

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2015-185

A RESOLUTION GRANTING AD-VALOREM TAX EXEMPTION FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 814 CORAL WAY, A CONTRIBUTING RESOURCE WITHIN THE "CORAL ROCK RESIDENCES THEMATIC GROUP HISTORIC DISTRICT" AND THE "CORAL WAY HISTORIC DISTRICT", LEGALLY DESCRIBED AS LOTS 7 AND 8, BLOCK 1, CORAL GABLES SECTION "A," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 102 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WHEREAS, Article 3, Sections 3-1118 through 3-1124 of the Coral Gables Zoning Code allows for tax exemptions for the restoration, renovation, or rehabilitation of historic properties; and

WHEREAS, the exemption shall apply to one hundred percent (100%) of the assessed value of all improvements to historic properties which result from restoration, renovation or rehabilitation; and

WHEREAS, the City Commission finds that the property located at 814 Coral Way, a contributing resource within the "Coral Rock Residences Thematic Group Historic District" and the "Coral Way Historic District", meets the requirements of Sections 3-1118 through 3-1124 of the Coral Gables Zoning Code and qualifies for the tax exemptions discussed therein;

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

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That an Ad-Valorem Tax Exemption is hereby granted by the City Commission in connection with the improvements on the property owned by Owen Morrel and Laurie Jewell located at 814 Coral Way, a contributing resource within the "Coral Rock Residences Thematic Group Historic District" and the "Coral Way Historic District," legally described as Lots 7 and 8, Block 1, Coral Gables Section "A," according to the plat thereof, as recorded in Plat Book 5 at Page 102 of the Public Records of Miami-Dade County, Florida. This application is associated with the related Certificates of Appropriateness, COA (SP) 2010-22, COA (SP) 2010-22 Continued, and COA (SP) 2012-001 were granted design by the Historic Preservation Board.

SECTION 3. That in accordance with the exemption herein granted, the Coral Gables Property Tax shall be and is hereby waived for a period of ten (10) years expiring on August 25, 2025, on the increased value of the improved portions of the subject property, pursuant to the provisions of Article 3, Sections 3-1118 through 3-1124 of the Coral Gables Zoning Code.

SECTION 4. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF AUGUST, A.D., 2015.

(Moved: Lago / Seconded: Slesnick)
(Yeas: Slesnick, Keon, Lago, Quesada, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: G-1)

APPROVED:



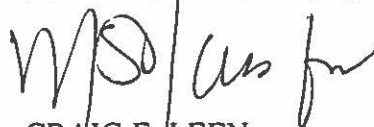
JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY



The City of Coral Gables

Historical Resources Department

**COA (SP) 2010-22
JANUARY 20, 2011**

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ADDITIONS/ALTERATION TO
THE PROPERTY AT
814 CORAL WAY
A CONTRIBUTING STRUCTURE WITHIN THE
CORAL ROCK RESIDENCES THEMATIC GROUP
LOCAL HISTORIC DISTRICT**

- Proposal:** The applicant is requesting design approval for at-grade improvements, and the construction of additions and alterations to the existing structure.
- Architect:** Jennifer Briley and Associates
- Owner:** Robert Strauss and Camilla Cochrane
- Legal Description:** Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5 at Page 102, of the Public Records of Miami- Dade County, Florida
- Site Characteristics:** This property is located on two interior lots. The main elevation of the building faces north onto Coral Way. Dimensions of the site are approximately 100 feet by 175 feet.

BACKGROUND/EXISTING CONDITIONS

The structure at 814 Coral Way was originally the home of E. G. Bishop. Although the construction of the residence was recorded in 1924 as permit number 3 in the City of Coral Gables, it is believed to have been constructed closer to 1922. The original architect of this coral rock building is currently unknown.

There are two structures on the property, the main house and a detached garage structure. In the rear yard is a small fountain and reflecting pool adjacent to an irregularly shaped concrete pad. On the east property line is an iron fence that meets a chain link fence perpendicular to the southeast corner of the home. A concrete wall, which seems to exceed four (4) feet in height, was constructed along the rear property line. Changes to the property and its structures have been minimal. There have only been three recorded alterations: the installation of a new roof, the replacement of the windows and the installation of central air conditioning.

PROPOSAL

The applicant is requesting design approval for at-grade improvements, and the construction of a breakfast room, a connecting sun porch, a two-story addition (three bedrooms, bathrooms, a den and laundry room), and alterations to the existing structures.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

Additions

Breakfast room

Location: On the south elevation of the main structure, just east of the kitchen's rear stoop.

Overall dimensions: Approximately nine (9) feet – eight and a half (8-1/2) inches by nine (9) feet - eleven (11) inches.

Two windows and a portion of the adjacent wall will be removed providing direct access to the remodeled kitchen from the north. Access to a new wood deck to the east will be through a glass door. Windows integrated into an aluminum frame system will be installed on the south, east and west elevations. Stone cladding has been specified as the finish material below the windows. The roof over the breakfast room is hipped and will tie back into the roof of the historic structure. The new clay tile will match the existing roofing material. Although the roof's outriggers have not been fully illustrated, they should be slightly different from the existing feature. The bottom step at the kitchen's stoop will also be reconfigured to accommodate the new breakfast room.

Sun porch

Location: On the south elevation of the main structure.

Overall dimensions: Approximately twelve (12) feet – eight and a half (8-1/2) inches by ten (10) feet - one (1) inch.

The sun porch is the physical connector between the historic structure and the new two-story addition. On the south elevation, the last window on the east side will be removed and the opening adjusted for use as a doorway to the sun porch. Like the new breakfast room, the windows and doors are integrated into an aluminum frame system. Doorways on the east and west sides access the new wood decks. A pitched roof with tile will tie back into the roof of

the existing structure. The outriggers for the roof have not been detailed and should be differentiated from the existing feature.

Two-story addition

Location: On the south side of the main structure.

Overall dimensions: Approximately thirty-four (34) feet – four (4) inches by twenty-five (25) feet - eleven (11) inches.

Situated on the southeast side of the property, the two-story addition uses smooth cut coral stone as a veneer for the wall facing and sand stone as the lintels over the windows. The ground floor is comprised of the master bedroom suite, the laundry room, and a foyer. On the second floor are two bedrooms, a bathroom, a den, and supporting spaces. A parapet wall with metal coping and scuppers surrounds the flat roof deck.

At-grade Improvements

Wood decks will be installed on the east and west sides of the new sun porch. The widths of the decks vary, having a maximum dimension of approximately twelve (12) feet – eight and a half (8-1/2) inches. The type of wood for the decks has not yet been identified.

The asphalt driveway will be refashioned to have a parking pad perpendicular to the existing approach. The new area is approximately twenty-two (22) feet by twenty-four (24) feet. The material of the driveway has not yet been identified.

The existing reflecting pool will be demolished and the fountain with its basin moved to the southwest, closer to the garage structure and adjacent to the rear property wall.

Along the east and west property line new fencing will be installed. New fencing and gates will also be installed on the east side of the home at the front and rear corners of the house back to the property line fence. Please note that the drawings illustrate chain link as the type of fencing that will be installed, however, the architect conveyed that the fencing material will be metal.

Interior Alterations

Several interior partitions will be removed in the main structure. The west bedroom and bathroom will be demolished, enlarging the kitchen and creating a family room. On the south side of the house, existing den will be remodeled as a sitting room, and the existing east bedroom will be redesigned as a library. Partitions that separate the dining room from the living room will also be removed, creating a “great room.” Additionally, the existing work room in the garage structure will also be remodeled creating a garden work room.

BOARD OF ARCHITECTS

The proposal was approved by the Board of Architects on December 2, 2010.

VARIANCES

The Zoning Division has identified potential issues with the submitted plans. The architect intends to resolve the issues and therefore, there are no variances requested as part of this application.

STAFF CONCLUSION

The application presented requests design approval for the construction of a new breakfast room, sun porch, two-story addition, at-grade improvements and alterations to the existing structures. The existing architecture is considered to be Florida masonry vernacular style. The home combines coral rock, concrete and wood details, with some Mediterranean features. The proposed additions are designed to be modern adaptations of the existing style. Smooth cut stone will face the walls as a veneer instead of rough cut coral rock.

To minimize the impact of the two-story addition, a flat roof with a parapet has been designed. The drawings indicate that metal coping and scuppers will be installed on the parapet. Staff feels that the metal should be copper. On the one-story additions (breakfast room and sun porch) pitched roofs with barrel tile to match the existing have been specified. Since the existing architecture has an "S" tile as the roofing material, staff feels that it is appropriate for the new additions to maintain this feature. However, at such time when the building needs a new roof, it is strongly encouraged that a return to a true barrel roof tile occurs. The barrel tile is more appropriate for the historic building. At the eaves of the additions, the roof's outriggers have not been fully illustrated, and staff recommends that the new outriggers should be slightly different from the existing ones in the efforts to subtly distinguish the new sections of the building.

Wood windows will be installed into aluminum framing creating transparency in the additions. There are two types of windows for these new areas, fixed and casement. To further distinguish the new construction from the historic structure, no muntins will be installed in these windows and doors.

The existing garden fountain is proposed to be moved and its reflecting pool demolished. Since the exact age of the feature has not been determined, staff feels that the reflecting pool should also be retained. The moving of these features does not jeopardize any historic significance that may exist for the fountain or its pool. Please note that the lion's head on the fountain's spigot is not original in staff's opinion and therefore its retention is not mandatory.

There are several items that are depicted in the drawings that are not detailed and are not part of this review. These items will require separate Standard Certificate of Appropriateness applications and supporting documents illustrating their designs need to be submitted for approval. The features are: gates and fencing, deck railings, custom metal screening, and artisan panels.

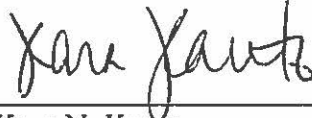
Overall, the design of the additions and alterations do not detract from the historic nature of the structure. The alterations and the additions will not be visible from the front of the property and do not significantly destroy historic materials that characterize the property. The new additions are well differentiated from the existing historic buildings and the integrity of the property is maintained.

RECOMMENDATION

The Historic Preservation Department staff recommends the following:

A motion to **APPROVE** the design for the additions and alterations to the property at 814 Coral Way, a contributing structure within the "Coral Rock Residences Thematic Group Local Historic District" legally described as Lots 7 and 8, Block 1, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5 at Page 102, of the Public Records of Miami- Dade County, Florida and the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Kara N. Kautz
Historic Preservation Officer

Written by: Simone C. Chin