



The City of Coral Gables

Historical Resources Department

**AV 2005-03
OCTOBER 13, 2011**

**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
2723 COUNTRY CLUB PRADO
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

<u>Owner:</u>	Huber and Phyllis Parsons
<u>Original Date of Construction:</u>	c. 1924
<u>Architect for Alterations:</u>	JAS Group Architects Planners - James Smith
<u>Estimated Cost of Project:</u>	\$ 840,000.00**
<u>Estimated Cost of Work on Historic Section:</u>	\$ 420,000.00**
<u>Legal Description:</u>	Lots 13-16, Block 13, of Coral Gables Section D Revised, according to the Plat thereof as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4118-002-1130
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	April 22, 1986

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

Designed in 1923 by Walter DeGarmo, an architect associated with the creation and development of the City of Coral Gables, the residence at 2723 Country Club Prado typifies the Mediterranean Revival style of architecture. Located facing one of the major landscaped arteries of the city, this home is associated with the earliest phase in the City's development, where the street was originally named Plaza Augustine.

The applicant is requesting Ad Valorem Tax Relief for the rehabilitation of the property, which includes the 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 (SP) 2002-12, COA (ST) 2008-25, and COA (ST) 2008-130.

Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

A. **General restoration/renovation**

- Restore interior plaster finishes
- Paint all interior spaces
- Repair and restore exterior stucco as required
- Paint all exterior surfaces
- Upgrade and replace electrical system
- Replace flat roof at garage
- Replace clay tile roof
- Wood floors – remove and repair as necessary, sub-floor and framing; restore oak wood flooring as needed; refinish all wood floor and staircase surfaces
- All interior millwork, doors, casework and hardware restored or replaced
- Installation of a whole house natural gas powered generator
- Enlargement and remodeling of the original kitchen area
- Foundation strengthened as needed to accommodate the load of a second floor
- Remove and replace concrete in garage to raise the floor above the adjacent grade to prevent flooding
- Installation of stained glass and beveled glass window treatments in nine different locations (custom designed and built for installation)
- Restoration of all original solid brass door hinges (re-plated and polished for reuse)
- Repair of existing enclosed front terrace with new exterior walls, windows and door
- Installation of new impact resistant windows
- Installation of new impact resistant French doors
- Replacement of garage door
- Restored and refinished original front door
- Installation of impact resistant glass in the original front door
- Conversion of utility rooms into a new cabana bath and bar area for the family room
- Replacement of plumbing, sanitary, and cold water lines
- Replacement of water heater
- Period appropriate glass/brass door handles installed throughout the home
- Restoration of two historic chandeliers (cleaned, rewired, and painted)

B. **Additions**

- Addition of a two-story structure at the rear (east) of the house that includes a new family room and breakfast area on the first floor. The master suite (with a balcony) on the second floor has exposed rafters inspired by the tongue and groove ceiling of the original living room.
- Installation of new impact resistant windows to match historic house
- Installation of French doors to open into new rear terrace
- Construction of a new balcony (design inspired by the existing balconies)
- Installation of period inspired ceiling fans
- Installation of period inspired brass and glass lighting fixtures
- Installation of mosaic on the rear open terrace floor

- Installation of mosaic on the front patio wall above the arched opening

C. Site/Landscape improvements

- Replacement of septic system and installation of new septic tank
- Construction of a new rear terrace
- Restoration of a roof top terrace above the garage
- Restoration of the front dining terrace and the original stone flooring material
- Installation of a functioning fountain in the front dining terrace
- Installation of mosaic on the wall of the dining terrace
- Repair and restoration of all gates on the property
- Repair and restoration of all the grillwork on the property
- Installation of un-repairable metalwork with replicas
- Installation of reclaimed brick as a driveway material
- Installation of new landscaping in support of the existing oaks and palms

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) 2002-12.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

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

Written by: Simone Chin