

**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: \_\_\_\_\_

Property Address: 2723 COUNTRY CLUB PRADO, CORAL GABLES, FL 33134

Folio Number: 03-4118-002-1130 Plat book: 25 Page Number: 72

Legal Description (attach additional sheets if necessary): LOTS 13-16, BLOCK 13 OF "REVISED Lot, Block, Subdivision and Section)

PLAT OF CORAL GABLES SECT. D" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB 25 AT PG 74 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

\* **Attach: Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1<sup>st</sup> 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:

HUBER AND PHYLLIS PARSONS

Mailing Address: 2723 COUNTRY CLUB PRADO

City: CORAL GABLES State: FLORIDA Zip: 33134

Contact Person: HUBER R. PARSONS, JR.

Daytime Telephone Number: (305) 374-4550 (OFFICE)

E-mail: \_\_\_\_\_ Fax: (305) 358-7940 Other: (305) 667-5609  
(HOME FAX)

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

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**III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY**

**A. General Information - History**

Original Architect/Designer: WALTER DE GARMO Original Date of construction: 1923

Architectural Style: MEDITERRANEAN REVIVAL

Alterations: Provide date and description of physical alterations to the property (for example, "casement windows replaced with jalousie type, approximately 1974")

- ORIGINAL WINDOWS IN KITCHEN, UTILITY ROOMS, AND MAID'S QUARTERS (ON 2ND FLOOR) REPLACED WITH JALOUSIE TYPE.
- FRONT COVERED TERRACE ENCLOSED.

Additions: Provide date and description of any additions that may have been made. (For example, "east bedroom-rear added, 1974")

- REAR COVERED TERRACE WITH WOOD RAFTERS AND FLAT ROOF ADDED.

**B. Exterior**

Exterior construction Materials:

Type of Roof

- Hip     Gable     Flat     Parapet     Other

Material

- Shingle     Tile     Metal     Other  
 wood     clay barrel     copper  
 asphalt     s-type     tin  
 slate     aluminum  
 concrete

Number of stories: 2

Basic Floor Plan:

- Rectangle     Square     "L"-shaped     "H"-shaped     "U"-shaped  
 Irregular     Other

List Distinguishing Exterior Architectural Features (e.g.: placement and type of windows; chimneys; porches; etc.)

- STEPPED STAIR WALL TO OPEN ROOF TERRACE ABOVE GARAGE
- FRONT COURTYARD WITH CORAL ROCK FLOORING
- ENTRANCE DOOR WITH ARCH SURROUND
- RECTANGULAR CHIMNEY TOWER W/PATTERNED SQUARE CUT-OUTS

X

### III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY cont.

#### C. Interior

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

- EXPOSED WOOD RAFTER CEILING IN LIVING ROOM WITH HANDPAINTED DESIGN ON EACH RAFTER.
- PLASTERED OPENING BETWEEN LIVING ROOM AND DINING ROOM WITH DECORATIVE CUT-OUT AT EACH END.

#### D. Auxiliary Structures – Landscape Features

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

- ARBOR AT REAR YARD WITH CONCRETE COLUMNS
- FRONT COURTYARD WITH CORAL ROCK FLOOR FINISH

**IV. DESCRIPTION OF PROPOSED IMPROVEMENTS**

*All 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 the building before improvements: SINGLE FAMILY RESIDENCE

Use of the building after the improvements: SINGLE FAMILY RESIDENCE

Estimated project start date: \_\_\_\_\_

Estimated value of improvements/restoration: \_\_\_\_\_

Certificate of Appropriateness case file(s): \_\_\_\_\_

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):

EAST ELEVATION (REAR FACADE) - PRINCIPAL ELEVATION AFFECTED

Photo number: # 1, 2, 3

Plan number: \_\_\_\_\_

Describe work: TWO-STORY ADDITION AT REAR OF PROPERTY TO ACCOMMODATE NEW FAMILY ROOM AND BREAKFAST AREA ON 1ST FLOOR AND MASTER SUITE ON 2ND LEVEL. THE MASS OF THE ADDITION REPLACES CURRENT 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 ONE IN EXISTING SOUTHEASTERNMOST BEDROOM.

- ALL EXISTING WINDOWS TO BE REPLACED WITH NEW.
- ENTIRE RESIDENCE, INTERIOR & EXTERIOR, TO BE PAINTED.



**Feature 2**

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

WEST ELEVATION (FRONT FACADE)

Photo number: #4, 5, 6, 7

Plan number: \_\_\_\_\_

Describe work: THE SECOND STORY OF THE ADDITION VISIBLE ON THE FRONT ELEVATION INCLUDES 3 SMALL SQUARE WINDOWS, WHICH ARE IN CONTRAST TO THE DESIGN OF THE EXISTING ROUND AND RECTANGULAR WINDOWS ON THIS FACADE.

FIXED FRENCH DOORS ARE TO BE ADDED IN THE MAID'S QUARTERS ON THE 2ND FLOOR TO COMPENSATE FOR THE LOSS OF THE WINDOW ON THE SOUTH WALL DUE TO THE ADDITION.

- EXIST ENCLOSED FRONT TERRACE TO BE RE-BUILT/REPAIRED WITH NEW WALLS, WINDOWS, AND DOOR
- ENTIRE RESIDENCE, EXTERIOR & INTERIOR, TO BE RE-PAINTED
- EXIST. WINDOWS AND FRENCH DOORS TO BE REPLACED WITH NEW. (FRONT DOOR & GARAGE DOOR TO REMAIN)

**Feature 3**

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

NORTH ELEVATION (SIDE-INTERIOR) & SOUTH ELEVATION (SIDE-STREET)

Photo number: #8, 9 / #10, 11

Plan number: \_\_\_\_\_

Describe work: ON FIRST FLOOR, EXISTING DOORS TO LAUNDRY AREA TO BE REPLACED. EXISTING UTILITY ROOMS TO BE CONVERTED TO NEW CABANA BATH AND BAR FOR NEW FAMILY ROOM. NEW DOOR TO CABANA AND SMALL SQUARE WINDOW ARE BEING ADDED. A GLASS BLOCK WINDOW IN THE 2ND FLOOR MASTER BATH IS VISIBLE ON THIS NORTH ELEVATION.

SOUTH ELEVATION: EXIST. FRONT ENCLOSED TERRACE TO BE RE-BUILT/REPAIRED WITH NEW WALLS, WINDOWS, AND DOOR. EXISTING STAINED GLASS WINDOWS TO REMAIN. INSTALLATION OF NEW FIXED IMPACT RESISTANT WINDOWS IN FRONT OF EXIST. STAINED GLASS WINDOWS TO PROVIDE FOR HURRICANE PROTECTION.

- ENTIRE RESIDENCE, EXTERIOR & INTERIOR, TO BE RE-PAINTED.



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

**Feature 1**

Room: KITCHEN (EXISTING)

Photo number: # 12, 13

Plan number: \_\_\_\_\_

Describe work: EXISTING KITCHEN WILL BE REMODELED AND ENLARGED BY ASSUMING EXISTING PANTRY AREA. PORTIONS OF THE KITCHEN'S EAST WALL WILL BE REMOVED TO ALLOW FOR DIRECT ACCESS TO THE NEW FAMILY ROOM.

- ENTIRE INTERIOR OF RESIDENCE TO BE REPAINTED.

**Feature 2**

Room: MASTER SUITE (ADDITION)

Photo number: (NO PHOTO)

Plan number: \_\_\_\_\_

Describe work: MASTER SUITE CONSISTS OF MASTER BEDROOM, STUDY, BATHROOM/DRESSING AREA, AND WALK-IN CLOSET. THE BEDROOM AND STUDY ARE TO CONTAIN EXPOSED RAFTERS WITH A TONGUE AND GROOVE CEILING. A SINGLE SET OF FRENCH DOORS LEAD TO A NEW METAL BALCONY OFF THE MASTER BEDROOM (EAST WALL)

- ENTIRE INTERIOR OF RESIDENCE TO BE RE-PAINTED.

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**Feature 3**

Room: FAMILY ROOM/BREAKFAST AREA & CABANA AND BAR

Photo number: #14

Plan number: \_\_\_\_\_

Describe work: THE FAMILY ROOM/BREAKFAST AREA ADDITION WILL BE ACCESSIBLE FROM THE RENOVATED KITCHEN, AS WELL AS EXISTING LIVING AND DINING ROOMS. EXISTING DOORS FROM THESE ROOMS (CURRENTLY OPENING TO REAR COVERED TERRACE) WILL REMAIN IN PLACE AND OPEN TO NEW ADDITION. THE 2 EXISTING UTILITY ROOMS WILL BE CONVERTED TO A CABANA BATH AND BAR AREA, BOTH ACCESSIBLE FROM THE NEW FAMILY ROOM.

- ALL INTERIOR AREAS TO BE RE-PAINTED.

**C. Landscape Features**

**Feature 1**

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

NEW OPEN TERRACE

Photo number: #15

Plan number: \_\_\_\_\_

Describe work: A NEW OPEN TERRACE AT THE REAR, OFF THE NEW FAMILY ROOM IS PROPOSED WITH STEPS THAT CASCADE TOWARDS EXISTING ARBOR AT EASTERNMOST PROPERTY LINE.



**Feature 2**

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

\_\_\_\_\_

Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

**Feature 3**

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

\_\_\_\_\_

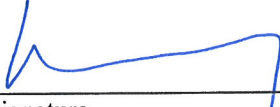
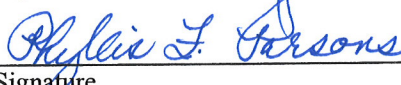
Photo number: \_\_\_\_\_

Plan number: \_\_\_\_\_

Describe work:

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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.


<u>HUBER R. PARSONS, JR.</u> Name	 Signature	<u>19 April 2005</u> Date
<u>PHYLLIS F. PARSONS</u> Name	 Signature	<u>April 19, 2005</u> Date

**Notarized:**

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19 day of April, 2005,  
by HUBER R. PARSONS, JR. (and) PHYLLIS F. PARSONS who  
is (are) personally known to me, or have produced \_\_\_\_\_, as  
identification.

My commission expires:

  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: MARTHA C. HARRIS



Martha C. Harris  
MY COMMISSION # DD164861 EXPIRES  
November 14, 2006  
BONDED THRU TROY FAIN INSURANCE, INC.

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

P

**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 \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by \_\_\_\_\_ (and) \_\_\_\_\_ who  
is (are) personally known to me, or have produced \_\_\_\_\_, as  
identification.

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: \_\_\_\_\_

**PERSONS RESIDENCE**  
**2723 Country Club Prado**  
**Coral Gables, Florida 33134**



**PHOTO #1—East (Rear) Elevation  
(Exist. Covered Terrace-View 1)**



**PHOTO #2—East (Rear) Elevation  
(Exist. Covered Terrace-View 2)**



**PHOTO #3—East (Rear) Elevation**  
**(View of Southeast Bedroom Wing)**

**IRONS RESIDENCE**  
**2723 Country Club Prado**  
**Coral Gables, Florida 33134**



**PHOTO #4—West (Front) Elevation**  
**(View from Country Club Prado)**



**PHOTO #5—West (Front) Elevation**  
**(Exist. Courtyard)**

**I LSONS RESIDENCE**  
**2723 Country Club Prado**  
**Coral Gables, Florida 33134**



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



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

**IRISONS RESIDENCE**  
**2723 Country Club Prado**  
**Coral Gables, Florida 33134**



**PHOTO #9—North (Side-Interior) Elevation**  
**(Exist. Door to Laundry Room)**



**PHOTO #8—North (Side-Interior) Elevation**  
**(Exist. Doors to Utility Rooms)**



**PHOTO #12— Existing Kitchen**  
**(View of window wall to be removed for access to new Kitchen)**



**PHOTO #13— Existing Kitchen**  
**(View of door to existing Laundry Area)**

**PERSONS RESIDENCE**  
**2723 Country Club Prado**  
**Coral Gables, Florida 33134**



**PHOTO #14— Existing Living Room**  
**(View of french doors to proposed Family Room Addition)**



**PHOTO #15— Existing Rear Yard**  
**(View of location of proposed Open Terrace)**

**FILSONS RESIDENCE**  
**2723 Country Club Prado**  
**Coral Gables, Florida 33134**



**PHOTO #10— South (Side-Street) Elevation  
(View 1)**



**PHOTO #11— South (Side-Street) Elevation  
(View 2)**

**PRECONSTRUCTION APPLICATION REVIEW  
FOR STAFF USE ONLY**

Folio Number 03-4118-002-1130

Street Address 2723 COUNTRY CLUB PRADO  
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:**

COA (SP) 2002-12 staff report

Additional Review Comments attached? Yes  No

Signature: Dona M. Spain

Typed or printed name: Dona m. Spain

Title: Historic Preservation Director

Date: 9/26/11