

AV 2006-03
JULY 17, 2008

**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
1101 NORTH GREENWAY DRIVE
CORAL GABLES, FLORIDA
A CONTRIBUTING STRUCTURE WITHIN
THE COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT
PART 2**

Owner: Sean and Jennifer Murphy

Original Date of Construction: c. 1937

Architect for Addition: Richard C. Watson, Architect

Estimated Cost of Project: \$ 1,300,000

Estimate Cost of Work on Historic Section: \$ 1,000,000

Legal Description: Lots 13, 14 and 15, Blk 15, Coral Gables Section "C"

Folio Number: 03-4107-014-1550

Date of Listing in Coral Gables February 1989

Register of Historic Places:

In February of 1989, the "Country Club of Coral Gables Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised primarily of residences located along North Greenway Drive, South Greenway Drive, and Granada Boulevard. These residences were some of the finest in the City and include designs of some of the finest pioneering architects of Coral Gables.

The building located at 1101 North Greenway Drive is a contributing residence within the "Country Club of Coral Gables Historic District." Permitted in 1937, the home was originally designed by architectural firm of Phineas E. Paist and Harold D. Steward. In 1957-1958, architect Charles S. Broward was commissioned to design an addition to the rear of the property.

The City of Coral Gables Historic Preservation Board met to review an application for the construction of renovation, changes and additions at the property at 1101 North Greenway Drive, a contributing structure within the Country Club of Coral Gables historic district, on June 21, 2005.

The Board approved the issuance of the Special Certificate of Appropriateness and granted design approval for the proposed work.

The applicants are requesting Ad Valorem Tax Relief for the restoration, rehabilitation, renovation, changes, and alterations to the historic property. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements,) as reflected in the report for Accelerated Certificate of Appropriateness case file COA (SP) 2005-13. 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

- Replaced barrel tile roof with flat concrete tile original to home.
- Installation of impact-resistant windows and doors.
- Restoration of the balcony at the southeast corner original to the home.
- New mechanical, electrical and plumbing systems.
- New drywall and plaster.
- Restoration of existing staircase and railing.
- Restoration and/or replacement of wood flooring.
- Reinsulation of entire home.

B. Additions

- Removed addition not original to the house.
- Addition of two-story structure at rear (north) of house.
- Addition of second floor patio at master bedroom.
- Exterior mouldings and overhangs replicated to blend with existing.
- Covered walkway to existing garage.
- Creation of new master bedroom suite.
- Creation of new kitchen and living room.

C. Landscape improvements

- Installation of new perimeter site wall.
- Installation of new driveway.
- Installation of new landscaping.
- Installation of new pool and pool deck.

A detailed report of the work and its consistency with the Secretary of Interior Standards for Rehabilitation is contained in the staff report identified as COA (SP) 2005-13.

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Attachments: Application for Ad Valorem Tax Relief, COA reports, Designation Report