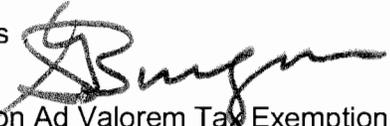


**Date:** October 21, 2008

**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  
2515 De Soto Boulevard, Coral Gables

Agenda Item No. 8(N)(1)(A)

**Resolution No. R-1119-08**

**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: 2515 De Soto Boulevard, Coral Gables, Florida.

**Scope**

Impact of the agenda item is countywide and does not have a separate impact upon one or more commission districts.

**Fiscal Impact/Funding Source**

Annual taxes to be foregone if this Historic Preservation Exemption application is granted is estimated at \$3491 (see attached "Revenue Implications Report").

**Track Record/Monitor**

County 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 maintained for the duration of the tax abatement.

**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:

Honorable Chairman Bruno A. Barreiro  
And Members, Board of County Commissioners  
Page 2

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 2515 De Soto Boulevard, 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. 2515 De Soto Boulevard was designated a local historic landmark by the Coral Gables Historic Preservation Board in 2001. The residence was designed by H. George Fink in 1923 and is considered one of the earliest buildings built in Coral Gables by the City's master architect. The improvement project involved substantial and thorough restoration and rehabilitation work to the house which was in poor condition. Substantial structural work, building reconstruction (garage and service area) and a new garage were also part of the work scope..
2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at \$3491.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

#### Attachments

  
\_\_\_\_\_  
Alex Muñoz  
Assistant County Manager

2

**HISTORIC PRESERVATION EXEMPTION  
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS**

Property Address: 2515 DeSoto Blvd  
Folio # 03-4118-001-0210

2007  
Estimate

1. Total Just Value of the Property		\$1,544,792
2. Just Value of the Improvements to the Property (The change in value due to the renovation as determined by the Property Appraiser):		\$762,367
3. Summary of annual taxes levied on these improvements ( Taxes = value change x 2007 millage):		\$14,887
a) Countywide Operating	\$3,491	
b) Unincorporated Municipal Service Area	\$0	
c) Debt Service	\$217	
d) City Operating	\$4,002	
e) All other property taxes	<u>\$7,176</u>	
	\$14,887	Total taxes

**County Revenue Implications**

Annual taxes to be foregone if this Historic Preservation  
Exemption application is granted (estimate).

a) County	\$3,491
b) UMSA	\$0

Date: 7/11/08

Signed: *Mam Sajid*  
Property Appraiser



# MEMORANDUM

(Revised)

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

DATE: October 21, 2008

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(A)

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

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(N)(1)(A)  
10-21-08

RESOLUTION NO.   **R-1119-08**  

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 2515 DE SOTO BOULEVARD, 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, 2515 De Soto Boulevard, 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 2515 De Soto Boulevard, Coral Gables, Florida is a designated municipal historic landmark 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,

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 Tri Vest Properties, Inc., as the owners of 2515 De Soto Boulevard, 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 Manager 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 **Dorrin D. Rolle**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

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

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**Resolution No. R-1119-08**

Agenda Item No. 8(N) (1) (A)

Page No. 3

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of October, 2008. 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

By: **Kay Sullivan**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "T. Logue", written over a horizontal line.

Thomas W. Logue

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, drawings 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: \_\_\_\_\_

Property Address: 2515 DE SOTO BLVD

Folio Number: 03-41-18-001-0210 Plat book: 5 Page Number: 102

Legal Description (attach additional sheets if necessary):  
(Lot, Block, Subdivision and Section) \_\_\_\_\_

CORAL GABLES SECTION A PB 5-102  
LOT 9 BLK 3

\* **Attach Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1<sup>st</sup> 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 a district
- (Attach the local historic designation report or the National Register Nomination)**

II. OWNER INFORMATION

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

TRI-VEST PROPERTIES, INC

Mailing Address: 300 CAMILO AVENUE

City: CORAL GABLES State: FL Zip: 33134

Daytime Telephone Number: 305-632-3144

Contact Person: JULIO E. HERNANDEZ

E-mail: \_\_\_\_\_ Fax: 305-740-4584 Other: \_\_\_\_\_

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

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III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

A. General Information

Date of Construction: 1928

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

1928 REMODELING & ADDITION - GRAND LIVING ROOM, DINING ROOM, LOGGIA, MASTER BEDROOM & BATH AND ENTRY PORCH, SLOPED ROOF

1957 REMODELING - JALOUSIE WINDOWS INSTALLED, ENTRY PORCH REPLACED

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

SEE ABOVE

B. Exterior

Exterior construction Materials:

Type of Roof

Hip     Gable     Flat     Parapet     Other \_\_\_\_\_

Material

Shingle     Tile     Metal     Other \_\_\_\_\_  
 wood     clay barrel     copper  
 asphalt     s-type     tin  
 slate     aluminum  
 concrete

Number of Stories: 2

Basic Floor Plan:

Rectangle     Square     "L"-shaped     "H"-shaped     "U"-shaped  
 Irregular     Other 'T' SHAPED

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

FROM THE 1928 ADDITION & REMODELING THE RESIDENCE'S STYLE BECAME AN EARLY DECO-MED. INFLUENCED W/ LARGE EXPANSES OF WALLS, & FENESTRATION, LARGE HALL LIKE LIVING ROOM W/ MONUMENTAL FIREPLACE & ATTACHED LOGGIA

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

MONUMENTAL FIREPLACE, BEAMED CEILING IN L.R.,  
HIGH BASEBOARDS & WIDE DOOR FRAME CASINGS,  
FIREPLACE IN D.R. & MASTER BEDROOM

- D. **Auxiliary Structures**  
Describe the present appearance of any auxiliary structures on the property (e.g., out buildings; detached garages; walls; etc.)

N/A

#### IV DESCRIPTION OF PROPOSED IMPROVEMENTS

*All improvements to historic properties will be evaluated for their consistency with the current Secretary of Interior's Standards for Rehabilitation. Staff report(s) are appended to this application. Applications must contain sufficient information to enable those judgements 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 which describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3 1/2" x 5".*

Use of the building before the improvements: SINGLE FAMILY RESIDENCE

Use of the building after the improvements: SINGLE FAMILY RESIDENCE

Estimated project start date: JULY 2001

Estimated project completion date: JANUARY 2002

Estimated value of improvements/restoration: \$ 300,000.00

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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 affect. 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):

NW - MAIN FAÇADE.

Photo number: 1

Plan Number: A-3

Describe work:

- REPLACE ALL FENESTRATION
- REMOVE ATTACHED 1957 ENTRY @ CURVED WALLS
- REMOVE WROUGHT IRON & REPLACE W/ PLANTER BOXES
- REMOVE SPRAYED ON TEXTURED FINISH & REPLASTER
- BUILD NEW ENTRY PORCH TO REPLACE 1957 ADDITION

**Feature 2**

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

SW / SIDE ELEVATION - CORNER

Photo number: 2

Plan Number: A-4

Describe work:

- REOPEN LOGGIA
- REPLACE ALL FENESTRATION
- REMOVE SPRAYED-ON TEXTURE FINISH & REPLASTER

**Feature 3**

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

SE / REAR ELEVATION - SIDE STREET

Photo number: 3

Plan Number: A-3

Describe work:

- REOPEN LOGGIA
- REPLACE ALL FENESTRATION - BLOCK-UP AS APPROVED
- REMOVE SPRAYED-ON TEXTURE FINISH & REPLASTER
- ADD NEW LOGGIA & BALCONY ||

A. CONT.

## FEATURE 4

NE / REAR ELEVATION

- PHOTO 4      PLAN 4
- LOGGIA & BALCONY ADDITION
- REPLACE, RELOCATE WINDOWS
- NEW CONNECTOR TO NEW GARAGES
- REMOVE SPRAYED-ON TEXTURE FINISH & REPLASTER

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4A

**B. Interior Architectural Features**

**Feature 1**

Room: SECOND FLOOR - GENERAL

Photo number: \_\_\_\_\_

Plan Number: A-2

Describe work: - RAISE FLOOR & REPLACE WOOD FLOOR  
- REPLACE BASEBOARDS, CASINGS, CROWN MOLDINGS & DOORS AS REQUIRED  
- REMODEL & REPLACE BATHROOMS  
- REPLACE ALL PLUMBING & ELECTRICAL

**Feature 1**

Room: LIVING ROOM (GREAT ROOM)

Photo number: \_\_\_\_\_

Plan Number: A-1

Describe work:

- REOPEN FRENCH DOORS TO LOGGIA  
- REFINISH FIREPLACE

**Feature 1**

Room: GROUND FLOOR - GENERAL

Photo number: \_\_\_\_\_

Plan Number: A-1

Describe work: - RESTORE POWDER ROOM TO ORIGINAL SIZE & LAYOUT  
- RECONSTRUCT GARAGE & SERVICE AREA



**Landscape Features**

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

**PRECONSTRUCTION APPLICATION REVIEW  
FOR HISTORIC PRESERVATION OFFICE USE ONLY**

Folio Number 03-41-18-001-0210

Street Address 2515 De Soto Boulevard  
Coral Gables, Florida 33134

The 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's Standards 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's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1A-38, F. A. C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

**Review comments:**

*COA(SP) 2001-03 Staff report*

Additional Review Comments attached? Yes  No

Signature: *Simone Chin*

Typed or printed name: Simone Chin

Title HISTORIC PRESERVATION ADMINISTRATOR

Date \_\_\_\_\_

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**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 Department and the Dade County Historic Preservation Division 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.

JULIO E. HERNANDEZ  
Name

[Handwritten Signature]  
Signature

6/13/01  
Date

Name

Signature

Date

**Notarized:**

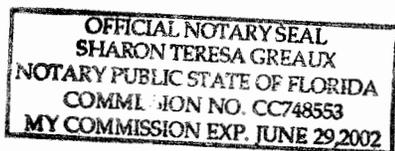
STATE OF FLORIDA)  
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2001,  
by JULIO ENRIQUE HERNANDEZ (and) \_\_\_\_\_ who  
is ~~(are)~~ personally known to me, or have <sup>HAS</sup> produced FEDR 4C # 4655-425-60-322-0 as  
identification. C.P. 0962-04

My commission expires:

[Handwritten Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: SHARON TERESA GREUX



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**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 Preconstruction 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.

**1. PROPERTY IDENTIFICATION AND LOCATION:**

Folio Number: 03-41-18-001-0210

Street Address: 2515 DE SOTO BLVD

**2. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:**

Project start date: \_\_\_\_\_ Project completion date: \_\_\_\_\_

Estimated cost of entire project: \$ \_\_\_\_\_

Estimated cost attributed solely to work on historic buildings: \$ \_\_\_\_\_

**3. 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 Preconstruction 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 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 Historic Preservation Department and the Dade County Historic Preservation Division 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.

Julio E. Hernandez  6/13/01  
Name Signature Date

\_\_\_\_\_  
Name Signature Date

Mailing Address(if different from described property) 300 CAMILO AVENUE

CORAL GABLES FL 33134  
City State Zip Code

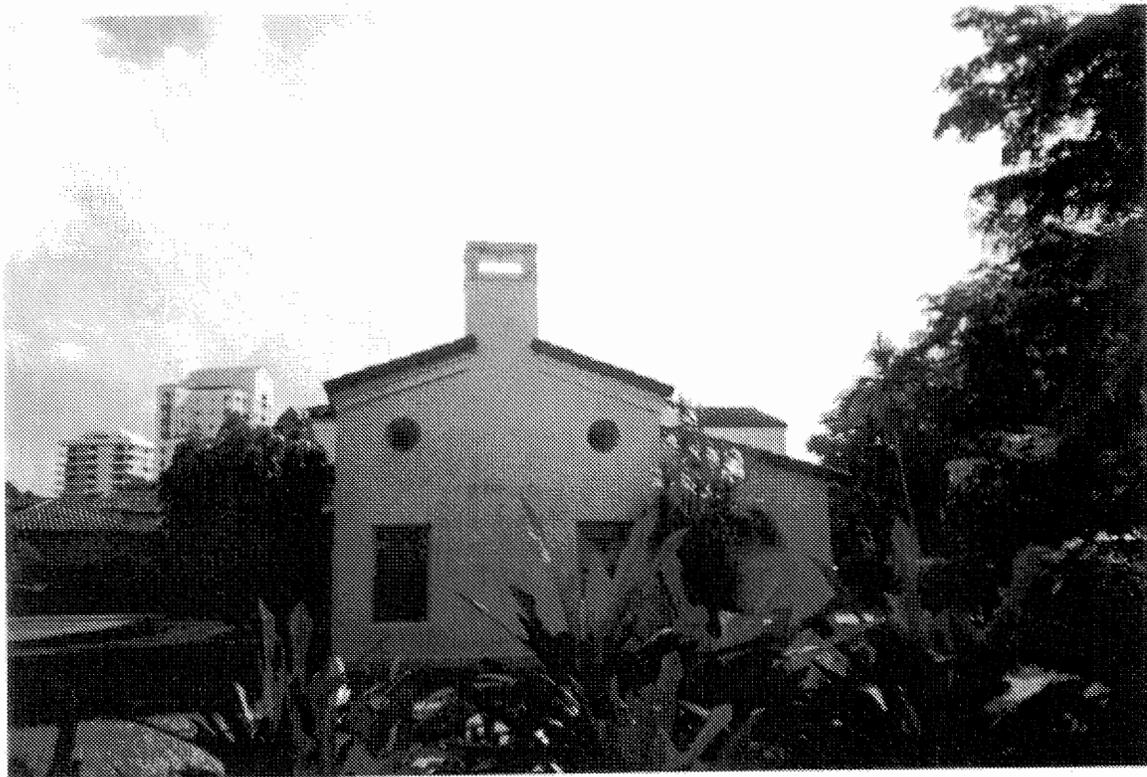
Daytime Telephone number: 305-632-3144

16

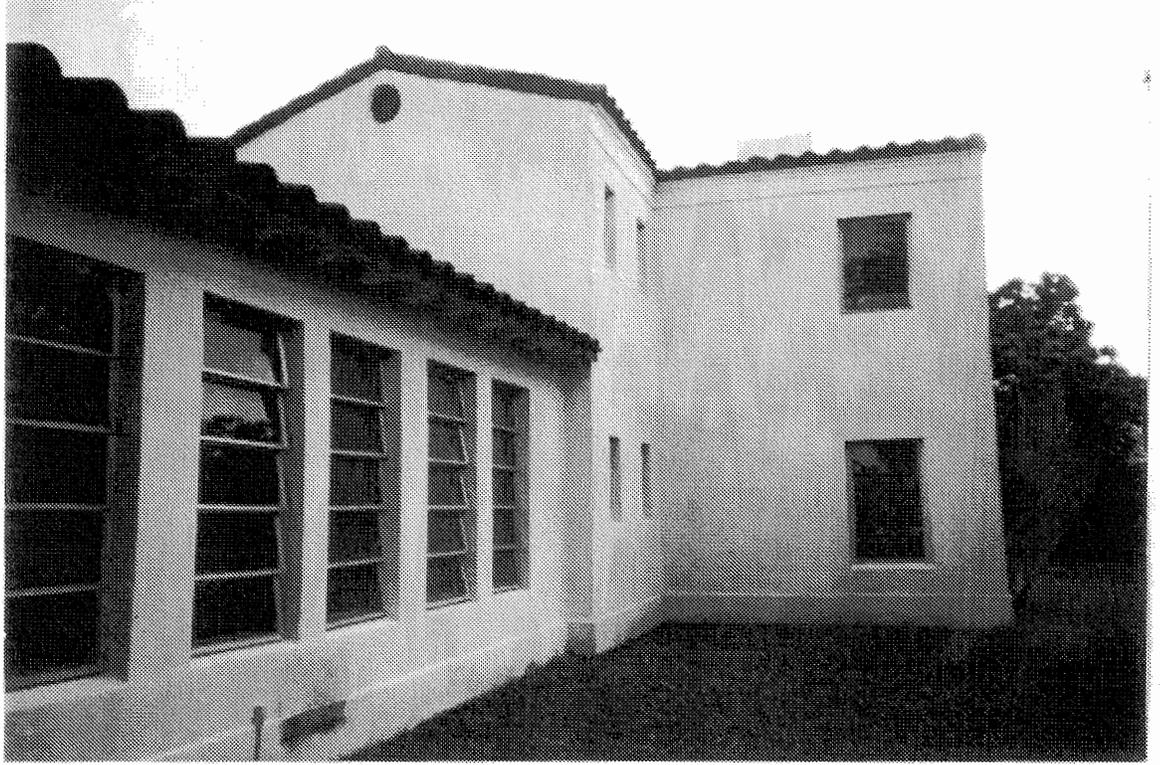
Multiple owners must provide the same information as above. Use additional sheets if necessary.







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**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: 03-41-18-001-0210

Street Address: 2515 DE Soto BLVD., CORAL GABLES, FL 33134

**II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:**

Project start date: MAY 2002 Project completion date: 7/31/06

Estimated cost of entire project: \$ 1,342,000<sup>00</sup>

Estimated cost attributed solely to work on historic buildings: \$ 1,165,650.<sup>00</sup>

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

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**IV. DESCRIPTION OF IMPROVEMENTS**

*If different from original proposal in Part 1*

*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):

\_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**Feature 2**

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

\_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

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**Feature 3**

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

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

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

**Feature 1**

Room: \_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

24

Case File: \_\_\_\_\_

**Feature 2**

Room: \_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**Feature 3**

Room: \_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

25

**C. Landscape Features**

**Feature 1**

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

---

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**Feature 2**

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

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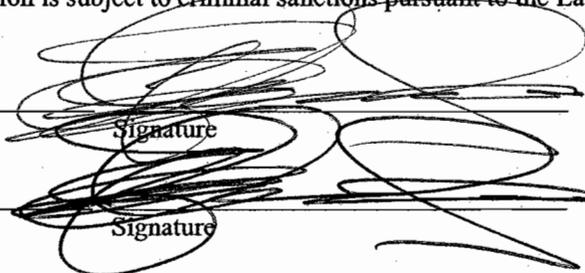
Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

26

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.

Julio E. Hernandez		8/12/06
Name	Signature	Date
		5/30/07
Name	Signature	Date

Mailing Address (if different from described property) 300 CAMILO AVENUE

<u>CORAL GABLES</u>	<u>FLORIDA</u>	<u>33134</u>
City	State	Zip Code

Daytime Telephone Number: 305-632-3144 E-mail: hern106@bellsouth.net

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

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**V. continued OWNER ATTESTATION**

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

Title PRESIDENT Organization name TRI-VEST PROPERTIES, INC

Social Security or Taxpayer Identification Number: 65-0338154

Mailing Address: 300 CAMILO AVENUE

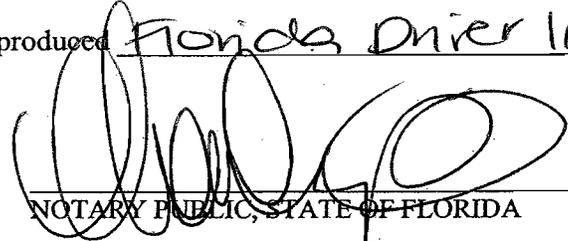
City CORAL GABLES State FL Zip Code 33134

Daytime Telephone Number: 305-632-3144

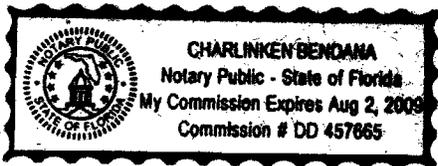
Notarized.  
STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2007,  
by Julio E. Hernandez (and) \_\_\_\_\_ who  
is (are) personally known to me, or have produced Florida Driver License as  
identification.

My commission expires:  
Aug 2, 2009

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Charlinken Bendana



28

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

Folio Number: 03-41-18-001-0210

Street Address: 2515 De Soto Boulevard

Coral Gables, FL

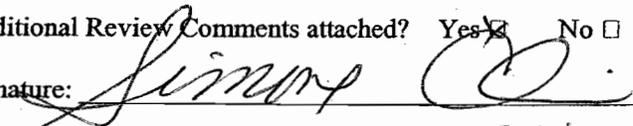
The Historic Preservation Office has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- 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 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:**

AV 2001-03 Part 2

Additional Review Comments attached? Yes  No

Signature: 

Typed or printed name: Simone Chin

Title: Historic Preservation Administrator

Date: \_\_\_\_\_

29

#### IV. Description of Improvements

##### A. North Elevation:

Construct new perimeter wall and wrought iron gate.

Install new Old Chicago brick paver driveway and walk way.

Construct new detached two car garage and connecting walk way with wrought iron gate and exposed yellow pine wood beam ceiling similar to original.

Construct new front entrance porch and entrance arch with architectural features similar to original structure.

Install new impact resistant windows and doors similar to original casement windows and full view doors.

Install new clay barrel tile roof similar to original clay tile roof.

Sand blast existing stucco and finish with venetian stucco similar to original stucco.

Smooth stucco on new construction.

Form stucco decorative molding similar to original.

Restore and construct new coral rock supports for wrought iron planters similar to originals..

Restore chimneys.

Poured windows and doors concrete fill cells.

Poured new concrete tie beam.

Construct new outdoor planter.

South Elevation:

Construct new rear pool terrace with exposed yellow pine wood beam ceilings similar to existing terrace.

Restore existing wood beam ceiling in existing pool terrace.

Install new ceiling fans.

Construct new in ground pool with decorative concrete tile deck and in wall water fountain.

Construct new master balcony with wrought iron handrails and other architectural features similar to original structure.

New decorative terrace columns.

Prime and paint exterior.

Exterior iron lantern decorative light fixtures similar to original.

B. Interior Architectural Features:

First floor basement and second floor:

- 1) Remove all interior partition walls, stairways, bathrooms, kitchen cabinets, appliances, windows, doors, electrical, plumbing, kitchen, and ceiling.
- 2) Raise existing basement ceiling height from approximately 7" ft., to 9" ft., and double height living room, staircase and entrance foyer ceilings.
- 3) Restore exposed wood beams and ceiling in the family room.
- 4) Build new double arch in the family room.
- 5) Install new random pattern stone tile floors.

- 6) Install new wood baseboard, crown moldings, wood doors, wood window sills, trims and hardware similar to original.
- 7) New bathrooms, tiles, and fixtures similar to original.
- 8) New custom bathroom cabinetry and hardware.
- 9) New custom cherry wood kitchen cabinetry with separate under/over cabinet lighting, hardware, and top of line appliances.
- 10) Restoration of the existing fireplaces in the bedroom, family and dining rooms.
- 11) Install new staircase with matching stone slab flooring and wrought iron spindles and handrail.
- 12) Interior priming and painting in Mediterranean colors.
- 13) Install new plumbing, electrical, mechanical systems.
- 14) Install new alarm system, central vacuum, internet, and sound system wiring with interior and exterior speakers.
- 15) Install new custom granite counter tops with marble tile back splash.
- 16) Custom fabricated wrought iron staircase and balcony railings similar to original.
- 17) Install new plumbing fixtures similar to original.
- 18) Install new interior recessed lighting, light fixtures, chandeliers, sconces and ceiling fans.
- 19) Install new interior tongue-and-groove wide plank walnut wood flooring with ebony inlaid on second floor.
- 20) Install new interior wall and attic insulation.
- 21) Fabricate and install new roof trusses, bracing and tie-down straps for the existing structure as well as the new construction.
- 22) Fabricate and install new wood floor joist.

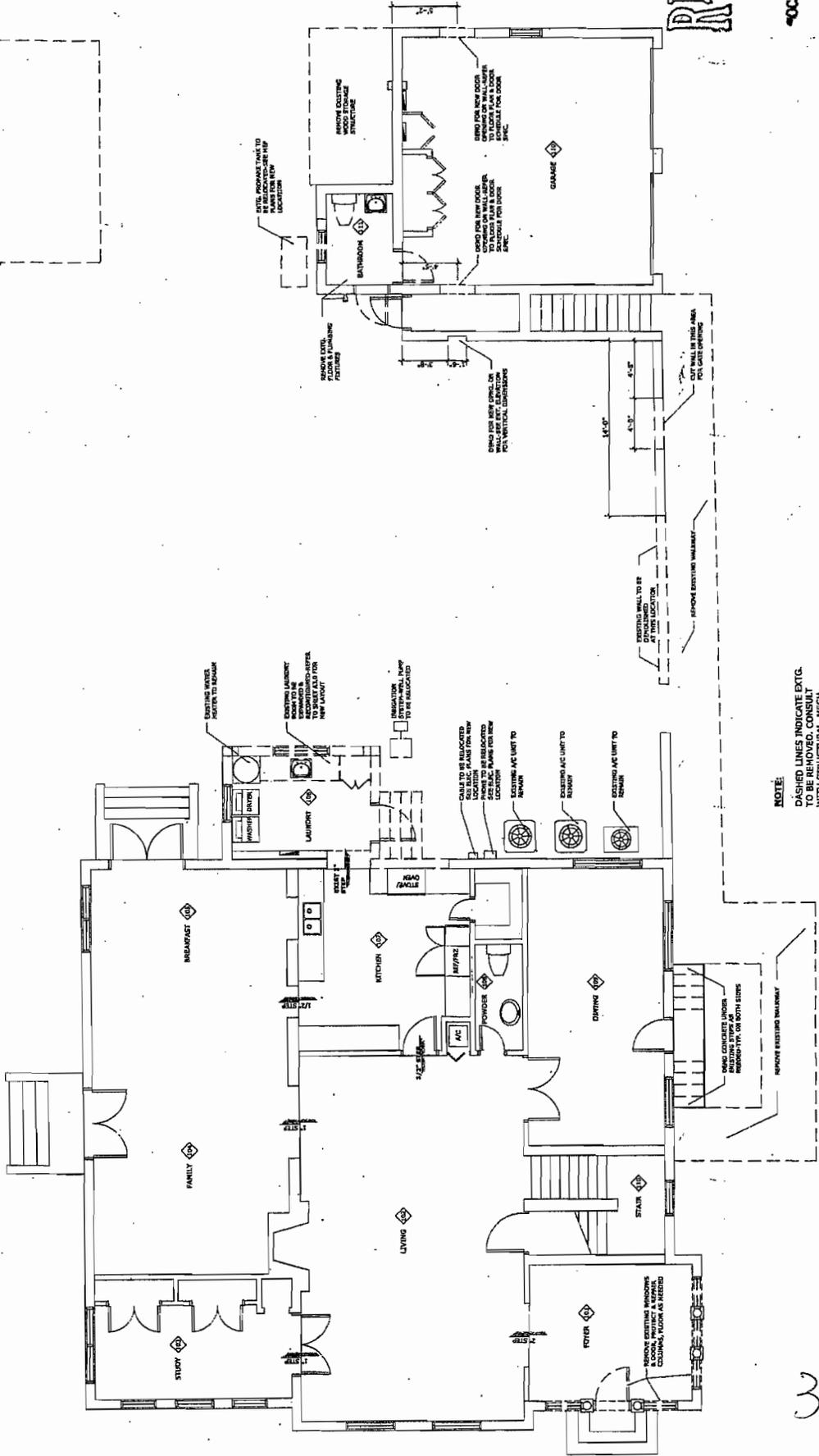
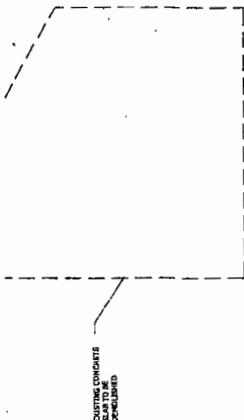
- 23) Construct new concave arched interior foyer ceiling.
- 24) Install new Impact resistant 8 ft., high double wide wrought iron front entrance doors.
- 25) Completed new floor plans of: four bedrooms, maids' room, family room, formal dining room, living room, playroom, library, kitchen, breakfast room, first and second floor foyers, six and one half bathrooms, and laundry room.

C. Landscape Features:

- 1) Level and fill the existing lot.
- 2) Install two Medjool palms approximately 20 ft., tall.
- 3) Install one hundred and sixty-two Ficus trees approximately 4ft., tall around the perimeter wall.
- 4) Install sixty-nine Schefflera arbicola plants.
- 5) Install eighty-six Plumbago plants.
- 6) Install eighty-one Asparagus meyer plants.
- 7) Install seventy-two ivy plants.
- 8) Install twenty pallets of St. Augustine sod.
- 9) Install cypress mulch.
- 10) Install in-ground lighting.







**NOTE:**  
 DASHED LINES INDICATE EXTG. TO BE REMOVED. CONSULT ARCHITECT FOR DETAILS. ELECTRICAL, MECHANICAL, PLUMBING, ELECT. & PLUMB. ENGINEERS PRIOR TO DEMOLITION.  
 PROTECT EXTG. STRUCTURE DURING DEMOLITION & NEW CONSTRUCTION.  
 ALL INTERIOR DOORS & HARDWARE INDICATED TO BE REMOVED. CATALOGUED & STORED FOR FUTURE USE.

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UPSTAIRS STUDIO architecture  
 4111 Laguna Beach Boulevard  
 Laguna Beach, Florida 32111  
 Tel: 407.241.1111 Fax: 407.241.1112

project: LEE RESIDENCE  
 8521 ALHAMBRA  
 CORAL GABLES, FL  
 EXHIBITION & SECTION

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DEMOLITION PLAN

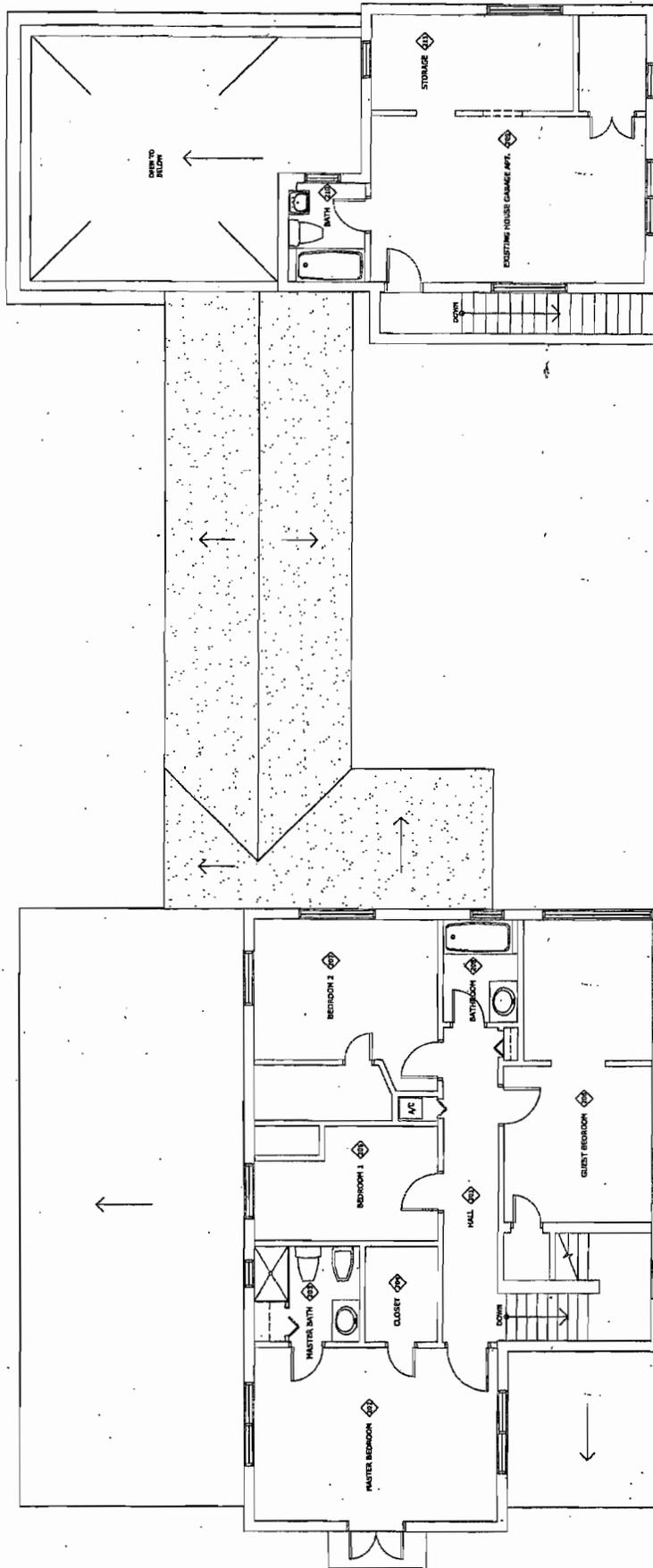
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NOTE:  
 ALL NEW EXTENSION DOORS AND  
 WINDOWS ARE TO HAVE  
 HURRICANE IMPACT RESISTANT  
 GLASS AND DUNE COAT PRODUCT  
 AS PER 2001 IBC AND IBCS.  
 ALL DOORS AND WINDOWS TO BE UNDER  
 SEPARATE PERMIT.

**WALL LEGEND**

---	EXTERIOR FINISH
---	WALL TO REMAIN
---	EXTERIOR MASONRY
---	WALL TO REMAIN
---	NEW 4" MASONRY WALL
---	STUCCO & EXTER. FIN.
---	EXISTING WALL WITH MULLION REMOVED
---	NEW 4" INTERIOR MASONRY W/
---	WOOD STUDS AT 16" O.C. & 8" TYP. W/
---	STUCCO & EXTER. FIN. AT ALL BATHROOM,
---	KITCHEN, AND ATTACHED BALCONY
---	LOCATIONS
---	EXTER. OF INTERIOR
---	PARTITION TO REMAIN



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Project: **LEE RESIDENCE**  
 803 ANASTASIA, CORAL GABLES, FL  
 RESTORATION & ADDITION

UPSTAIRS STUDIO  
 architecture  
 4151 Lynden Road, Suite 100  
 Coral Gables, FL 33134  
 Tel: 305.442.1979 Fax: 305.442.1911  
 www.upstairsstudio.com

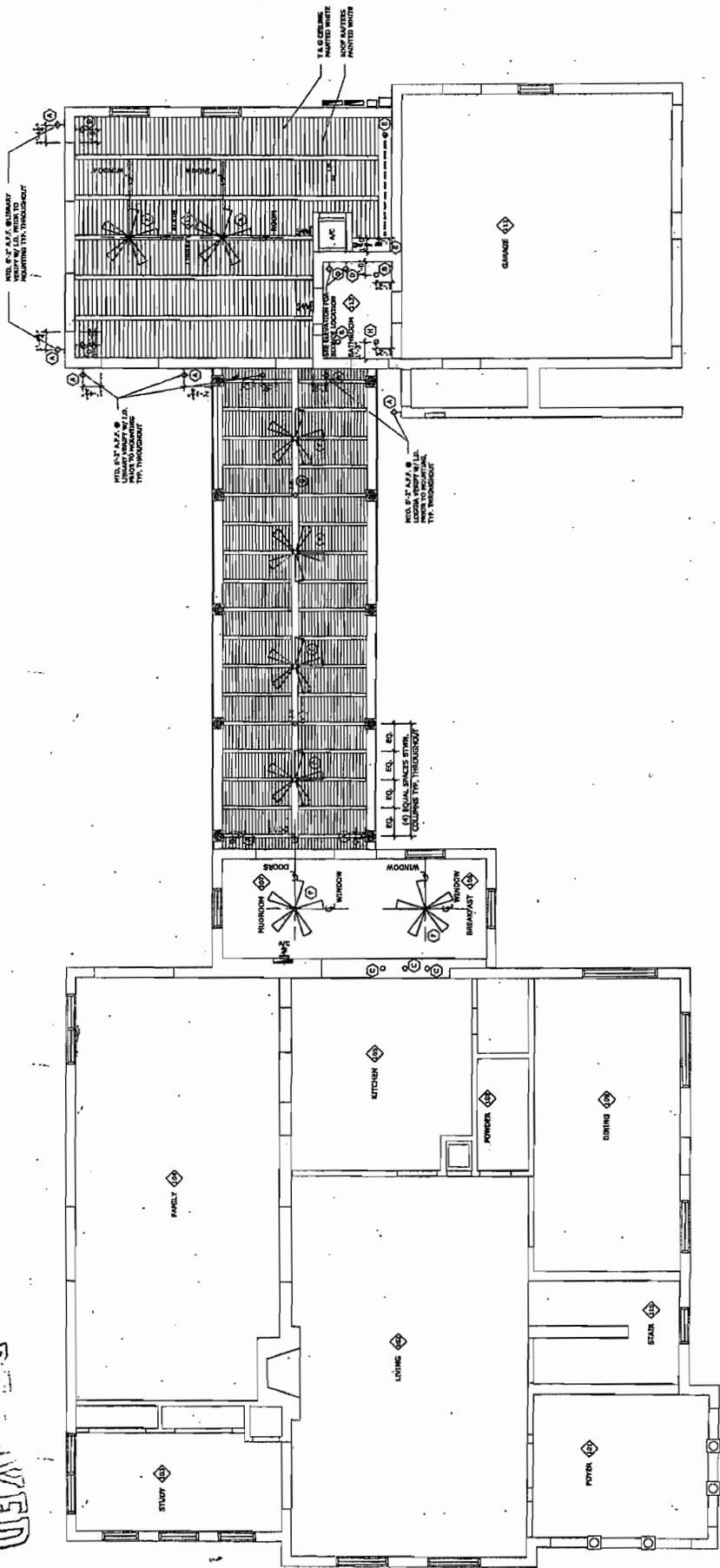
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SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

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OCBD/Historic Preservation

REVIEWED  
JUL 23 2002



GROUND FLOOR REF. CEILING PLAN  
SCALE: 1/4"=1'-0"

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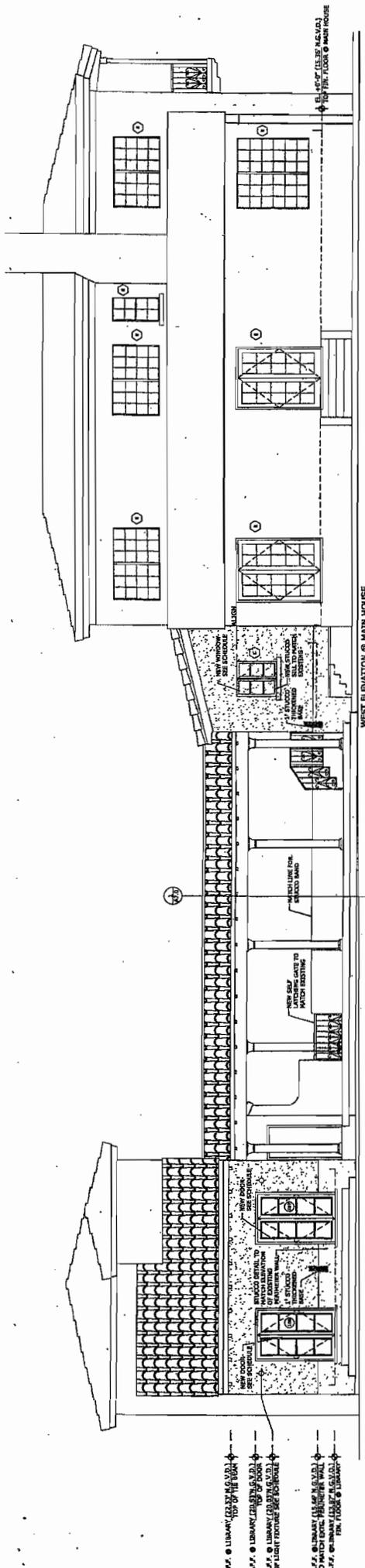
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PROJECT:  
**LIFE RESIDENCE**  
803 ANASTASIA  
CORAL GABLES, FL  
RENOVATION & ADDITION

UPSTAIRS STUDIO  
architecture

REVISITONS:

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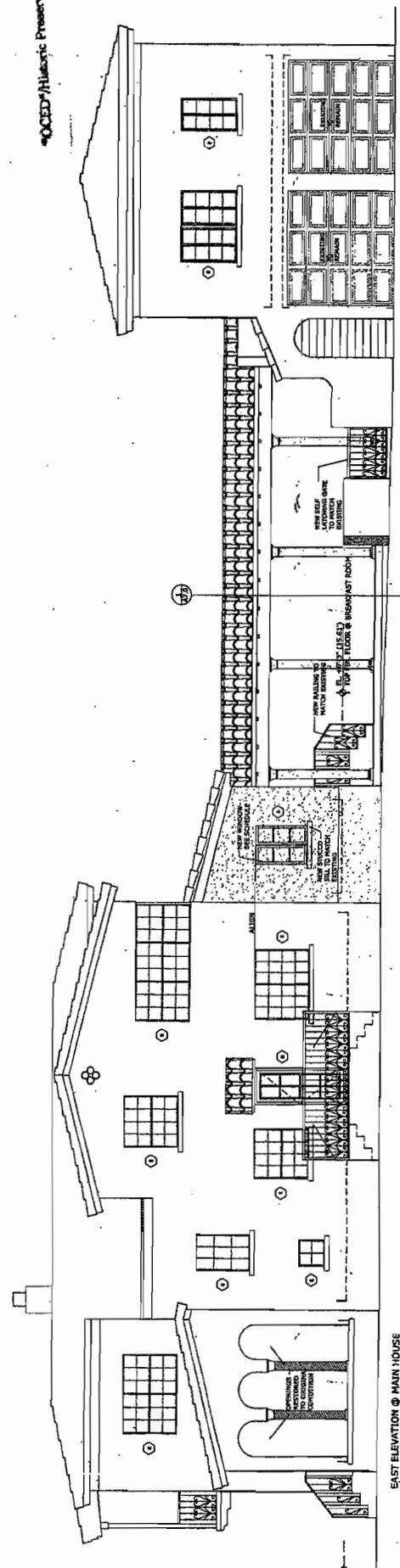


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SOCIETY FOR Historic Preservation

WEST ELEVATION @ MAIN HOUSE

WEST ELEVATION @ PROPOSED LIBRARY



EAST ELEVATION @ GARAGE

EAST ELEVATION @ MAIN HOUSE

- 1. LIBRARY (SEE PLAN)
- 2. LIBRARY (SEE PLAN)
- 3. LIBRARY (SEE PLAN)
- 4. LIBRARY (SEE PLAN)
- 5. MATCH EXIST. PORCH (SEE PLAN)
- 6. MATCH EXIST. PORCH (SEE PLAN)

SEE PLAN FOR PORCH

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project: LEE RESIDENCE  
833 ANASTASIA  
CORAL GABLES, FL  
RENOVATION & ADDITION

UNSTARS STUDIO  
architecture  
1001 NW 10th St, Suite 100  
Coral Gables, Florida 33134  
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revisions:

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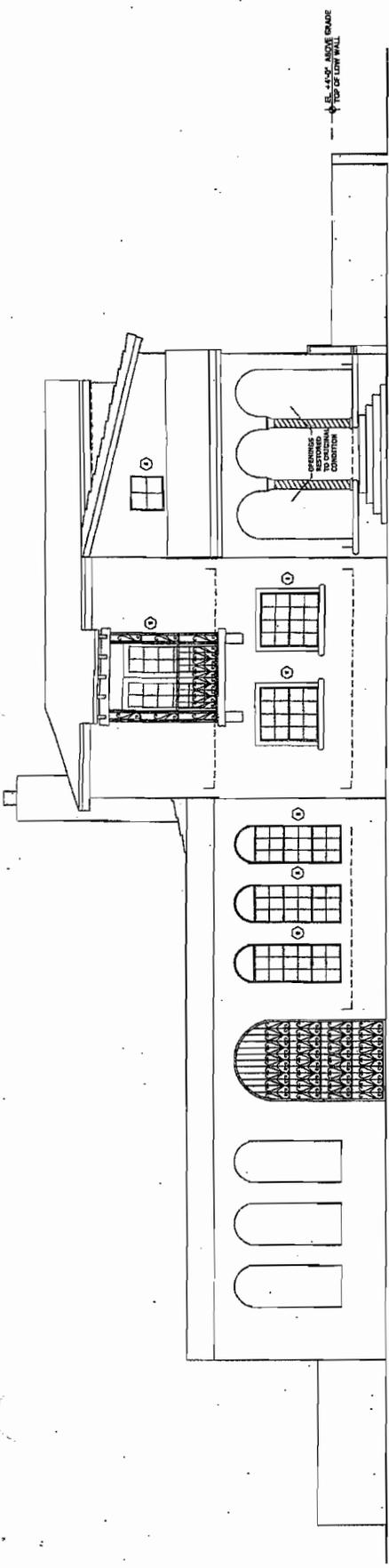
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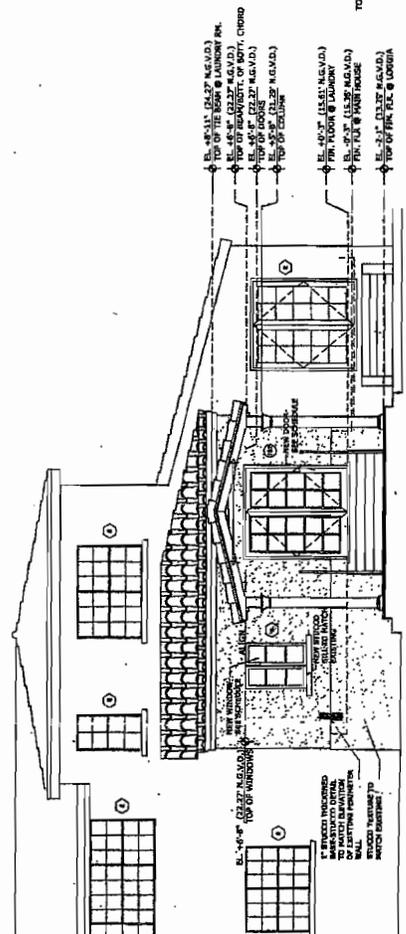
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AGED Historic Preservation



SOUTH ELEVATION @ MAIN HOUSE



SOUTH ELEVATION @ PROPOSED POOL HOUSE

sheet no

PROJECT: LEE RESIDENCE  
803 AMSTADIA  
CORAL GABLES, FL  
SEPARATION & RESTORATION

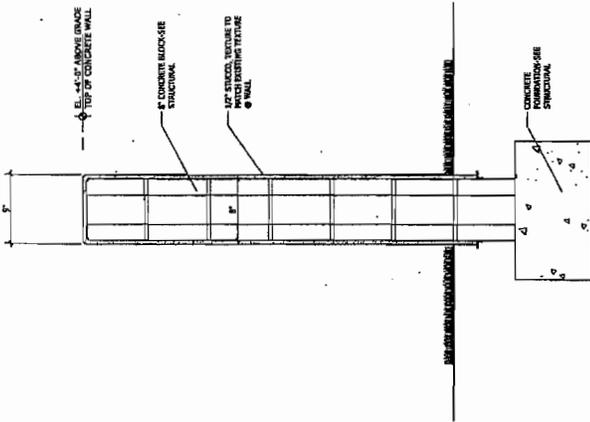
UPSTAIRS STUDIO  
architecture  
1122 NE 15th Street  
Coral Gables, FL 33134  
Tel: 305.442.1111  
Fax: 305.442.1111

revisions:

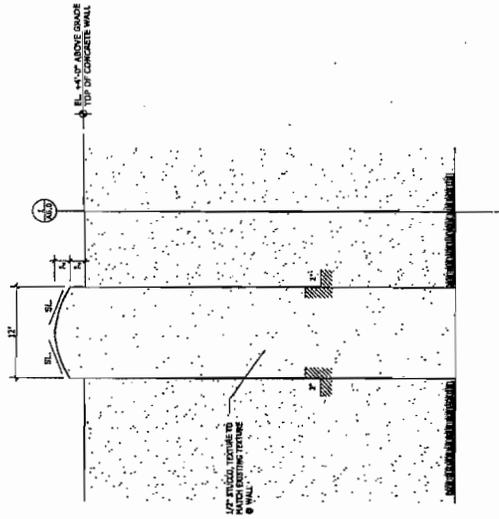
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EXTERIOR ELEVATIONS  
SCALE: 1/4"=1'-0"

41



DETAIL 1  
SCALE: 1/2"=1'-0"



(COLUMN DETAIL AT WALL)

DETAIL 2  
SCALE: 1/2"=1'-0"

REVISIONS: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT DU DV DW DX DY DZ EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GU GV GW GX GY GZ HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HR HS HT HU HV HW HX HY HZ IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ KA KB KC KD KE KF KG KH KI KJ KK KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ LA LB LC LD LE LF LG LH LI LJ LK LL LM LN LO LP LQ LR LS LT LU LV LW LX LY LZ MA MB MC MD ME MF MG MH MI MJ MK ML MM MN MO MP MQ MR MS MT MU MV MW MX MY MZ NA NB NC ND NE NF NG NH NI NJ NK NL NM NN NO NP NQ NR NS NT NU NV NW NX NY NZ OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TQ TR TS TT TU TV TW TX TY TZ UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UU UV UW UX UY UZ VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VV VW VX VY VZ WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WU WV WW WX WY WZ XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YZ ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ	PROJECT: <b>LEE RESIDENCE</b> 803 AMSTERSA CORAL GABLES, FL RESTORATION & ADDITION	sheet no. <b>A6.0</b>
	UPSTAIRS STUDIO architecture 4222 Bayshore Parkway Coral Gables, FL 33134 Tel: 305.442.1111 Fax: 305.442.1111 www.upstairsstudio.com	JUL 23 2002

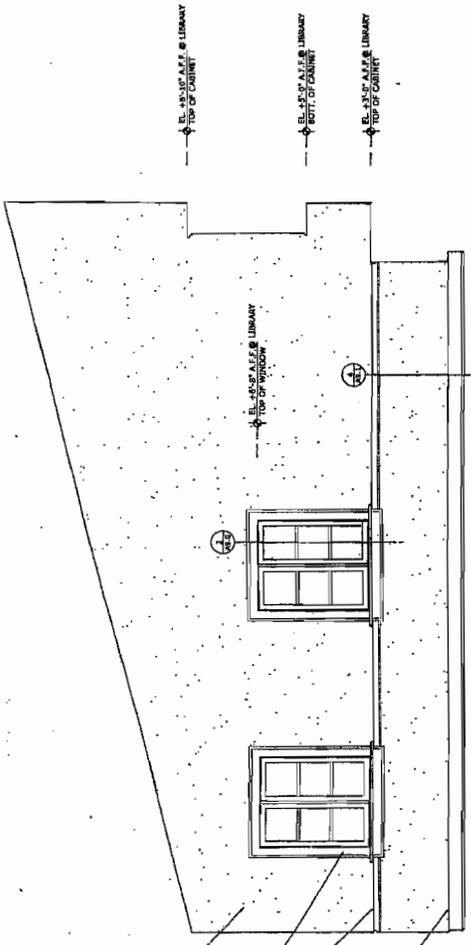
EXTERIOR DETAILS  
SCALE: 1-1/2"=1'-0"

142







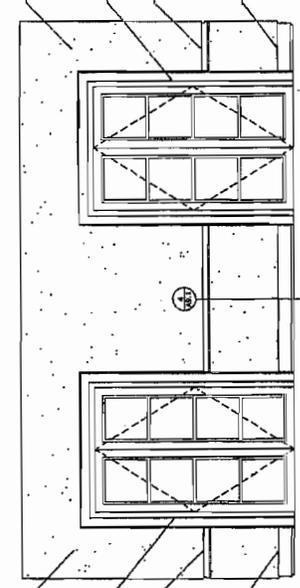


REMANENT WOODEN PAINTS - COLOR TO BE SPECIFIED BY ARCH.

DOOR & WINDOW CASING IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM

CHAIR BAIL IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM

BASEBOARD IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM



REMANENT WOODEN PAINTS - COLOR TO BE SPECIFIED BY ARCH.

14'-0" A.F.F. @ LIBRARY TOP OF DOOR

14'-0" A.F.F. @ LIBRARY TOP OF WINDOW

14'-0" A.F.F. @ LIBRARY TOP OF CHAIR BAIL

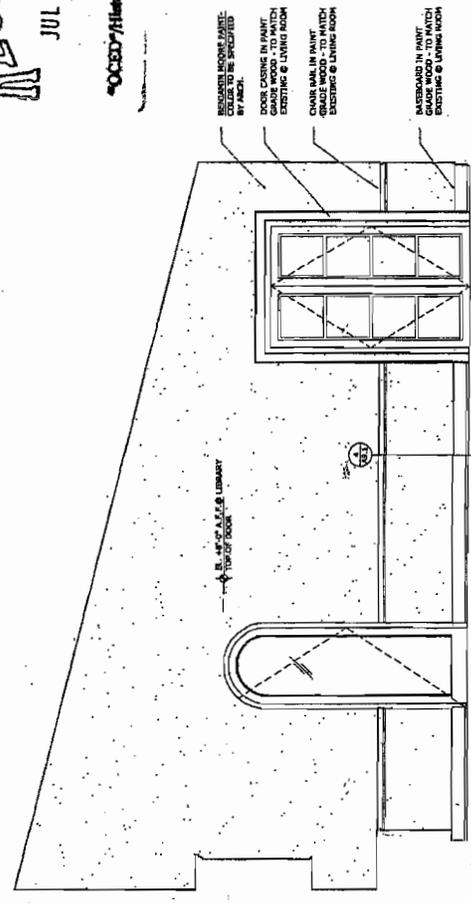
BASEBOARD IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM

1 LIBRARY

1 LIBRARY

RECEIVED  
JUL 23 2002

OCEDD Historic Preservation

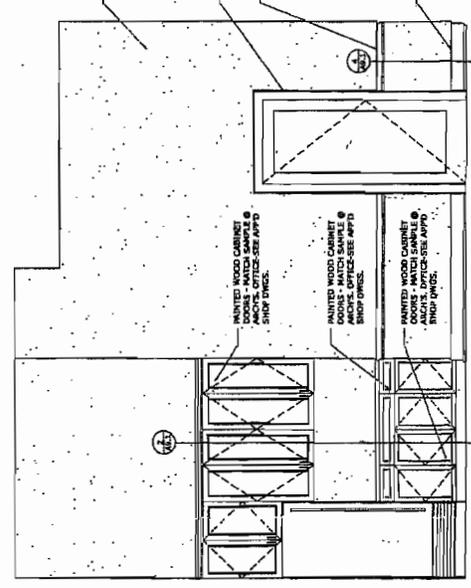


REMANENT WOODEN PAINTS - COLOR TO BE SPECIFIED BY ARCH.

DOOR CASING IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM

CHAIR BAIL IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM

BASEBOARD IN PAINT GRADE WOOD - TO MATCH EXISTING @ LIVING ROOM



PAINTED WOOD CABINET DOORS - MATCH SAMPLE ABOVE'S OFFICE SET AND SHOP DWGS.

PAINTED WOOD CABINET DOORS - MATCH SAMPLE ABOVE'S OFFICE SET AND SHOP DWGS.

PAINTED WOOD CABINET DOORS - MATCH SAMPLE ABOVE'S OFFICE SET AND SHOP DWGS.

1 LIBRARY

1 LIBRARY

project: **LEE RESIDENCE**  
800 AMSTERDAM  
LONG BEACH, CA 90802

upstair studio  
architecture  
4000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Tel: 310.274.1111  
www.upstairstudio.com

revisions:  
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sheet  
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ELEVATIONS  
SCALE: 1/8"=1'-0"

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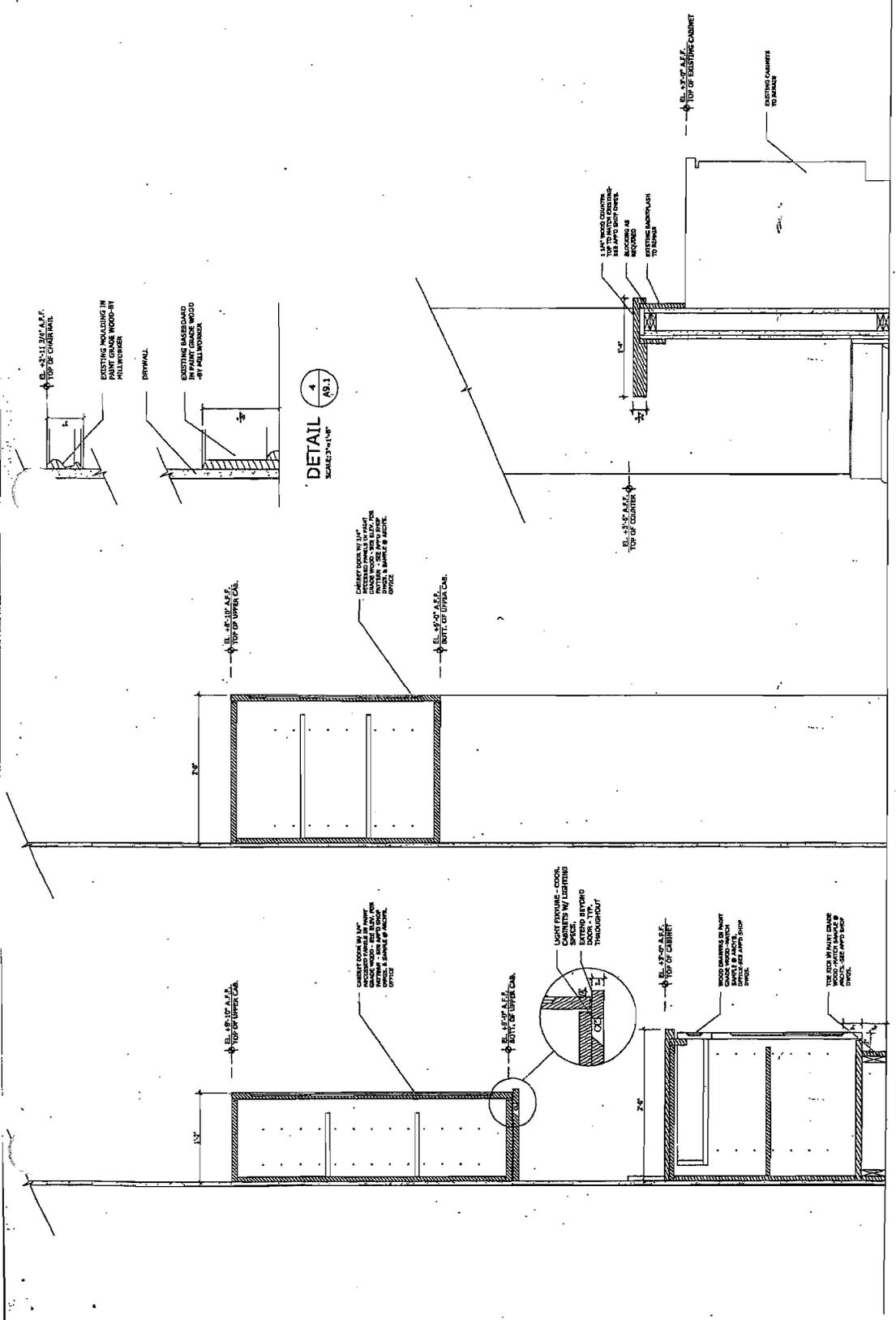
RECEIVED  
JUL 23 2002

CEED/Historic Preservation

project: LEE RESIDENCE  
824 AMERICA  
CORAL GABLES, FL  
ARCHITECTURE & PLANNING

UPSTAIRS STUDIO  
architecture  
4211 Lynden Road South  
Miami, FL 33140  
Tel: 305.442.1111  
Fax: 305.442.1112  
www.upstairsstudio.com

sheet no. A9.1



DETAIL 1  
SCALE: 1/2" = 1'-0"

DETAIL 2  
SCALE: 1/2" = 1'-0"

DETAIL 3  
SCALE: 1/2" = 1'-0"

DETAIL 4  
SCALE: 3/4" = 1'-0"

DETAILS  
SCALE: VARIES

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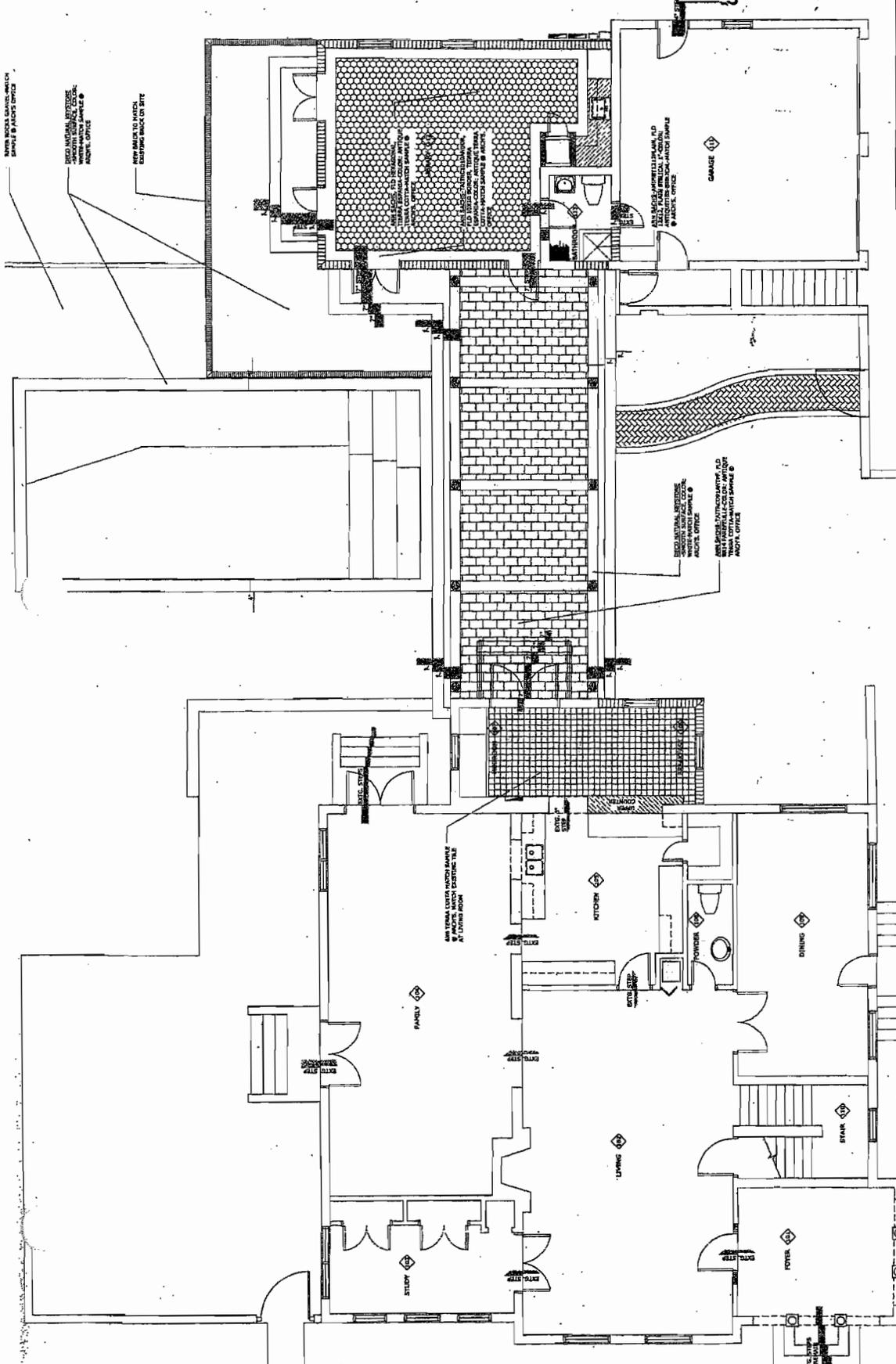
©CEDC/Historic Preservation™

project: LEE RESIDENCE  
 802 ANATHEMA  
 CORAL GABLES, FL  
 RENOVATION & ADDITION

sheet r  
 A11.0

UPSTAIRS STUDIOS  
 architecture  
 1400 SW 15th Street, Suite 200  
 Coral Gables, Florida 33134  
 Phone: 305.441.1111  
 Fax: 305.441.1112

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



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JUL 23 2002

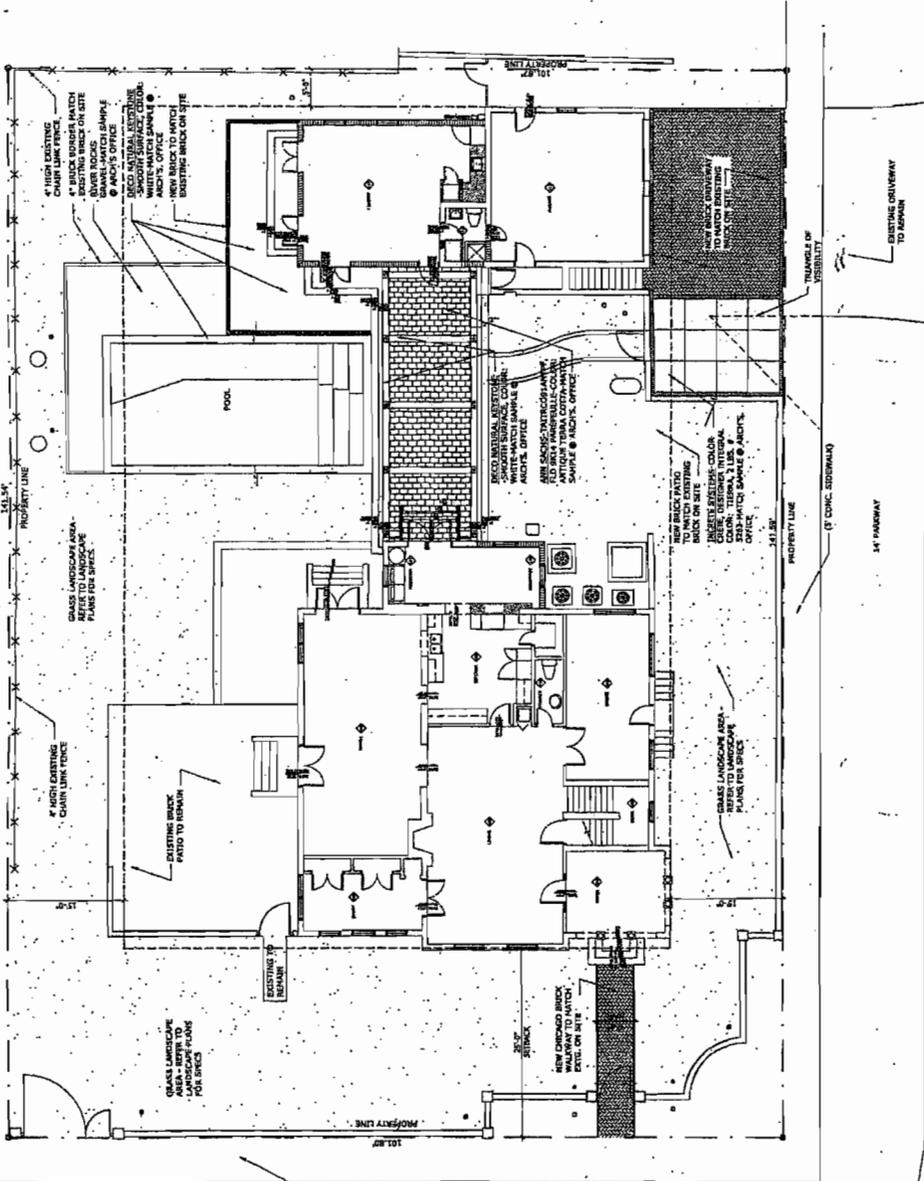
OCEDY/Historic Preservation

Project: LEE RESIDENCE  
 403 HAYSTACK  
 CORAL GABLES, FL  
 RENOVATION & ADDITION

UPSTAIRS STUDIO  
 architecture

sheet 5  
 SW1.0

revisions:

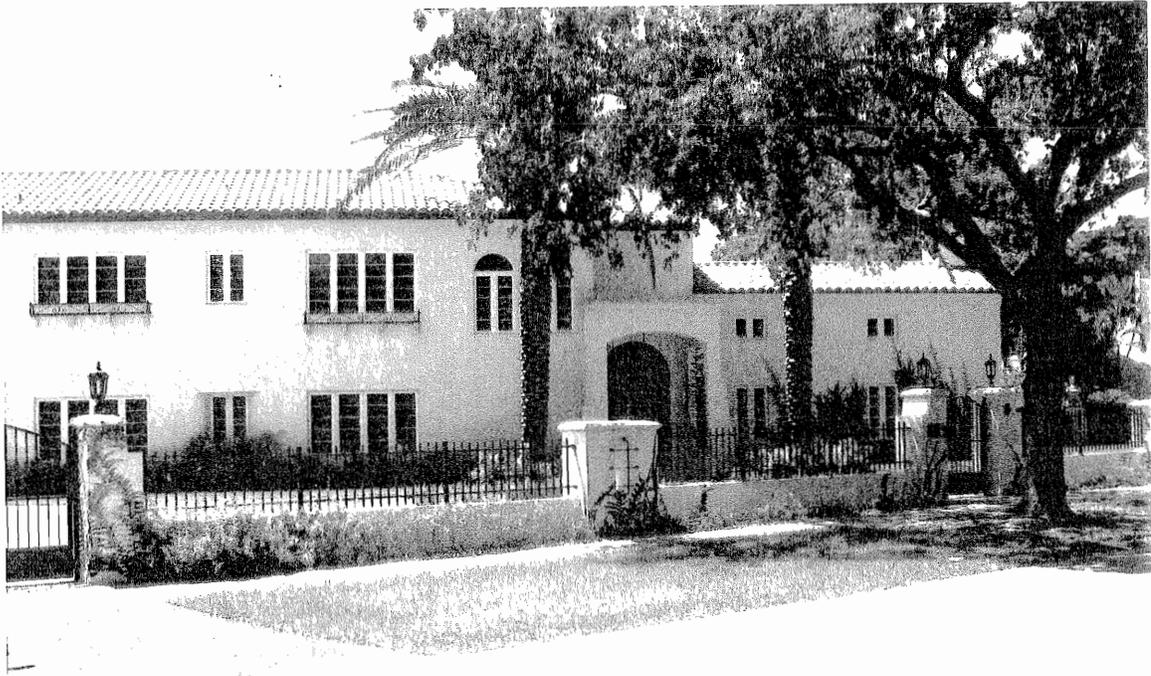


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SITE PLAN  
 SCALE: 1/8"=1'-0"

52

North Elevation



2515 De Soto Blvd.

53

NEW TWO CAR GARAGE + CONNECTOR  
CHICAGO BRICK DRIVEWAY

NORTH ELEVATION



FRONT ENTRANCE  
AND WALKWAY

54

2515 De Soto Blvd.

SOUTH ELEVATION  
NEW POOL TERRACE  
NEW MASTER BALCONY

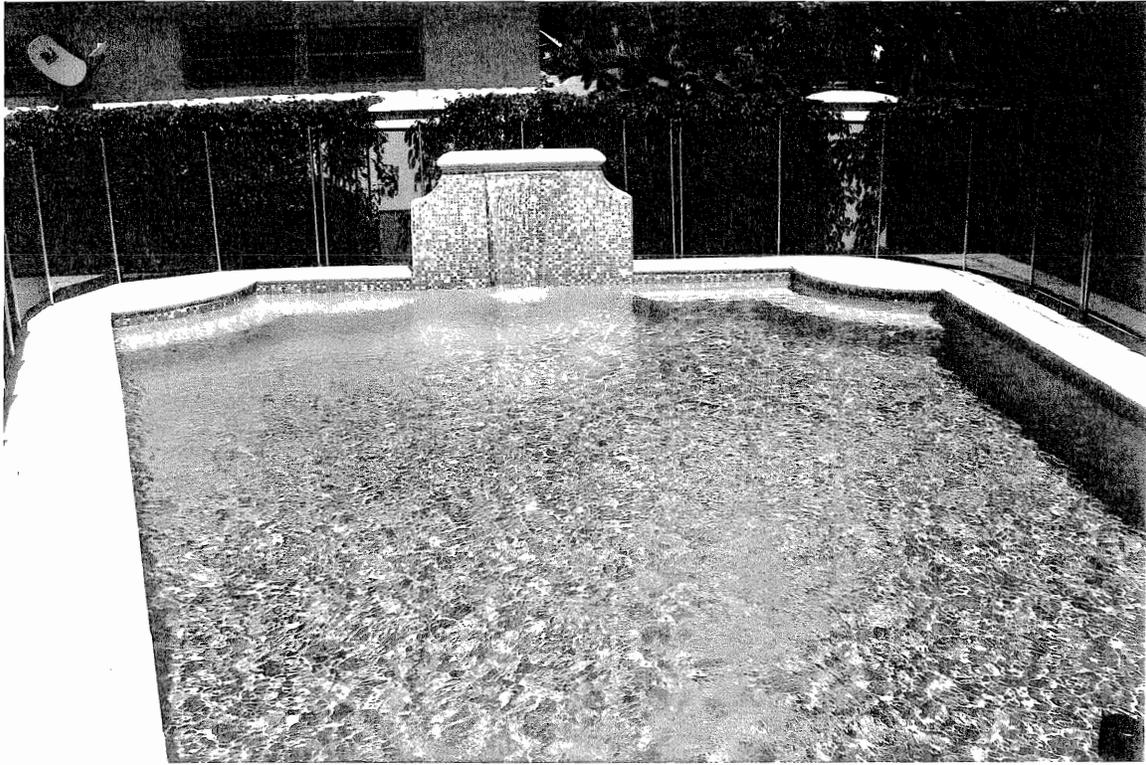


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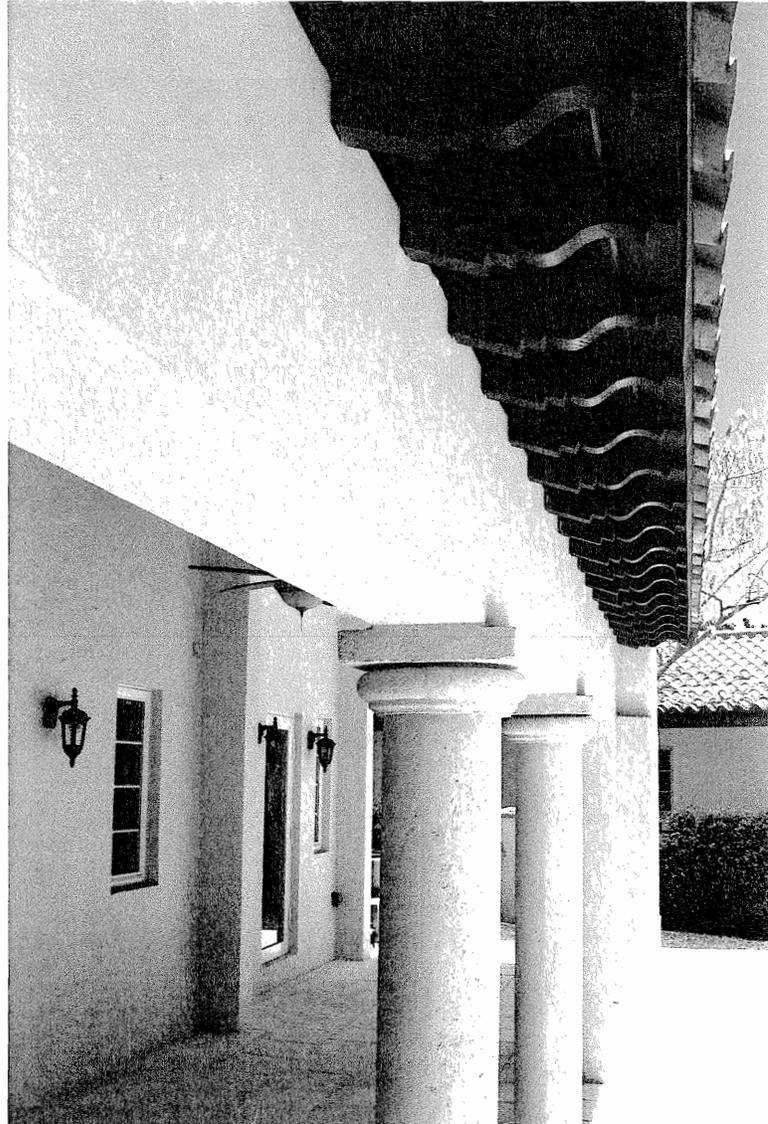


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ORIGINAL TERRACE



NEW POOL



NEW POOL  
TERRACE

56



2515 De Soto Blvd.

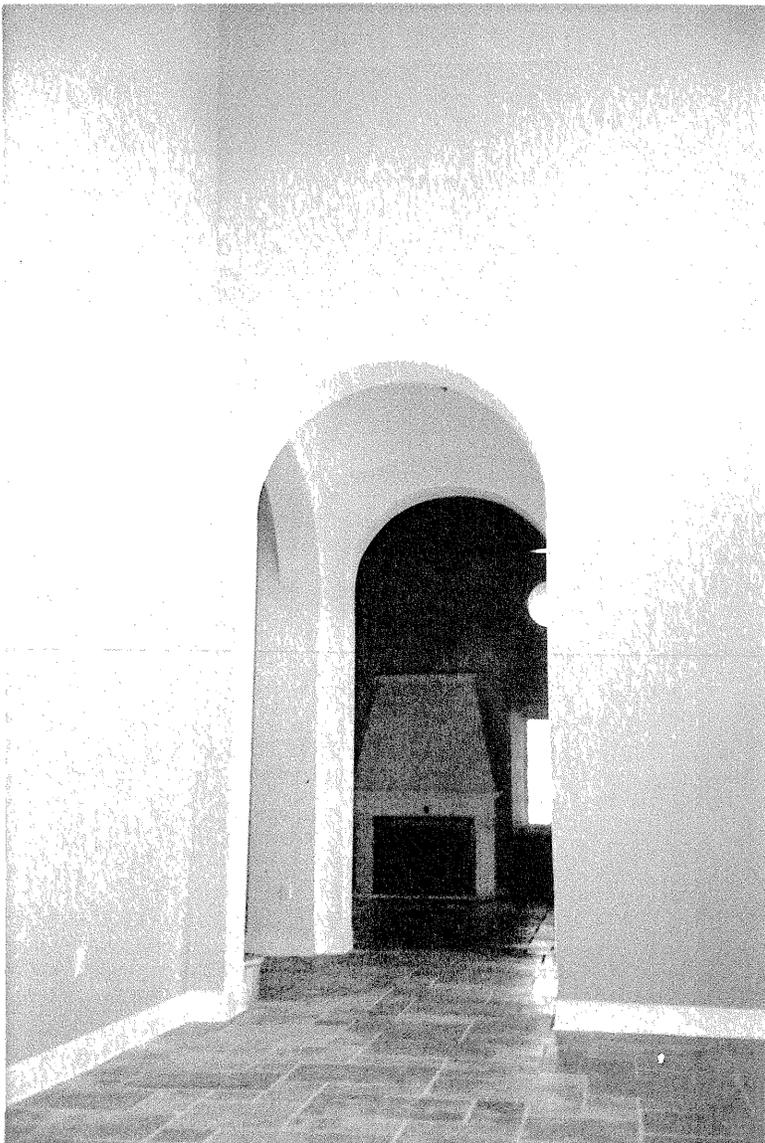
VENETIAN STUCCO

SMOOTH  
STUCCO



57

VIEW of foyer  
and family



VIEW of  
LIVING ROOM  
with LIBRARY

58

LOW



STAIRWAY



59

Family room



2515 De Soto Blvd.

Dining room

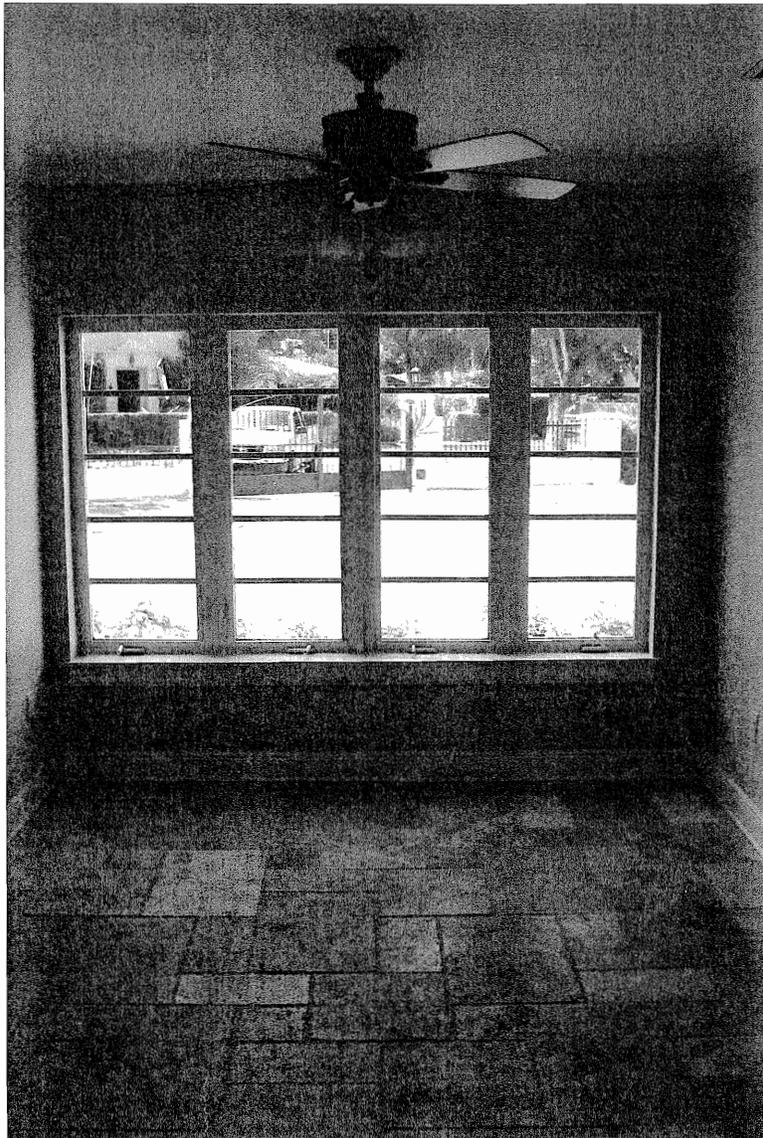


60

KITCHEN



Playroom



2515 De Soto Blvd.

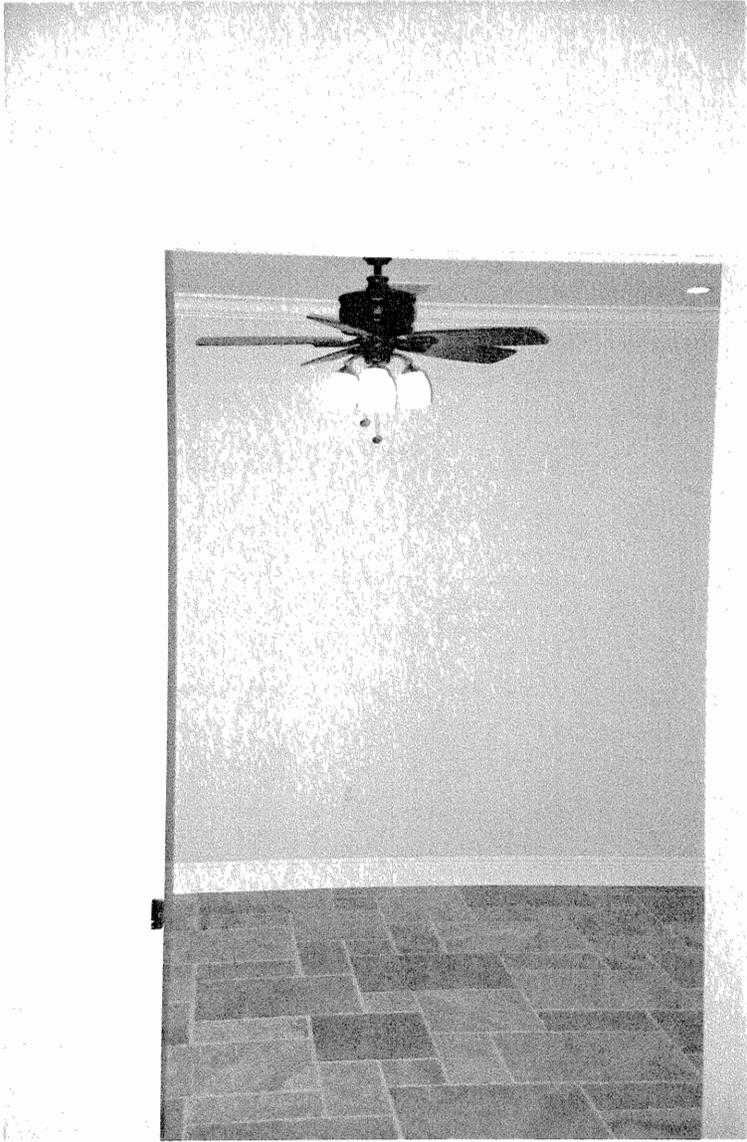
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KITCHEN + BREAKFAST ROOM



2515 De Soto Blvd.

62

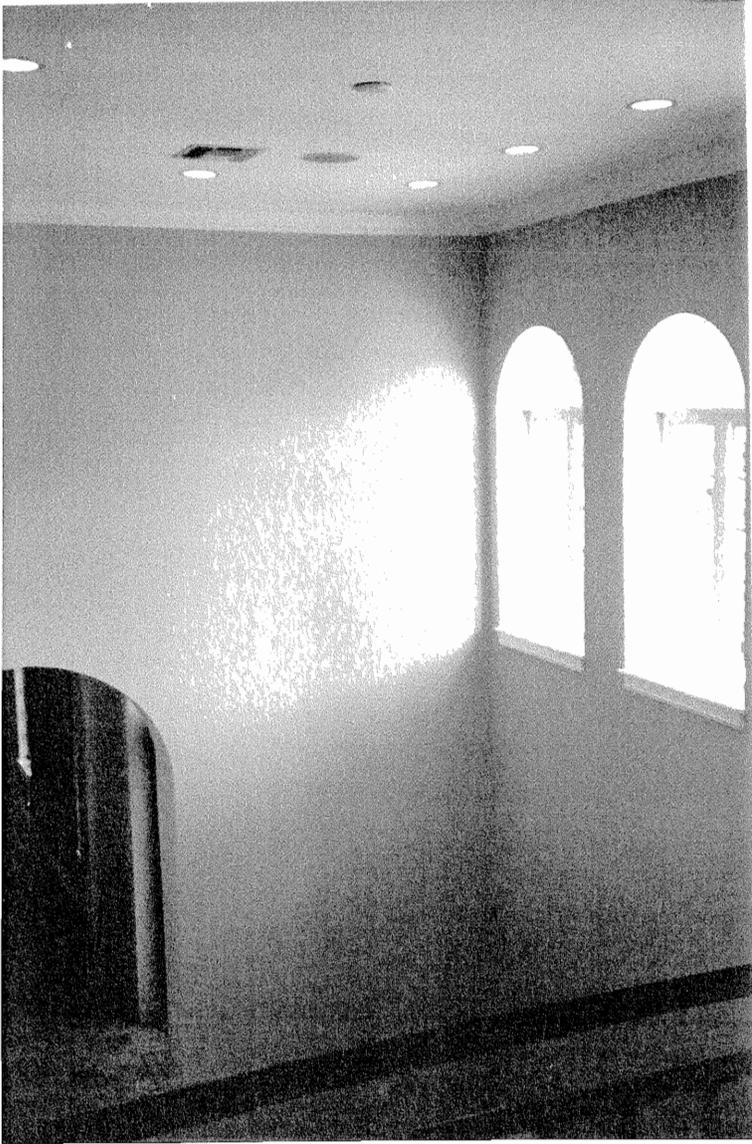


2nd Floor  
Bedroom and Bathroom

2515 De Soto Blvd.

63



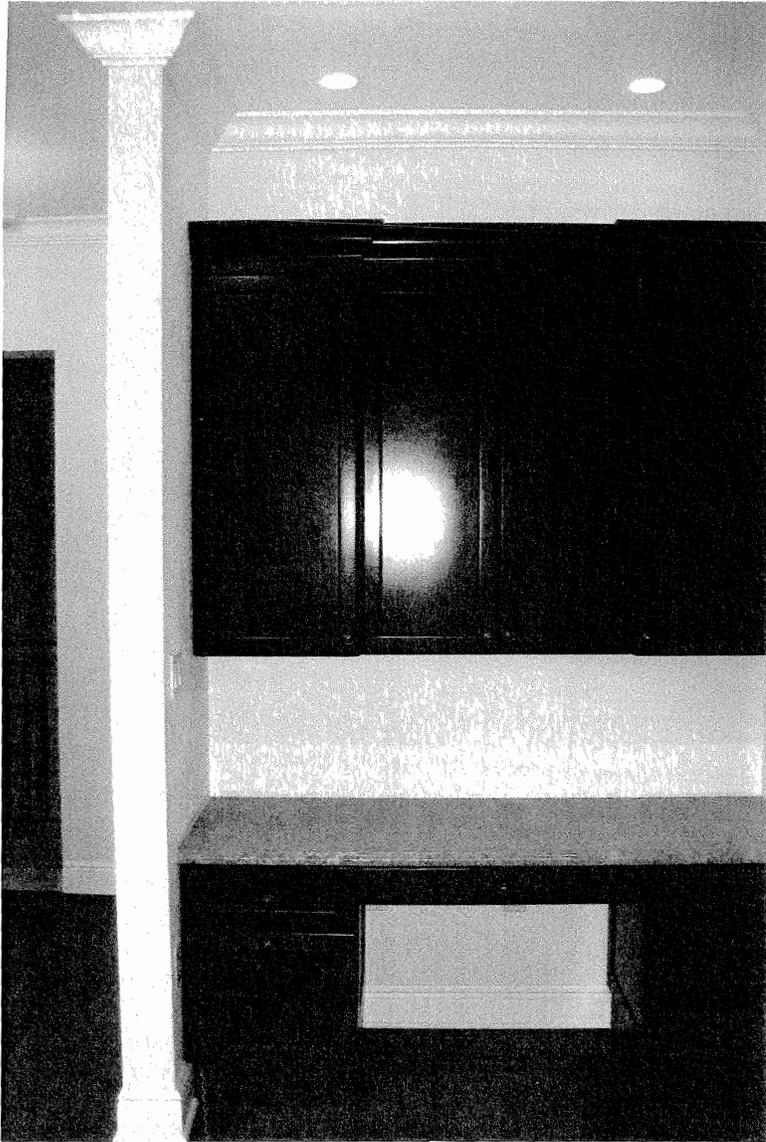


2515 De Soto Blvd.

HALLWAY



64



2ND FLOOR  
FOYER

2515 De Soto Blvd.

Hallway

45



2nd floor  
Bathroom



2515 De Soto Blvd.

2nd floor  
Bedroom



66



2nd Floor  
Bathroom

2nd Floor  
Bedroom

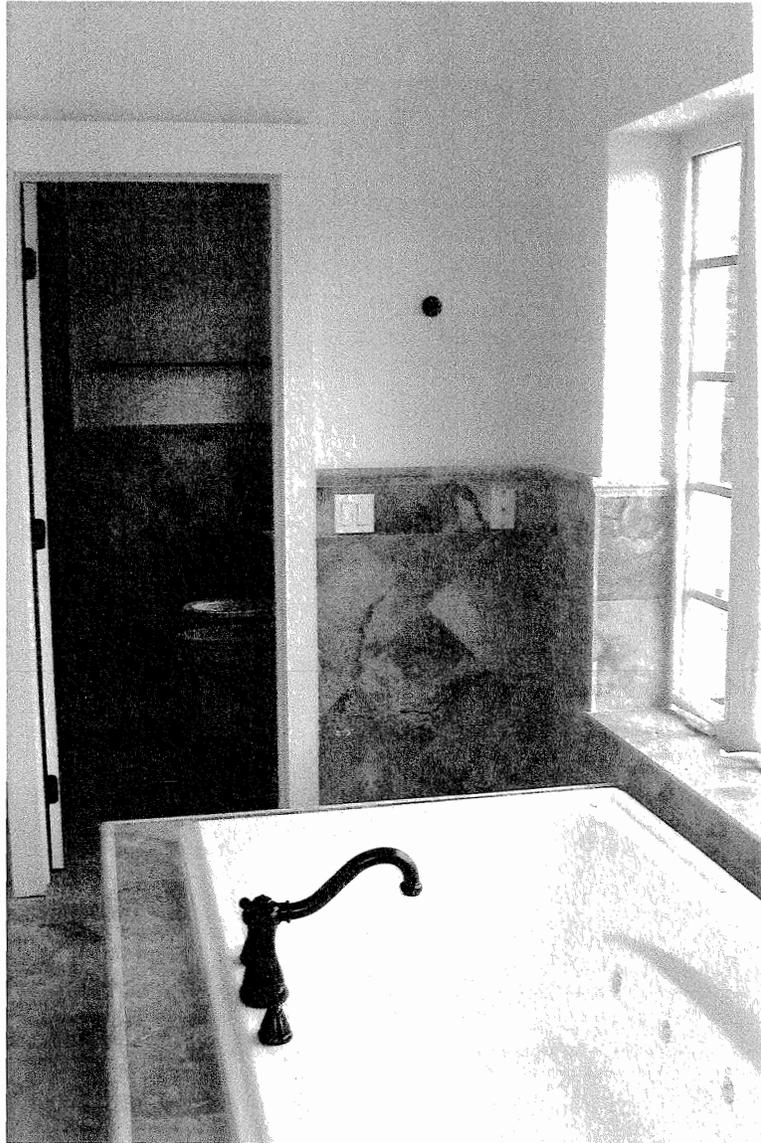


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MASTER  
Bathroom

2515 De Soto Blvd.



48

Master  
Bedroom

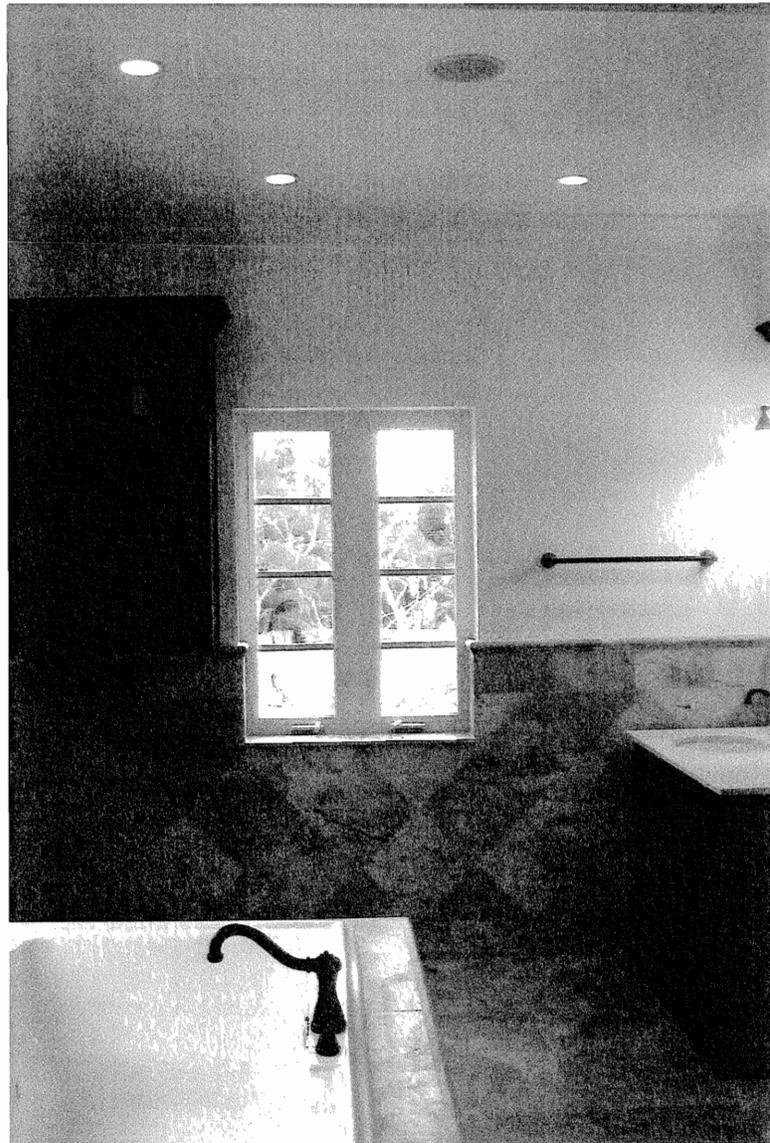


2515 De Soto Blvd.



69

Master  
Bathroom



2515 De Soto Blvd.

EXTERIOR  
LANDSCAPE



70

EXTERIOR  
LANDSCAPE



EXTERIOR  
LANDSCAPE

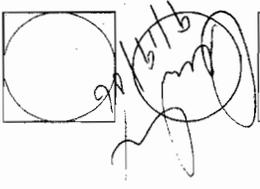


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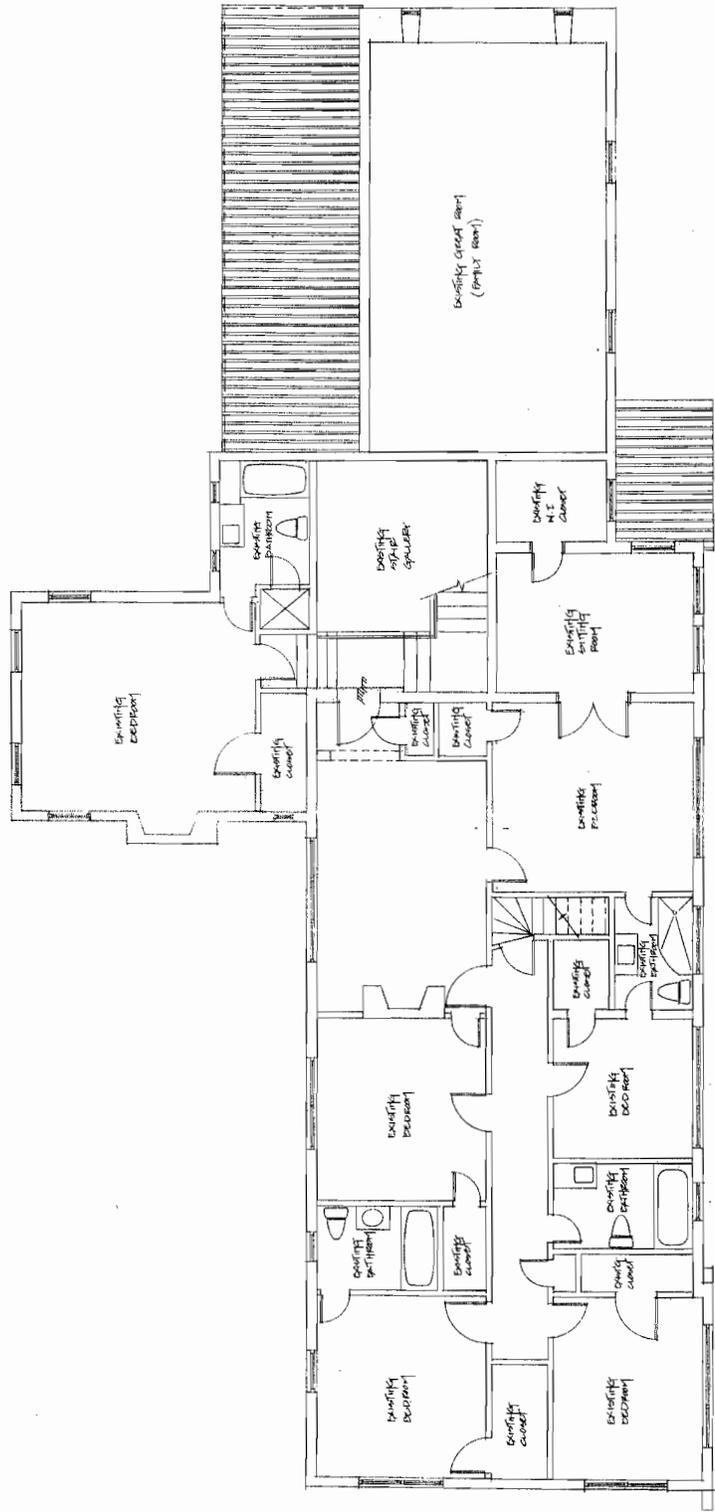
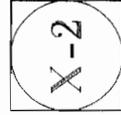
AURELIO A. REY, ARCHITECT  
 4115 LAGUNA STREET  
 CORAL GABLES, FLORIDA 33146  
 (305) 444-3890  
 LIC. NO. AR 0012674

CASA ALFRE  
 ADDITION & REMODELING  
 FOR  
 TRI-VEST INVESTMENTS INC.  
 2815 DASOTO BOULEVARD  
 CORAL GABLES, FLORIDA 33134  
 JULIO HERNANDEZ, PRESIDENT (305) 441-0002

DATE: 11/11/00

DRAWN: J.H./AQ

CHECKED:



EXISTING SECOND FLOOR PLAN  
 NORTH

75

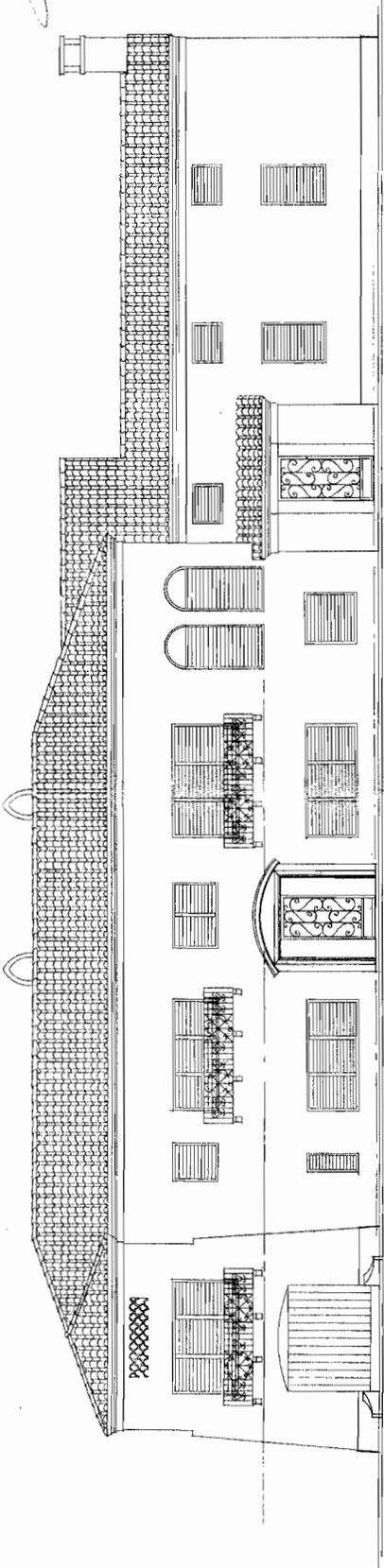
9/19/11

**AURELIO A. REY, ARCHITECT**  
 416 LAGUNA STREET  
 CORAL GABLES, FLORIDA 33146  
 (305) 444-3890  
 LIC. NO. AR 0012574

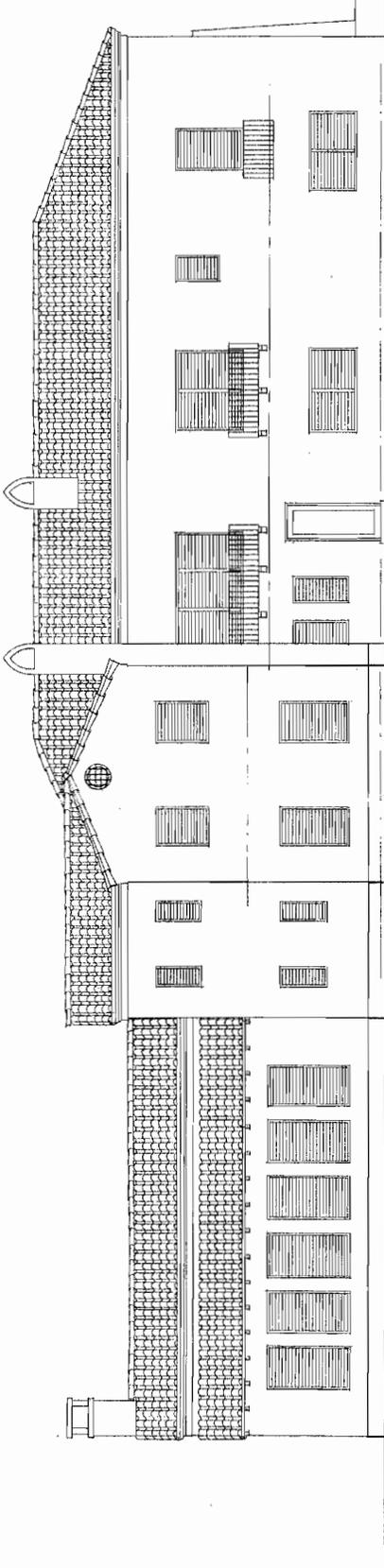
**CASA ALGRE**  
 ADDITION & REMODELING  
 781-5TH INVESTMENTS INC.  
 2515 DASHOTO BOULEVARD  
 CORAL GABLES, FLORIDA, 33134  
 JULIO HERNANDEZ, PRESIDENT (800)667-0003

DATE: 11/16/11  
 DRAWN BY: J. HERNANDEZ  
 CHECKED BY:

X-3



FRONT ELEVATION (NORTH-WEST)  
 SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH-EAST)  
 SCALE: 1/8" = 1'-0"

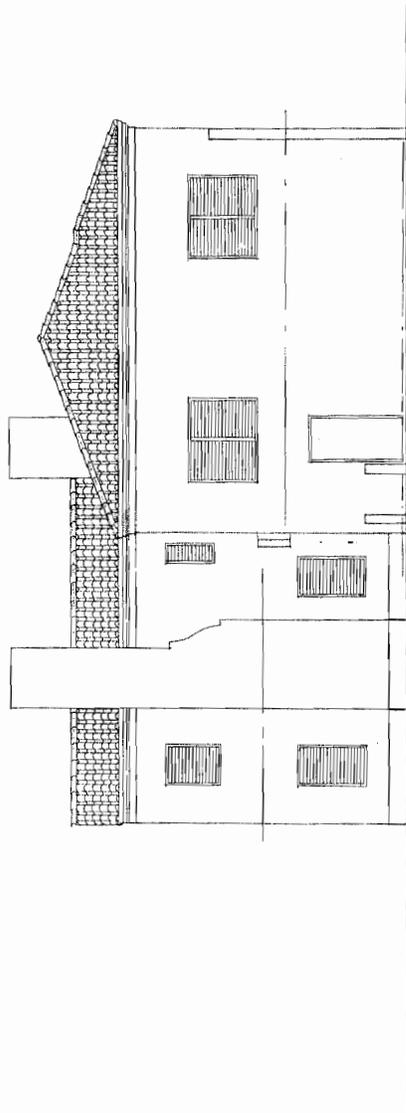
76



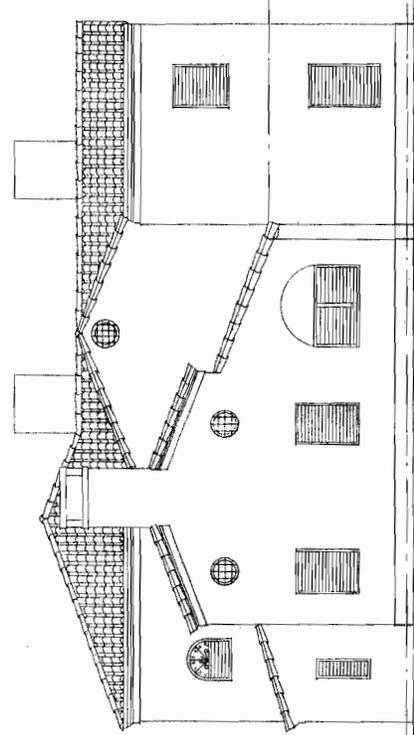
AURELIO A. REY, ARCHITECT  
 4115 LAGUNA STREET  
 CORAL GABLES, FLORIDA 33146  
 LIC. NO. AR 0012574 (305) 444-3890

CASA ALFRE  
 ADDITION & REMODELING  
 FOR  
 TRUST INVESTMENTS INC.  
 2815 DOROT BOULEVARD  
 CORAL GABLES, FLORIDA 33134

DATE: 11/11/00  
 DRAWN BY: J.M.A.  
 CHECKED:



SIDE ELEVATION (NORTH-EAST)  
 SCALE: 1/4" = 1'-0"



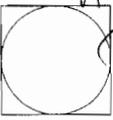
SIDE ELEVATION (SOUTH-WEST)  
 SCALE: 1/4" = 1'-0"











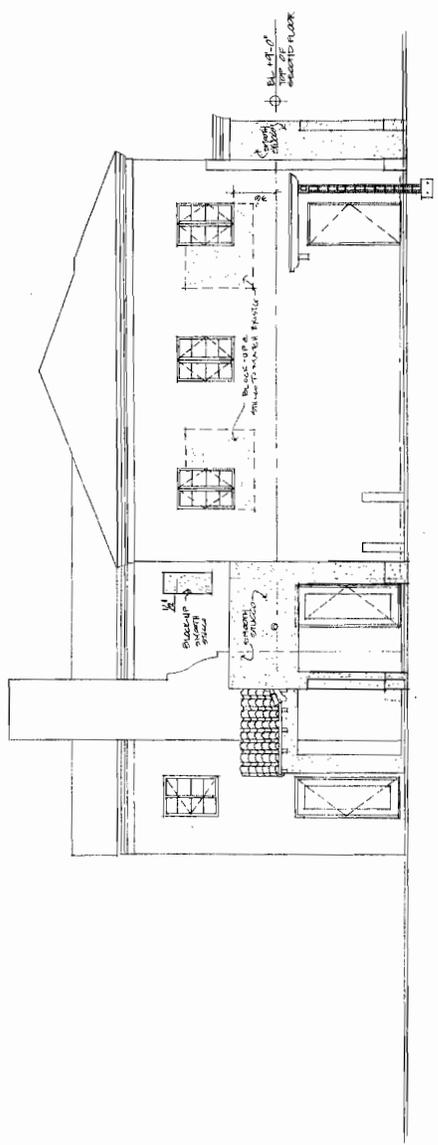
9/13/02

AURELIO A. REY, ARCHITECT  
415 LAGUNA STREET  
CORAL GABLES, FLORIDA 33146  
(305) 444-3890  
LIC. NO. AR 0012574

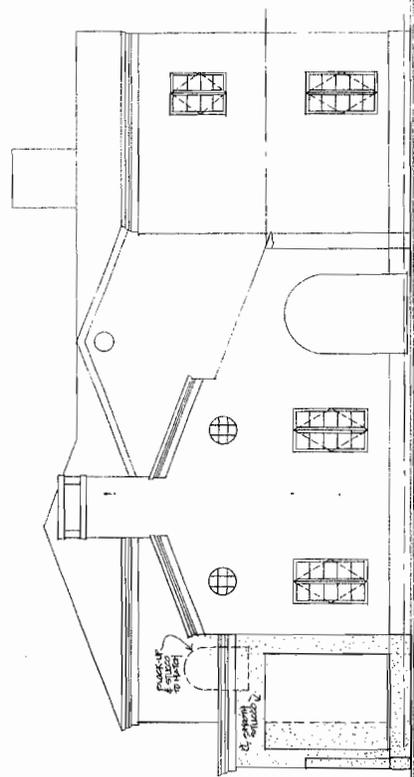
CASA ALGERE  
ADDITION & REMODELING  
FOR  
TRIVEST INVESTMENTS INC.  
2516 DUNSTON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
JULIO HERNANDEZ, PRESIDENT (305) 667-0002

DATE: |||  
DRAWN: T.F.F.  
CHECKED:

A-4



SIDE ELEVATION (NORTH-EAST)  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (SOUTH-WEST)  
SCALE: 1/8" = 1'-0"

CITY OF CORAL GABLES, FLORID

ORDINANCE NO. 3497

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE", AND IN PARTICULAR USE AND AREA MAP PLATE NO. 2, BY DESIGNATING 2515 DE SOTO BOULEVARD, ON LOT 9, BLK. 3, SECTION "A", AN HISTORIC LANDMARK; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

**WHEREAS**, It is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as historic landmarks/districts; and

**WHEREAS**, after notice duly published and notification of all property owners of record within five hundred (500) feet, a public hearing was held before the Historic Preservation Board on September 28, 2000, at which time it was determined that the subject property has met the criteria set forth in Chapter 11, Section 11-29 of Article II of the "Code of the City of Coral Gables," and therefore recommended that it be designated an "Historic Landmark"; and

**WHEREAS**, the Planning Director has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

**WHEREAS**, the City Commission after due consideration at its regular meeting of December 12, 2000, approved the historic designation on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1.** That Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular, Use and Area Map Plate No. 2, which is attached thereto and by reference made a part thereof, is hereby amended to show the residence located at 2515 De Soto Boulevard on Lot 9, Block 3, Section "A", Coral Gables, Florida, to be designated as "HL-R-14" Single Family Residential Use, with the letter symbol "HL" to indicate that said property is an "Historic Landmark" designated pursuant to Section 11-29 of Article II of the "Code of the City of Coral Gables."

**SECTION 2.** That a document prepared by the Historic Preservation Director containing information on the historic and architectural significance of the residence at 2515 De Soto Boulevard, shall by reference be made a part of this ordinance, which also incorporates a Review Guide for use as a reference in determining the impact of future building permits.

**SECTION 3.** That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS NINTH DAY OF JANUARY A.D., 2001.

(Kerdyk/Barker(5)  
(Clerk's Item No. 5)

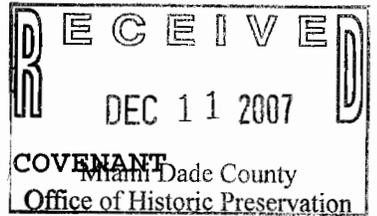
ATTEST:  
VIRGINIA L. PAUL  
CITY CLERK

RAUL J. VALDES-FAULI  
MAYOR

83

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:  
ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

MIAMI-DADE COUNTY



HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the \_\_\_ day of \_\_\_, 20\_\_\_, by TV-VEST PROPERTIES, INC (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 2515 DE SOTO BLVD.,  
CORAL GABLES, FL 33134

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 \_\_\_architecture, \_\_\_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): \_\_\_\_\_

Coral Gables Section A  
Lot 9 Blk 3 PB 5-102

folio # 03-41-18-001-0210

84

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 COUNTY PLANNING & ZONING  
DEPARTMENT - OFFICE OF HISTORIC & ARCHAEOLOGICAL RESOURCES  
Address: Stephen P. Clark Ctr., 111 NW 1<sup>st</sup> 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

Page Five

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

Page Six

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.

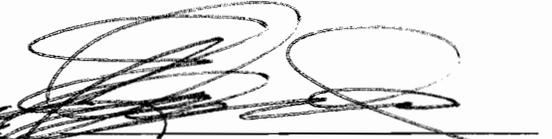
9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

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

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OWNER(S) :

TRI-VEST PROPERTIES, INC  
Name

  
Signature  
JULIO E. HERNANDEZ, Pres  
TRI-VEST PROPERTIES, INC

12/10/07  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

LOCAL GOVERNMENT: CITY OF CORAL GABLES

Kathleen Kauffman  
Local Official  
Chief

  
Signature

8/15/08  
Date

Miami-Dade County  
Planning & Zoning Department  
Office of Historic & Archaeological Resources

George M. Burgess  
County Manager

\_\_\_\_\_  
Signature

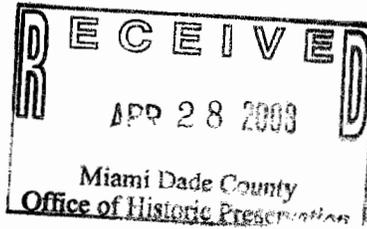
\_\_\_\_\_  
Date



**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



CFN 2008R0294617  
OR Bk 26317 Pgs 4154 - 41561 (3pgs)  
RECORDED 04/10/2008 11:07:46  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA



**MIAMI-DADE HISTORIC PRESERVATION BOARD**

**RESOLUTION NO. 2008-04**

**2515 DE SOTO BOULEVARD  
CITY OF CORAL GABLES  
A LOCALLY DESIGNATED HISTORIC LANMARK**

**WHEREAS**, the Miami-Dade Historic Preservation Board has determined that the property located at 2515 De Soto Boulevard, Coral Gables, Florida, is of architectural and historic significance and is a locally designated historic landmark; 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 SECTION A, P.B. 5-102, LOT 9, BLK 3.

Folio Number: 03-4118-001-0210

**NOW, THEREFORE, BE IT RESOLVED**, that the Historic Preservation Board on February 20, 2008, voted to approve the Ad Valorem Tax Exemption for 2115 De Soto Boulevard, 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:



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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

**Resolution No. 2008-04**  
**Page 2 of 3**

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.
2. The filing of an appropriate covenant approved by the County Attorney.
3. The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Coral Gables's 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.
4. 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 W. Godfrey  
 Alberta Godfrey, Chair  
 Miami-Dade County Historic Preservation Board

03/17/08  
 Date

Prepared by:

Subrata Basu 3/25/08  
 Subrata Basu, Director  
 Office of Historic and Archaeological Resources



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HISTORIC PRESERVATION BOARD  
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Resolution No. 2008-04  
Page 3 of 3

<u>Board Members</u>	<u>Vote</u>
Ruth Campbell	yes
Richard Cohen	yes
Alberta Godfrey, Chair	yes
Hyacinth Johnson	yes
Robert McKinney	yes
Mitch Novick	absent
JoEllen Phillips	yes
Enid Pinkney	yes
Paul George	absent

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

The foregoing instrument was acknowledged before me this March 31, 2008  
by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.

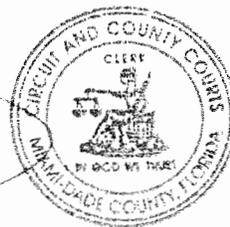
Dianne Hough  
Notary Public



**DIANNE HOUGH**  
MY COMMISSION # DD 594191  
EXPIRES: December 6, 2010  
Bonded Thru Budget Notary Services

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

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on 10 day of  
April A.D. 2008  
WITNESS my hand and Official Seal.  
HARVEY RUVIN, CLERK. of Circuit and County Courts  
by [Signature] D.C.



**My Home**  
Miami-Dade County, Florida

**MIAMI-DADE**

**miamidade.gov**

**Property Information Map**



Digital Orthophotography - 2007 0 ————— 117 ft

This map was created on 2/15/2008 10:26:43 AM for reference purposes only.

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**Summary Details:**

Folio No.:	03-4118-001-0210
Property:	2515 DE SOTO BLVD
Mailing Address:	TRI VEST PROPERTIES INC 300 CAMILO AVE CORAL GABLES FL 33134-7209

**Property Information:**

Primary Zone:	1200 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	7/5
Floors:	2
Living Units:	1
Adj Sq Footage:	6,229
Lot Size:	18,000 SQ FT
Year Built:	1924
Legal Description:	18 54 41 CORAL GABLES SEC A PB 5-102 LOT 9 BLK 3 LOT SIZE 18000 SQUARE FEET OR 19178-4345 06/2000 1

**Sale Information:**

Sale O/R:	19178-4345
Sale Date:	6/2000
Sale Amount:	\$430,000

**Assessment Information:**

Year:	2007	2006
Land Value:	\$682,425	\$620,325
Building Value:	\$929,361	\$299,550
Market Value:	\$1,611,786	\$919,875
Assessed Value:	\$1,611,786	\$919,875
Total Exemptions:	\$0	\$0
Taxable Value:	\$1,611,786	\$919,875

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