

MIAMI-DADE COUNTY  
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION

PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

**INSTRUCTIONS:**

Upon completion of the restoration, rehabilitation, or renovation, return this form *with photographs of the completed work (both exterior and interior views of the building)* to the County's Office of Historic and Archaeological Resources (OHAR).

Each photograph must be clearly labeled, and they should be the same views as the before photographs that were included in the Preconstruction Application.

If there are conditions included as part of the Final Recommendation from the local Historic Preservation Officer, the application will not be considered complete until all conditions have been met and acknowledged by the local Preservation Officer.

**I. Property identification and location:**

Property Name: SUSANA Menendez Revocable trust

Folio Number: 03-4118-002-1190

Street Address: 2622 country club prado

**II. Data on restoration, rehabilitation or renovation project:**

Project start date: 12/2/13

Project completion date: 8/15/14

Cost of entire project: 760,000<sup>00</sup>

Estimated costs attributed to work on historic buildings: 400,000<sup>00</sup>

Name of architect: Peter Kildjian Phone: 305-724-3748

Name of Contractor: Juan C. Menendez Phone: 305-439-7526

I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historical Resources Department, the County Historic Preservation Office, and the Office of the Property Appraiser, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Miami-Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

SUBANA Menendez [Signature] 9/2/14  
Print Name Signature Date

*Complete the following, if signing for an organization.*

\_\_\_\_\_  
Print Name Title Signature

Name of Organization \_\_\_\_\_

Taxpayer Identification Number \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Daytime Telephone Number 305-439-7524

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

**[Please attach the photographic documentation here, use additional pages if necessary.  
Provide a copy of all photographs on CD, if possible.]**

**REVIEW OF COMPLETED WORK**  
**TO BE FILLED OUT BY THE**  
**LOCAL HISTORIC PRESERVATION OFFICER**

Street Address of property 2622 COUNTY CLUB PRADO  
Folio number 03-4118-002-1190

The local Historic Preservation Officer has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore recommends approval of the requested historic preservation tax exemption.

☐ Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and therefore recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Please list any Review Comments here:

Additional Review Comments attached? Yes ☐ No ☒

Signature: Karen Jantz for Dana Spain

Typed or printed name: Dana Spain

Title: Historic Preservation Officer

Date of Review: Dec. 1, 2014

**HISTORIC PRESERVATION BOARD  
CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. HPR190-LHD2013-011**

**A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 2822 COUNTRY CLUB PRADO, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 11 THRU 13, BLOCK 14, CORAL GABLES SECTION "D"; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.**

**WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and**

**WHEREAS, Article 3, Section 3-1104 (C) (3) of the Coral Gables Zoning Code states that "if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 3-1103, it shall designate the property as a local historic landmark or local historic landmark district;" and**

**WHEREAS, 2822 Country Club Prado, designed by architect A. Robert Chananie, is an excellent example of the Mediterranean Revival Style of architecture which characterized Coral Gables in the 1920s; and**

**WHEREAS, 2822 Country Club Prado, permitted in 1927, is a rare example a large scale residence with a high level of ornamentation built in the time period after the collapse of the Florida Land Boom; and**

**WHEREAS, 2822 Country Club Prado has maintained its architectural integrity and contributes to the historic architectural fabric of the City; and**

**WHEREAS, 2822 Country Club Prado satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; and**

**WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and**

**WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 3, Section 3-1103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark;" and**

**WHEREAS, the Planning Director or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and**

**WHEREAS, the legal description of the property is as follows: Lots 11 thru 13, Block 14, Coral Gables Section "D"; and**

WHEREAS, a Designation Report, Case File LHD 2013-011, prepared by the Historic Landmark Officer containing information on the architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Dolly Macintyre and seconded by Tony Newell and upon a poll of the members present the vote was as follows:

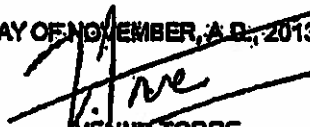
<u>Board Member</u>	<u>Vote</u>
Carmen Guerrero	Absent
Dolly Macintyre	Aye
Tony Newell	Aye
Judy Pruitt	Aye
Margaret Rolando	Aye
Alejandro Silva	Aye
Vanny Torre	Aye
Dorothy Thomson	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on November 14, 2013, has designated 2622 Country Club Prado, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance - Article 3, Division 11 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF NOVEMBER, A.D., 2013.

  
 VANNY TORRE  
 CHAIRMAN,  
 HISTORIC PRESERVATION BOARD

ATTEST:

  
 DONA M. SPAIN  
 HISTORIC LANDMARK OFFICER

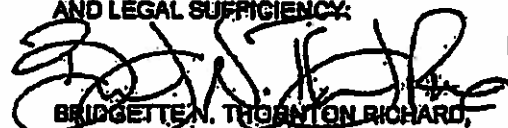
APPROVED AS TO FORM  
 AND LEGAL SUFFICIENCY:  
  
 BRIDGETTE N. THORNTON RICHARD,  
 DEPUTY CITY ATTORNEY



PHOTO: 1



PHOTO: 2





PHOTO: 3





PHOTO: 4

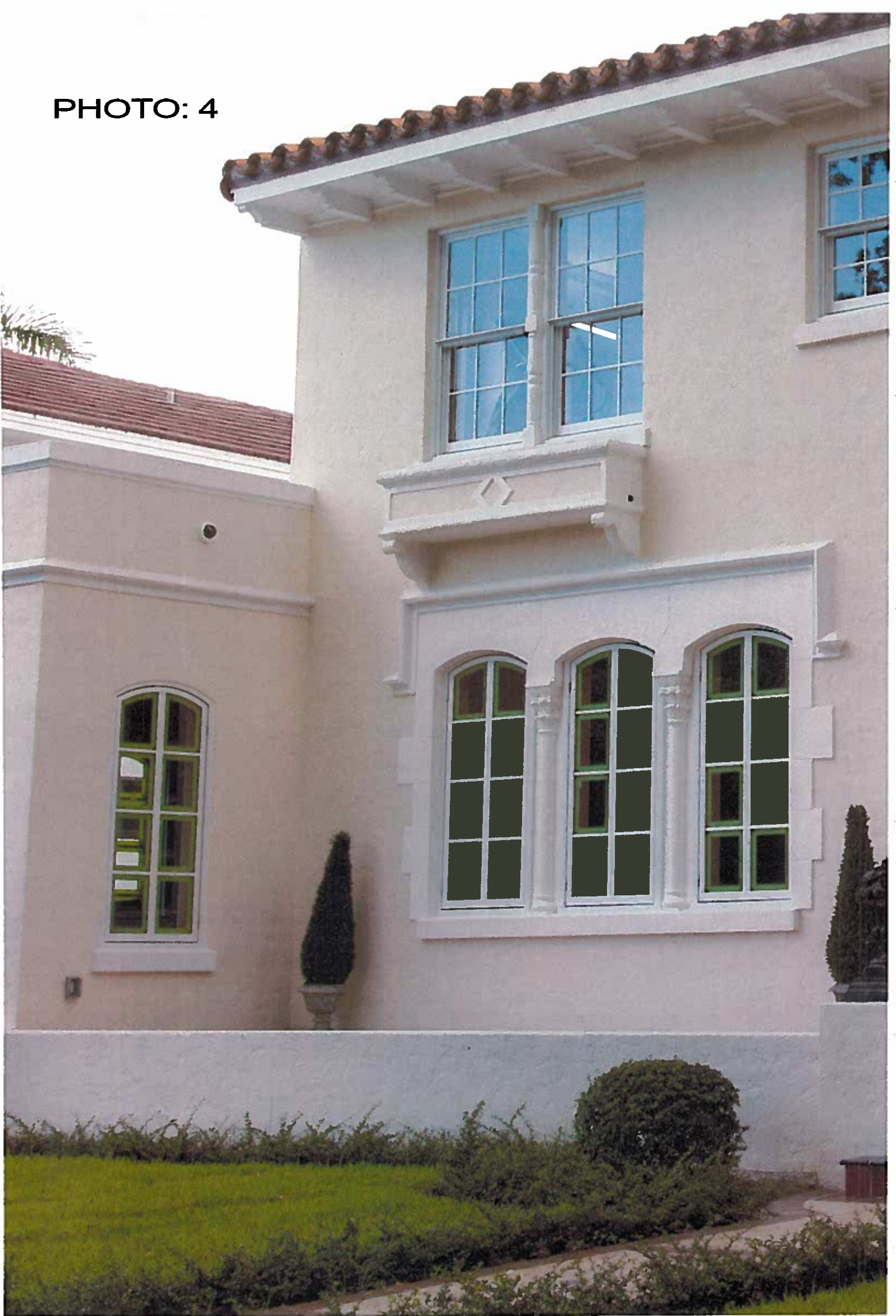




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PHOTO: 7





PHOTO: 8





PHOTO: 9



PHOTO: 10

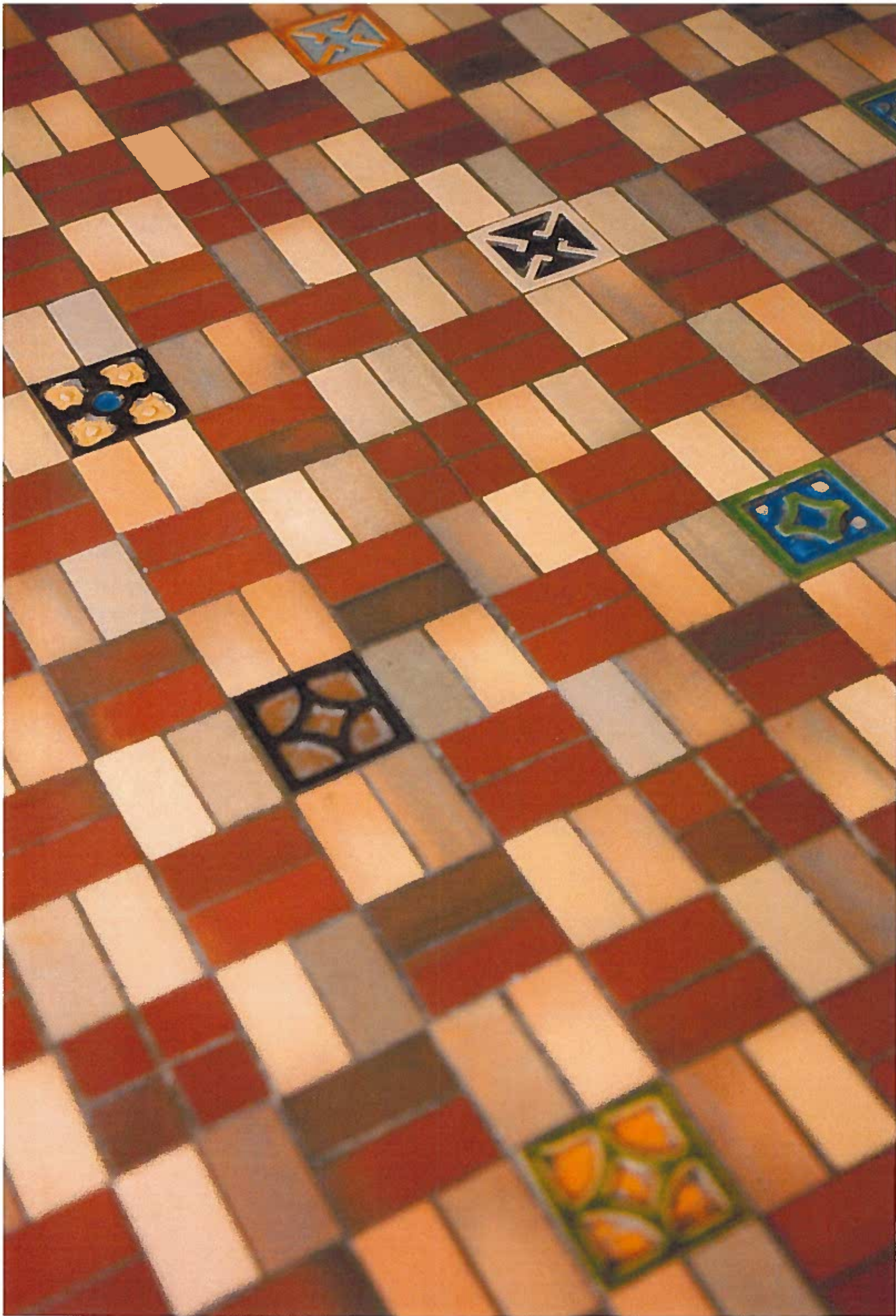




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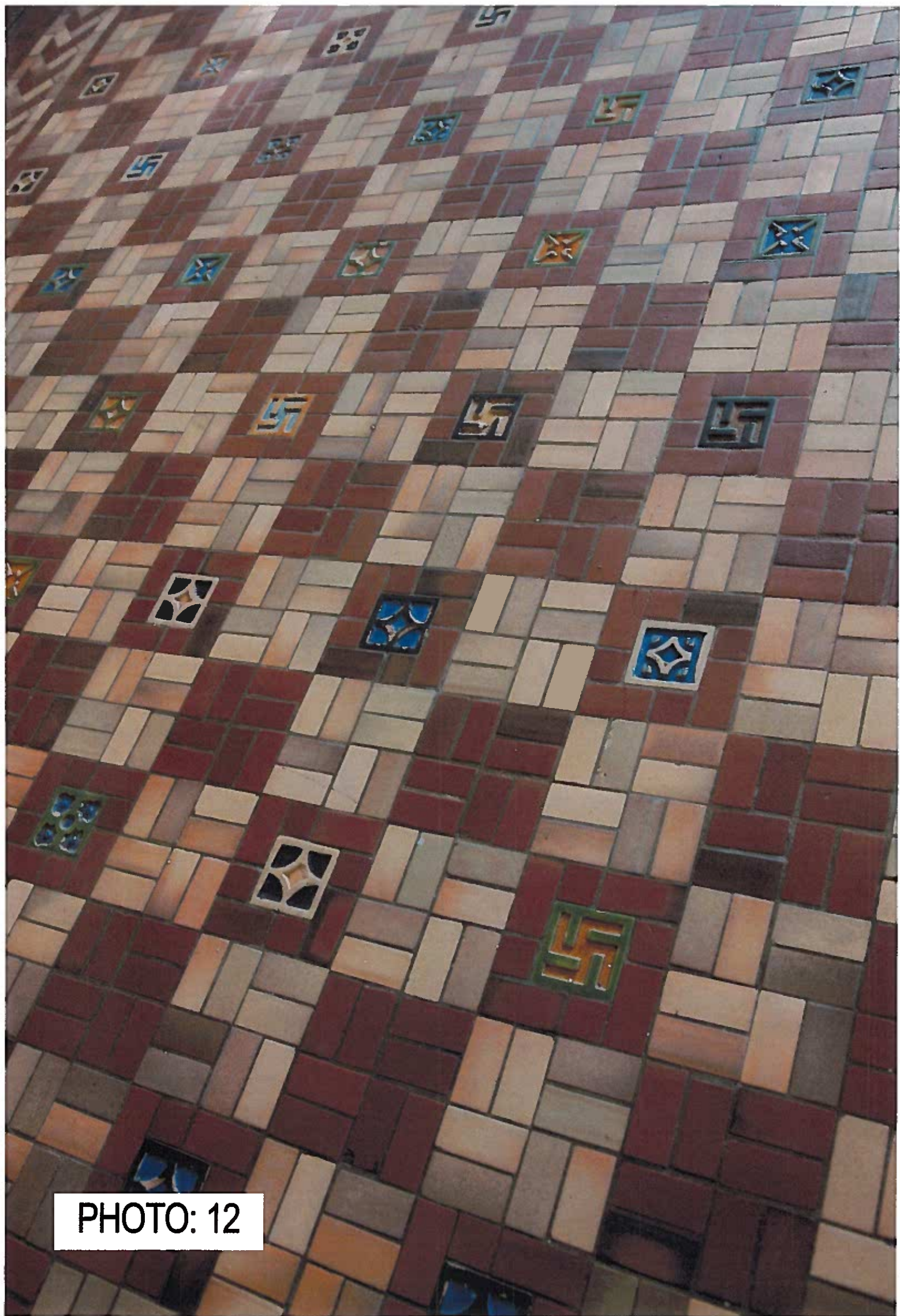


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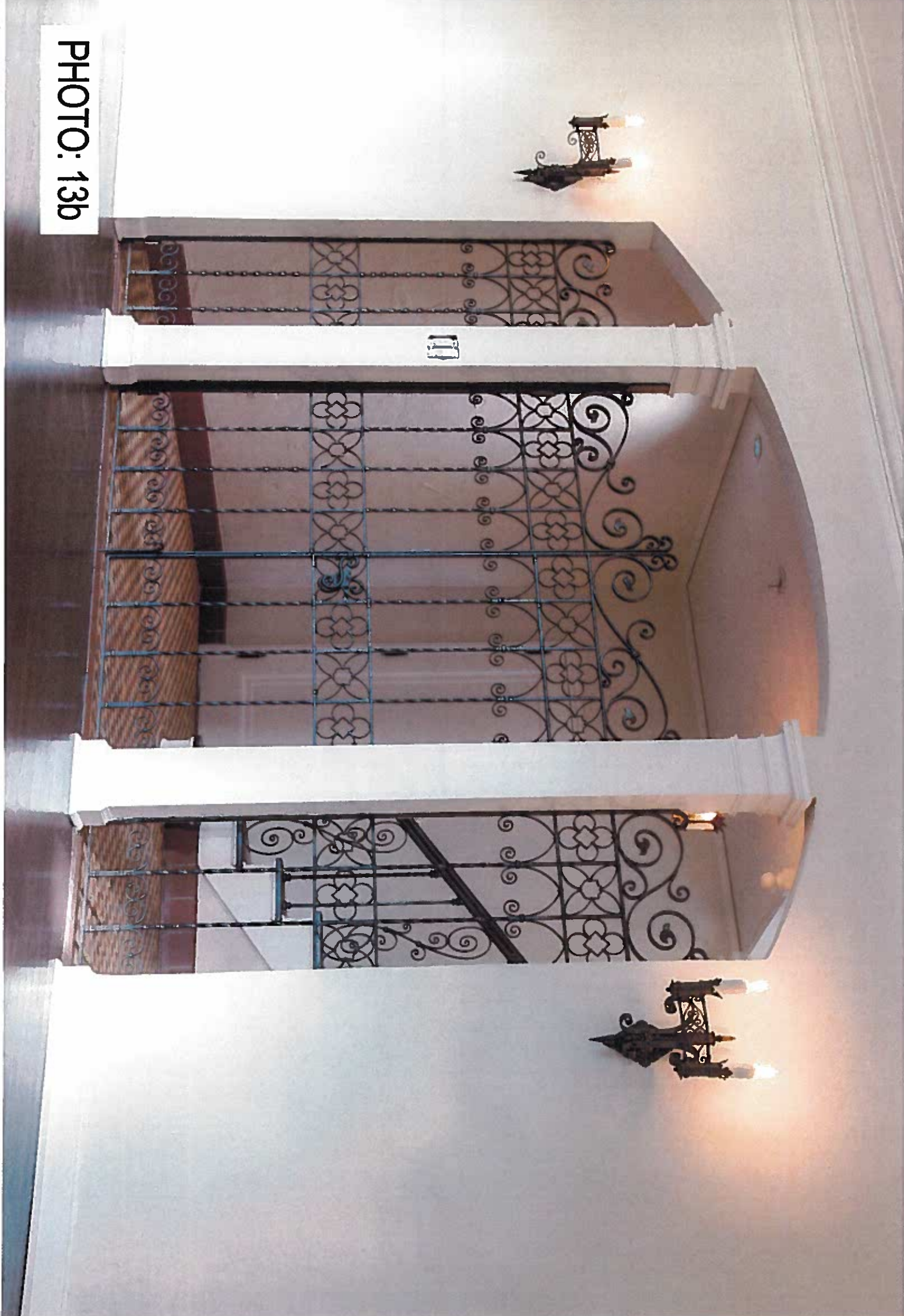


PHOTO: 13





PHOTO: 13b





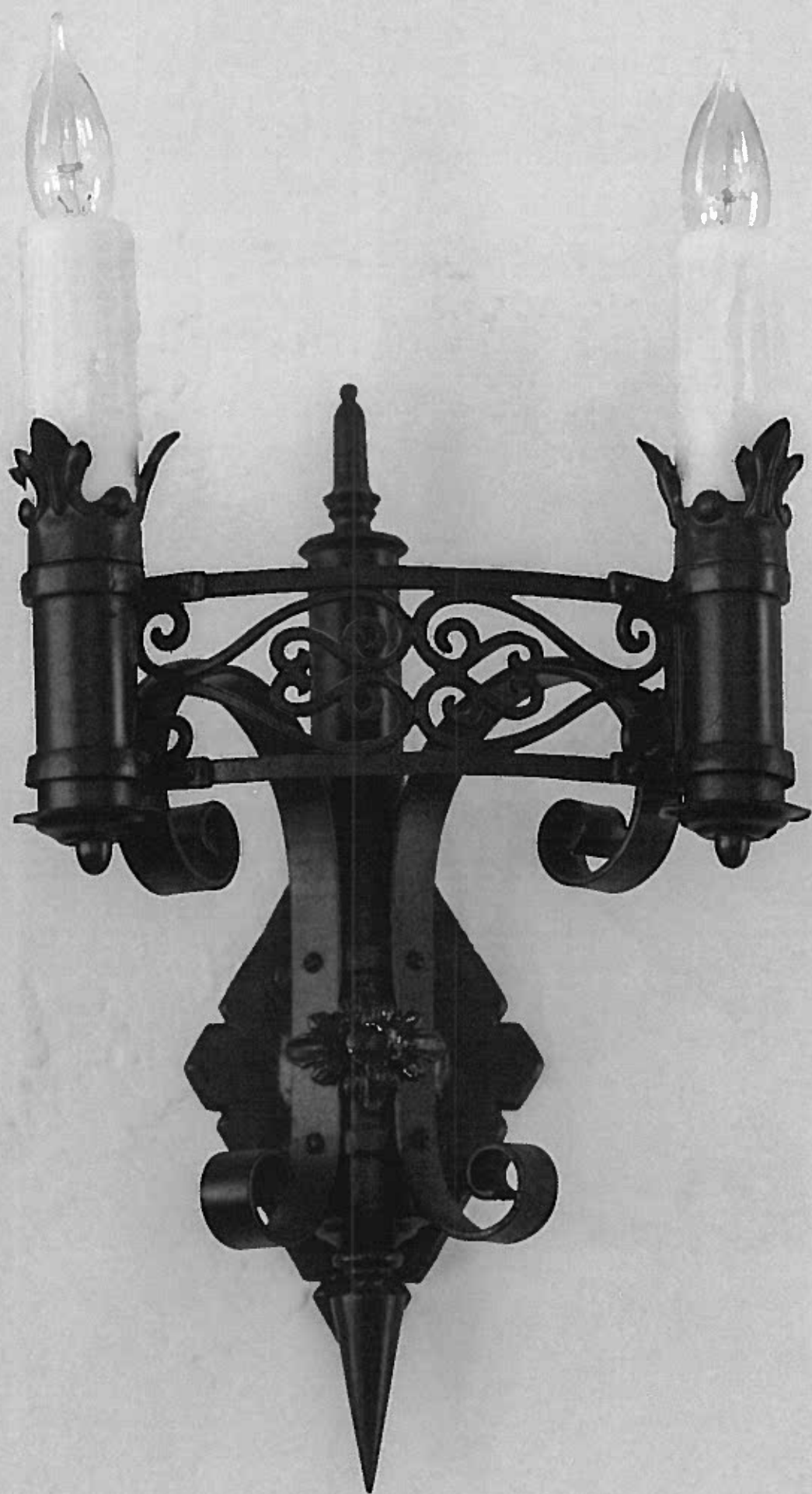


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PHOTO: 16



PHOTO: 17





PHOTO: 18



PHOTO: 19











