

AV 2005-04
JUNE 21, 2007

**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
2103 COUNTRY CLUB PRADO
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

Owner: John Carr and Julia Coppinger

Original Date of Construction: c. 1925

Architect for Alterations: Carlos Palmer Architect

Estimated Cost of Project: \$ 400,000

Estimate Cost of Work on Historic Section: \$ 350,000

Legal Description: Lots 26 and Lot 27, Block 23, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 86, of the Public Records of Miami-Dade County, Florida

Folio Number: 03-4107-017-0560

Date of Listing in Coral Gables January 20, 2005

Register of Historic Places:

The residence at 2103 Country Club Prado was permitted along with ten other homes which are located on Country Club Prado and is significant as an example of Mediterranean Revival style architecture and exemplifies the type of building that was generated in Coral Gables during the 1920's. This residence was designed by Walter De Garmo, one of the key designers in the original development team, who was largely responsible for creating the flavor of the architectural theme for early Coral Gables. The historic integrity of this home has been maintained and contributes to the character of the City.

The City of Coral Gables Historic Preservation Board met to review an application for the construction of renovation, and changes at the property at 2103 Country Club Prado, a local

historic landmark, on March 23, 2005. The Board approved the issuance of the Special Certificate of Appropriateness and granted design approval for the proposed work.

The applicant is 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 Certificate of Appropriateness case files COA (SP) 2005-02, COA (ST) 2005-03, COA (ST) 2005-04, COA (ST) 2005-57 and COA (ST) 2006-55. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

A. General restoration/renovation

- Replacement of all windows with impact resistant casement units
- Installation of new impact resistant doors
- Repair window frames
- Removal of bay window and tile roof above
- Replacement of wooden door on northern side entrance
- Demolition of collapsed arches in the courtyard
- Demolition of wall in the courtyard
- Repair of spalling concrete
- Installation of reinforced I-beam
- Reconfiguration of arches in the courtyard
- Patio repair
- Resurfacing of patio
- Installation of cypress ceiling
- Re-stucco of all exterior walls in the courtyard
- Replacement of large wooden balcony with two wrought iron balconies that match the original design
- Installation of wrought iron railings on each balcony
- Electrical upgrade and re-wiring of the entire house
- Resurface of patio
- Replacement of air conditioning system
- Installation of encaustic "Cuban" tile on loggia floor
- New kitchen cabinetry
- New kitchen appliances
- Shore and secure floor
- Replacement of plumbing
- Re-plastering of crumbling ceilings and cracked walls
- Repair all rotting window casements
- Conversion of laundry area to pool bath
- Exterior of house sandblasted
- All exterior woodwork repaired, sealed and painted
- Exterior of house painted

B. Landscape/at-grade improvements

- Removal of circular driveway
- Restoration of the front lawn to match historical documents
- Installation of extensive vegetation
- Removal of large mound (hillock)
- Installation of keystone pavers walkways
- Installation of stamped driveway
- Installation of a swimming pool
- Installation of a masonry wall
- Installation of metal gates/ ironwork
- Installation of a patio

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) 2005-02, COA (ST) 2005-03, COA (ST) 2005-04, COA (ST) 2005-57 and COA (ST) 2006-55

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

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