architectural Features (use additional sheets if necessary)

Feature 1

Room: Gameroom (to be constructed)

Photo number: N/A

Plan number: A-5

Describe work:

The gameroom to be constructed on the new second-story addition above the garage will feature a vaulted ceiling, dormers, decorative molding and wood flooring.

Feature 2

Room: Breakfast room (to be constructed)

Photo number: N/A

Plan number: A-4

Describe work:

The breakfast room to be constructed on the south side of the first floor of the new addition will feature French doors leading to the rear yard, decorative storage doors, decorative molding and will retain the ceiling height of existing first floor spaces.

Feature 3

Room: _____

Photo number: _____

Plan number: _____

Describe work:

C. Landscape Features

Feature 1

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

North elevation (principal facade)

Photo number: 7 (before)

Plan number: A-7

Describe work:

Property wall to be constructed will feature a low (1'6") concrete wall and columns with natural keystone caps. Above the wall, vertical pickets will be placed between the columns. Gate to front door is recessed to allow for landscaping improvements at entryway.

Feature 2

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

_____ Gazebos and cabana at southeastern corner of backyard _____

Photo number: 8 & 9 (before)

Plan number: A-7

Describe work:

Two gazebos and a cabana are to be constructed at the southeast corner of the backyard. The structures are freestanding and feature limestone columns and arches with rooflines in character with the residence.

Feature 3

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

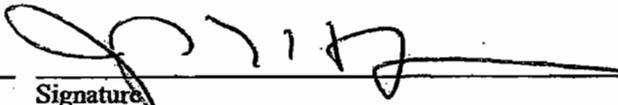
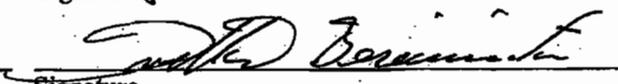
_____ Photo number: _____

Plan number: _____

Describe work:

14

V. **Owner attestation:** I hereby attest that the information I have provided 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 City of Coral Gables Historic Preservation Office and the Dade County Historic Preservation Office or 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 Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

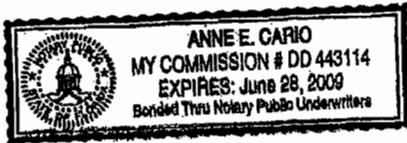
John L. Hofmann		11-10-05
Name	Signature	Date
Ivette M. Berisiartu		11-10-05
Name	Signature	Date

Notarized:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day of November, 2005,
by John L. Hofmann (and) Ivette M. Berisiartu who
is (are) personally known to me, or have produced _____, as
identification.

My commission expires:



Anne E. Cario
NOTARY PUBLIC, STATE OF FLORIDA
Print Name: ANNE E. Cario

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

Case File: _____

V. continued OWNER ATTESTATION

Complete the following if an individual is signing for an organization:

Title Organization name

Social Security or Taxpayer Identification Number: _____

Mailing Address: _____

City State Zip Code

Daytime Telephone Number: _____

Notarized:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____,
by _____ (and) _____ who
is (are) personally known to me, or have produced _____, as
identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

3/24

Case File: AV2005-07

**PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY**

Folio Number 03-4129-027-3050

Street Address 516 Caligula Ave
Coral Gables, FL

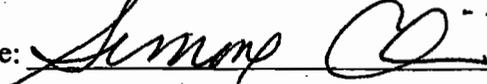
The Historic Preservation Officer has reviewed Part 1 (Pre-construction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- 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 the improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.
- Determines the improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1S-38, F.A.C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

See COA (SP) 2002-22
COA (ST) 2002-22
COA (ST) 2005-31

Additional Review Comments attached? Yes No

Signature: 

Typed or printed name: Simone Chin

Title: Historic Preservation Administrator

Date: _____

**HISTORIC PRESERVATION PROPERTY 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 local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Pre-construction Application. Type or print clearly in black ink. The final recommendation of the Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

I. PROPERTY IDENTIFICATION AND LOCATION

Folio Number: 03-4129-027-3050

Street Address: 516 Caligula Avenue, Coral Gables, Florida

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: 2004 Project completion date: January 2006

Estimated cost of entire project: \$ 94,000

Estimated cost attributed solely to work on historic buildings: \$ 94,000

III. List changes that differ from the original submission (provide additional sheets if necessary):

IV. DESCRIPTION OF IMPROVEMENTS

If different from original proposal in Part I

Must include numbered photographs and plans or drawings. Please attach additional sheets if necessary.

A. Exterior Architectural Features

Feature 1

Elevation (e.g.: north; south; east; west. Please specify principal facade):

Caligula Avenue elevation (north) principal facade

Photo number: 1, 2 & 3 (after) and supporting photo number 3a

Plan number: A-1, A-4 & A-5

Describe work:

Construction was completed as described in Part I of this application.

Feature 2

Elevation (e.g.: north; south; east; west. Please specify principal facade):

West elevation

Photo number: 4 (before)

Plan number: A-4

Describe work:

Construction was completed as described in Part I of this application.

Feature 3

Elevation (e.g.: north; south; east; west. Please specify principal facade):

South elevation _____

Photo number: 5 & 6 (after) _____

Plan number: A-5 & A-6 _____

Describe work:

Construction was completed as described in Part I of this application.

B. Interior Architectural Features (use additional sheets if necessary)

Feature 1

Room: Gameroom _____

Photo number: 10 & 11 _____

Plan number: A-4 _____

Describe work:

Construction was completed as described in Part I of this application.

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Feature 2

Room: Breakfast room

Photo number: 12 & 13

Plan number: A-4

Describe work:

Construction was completed as described in Part I of this application.

Feature 3

Room: _____

Photo number: _____

Plan number: _____

Describe work:

C. Landscape Features

Feature 1

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

North elevation

Photo number: 7 (after)

Plan number: A-7

Describe work:

Construction was completed as described in Part I
— of this application.

Feature 2

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

Gazebos and cabana at southeast corner of backyard

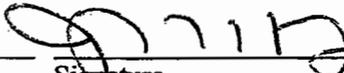
Photo number: 8 & 9 (after)

Plan number: A-7

Describe work:

Construction was completed as described in Part I of
this application.

V. OWNER ATTESTATION (MUST BE NOTARIZED): I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above in the Pre-construction application for this project which received approval on _____. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Pre-construction 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 Historic Preservation Office and the Dade County Historic Preservation Office and the Dade County Appraiser's Office, 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 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.

John L. Hofmann		11/16/05
Name	Signature	Date
Ivette M. Berisiartu		11/16/05
Name	Signature	Date

Mailing Address (if different from described property) 329 Granello Avenue

Coral Gables	Florida	33146
City	State	Zip Code

Daytime Telephone Number: 305-461-4400 E-mail: john@j1hacpa.com

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

V. continued OWNER ATTESTATION

Complete the following if an individual is signing for an organization.

Title Organization name

Social Security or Taxpayer Identification Number:

Mailing Address:

City State Zip Code

Daytime Telephone Number:

Notarized.
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16th day of November, 2005,
by John L. Hofmann (and) Iveland. Berntsen who
is (are) personally known to me, or have produced _____, as
identification.

My commission expires:

Christine Rupp

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Christine Rupp



Christine Ann Rupp
My Commission DD172382
Expires March 21 2007

**REVIEW OF COMPLETED WORK
FOR STAFF USE ONLY**

Folio Number: 03-4129-027-3050

Street Address: 516 Caligula Ave.
Coral Gables, FL

The Historic Preservation Office 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 the completed improvements to the above referenced property **are consistent** with the Secretary of the Interior's Standards for Rehabilitation and Guidelines 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 the completed improvements to the above referenced property **are not consistent** with the Secretary of the Interior's Standards 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:

Review comments:

See AV 2005-07

Additional Review Comments attached? Yes No

Signature: *Simone Chin*

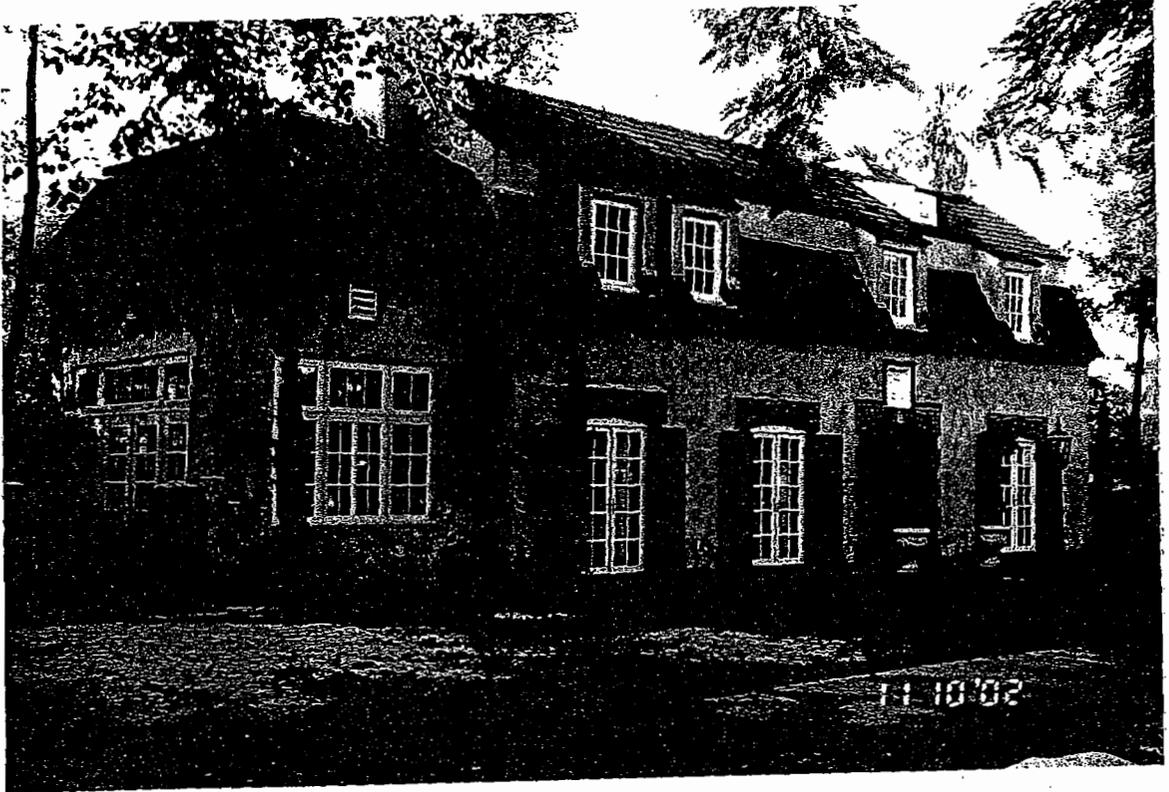
Typed or printed name: Simone chin

Title: Historic Preservation Administrator

Date: _____

516 Caligula Avenue

North Elevations



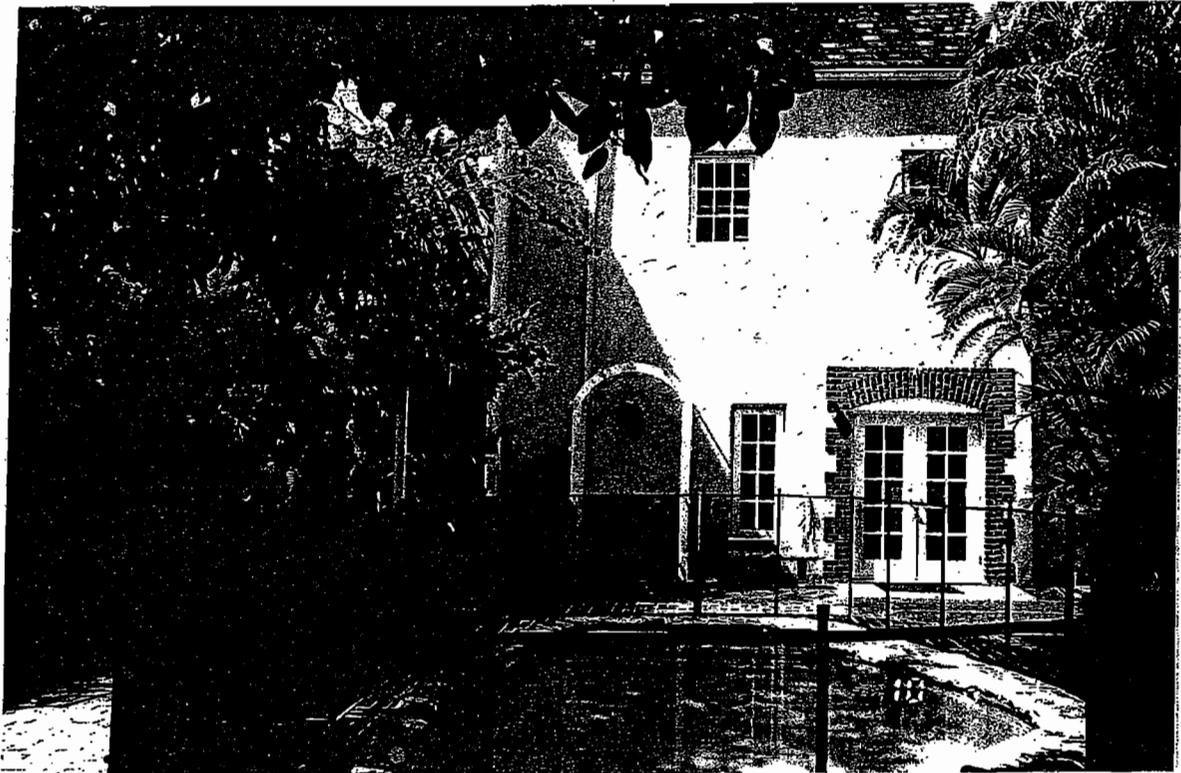
516 Caligula Avenue

North Elevations - Garage Area



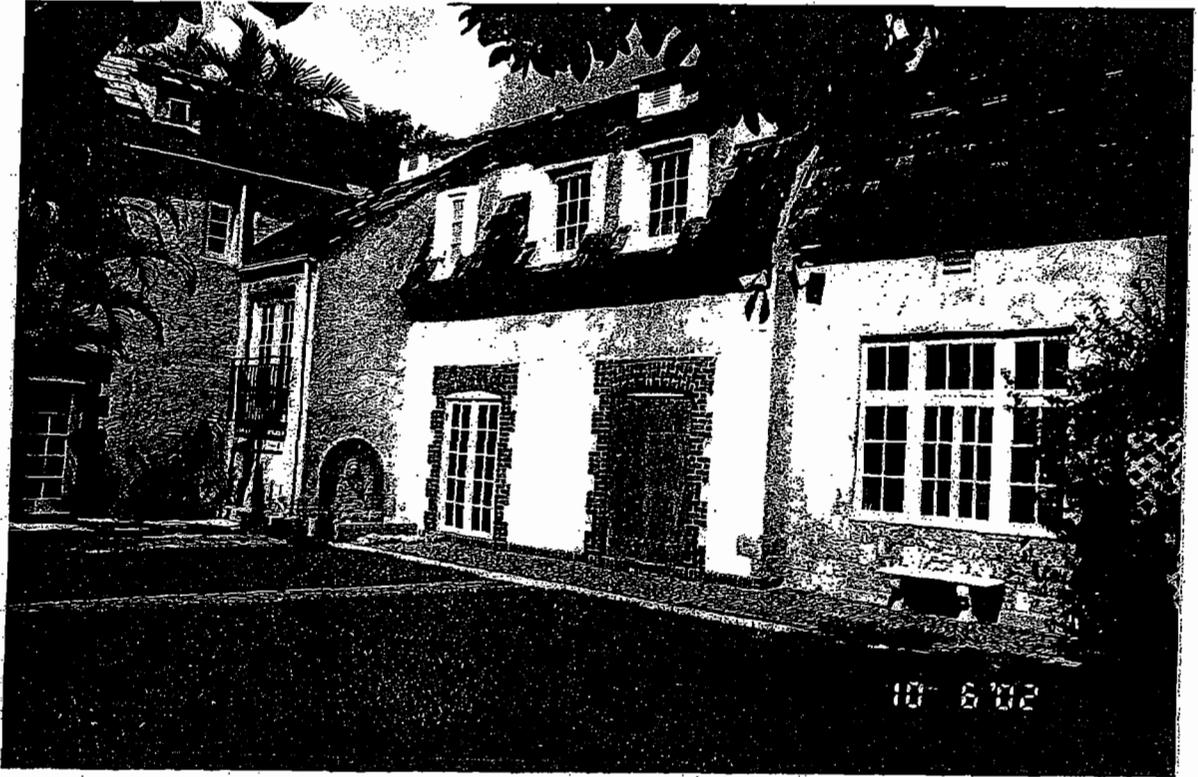
516 Caligula Avenue

East Elevations



516 Caligula Avenue

South Elevations



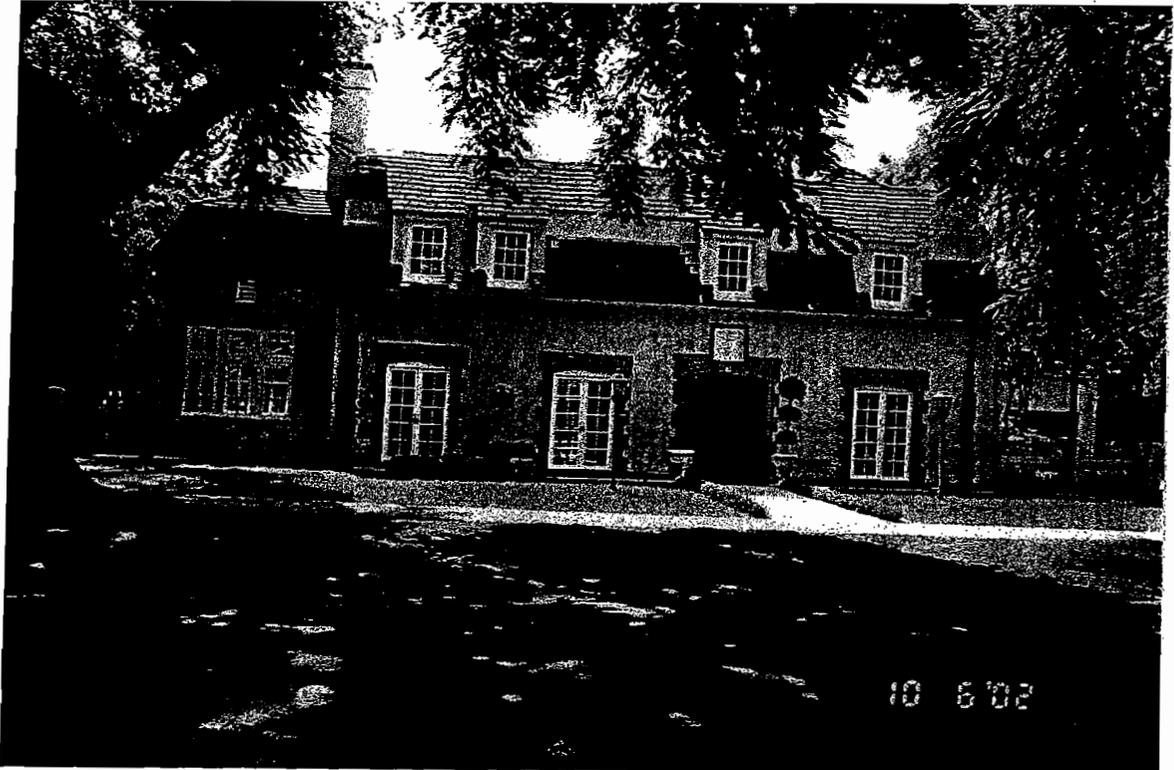


Photo Number 1: North elevation (before)

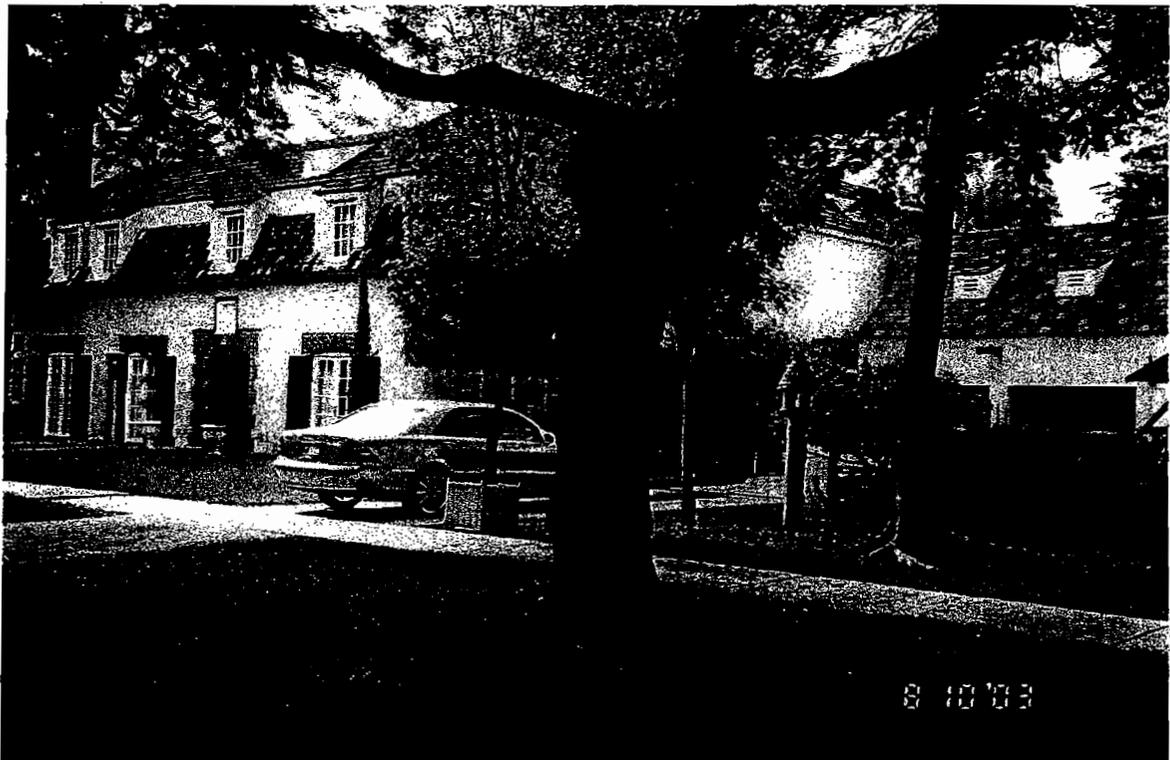


Photo Number 2: Northwest elevation (before)

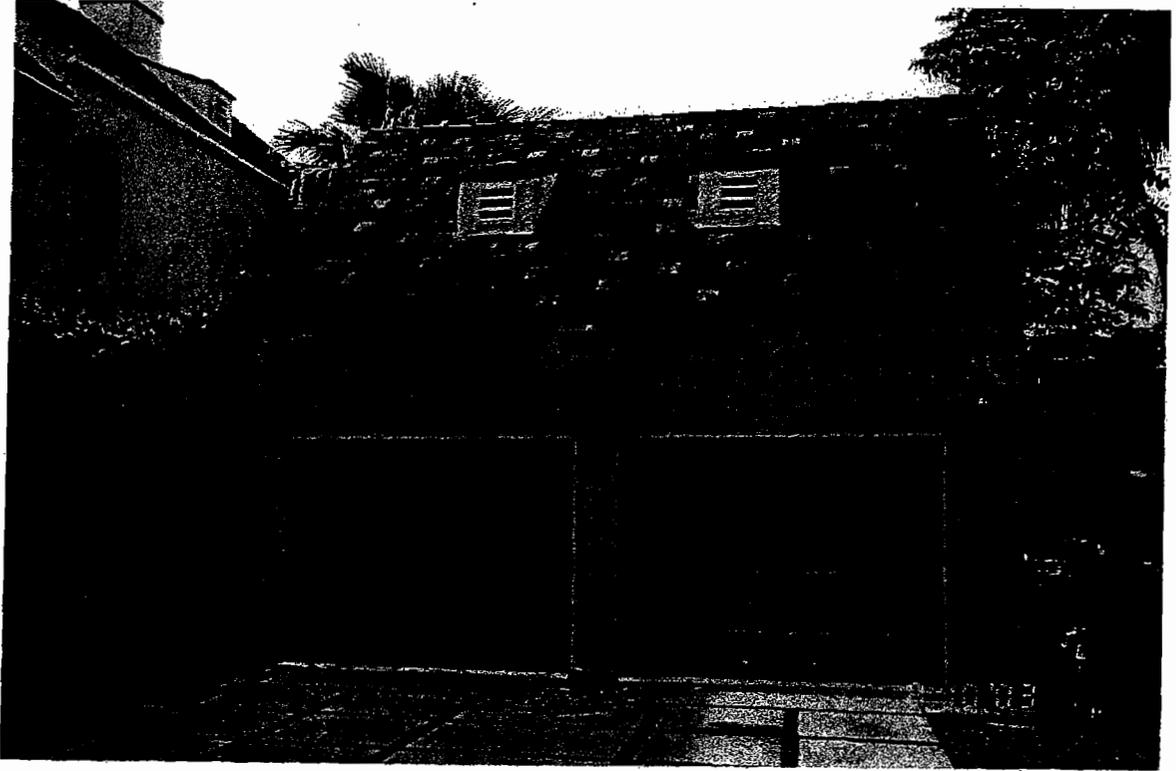
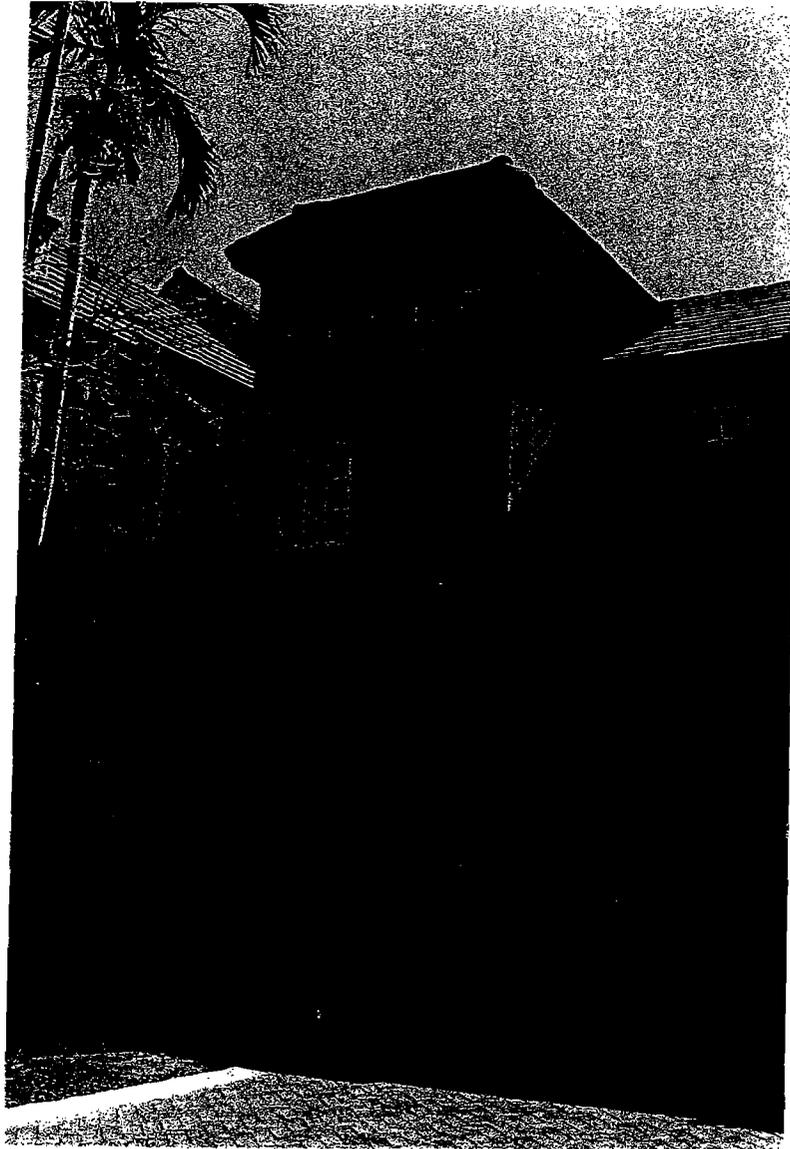


Photo Number 3: North elevation, garage (before)



Photo Number 4: West elevation (before)



**Supporting Photo Number 3a:
New transitional element between residence and garage**

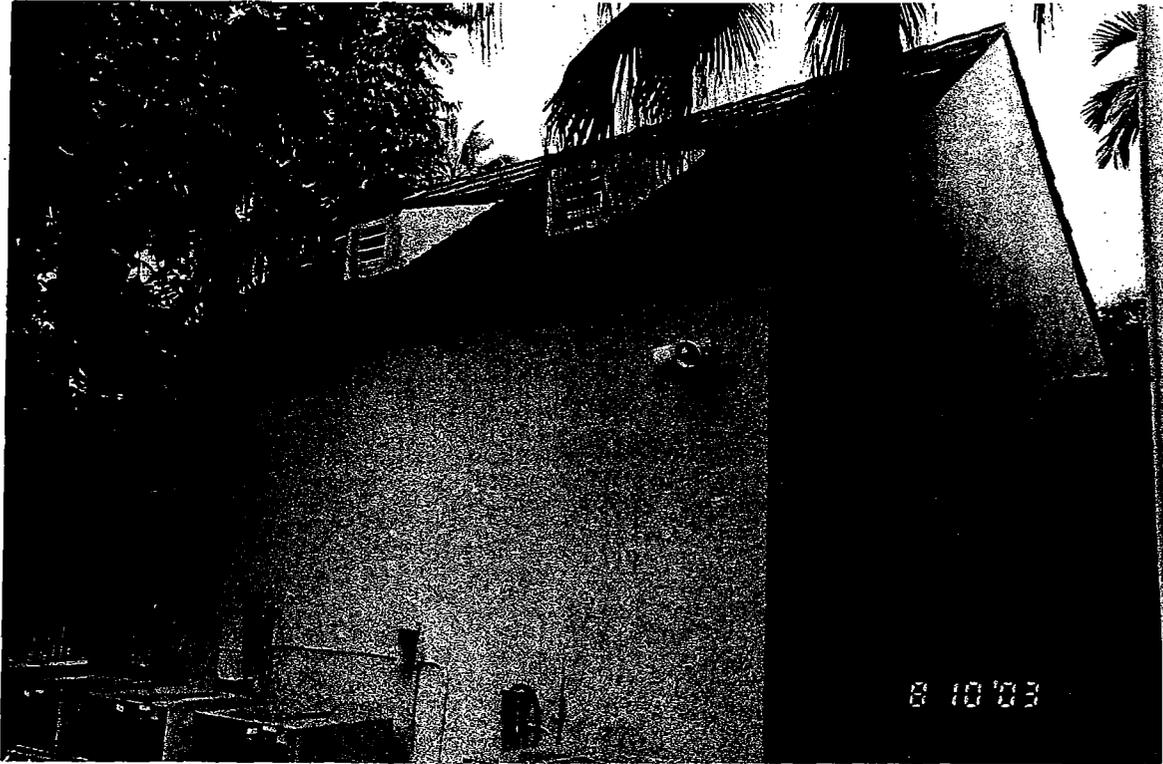


Photo Number 5: South elevation, garage (before)



Photo Number 6: Southeast elevation, garage (before)



Photo Number 7: North elevation (before)

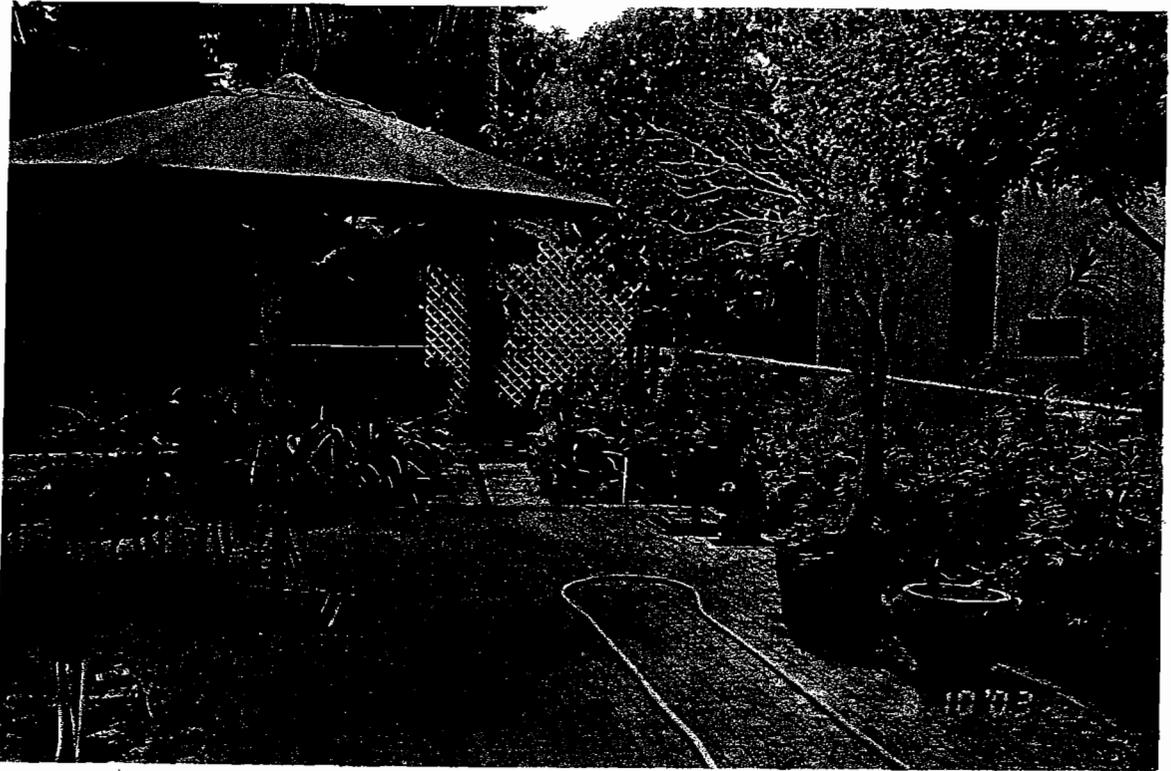


Photo Number 8: Southeastern corner of back yard(before)



Photo Number 9: Southeastern corner of back yard (before)



Photo Number 1: North elevation (after)

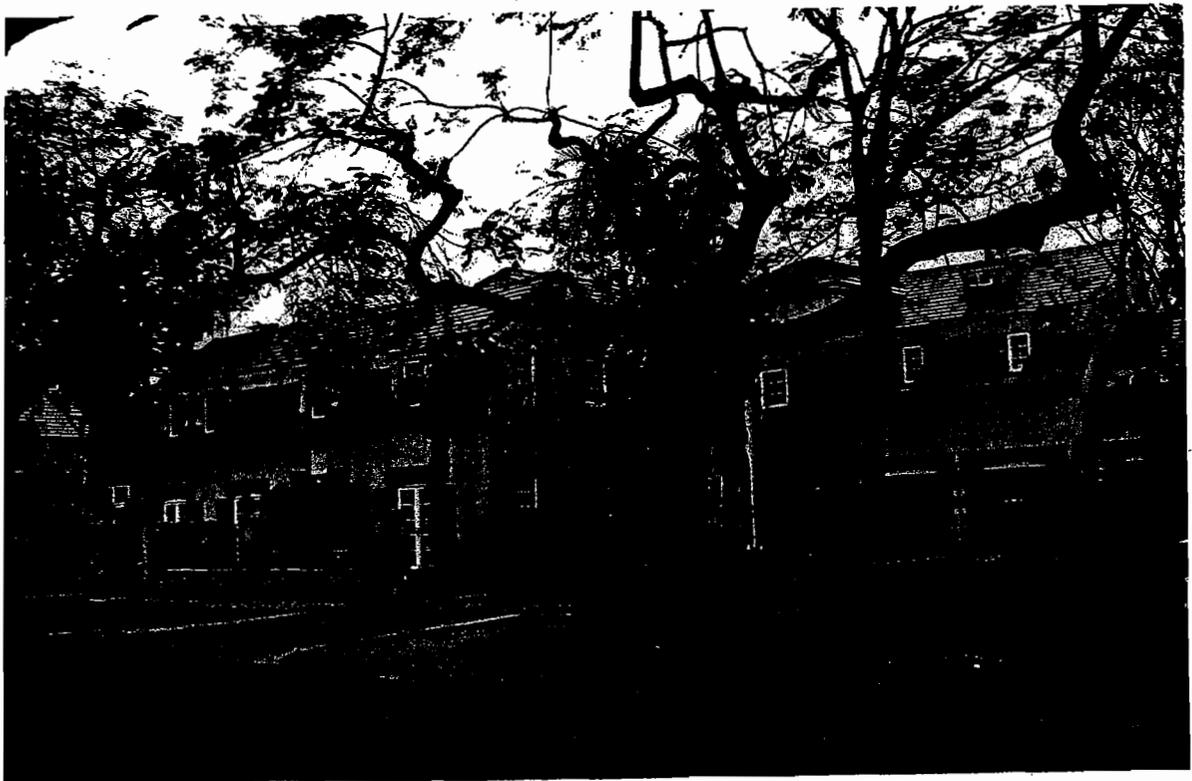


Photo Number 2: Northwest elevation (after)

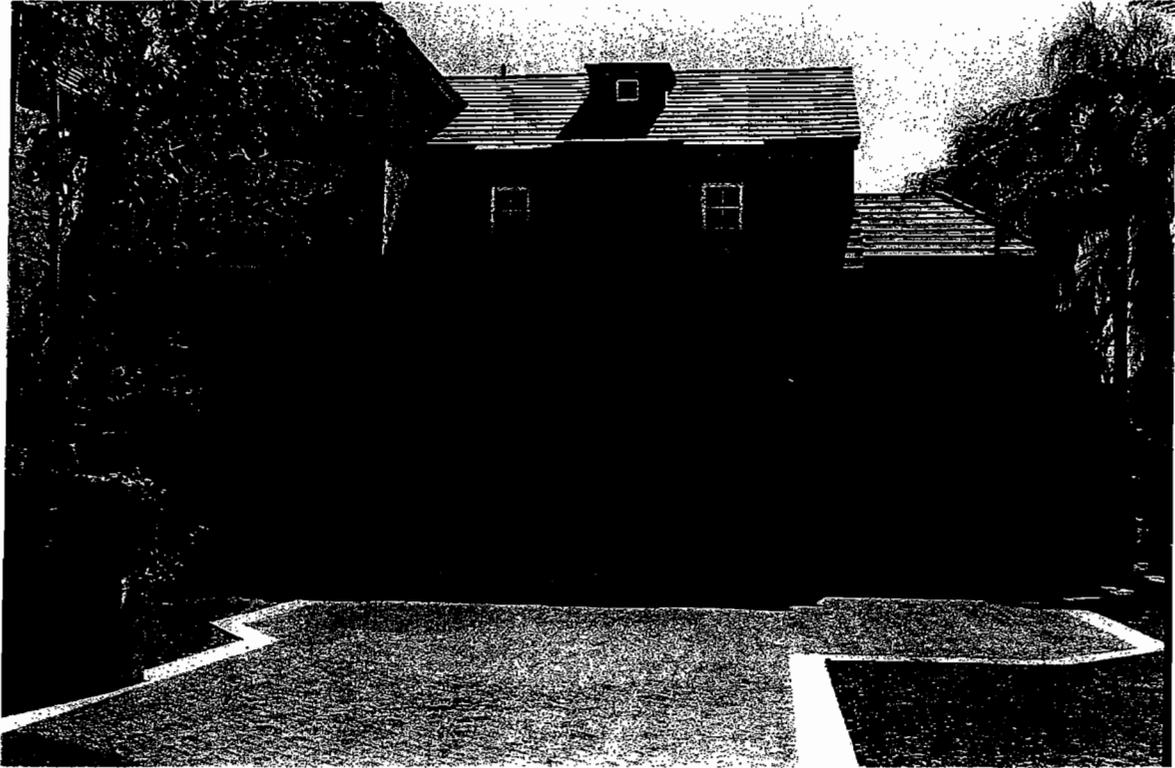


Photo Number 3: North elevation, garage (after)

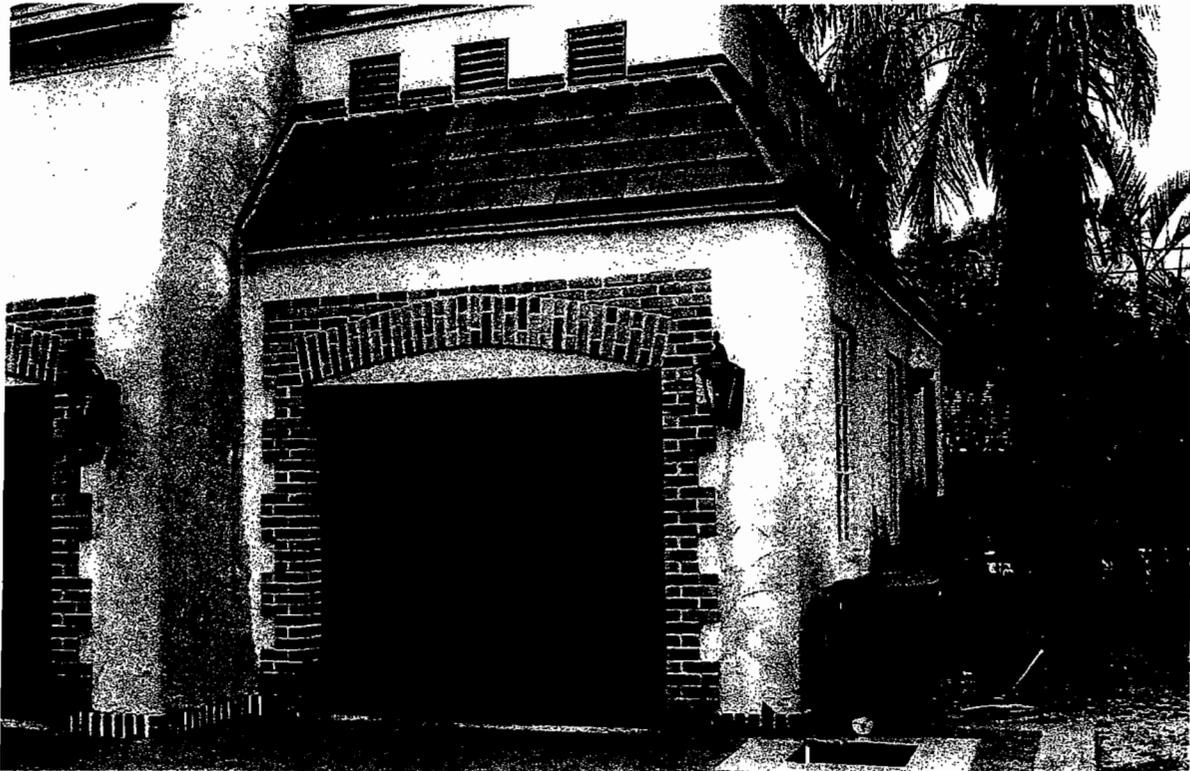


Photo Number 4: West elevation (after)



Photo Number 5: South elevation, garage (after)

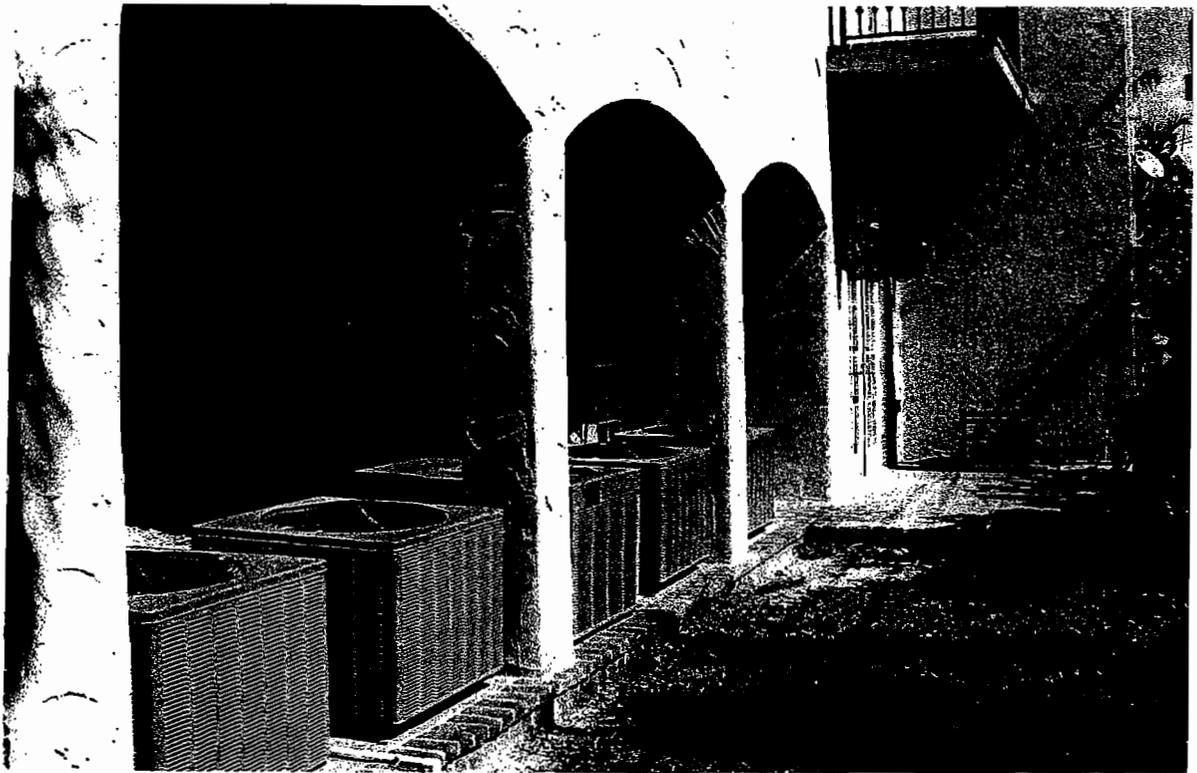


Photo Number 6: Southeast elevation, garage (after)



Photo Number 7: North elevation (after)



Photo Number 8: Southeastern corner of back yard (after)



Photo Number 9: Southeastern corner of back yard (after)

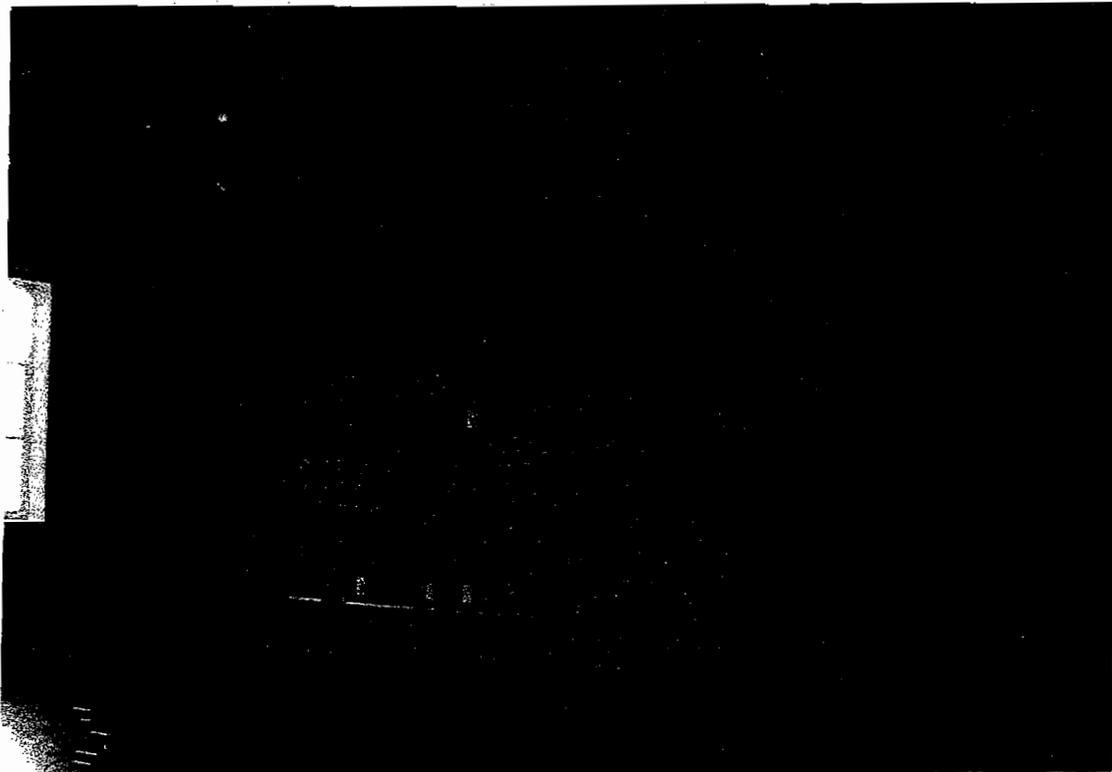


Photo Number 10: Game room



Photo Number 11:
Game room

41

Photo Number 12:
Breakfast room

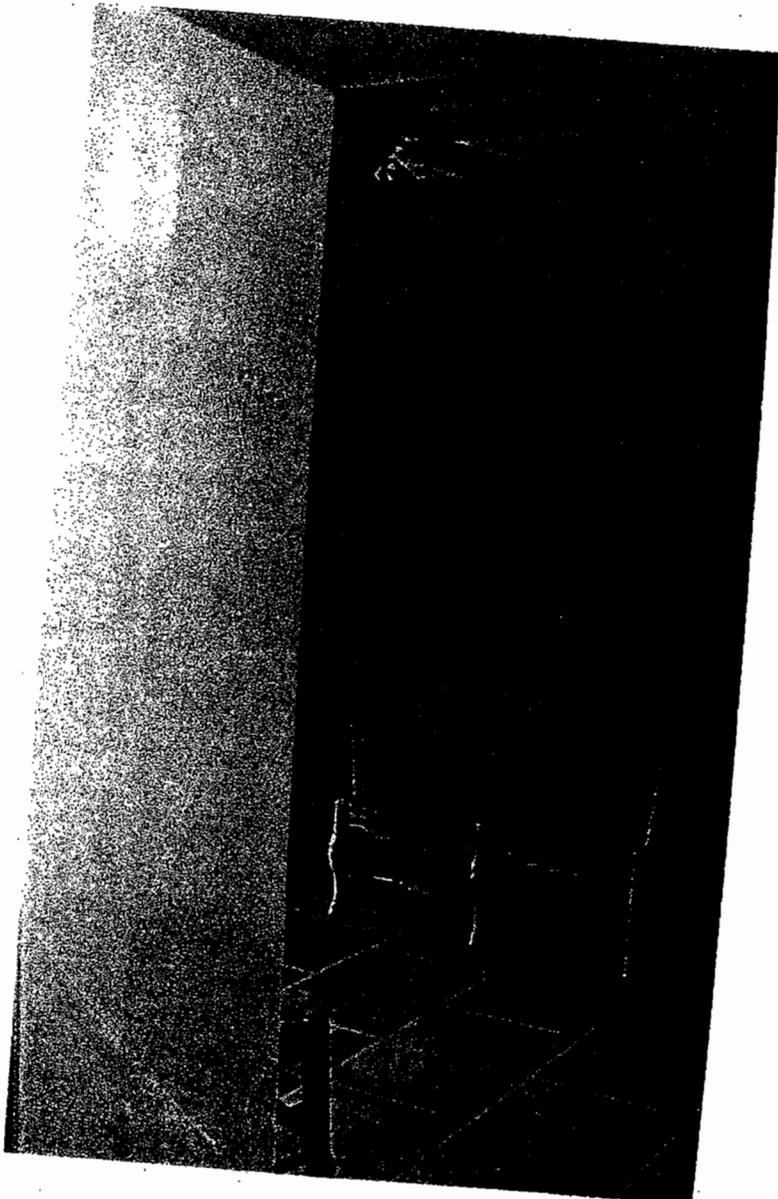
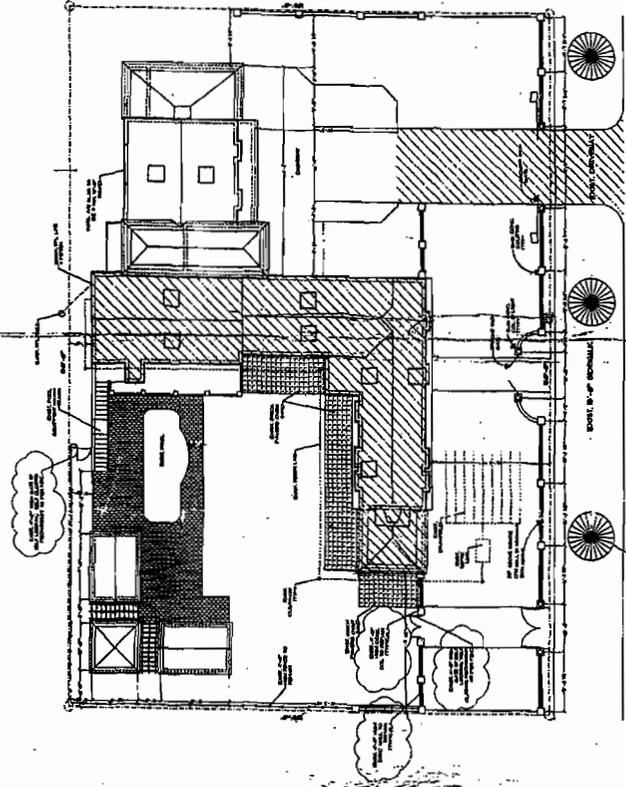


Photo Number 13:
Breakfast room

42

RECEIVED
 MAR 10 2009
 Miami Dade County
 Office of Historic Preservation



CALIGULA AVENUE

SITE PLAN
 SCALE: 1/8" = 1'-0"

PROJECT: 780-443-3104
 ARCHITECT: ANGEL BAYON ARCHITECTS A.P.C.
 DATE: MAR 10 2009
 CLIENT: MIAMI DADE COUNTY OFFICE OF HISTORIC PRESERVATION
 PROJECT: 780-443-3104
 ARCHITECT: ANGEL BAYON ARCHITECTS A.P.C.
 DATE: MAR 10 2009
 CLIENT: MIAMI DADE COUNTY OFFICE OF HISTORIC PRESERVATION

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	03/10/09
2	ISSUE FOR PERMIT	03/10/09
3	ISSUE FOR PERMIT	03/10/09
4	ISSUE FOR PERMIT	03/10/09
5	ISSUE FOR PERMIT	03/10/09
6	ISSUE FOR PERMIT	03/10/09
7	ISSUE FOR PERMIT	03/10/09
8	ISSUE FOR PERMIT	03/10/09
9	ISSUE FOR PERMIT	03/10/09
10	ISSUE FOR PERMIT	03/10/09

LEGAL DESCRIPTION:
 THE PROPERTY IS DESCRIBED AS FOLLOWS:
 ...
 ...
 ...

WINDOW SCHEDULE

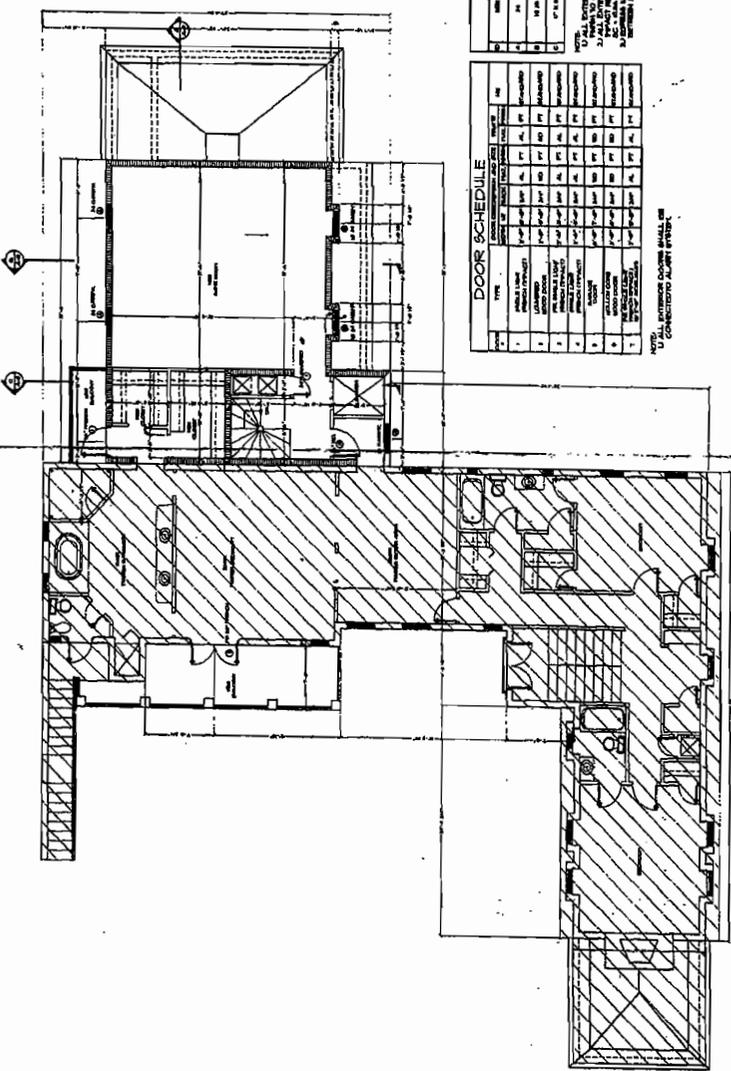
NO.	TYPE	FINISH	GLASS	MARKING	REMARKS
1	6" x 6" DOUBLE HUNG	WOOD	6-12	W-1	ALL EXTERIOR DOORS & WINDOWS TO BE FINISHED TO MATCH EXISTING EXCEPT WHERE NOTED OTHERWISE.
2	6" x 6" DOUBLE HUNG	WOOD	6-12	W-2	
3	6" x 6" DOUBLE HUNG	WOOD	6-12	W-3	
4	6" x 6" DOUBLE HUNG	WOOD	6-12	W-4	
5	6" x 6" DOUBLE HUNG	WOOD	6-12	W-5	
6	6" x 6" DOUBLE HUNG	WOOD	6-12	W-6	
7	6" x 6" DOUBLE HUNG	WOOD	6-12	W-7	
8	6" x 6" DOUBLE HUNG	WOOD	6-12	W-8	
9	6" x 6" DOUBLE HUNG	WOOD	6-12	W-9	
10	6" x 6" DOUBLE HUNG	WOOD	6-12	W-10	
11	6" x 6" DOUBLE HUNG	WOOD	6-12	W-11	
12	6" x 6" DOUBLE HUNG	WOOD	6-12	W-12	
13	6" x 6" DOUBLE HUNG	WOOD	6-12	W-13	
14	6" x 6" DOUBLE HUNG	WOOD	6-12	W-14	
15	6" x 6" DOUBLE HUNG	WOOD	6-12	W-15	
16	6" x 6" DOUBLE HUNG	WOOD	6-12	W-16	
17	6" x 6" DOUBLE HUNG	WOOD	6-12	W-17	
18	6" x 6" DOUBLE HUNG	WOOD	6-12	W-18	
19	6" x 6" DOUBLE HUNG	WOOD	6-12	W-19	
20	6" x 6" DOUBLE HUNG	WOOD	6-12	W-20	

DOOR SCHEDULE

NO.	TYPE	FINISH	MARKING	REMARKS
1	6" x 6" DOUBLE HUNG	WOOD	W-1	
2	6" x 6" DOUBLE HUNG	WOOD	W-2	
3	6" x 6" DOUBLE HUNG	WOOD	W-3	
4	6" x 6" DOUBLE HUNG	WOOD	W-4	
5	6" x 6" DOUBLE HUNG	WOOD	W-5	
6	6" x 6" DOUBLE HUNG	WOOD	W-6	
7	6" x 6" DOUBLE HUNG	WOOD	W-7	
8	6" x 6" DOUBLE HUNG	WOOD	W-8	
9	6" x 6" DOUBLE HUNG	WOOD	W-9	
10	6" x 6" DOUBLE HUNG	WOOD	W-10	
11	6" x 6" DOUBLE HUNG	WOOD	W-11	
12	6" x 6" DOUBLE HUNG	WOOD	W-12	
13	6" x 6" DOUBLE HUNG	WOOD	W-13	
14	6" x 6" DOUBLE HUNG	WOOD	W-14	
15	6" x 6" DOUBLE HUNG	WOOD	W-15	
16	6" x 6" DOUBLE HUNG	WOOD	W-16	
17	6" x 6" DOUBLE HUNG	WOOD	W-17	
18	6" x 6" DOUBLE HUNG	WOOD	W-18	
19	6" x 6" DOUBLE HUNG	WOOD	W-19	
20	6" x 6" DOUBLE HUNG	WOOD	W-20	

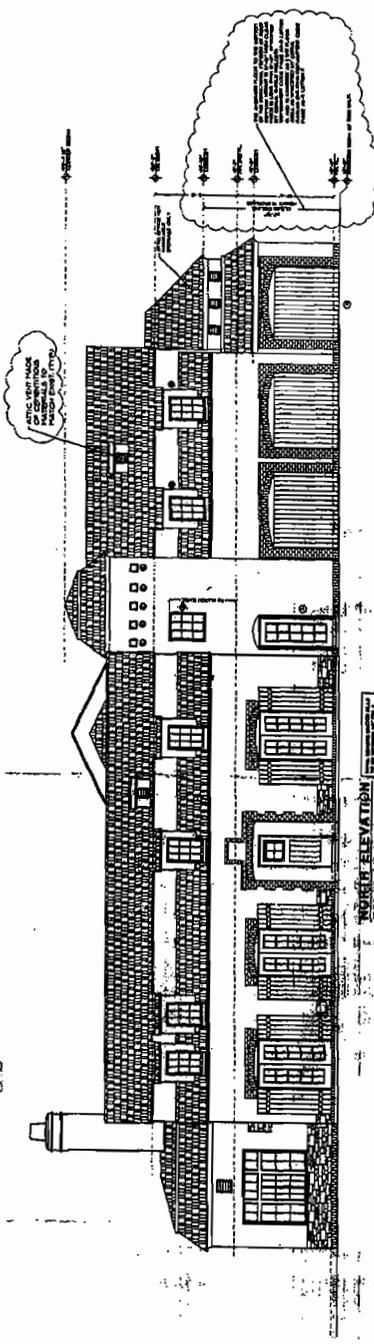
ALL EXTERIOR DOORS & WINDOWS TO BE FINISHED TO MATCH EXISTING EXCEPT WHERE NOTED OTHERWISE.

ALL INTERIOR DOORS SHALL BE CONSTRUCTION ALIGHT WITH



SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

Diagonal hatching indicates to be new.



WEST ELEVATION

THE CITY OF CORAL GABLES

OFFICE OF
HISTORIC PRESERVATION DIVISION
PLANNING DEPARTMENT
CITY HALL



THE CITY BEAUTIFUL

P.O. DRAWER 141549
CORAL GABLES, FLORIDA 33114
TELEPHONE (305) 442-6443

LHD-89-05

DESIGNATION REPORT

THE "FRENCH COUNTRY VILLAGE"

Generally bounded by Caligula Avenue, Barbarossa Avenue, Maggiore Street, and San Vicente Street, (containing 17 properties, five of which are non-contributing).

Historic Name: French Eighteenth Century Village

Common Name: The French Country Village

Legal Description: Lots 1 through 24, inclusive, Block 125, Riviera Section 10; and Lots 1 through 18, inclusive, Block 259 Riviera Section 11.

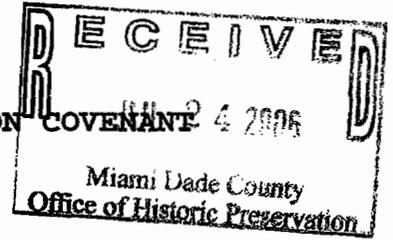
INDIVIDUAL PROPERTIES

Legal Descriptions and Present Owners:

<u>541 Barbarossa Avenue:</u> non-contributing	Lot 16, Block 259, Riviera Section 11/Owner: Mr. and Mrs. Antonio Garrastanza. Date of construction: 1980
<u>508 Caligula Avenue:</u> Arch: Edgar Albright	Lots 9 and 10, Block 125, Riviera Section 10/Owner: Mr. and Mrs. Harry Wiseman
<u>516 Caligula Avenue:</u> Arch: Edgar Albright	Lots 6, 7 and 8, Block 125, Riviera Section 10/Owner: Mr. and Mrs. Eugenio Del Busto
<u>530 Caligula Avenue:</u> non-contributing	The east half of Lot 3 and Lots 4 and 5, Block 125, Riviera Section 10/Owner: Mr. and Mrs. George Sfakianakis. Date of construction: 1954
<u>500 Hardee Road:</u> Arch: Frank Forster	Lots 9 through 12, Block 259, Riviera Section 11/ Owner: Mr. and Mrs. David H. Pearson
<u>501 Hardee Road:</u> Arch: Edgar Albright	Lots 11 through 14 and the east 25 feet of Lot 15, Block 125, Riviera Section 10/Owner: Mr. and Mrs. Hernando A. Carrilo
<u>508 Hardee Road:</u> Arch: Frank Forster	Lots 7, 8, 13 and 14, Block 259, Riviera Section 11/ Owner: Mr. and Mrs. Ario Pardee
<u>516 Hardee Road:</u> Arch: Philip Goodwin	Lot 6, Block 259, Riviera Section 11/Owner: Mr. and Mrs. William B. Harper
<u>517 Hardee Road:</u> Arch: Edgar Albright	Lot 15 less the east 25 feet, and all Lots 16, 17 and 18, Block 125, Riviera Section 10/Owner: Mr. and Mrs. Joseph Nesbitt

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT



This Covenant is made the 10 day of July, 2006,
by John + Ivette Hofmann (hereinafter referred to as
the Owner) and in favor of MIAMI-DADE COUNTY

(hereinafter referred to as the Local Government) for the purpose
of the restoration, renovation or rehabilitation, of a certain
Property located at 516 Caligula Avenue, Coral Gables FL 33146

which is owned in fee simple by the Owner and is listed in the
National Register of Historic Places or locally designated under
the terms of a local preservation ordinance or is a contributing
property to a National Register listed district or a contributing
property to a historic district under the terms of a local
preservation ordinance. The areas of significance of this
property, as identified in the National Register nomination or
local designation report for the property or the district in
which it is located are X architecture, X history,
 archaeology.

The Property is comprised essentially of grounds, collateral,
appurtenances, and improvements. The property is more
particularly described as follows (include city reference,
consisting of repository, book, and page numbers): lots 6, 7 & 8

Block 125 of Coral Gables Riviera Section Part 10 Subdivision, according to the plat
thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Dade County, Florida

Page Two

In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten year period beginning on January 1st after the improvements are substantially completed:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: MIAMI-DADE OFFICE OF HISTORIC PRESERVATION

Address: Stephen P. Clark Ctr., 111 NW 1st ST., Ste. 695

City: MIAMI

Zip: 33128

Telephone: 305-375-4958

fax: 305-372-6394

Page Three

3. (Only for properties of archaeological significance) The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those

Page Four

years, plus interest on the difference calculated as provided in s.212.12(3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage of the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local

Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

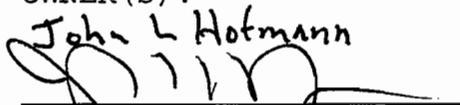
8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax

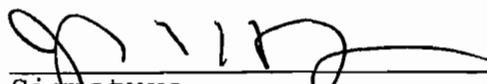
exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER(S):

John L. Hofmann

Name


Signature

7/10/06
Date

My Home

miamidade.gov

MIAMI-DADE

Property Information Report

Summary Details:

Folio No.:	03-4129-027-3050
Property:	516 CALIGULA AVE
Mailing Address:	JOHN L HOFMANN & W IVETTE M 516 CALIGULA AVE CORAL GABLES FL 33146-2711

Property Information:

Primary Zone:	1200 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	3/2
Floors:	2
Living Units:	1
Adj Sq Footage:	4,047
Lot Size:	15,750 SQ FT
Year Built:	1926
Legal Description:	CORAL GABLES RIVIERA SECTION 10 PB 31-1 LOTS 6 - 7 & 8 BLK 125 LOT SIZE IRREGULAR OR 19508-4042 01/2001 1

Sale Information:

Sale O/R:	19508-4042
Sale Date:	1/2001
Sale Amount:	\$908,000

Assessment Information:

Year:	2005	2004
Land Value:	\$856,511	\$778,365
Building Value:	\$462,413	\$411,488
Market Value:	\$1,318,924	\$1,189,853
Assessed Value:	\$897,779	\$860,222
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$872,779	\$835,222

[\[Close window\]](#)[\[Click here to Print\]](#)

This report was created on 11/10/2005 6:54:56 PM for reference purposes only.

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**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394**

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 05-17

**516 CALIGULA AVENUE
CITY OF CORAL GABLES
FRENCH COUNTRY VILLAGE
A LOCALLY DESIGNATED HISTORIC DISTRICT**

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 516 Caligula Avenue, Coral Gables, Florida, is of architectural and historic significance and is a contributing structure within a locally designated historic district; and,

WHEREAS, the improvements to this property have generally met the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of this Board; and,

WHEREAS, the property is located at:

Legal Description: CORAL GABLES RIVIERA SECTION 10, PB 31-1, LOTS 6-7 & 8, BLK 125 LOT SIZE IRREGULAR OR 19508-4042 01/2001 1

Folio Number: 03-4129—027-3050

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on September 20, 2006, voted to approve the Ad Valorem Tax Exemption for 516 Caligula Avenue, Coral Gables, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

1. The completed rehabilitation project is reviewed and approved by the municipal Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
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MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394**

**Resolution No. 05-17
Page 2 of 3**

2. The filing of an appropriate covenant approved by the County Attorney.

The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Coral Gables Historic Preservation Officer certifies to the Miami-Dade County Property Appraiser that the rehabilitation is complete and in accordance with the plans approved by this Board.

3. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a "Historic Preservation Tax Assessment / Revenue Implications" report.



Alberta Godfrey, Chair
Miami-Dade County Historic Preservation Board

9-20-06
Date

Prepared by:



Ivan A. Rodriguez, Director
Office of Historic Preservation



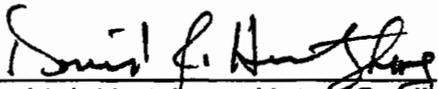
**MIAMI-DADE COUNTY
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 111 N. W. FIRST STREET
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 MIAMI, FLORIDA 33128
 305-375-4958
 Facsimile 305- 372-6394**

**Resolution No. 05-17
 Page 3 of 3**

<u>Board Members</u>	<u>Vote</u>
Ruth Campbell	yes
Adriana Cantillo	yes
Richard Cohen	absent
Lourdes de la Pena	absent
Paul George	yes
Alberta Godfrey, Chair	yes
Armando Gutierrez, Jr.	yes
Hyacinth Johnson	yes
Robert McKinney	yes
JoEllen Phillips	absent
Enid Pinkney	yes

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this Sept. 20 2006
 by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.


 David J. Hertzberg, Notary Public

 David J. Hertzberg
 My Commission DD287682
 Expires January 09, 2008

Personally Known Yes.
 OR Produced Identification N/A Type of Identification Produced N/A.

HISTORIC PRESERVATION AD VALOREM EXEMPTION TAXABLE VALUE ASSESSMENT & REVENUE IMPLICATION ESTIMATE

Property Address: 516 Caligula Ave
Folio # 03-4129-027-3050

		<u>2006 Estimate</u>
1.	Total Taxable value to be foregone if this Historic Preservation Exemption application is granted:	\$152,581
2.	Summary of annual taxes levied for this property's improvements to be exempted for Historic Preservation (based on 2006 millage):	\$3,326
	a) Countywide Operating	\$857
	b) Unincorporated Municipal Service Area	\$0
	c) Debt Service	\$43
	d) City Operating	\$938
	e) All other property taxes	\$1,487

County Revenue Implications

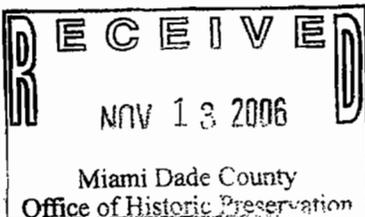
3.	Annual taxes to be foregone if this Historic Preservation Exemption application is granted (estimate).	
	a) County	\$857
	b) UMSA	\$0

County Current Year Taxable Values

4.	The total taxable value of all property within the county for the current fiscal year (2006 Preliminary Roll):	\$212,656,281,938
5.	The total exempted value of all property within the county which has been approved to receive Historic Preservation Ad Valorem Exemption for the current fiscal year under FS196.1997.	\$28,364,432

Date: 11/9/06

Signed: 
Property Appraiser



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