

**HISTORIC PRESERVATION PROPERTY 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 local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Pre-construction Application. Type or print clearly in black ink. The final recommendation of the Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

I. PROPERTY IDENTIFICATION AND LOCATION

Folio Number: 03-4118-002-1130

Street Address: 2723 Country Club Prado, Coral Gables Florida 33134

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: Architectural Planning start February, 2002

Project completion date: March 20, 2009

Estimated cost of entire project: \$ 840,000.00

Estimated cost attributed solely to work on historic buildings: \$ 420,000.00

III. List changes that differ from the original submission (provide additional sheets if necessary):

- Restore the majority of interior plaster finishes
- Repair/Restore majority of exterior stucco as required
- Upgrade and replace electrical system
- Replace flat roof structure at garage
- Replace entire clay tile roof
- Wood floors – remove and repair as necessary, sub-floor and framing, restore oak flooring as needed and refinish all floors and staircases
- Replace septic system
- All interior millwork, doors, casework and hardware replaced or restored
- Whole house natural gas powered generator provided

See Continuation on page 16

IV. DESCRIPTION OF IMPROVEMENTS

If different from original proposal in Part 1

Must include numbered photographs and plans or drawings. Please attach additional sheets if necessary.

A. Exterior Architectural Features

Feature 1

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

East Elevation (rear façade), principal elevation affected

Photo number: No. 1, No. 2, No. 3, No. 4 and No. 5

Plan number: A-4, A-5, A-6, A-7

Describe work: Two-story addition at rear of property that accommodates a new family room and breakfast area on first floor and master suite on second level. The mass of the addition replaced the rear covered terrace. French doors from family room open to new terrace (open to sky). A single set of French doors in master bedroom open to a new metal balcony matching the existing at southeastern most bedroom.

- All existing windows replaced with new, impact type
- Entire residence, interior and exterior, re-painted

Feature 2

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

West elevation (front facade)

Photo number: No. 6, No. 7, No. 8, No. 9, No. 10, No. 11, No. 12 and No. 13

Plan number: A-5, A-6, A-7

Describe work: The second story of the addition visible on the front elevation now includes three small square windows, which are in contrast to the original design of the existing round and rectangular windows on this façade. Fixed French doors were added at the maid's quarters on the second floor to compensate for the loss of the window on the south wall due to the addition.

- Existing enclosed front terrace was re-built/repared with new exterior walls, windows, and door.
- Entire residence, exterior and interior, was re-painted.
- Existing windows and French doors replaced with new, impact type, front door is the existing, restored.
- Garage door replaced.

Feature 3

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

North elevation (side-interior), south elevation (side street)

Photo number: No. 14, No. 15 and No. 16

Plan number: A-4, A-5, A-8

Describe work: On first floor, existing doors to laundry are replaced. Existing utility rooms are converted to new cabana bath and bar for new family room. New door to cabana and small square window added. Glass block window in the second floor master bath is visible on this north elevation.

South elevation: Existing front enclosed terrace walls-re-built/repared including windows, and door replacement. Installation of new fixed glass windows provide for "Hurricane Protection".

- Entire residence, exterior and interior, re-painted.

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

Feature 1

Room: Kitchen (existing-renovated-replaced)

Photo number: No.17, No. 18, No. 19, No. 20 and No. 21

Plan number: A-4

Describe work: Existing kitchen remodeled and enlarged by expanding into existing pantry area. Portions of the kitchen's east wall removed to allow for direct access to the new family room.

Feature 2

Room: Master bedroom bath suite

Photo number: No. 22, No. 23, No. 24, No. 25, and No. 26

Plan number: A-5

Describe work: New master suite consists of master bedroom, study, bathroom/dressing area, and walk-in closet. The bedroom and study contain exposed rafters with a tongue and grove ceiling. A single set of French doors lead to a new metal balcony off the master bedroom (east wall).

Feature 3Room: Family room/breakfast area cabana and barPhoto number: No. 27, No. 28, No. 29, No. 30 and No. 31Plan number: A-4

Describe work: Describe work: The family room/breakfast area addition is accessible from the renovated kitchen, as well as living and dining rooms. Doors from these rooms now open to new addition. The 2 existing utility rooms are converted to a cabana bath and bar area, both accessible from the new family room.

- All interior areas were repaired and re-painted.

C. Landscape Features**Feature 1**

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

New rear terrace, front dining terrace, garage roof terracePhoto number: No. 32, No. 33, No. 34, No. 35, No. 36, No. 37, No. 38, No. 39 No. 40, and No. 41Plan number: A-4, A-5

Describe work: A new open terrace at the rear, off the new family room with steps that cascade towards existing arbor at eastern most property line. Original stone floor is retained at dining terrace, which now has a functioning fountain. The garage roof terrace was re-established once the garage roof structure was restored. Mosaic added to dining terrace wall.

Feature 2

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

Driveway, gates, grillework driveway gates and grilleworkPhoto number: No. 42 and No. 43Plan number: A-1

Describe work: Gates and grillework on and around the property were repaired, restored or replaced along with the installation of a reclaimed brick driveway. All landscape foundation planting was replaced, in support of existing oaks and palms.

III – A. Scope of work expanded to include these features and provisions:

- Foundation strengthened as needed at single story structures with new second floor loading.
- Remove and replace the concrete garage floor to raise elevation above the adjacent grade to prevent flooding.
- Plumbing, sanitary, and potable hot and cold water lines and water heater replaced.
- In nine locations, stained and beveled glass window treatments were custom designed and built for installation.
- All the original solid brass interior door hinges were restored, replated and polished for reuse.
- Period glass/brass door handles were utilized throughout on interior doors.
- Two historic chandeliers were cleaned, rewired and painted and moved from living room to down stairs study and bedroom.
- Mosaic installations were added on the rear open terrace floor and on the front patio wall above the arched opening.
- Terra cotta was installed as the floor of the kitchen/bar/cabana bath/ new family room as well as in the music room (front terrace).
- Six period style Hunter ceiling fans were installed. Fourteen brass and glass coach lamps were installed at the exterior at various door openings, locations.

V. OWNER ATTESTATION (MUST BE NOTARIZED): I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above in the Pre-construction application for this project which received approval on _____. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Pre-construction 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 Historic Preservation Office and the Dade County Historic Preservation Office and the Dade County Appraiser's Office, 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 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.

<u>Hubert R. Parsons, Jr.</u>	<u>[Signature]</u>	<u>20 Sept 2011</u>
Name	Signature	Date
<u>Phyllis F. Parsons</u>	<u>[Signature]</u>	<u>Sept. 20, 2011</u>
Name	Signature	Date

Mailing Address (if different from described property) _____

City _____ State _____ Zip Code _____

Daytime Telephone Number: _____ E-mail: _____

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

V. continued OWNER ATTESTATION

Complete the following if an individual is signing for an organization.

Title Organization name

Social Security or Taxpayer Identification Number:

Mailing Address:

City State Zip Code

Daytime Telephone Number:

Notarized

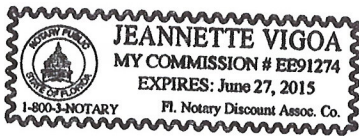
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20 day of Sept., 2011,
by Huber Parsons (and) Phyllis Parsons who
is (are) personally known to me, or have produced _____, as
identification.

My commission expires:

Jeannette Vigoa
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Jeannette Vigoa



**REVIEW OF COMPLETED WORK
FOR STAFF USE ONLY**

Folio Number: 03-4118-002-1130

Street Address: 2723 COUNTRY CLUB PRADO

CORAL GABLES FL 33134

The Historic Preservation Office 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 the completed improvements to the above referenced property **are consistent** with the Secretary of the Interior's Standards for Rehabilitation and Guidelines 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 the completed improvements to the above referenced property **are not consistent** with the Secretary of the Interior's Standards 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:

Review comments:

AV 2005-03 STAFF REPORT

Additional Review Comments attached? Yes No

Signature: 

Typed or printed name: Dona M. Spain

Title: Historic Preservation Officer

Date: 9/26/11

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Part 2 – Request for Review of Completed Work
Parsons Residence – JAS 1150
2723 Country Club Prado, Coral Gables Fl 33134
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**PHOTO #1—East (Rear Facade) Elevation
New Family room and 2nd Floor Master Suite**



PHOTO #2—East (Rear Facade) Elevation

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PHOTO #3—East (Rear Facade) Elevation



**PHOTO #4—East (Rear Facade) Elevation
Southeast Bedrooms**

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PHOTO #5—East Terrace Detail



**PHOTO #6—West (Front Facade) Elevation
(Main Entrance)**

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**PHOTO #7—West (Front Facade) Elevation
(Front Terrace)**



PHOTO #8—West (Front Facade) Elevation

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PHOTO #9—West (Front Facade) 2nd floor Addition from Garage Roof Terrace



PHOTO #10—West (Front Facade) Entry Door Elevation

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PHOTO #11—Southwest (Front Facade) Elevation

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**PHOTO #12—Northwest (Front Façade) Partial Elevation at Garage Roof Terrace
Stairs and Doors**

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PHOTO #13—Second Level West Facing Window Detail



PHOTO #14—Southwest (Side Street) Elevation

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PHOTO #15—North Partial Interior Side Elevation

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PHOTO #16 South Street Side Partial Elevation

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PHOTO #17 – Kitchen (Existing-Renovated-Updated)

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PHOTO #18 – Kitchen



PHOTO #19 – Kitchen

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PHOTO #20 – Kitchen



PHOTO #21

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PHOTO #22 – Master Bedroom

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PHOTO #23 – Master Bedroom Bath Suite

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PHOTO #24 – Master Bedroom

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PHOTO #25 – Master Bedroom Bath Suite

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PHOTO #26 – Master Bedroom East Facing Balcony and Doors

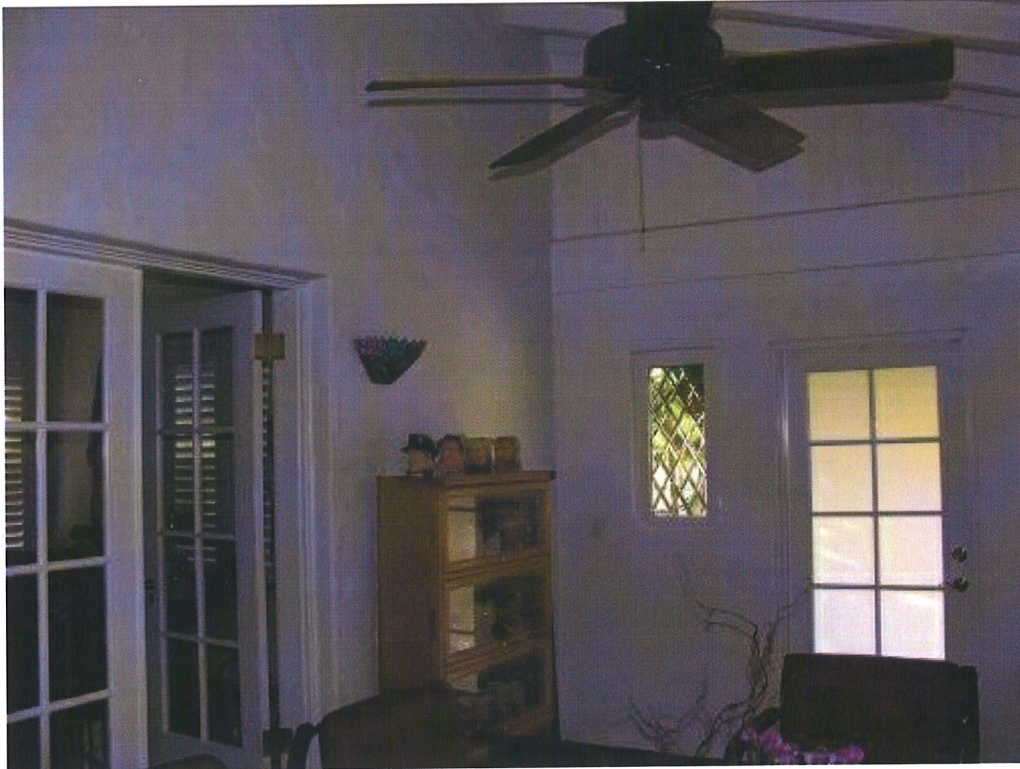


PHOTO #27 – Music Room



PHOTO #28 – Music Room

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PHOTO #29 – Cabana Bathroom

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PHOTO #30 – Cabana Bathroom

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PHOTO #31 Family Room – Breakfast area and Bar

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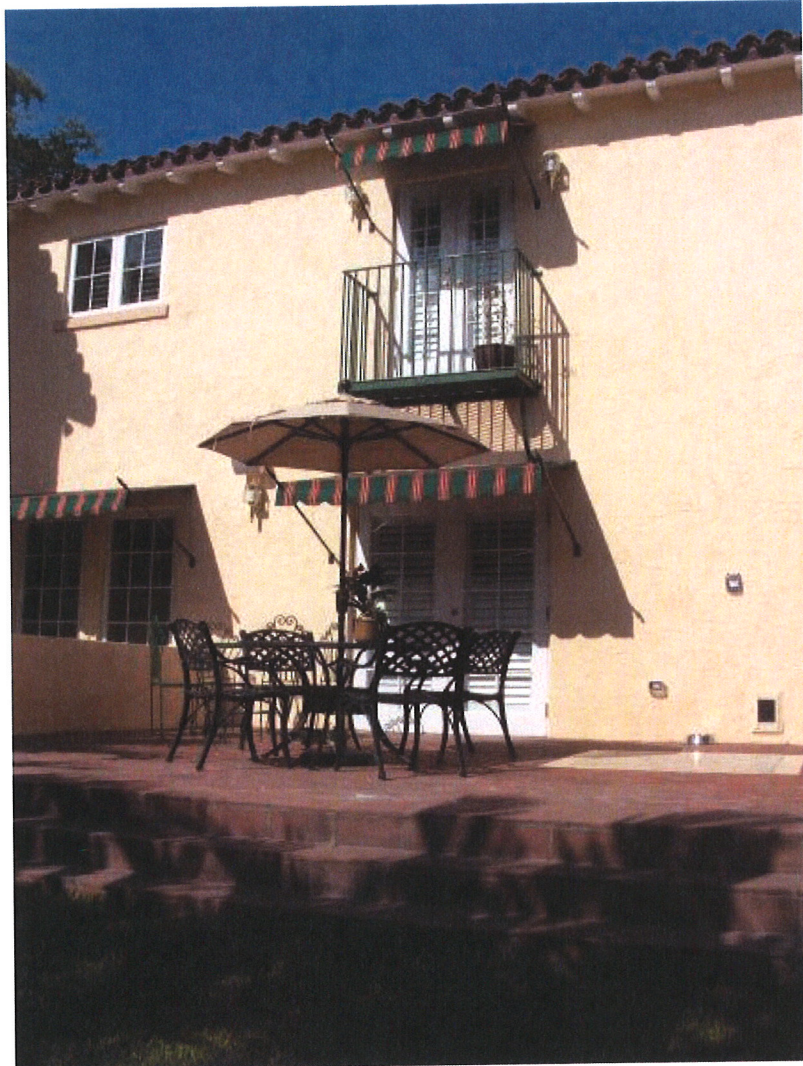


PHOTO #32 – New Rear Terrace Steps to East Yard

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PHOTO #33 – View to Restored Dining Terrace and Fountain

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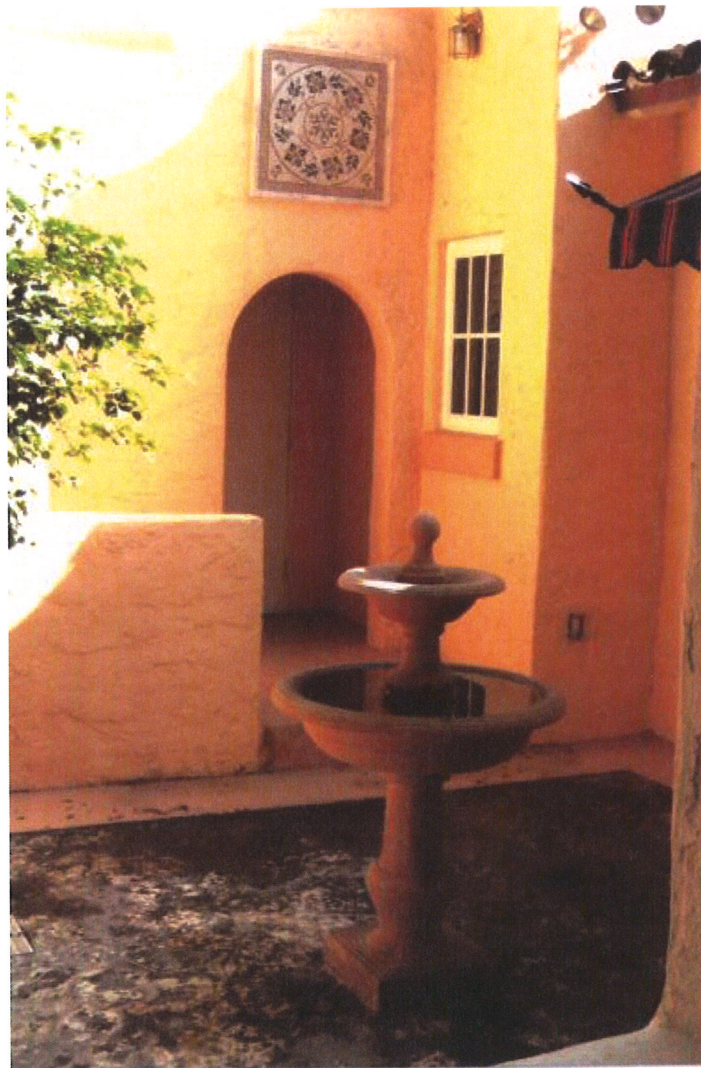


PHOTO #34 – Restored Dining Terrace and New Fountain

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PHOTO #35 – Garage Roof Terrace



PHOTO #36 – Garage Roof Terrace

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PHOTO #37 – View to Restored Dining Terrace

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PHOTO #38 – Garage Roof Terrace Stair

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PHOTO #39 – Garage Roof Terrace Stair

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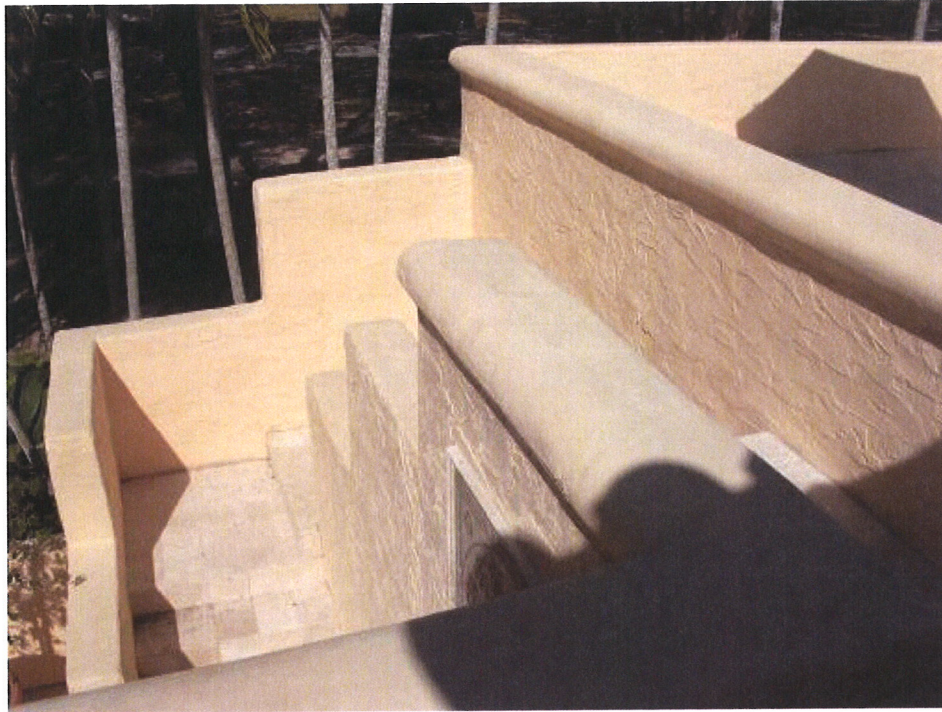


PHOTO #40 – Garage Roof Terrace Stair



PHOTO #41 – Garage Roof Terrace

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**PHOTO #42 – Gates, Grillework, Restored Wall
South Street Side Facing**

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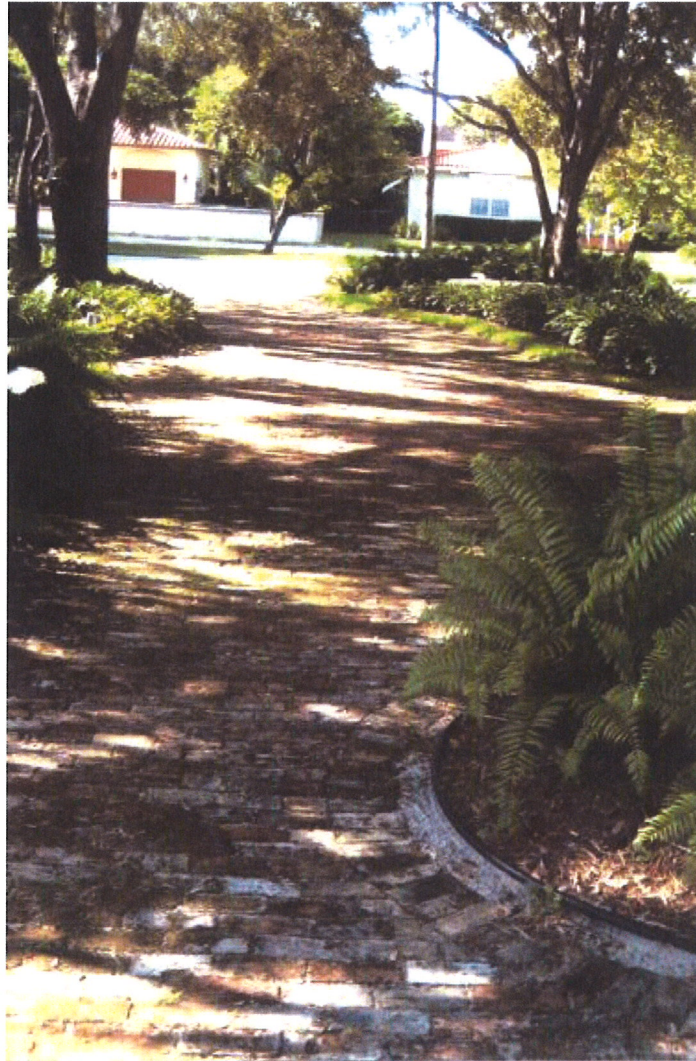


PHOTO #43 – Entry Driveway

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ADDENDUM – DETAIL PHOTOS



Restored Front Door

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Restored Ceiling

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Restored Ceiling

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Restored & Reworked Flooring

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Terra Cotta Floor

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Restored Main Stairs

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Restored Main Stairs

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Restored Secondary Stairs

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Restored Secondary Stairs

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Restored Bath

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Restored Bath

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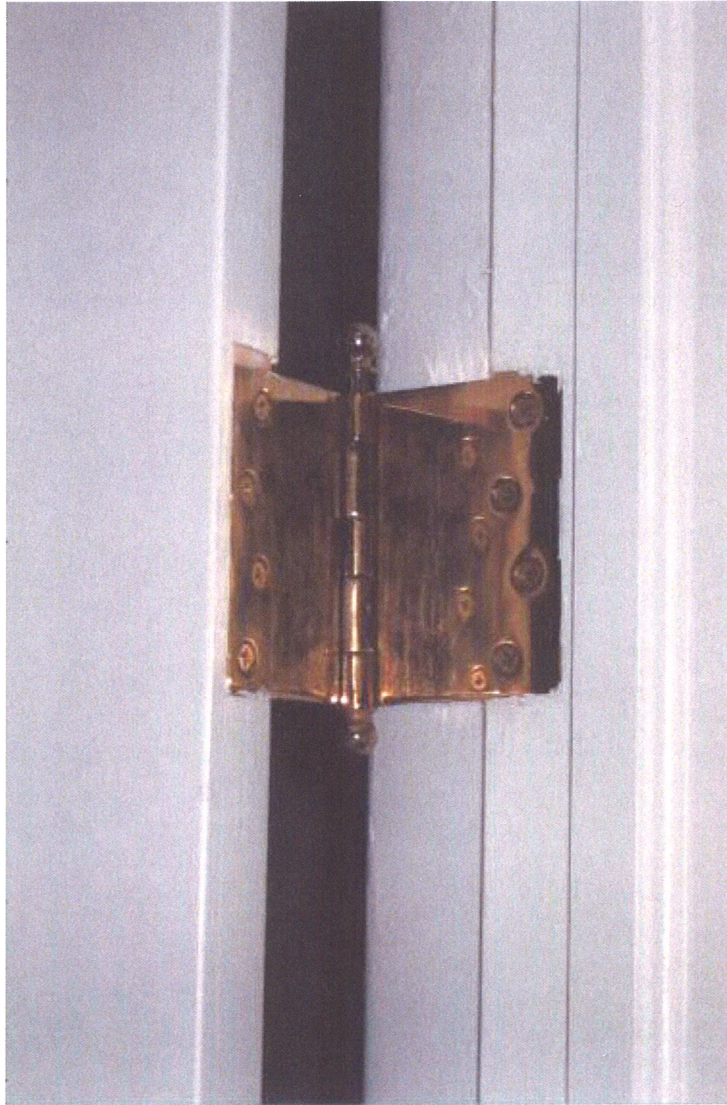
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Brass/Glass Hardware

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Refinished Hinges

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Restored Hinges

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Bath Mosaic Tile

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Restored Chandelier

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Artistic Glass Window



Artistic Glass Window

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Artistic Glass Window

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Artistic Glass Window

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Artistic Glass Window

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Brass/Glass Coach Lamp

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Wall Mosaic & Brass/Glass Fixture

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ADDENDUM – WORK IN PROGRESS PHOTOS



Southwest Building Elevation



Southwest Building Elevation

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East Building Elevation – Addition



Typical Interior Plaster Repair – Living Room

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Typical Interior Plaster Repair Bedroom



Garage Staircase to Patio – in Progress



Front (West) Terrace – Selective Repair and Restoration



Typical Gate – Prior to Restoration