



## The City of Coral Gables

*Historical Resources Department*

AV 2013-004  
DECEMBER 11, 2014

**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  
2622 COUNTRY CLUB PRADO  
CORAL GABLES, FLORIDA  
A LOCAL HISTORIC LANDMARK  
PART 2**

<u>Owner:</u>	Susana Menendez Revocable Trust
<u>Original Date of Permit:</u>	1927
<u>Original Permit No.:</u>	4010
<u>Architect for Alterations:</u>	Peter Kiliddjian
<u>Contractor for Alterations:</u>	Juan Carlos Menendez
<u>Estimated Cost of Project:</u>	\$760,000
<u>Estimated Cost of Work on Historic Buildings:</u>	\$400,000
<u>Legal Description:</u>	Lots 11 through 13, Block 14, Coral Gables Section "D," according to the revised Plat thereof, as recorded in Plat Book 25, Page 74 of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4118-002-1190
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	November 14, 2013 (LHD 2013-011)

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

In 1927, permit number 4010 was issued for the construction of the residence at 2622 Country Club Prado. While having been constructed during lean financial times, following the 1926 hurricane and collapse of the Florida Land Boom, this building is of a large scale with a high

level of ornament. It is an excellent example of a Mediterranean Revival residence. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

The applicant is requesting Ad Valorem Tax Relief for renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case Files COA (ST) 2013-137, COA (ST) 2013-145, COA (ST) 2013-151, COA 2014-007, COA (ST) 2014-010, COA (ST) 2014-015, and COA (ST) 2014-037. 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**

- Restoration of exterior stucco
- New impact-resistant windows to match original wood windows
- Refinish existing original wood doors
- Refinish existing door hardware
- Restoration of original cast concrete Harris family crest over the front door
- New handmade clay true barrel tile roof
- Replacement or restoration of wood outriggers
- New copper eave drip, copper gutters, and downspouts
- Removal of stained glass window at stairway to rehang on interior of new impact-resistant window
- Repair of tiled front porch
- Interior work includes: Cleaning and restoring original wood and tile floors, stripping and repainting of stair railings and original ironwork, refinishing of lighting fixtures, restoration of fireplace stonework, restoration of crown mouldings

**B. Auxiliary Structure**

- New impact-resistant garage doors
- New copper eave drip and copper gutters,
- New handmade clay true barrel tile roof
- Reroof the small covered entry area over the east side door with tile to match main roof
- New impact-resistant windows and French doors to match existing house

**C. Landscape improvements**

- Installation of new landscaping

**D. Site improvements**

- Restoration of existing tile walkway
- Installation of new driveway

- Installation of new gates at carport
- Addition of new rear terrace and barbecue/pizza oven area

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

Respectfully submitted,



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Dona M. Spain  
Historic Preservation Officer

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