



The City of Coral Gables

Historical Resources Department

AV 2011-02
JULY 16, 2015

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
814 CORAL WAY
CORAL GABLES, FLORIDA
A CONTRIBUTING RESOURCE WITHIN THE
“CORAL ROCK RESIDENCES THEMATIC GROUP HISTORIC DISTRICT”
AND THE “CORAL WAY HISTORIC DISTRICT”
PART 2**

Owner: Owen Morrel and Laurie Jewell

Original Date of Construction: ca. 1922

Architect for Alterations: Jenifer Briley and Associates

Estimated Cost of Entire Project: \$2,610,000.00**

Estimated Cost of Work on Historic Section: \$1,500,000.00**

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.

Folio Number: 03-4118-001-0050

Date of Listing in Coral Gables Register of Historic Places: February 15, 2007 and February 20, 2014

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

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.

Prior to work being done on the property, there were two structures on the site, the main house and a detached garage structure. Changes to the property and its structures had been minimal.

Although some site work had occurred (concrete wall, patio), there were only three recorded alterations to the exterior of the residence: the installation of a new roof, the replacement of the windows and the installation of central air conditioning.

The applicant is requesting Ad Valorem Tax Relief for restoration and renovation of the historic structure and the construction of additions and alterations to the residence. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements) as reflected in the Certificate of Appropriateness Case File COA (SP) 2010-022 which was approved by the Historic Preservation Board on February 17, 2011; Certificate of Appropriateness Case File COA (SP) 2010-022 Continued which was approved by the Historic Preservation Board on November 17, 2011; and Certificate of Appropriateness Case File COA (SP) 2012-001 which was approved by the Historic Preservation Board on March 15, 2012. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- Repaired or replaced to match extensive amount of rotten tongue and groove wood members at the roof eaves and replaced several rotten outriggers and roof rafters.
- Installation of new impact-resistant doors.
- Installation of new impact-resistant double-hung and casement windows.
- Removal of "S" tile roof and replacement with true two-piece barrel tile roof.
- Restoration of original plaster ceilings.
- Restoration of wood baseboards and door mouldings in living/dining rooms.
- Restoration of interior coral rock walls.
- Cleaned and resealed the original clay tile floor at Florida room.
- Restoration of fireplace and concrete mantle.
- Refinished all existing wood sills and mouldings in living/dining rooms.
- Repaired and refinished all wood floors.
- Reconfigured existing rooms to expand kitchen, enlarge middle room, and renovate bathroom and library.
- Repaired and restored existing interior wood doors.
- New HVAC and plumbing systems.
- Upgraded electrical system.
- Installation of copper gutters and downspouts.
- Restoration of auxiliary garage structure – new flat roof, impact-resistant windows and door, restored and refinished existing wood garage door.

B. Additions

- One-story sun porch addition to connect the existing structure to the new two-story addition.
- One-story breakfast room addition.
- Two-story addition consisting of foyer, laundry room, and master bedroom suite on the first floor and den, two bedrooms, bathroom and closets on the second floor.
- Two-story addition clad in smooth-faced oolitic limestone to differentiate from existing

structure.

- Installation of two-piece barrel tile roof on sun porch and breakfast room additions to match existing house.

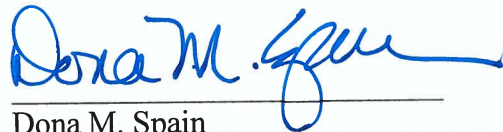
C. Site/Landscape improvements

- Installation of new low perimeter coral rock wall with ipe oil-rubbed gates.
- Relocated fountain wall at rear to meet current setbacks.
- Extensive new landscaping.
- Installation of new brick walkway, driveway, and motorcourt.
- Installation of new brick outdoor "living room."
- Installation of irrigation system.

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

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff reports identified as COA (SP) 2010-022, COA (SP) 2010-022 Continued, and COA (SP) 2012-001.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, As-built drawings, and COA Reports.