

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 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 – Coral Rock Residences Thematic Group

Property Address 814 Coral Way, Coral Gables FL

Folio Number 03-4118-001-0050 Plat book: 5 Page Number: 102

Legal Description (attach additional sheets if necessary): Lot, Block, Subdivision and Section - Lots 7 and 8, CORAL GABLES SECTION A, according to the Plat thereof, as recorded in "Plat Book 5 at Page 102, of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

- * Attach: Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1st 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 the district

(Attach the local historic designation report or the National Register Nomination)

II. OWNER INFORMATION

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

Camilla McKee Cochrane, Robert Strauss

Mailing Address: 2627 Bayshore Drive PH 3202

City: Coconut Grove State: Florida Zip: 33133

Contact Person: Camilla Cochrane

Daytime Phone Number: (305) 202 0858 or (207) 326 0709

E-Mail: camilla.cochrane@alumni.duke.edu

Fax: (207) 326 0722

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

ID. CURRENT PHYSICAL DESCRIPTION OF PROPERTY cont.

C. Interior

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

The living room has several distinguishing features. These include a coral rock fireplace with a concrete mantle, wood lath and plaster wall construction for the interior partitions, distinctive moldings and base boards and well as door and window trim moldings. Although the dining room has been altered to include the original northwest porch, some moldings remain. The interior of the outer walls in the original front porch areas are exposed coral rock. This room appears to have original quarry tile.

D. Auxiliary Structures-Landscape Features

Describe the present appearance of any auxiliary structures on the property (e.g.: out buildings; detached garages; etc.)

The main structure has an attached coral rock carport. In addition, there is a detached coral rock garage with a small room behind in the southwest corner of the site. There is a small fountain and reflecting pool at the rear of the property. Based on the opinion of the Coral Gables Historic Department, the bowl and wall appear to be original, the lion's head appears to have been added at a later date. A masonry wall with a plaster finish was constructed along the rear property line.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

AU 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 judgments 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 that describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3" x 5".

Use of building before improvements: Single Family Residence

Use of the building after the improvements: Single Family Residence

Estimated project start date: October 2011

Estimated value of improvements/restoration: \$1,800,000.00

Certificate of Appropriateness case file(s): COA (SP) 2010-22

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 effect. 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):

North Elevation –Principal Façade

Photo number: 1 & 2

Plan number: A.300

Describe work:

Replacement of s-tile roof with a clay barrel tile that is in keeping with the original roof character, replacement of existing windows (previously altered) and door, upgrade of landscaping, additional stone hardscape added east of driveway, stone hardscape replacement for existing asphalt driveway and concrete walkway.

Feature 2

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

East ElevationPhoto number: 3, 4, 5, & 6Plan number: A3.03

Describe work:

Replacement of s-tile roof with a clay barrel tile that is in keeping with the original roof character, replacement of existing windows (some of which have been previously altered), upgrade of existing landscape, construction of a connecting sun porch consisting of a steel frame with glass infill, barrel tile roof 12'-8" x 11'-8", a two-story coral rock addition 36'-0" x 26'-5" with a flat roof. This structure matches the height of the original one store structure.

Feature 3

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

South ElevationPhoto number: 7, 8, 9 & 10Plan number: A3.01

Describe work:

Replacement of s-tile roof (previously altered) with a clay barrel tile that is in keeping with the original roof character, replacement of existing windows (some of which have been previously altered) in main residence and detached garage, upgrade of existing landscape, stone hardscape added adjacent to existing garage east elevation, construction of a one story breakfast room consisting of a steel frame with glass infill, a barrel tile hip roof 8'-8" x 9'-10", a connecting one story sun porch consisting of a steel frame with glass infill, a barrel tile pitched roof 11'-8" x 12'-8", a two-story coral rock addition with a flat roof 26'-5" x 36'-0". This structure matches the height of the original one story structure. A wood trellis approx. 18'-4" x 11'-0" has been added which spans over the driveway in front of the north facade of the garage and continues above the rear steps of the main residence.

Feature 4

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

West ElevationPhoto number: 11, 12 & 13Plan number: A3.02

Describe work:

Replacement of s-tile roof (previously altered) with a clay barrel tile that is in keeping with the original roof character, replacement of existing windows in main residence (some of which have been previously altered), infill stone with new clerestory window at existing exterior door location under carport, replacement of windows in detached garage, upgrade of existing landscape, stone hardscape replaces asphalt driveway, construction of a one story breakfast room consisting of a steel frame with glass infill, a barrel tile hip roof 9'-10" x 8'-8" A wood trellis approx. 11'-0" x 18'-4" has been added which spans over the driveway in front of the north facade of the garage and continues above the rear steps of the main residence.

B. Interior Architectural Features (use additional sheets if necessary)
Feature 1

Room: Living Room

Photo number: 15, 16, 17 & 18

Plan Number: A2.00

Describe work: Restoration of fireplace, widening of south interior door way, replacement of west wall (not original) with wider opening, restoration of ceiling and pine floor, mechanical, electrical alterations per code

Feature2

Room: Dining Room

Photonumber: 19, 20 & 21

Plan number: A2.00

Describe work:

Restoration of original coral rock walls, floor and ceiling, relocation of kitchen door (previously altered) and redesign of partition between living and dining(previously altered), mechanical, electrical alterations per code

Feature3

Room: Northeast Florida Room

Photo Numbers: 22, 23 & 24

Plan number: A2.00

Describe work: mechanical, electrical alterations per code

Case File: _____

Feature 4

Room: Southeast Bedroom

Photo Numbers: 25 & 26

Plan number: A2.00

Describe work: floor restoration, addition of millwork of north and west walls, exposing coral rock on east and south walls, mechanical, electrical alterations per code

Feature 5

Room: Corridor

Photo Numbers: 27

Plan number: A2.00

Describe work: floor and ceiling restoration, partition rework, millwork added on north wall, mechanical, electrical alterations per code

Feature 6

Room: Bathroom off Hallway (previously altered)

Photo Numbers: 28

Plan number: A2.00

Describe work: replacement of finishes, fixtures and fittings, mechanical, electrical alterations per code

Feature 7

Room: Middle Room

Photo Numbers: 29, 30 & 31

Plan number: A2.00

Describe work: floor and ceiling restoration, partition rework, millwork added on east and west walls, mechanical, electrical alterations per code

Feature 8

Room: Southwest Bedroom and Bathroom (previously altered)

Photo Numbers: 32, 33 & 34

Plan number: A2.00

Describe work: floor and ceiling restoration, removal of second bathroom (not original) exposing coral rock on south wall, partition rework (will be incorporated into new kitchen/family room, millwork added on north wall. mechanical, electrical alterations per code

Feature 9

Room: Kitchen (previously altered)

Photo Numbers: 35, 36 & 37

Plan number: A2.00

Describe work: floor and ceiling restoration, exposing coral rock on south (currently approx. 50% exposed) and west walls, partition rework (will be incorporated into new kitchen/family room), millwork added on north wall and west walls, mechanical, electrical alterations per code

Feature 10

Room: Attic

Photo Numbers: 38, 39 & 40

Plan number: A2.04

Describe work: floor and ceiling restoration, exposed nails in ceiling clipped or removed, floorboards removed, sanded and replaced, millwork added on north wall and south walls, windows added at east and west ends replacing vents (previously altered) and screen, mechanical, electrical alterations per code

Feature 11

Room: Existing Crawl Space

Photo Numbers: 41

Plan number: A2.00

Describe work: mechanical, electrical alterations per code

Feature 12
Room: Garage

Photo Numbers: 42

Plan number: N/A

Describe work: floor and ceiling restoration

Feature 13
Room: Room Behind Garage (previously altered)

Photo Numbers: 43 & 44

Plan number: A2.03

Describe work: removal of previously altered walls ceiling and floors restoration of ceiling, walls and floor, millwork added to north wall to accommodate garden tools

C Landscape Features

Feature 1

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

Photo numbers: 45, 46, 47, 48 49 & 50

Plan numbers: L1, L2, L3, L4 & L5

Describe work:

LANDSCAPE DEMOLITION CONCEPT

This historic rock house sits at a site dominated by 2 large Oak Trees in the ROW of Coral Way with an exuberant, tropical and informal alignment of Solitaire Palms of which most will remain as a part of the final landscape design. We are removing most of the existing exotic trees including Schefflera Trees, a Mango and Avocado Tree. The perimeter of the property provides privacy to the site with the use of Areca Palms. It was decided that the Areca Palms along the west property line are to be removed. Those along any openings thru the east and rear property lines remain to maximize definition and privacy. Most of the existing Solitaire Palms that are in the way of construction are to be relocated along the rear property wall maximizing a tropical backdrop and verticality for the rear garden.

HARDSCAPE CONCEPT

Presently vehicular access into the property is provided by a narrow asphalt driveway from Coral Way through the carport and terminating at the garage at the rear of the property. The Landscape Architect has identified the need to provide a better maneuverability for the owners to alleviate the need to back onto Coral Way. We also have added a hardscape area to provide parking for guest. We are proposing the use of a natural "Porphyry" cobblestone for most of the vehicular areas, as well as a larger "Porphyry" tile at the pedestrian walkways. The original concrete steps will remain.

In the rear garden there is an existing fountain wall and bowl that is believed to be original. We will be relocating the wall and bowl on axis with the new breakfast room. We will remove the lion's head which is believed to have been added at a later time. The concrete pool in front of the historic wall will not remain. We will reconstruct a simple water source with a simple copper spout that will pour into the original bowl. This detail can be found in other locations within the historic area. An outdoor living space is designed in front of the fountain.

NEW LANDSCAPE CONCEPT

The site has been divided in 3 zones.

The front garden is bordered by a new four foot tall rock wall and an auto court/driveway. It is lined with shrubs and groundcovers for color, interest and ease of maintenance. A double row of Tall Foxtail palms define the pedestrian walkway. Sod will remain front of the residence. The existing solitaire palms have been reinforced by a strategic use of 3 large beds of liriopse. Dioons and Imperial Bromeliads have been chosen as accents for color and interest.

The rear garden is organized by creating an intimate sized outdoor living room in line with the relocated fountain wall and bowl. This hardscape and fountain have been located west of the garden. An open sod area is located south of the existing home, west of the addition. The rear edge of the garden will contain all existing and relocated Areca palms along the property line for privacy. An intricate massing of Solitaire palms has been relocated in front of the addition for tropical verticality and interest.

The east side of the residence has been designed as a park to contrast with the tropical formality of the entry garden and the simplicity of the rear garden. It is created as a pleasant outdoor space with white Tabubulia, Tropical Peach trees, crotons, Black Bamboo and a dog run for the owner's two German Shepherds.

Case File: AV2011-02

V. **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 Office and the Dade County Historic Preservation Office 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.

Robert Strauss [Signature] 8/29/11
Name Signature Date

Camilla Cochran Camilla M. Cochran 8/29/11
Name Signature Date

Notarized:

Maine
STATE OF ~~FLORIDA~~)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 29 day of Aug, 2011,
by Robert C. Strauss (and) Camilla M. Cochran who
is (are) personally known to me, or have produced _____, as
identification.

My commission expires:

[Signature]
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Maine

DIANE M. WILLEY-WARD
Notary Public, Maine
My Commission Expires January 5, 2012

Print Name: Diane M. Willey-Ward

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

**PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY**

Folio Number 03-4118-001-0050
Street Address 814 Coral Way
Coral Gables, FL 33134

The Historic Preservation Officer has reviewed **Part 1** (Pre-construction 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 the 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 the 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 1S-38, F.A.C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

Additional Review Comments attached? Yes No

Signature: Dona Spain

Typed or printed name: Dona Spain

Title: Historic Preservation Officer

Date: June 5, 2013



1. Front (North) Façade of Existing Residence



2. North Façade - Carport



3. East Façade of Existing Residence



4. East Façade Detail of Existing Windows



5. East Façade of Existing Garage



6. East Façade of Existing Garage Detail



7. South Elevation of Existing Residence



8. Southeast corner of Existing Residence



9. Existing Southeast Corner



10. South Façade of Existing Building



11. Exterior Carport at West



12. West Elevation Beyond Carport



13. West Elevation of Existing Garage



14. Detail at Garage Window



15. Living Room Looking East



16. Fireplace



17. Living Room Looking Northwest



18. Detail at Floor Partition between Living and Dining Rooms



19. Dining Room Looking West



20. Dining Room Looking Southwest



21. Dining Room Looking East



22. Northwest Florida Room Looking Northwest



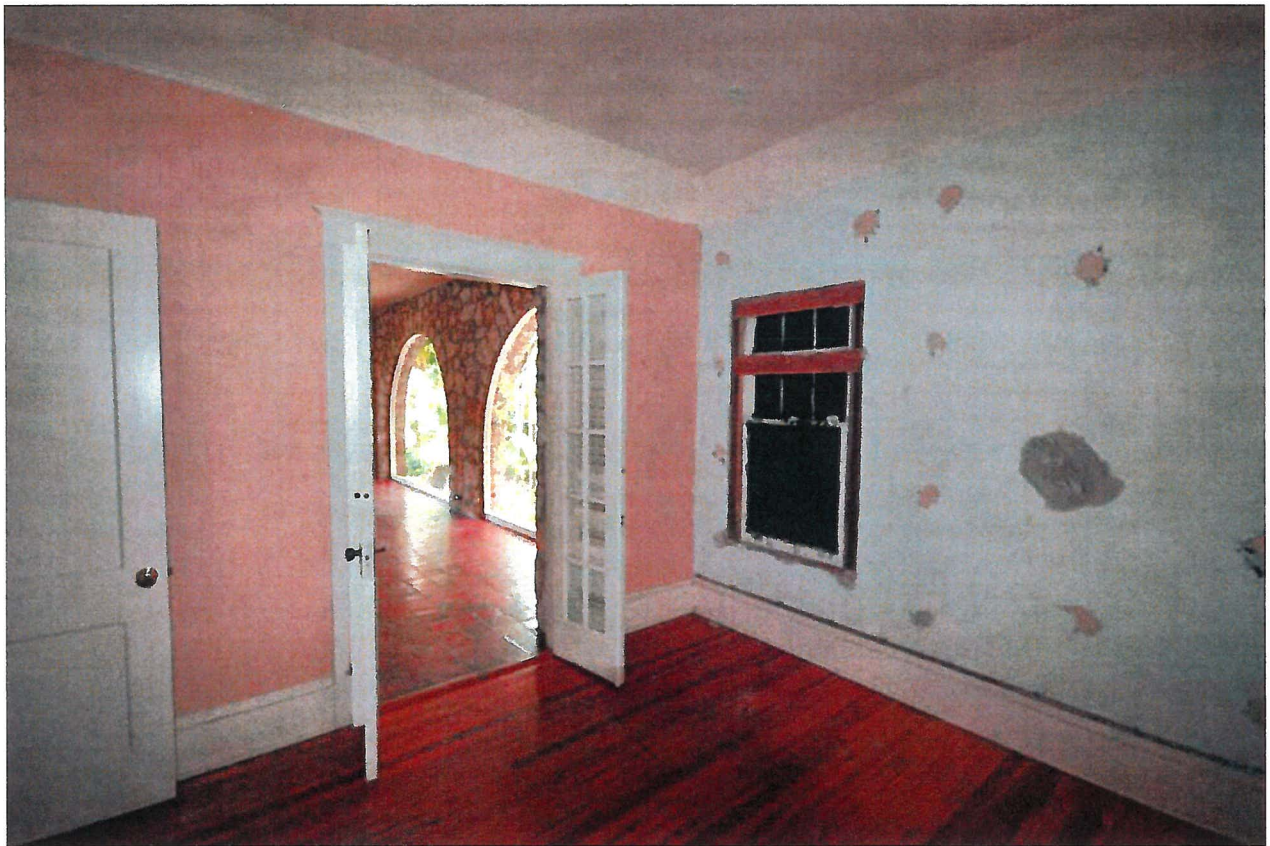
23. Northwest Florida Room Looking Northeast



24. Northwest Florida Room (Looking Southeast)



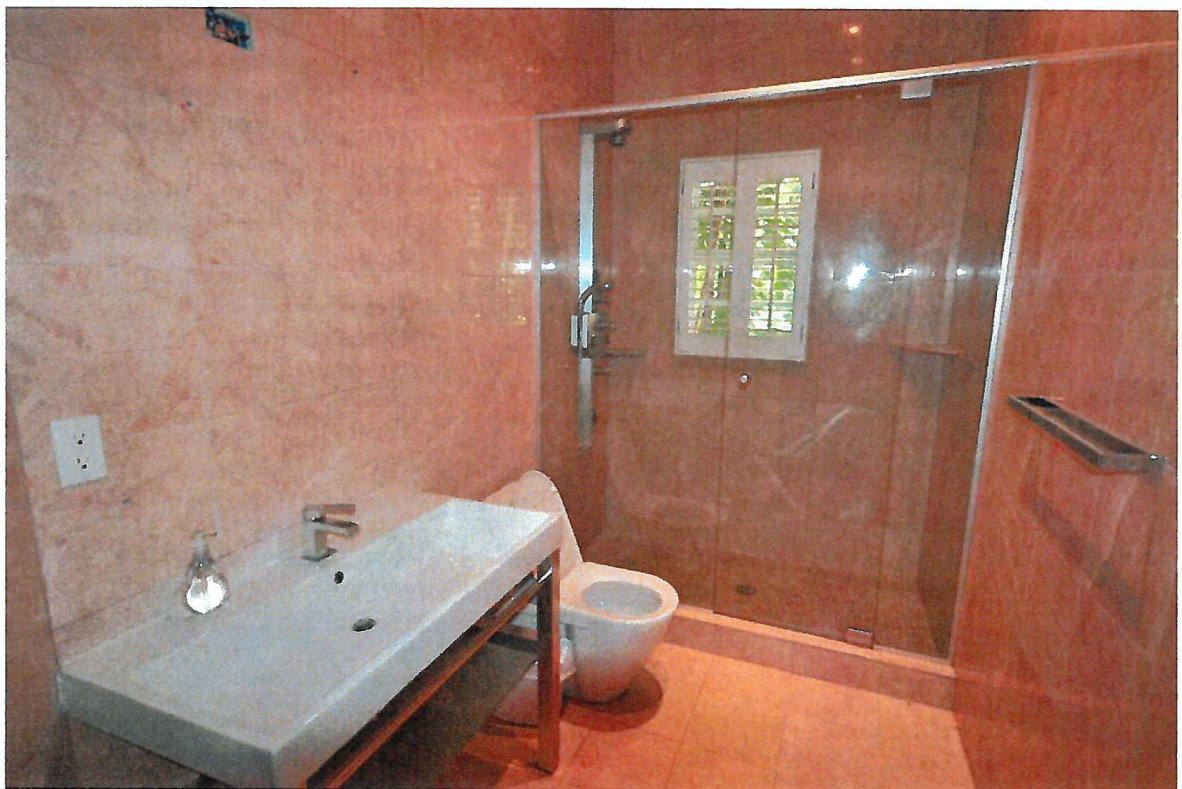
25. Southeast Bedroom Looking South



26. Southeast Bedroom Looking Northeast



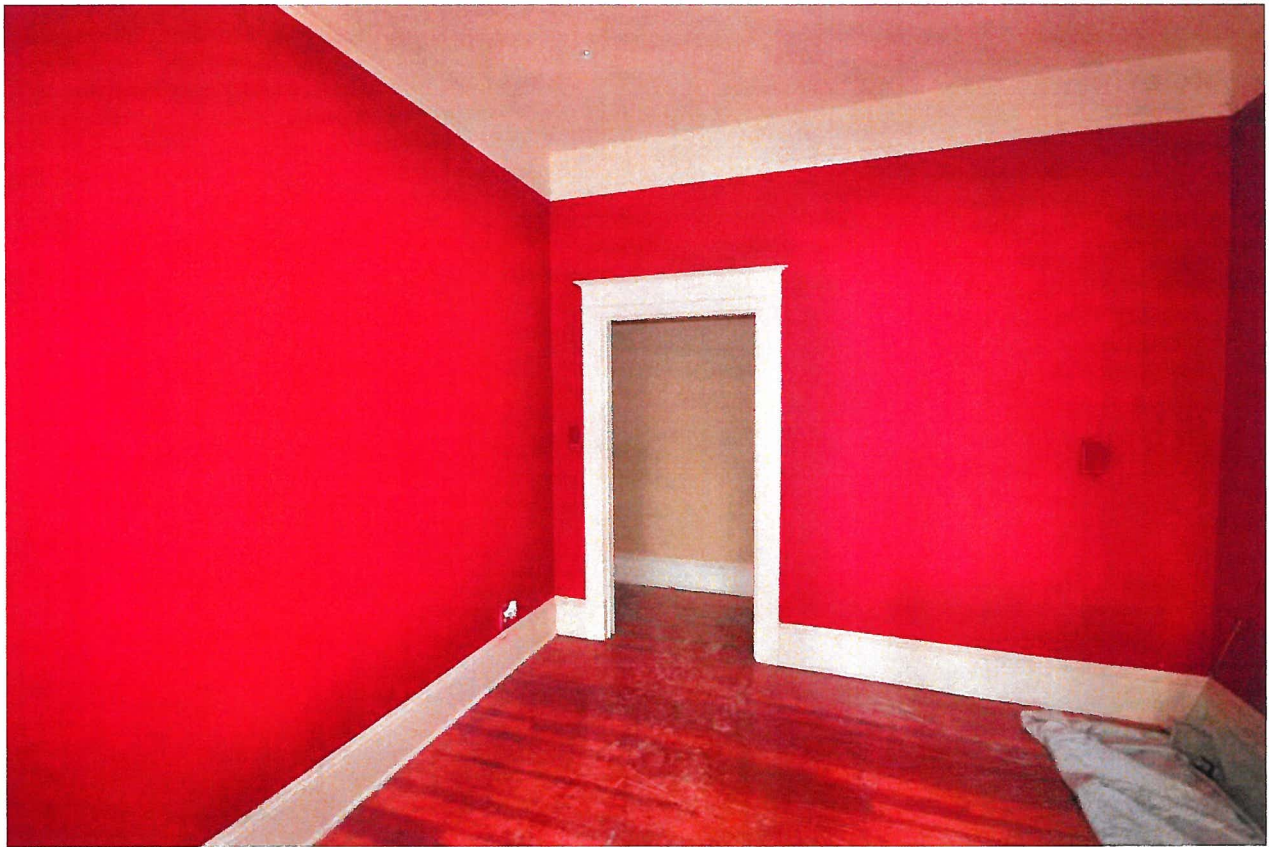
27. Center Hallway



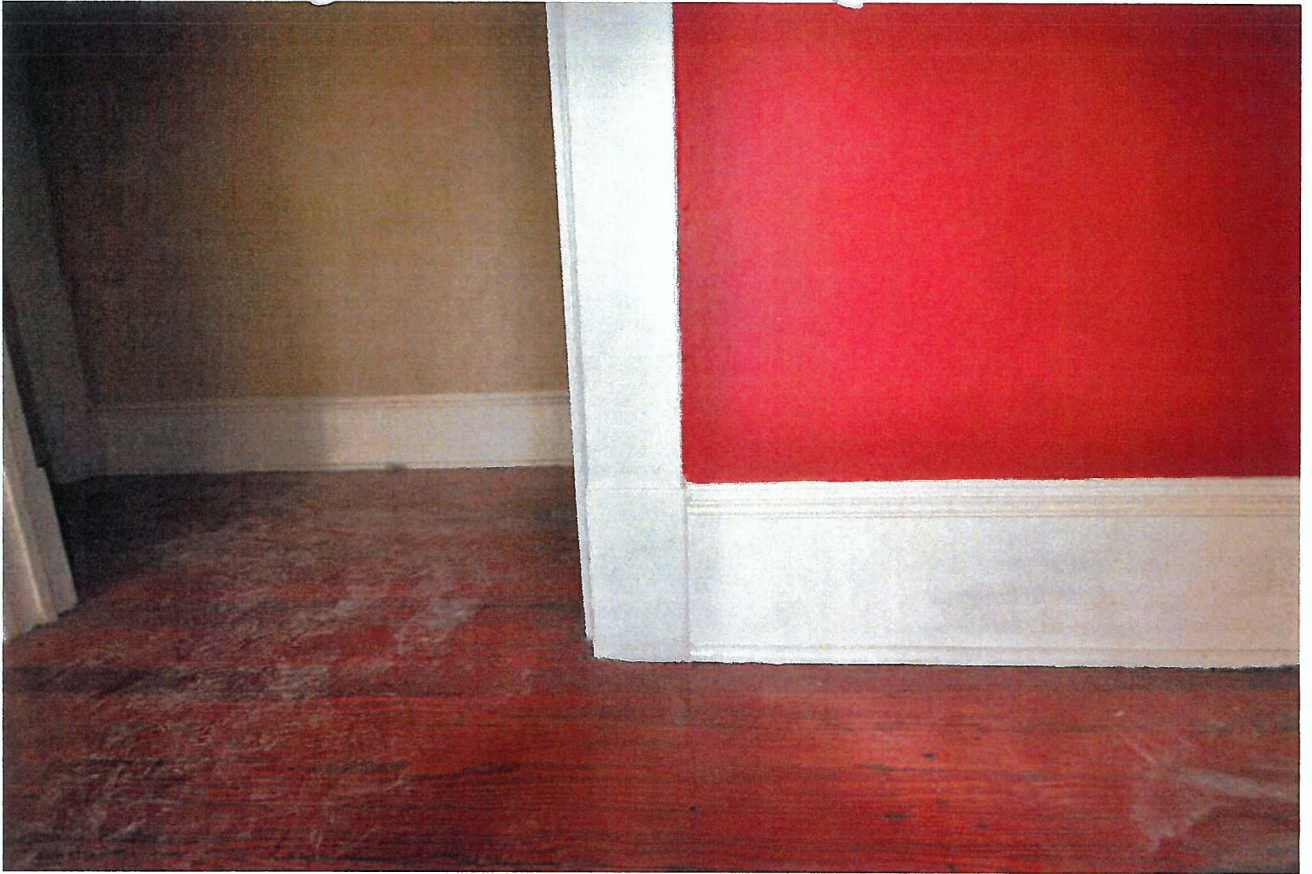
28. Bathroom off Hallway looking South



29. Middle Room Looking South



30. Middle Room Looking North



31. Base Detail



32. Southwest Bedroom Looking South



33. Southwest Bedroom Looking Northeast



34. Southwest Bathroom Looking Southwest



35. Kitchen Looking North



36. Kitchen Looking Southwest



37. Kitchen Looking West



38. Attic Looking East



39. Attic Looking West



40. Attic Looking North



41. Existing Crawl Space



42. Garage Interior Looking East



43. Room at Rear of Garage Looking Southwest



44. Room at Rear of Garage Looking North



45. Landscape along Coral Way



46. Existing Front Sidewalk



47. Rear Yard Looking East



48. Rear Yard Looking South



49. Fountain at Rear Yard



50. Rear Yard Looking Southwest