

**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION**

**PART 1 – PRECONSTRUCTION APPLICATION**

**INSTRUCTIONS:**

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

**I. PROPERTY IDENTIFICATION AND LOCATION**

Historic/Site Name: \_\_\_\_\_  
Property Address: 2622 COUNTRY CLUB PRADO  
Folio Number: 03-4118-002-1190  
Legal Description: CORAL GABLES SEC D REV PL  
PB 25-74 Lots 11 thru 13 BK 14

**Please check all that apply:**

- ☒ Designated as a local historic landmark or site  
☐ Designated as a contributing structure within a local historic district  
☐ Individually listed in the National Register of Historic Places  
☐ Is a contributing structure in a National Register District

Name of District \_\_\_\_\_

*Please attach the designation report and resolution as proof the property is designated.*

**II. OWNER INFORMATION:**

Name(s) of Owner(s): SUSANA MENENDEZ REVOCABLE TRUST  
Mailing Address: 2622 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134  
Phone: 305-439-7526 2<sup>nd</sup> Phone: \_\_\_\_\_  
Email: JCMenendez@MJFConstruction.com

*If the property has multiple owners, please attach a list of all owners and their mailing addresses.*

### III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

#### A. General Information

Date of Construction: 1927 Architect (if known): Robert Chamdnie

Alterations: Please provide the date and description of any physical alterations to the property. [Example: Original casement windows were replaced with jalousie windows around 1974.] N/A

Additions: Please provide date and description of any additions which may have been made. [Example: A rear bedroom and bath were added to the house in 1981.]

N/A

#### B. Exterior Description

Roof Type: Gable Roof Material: Barrel tile  
Example: hip, gable, flat, etc Example: barrel tile, asphalt shingle, etc

Number of Stories: 2 Detached Garage? (Y/N) yes

Basic Floor Plan: SQUARE  
Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): WOOD Casement AND single hung  
Example: casement, fixed, single hung sash, jalousie, awning, etc

Siding Material(s): stucco  
Example: stucco, wood frame, brick

Briefly describe any distinguishing Exterior Architectural Features:

[Example: the placement of the windows, chimneys, porches, columns, etc]

### C. Interior

Please list any distinguishing Interior Architectural Features found in the home that are original to the house, by room: [Example: The dining room retains the original decorative crown molding and tile floor. The living room retains the original limestone fireplace.]

LIVING ROOM: CROWN MOLDING AND FIRE PLACE MANTEL, CREST  
SIDE ENTRY: FLOORING AND IRON WORK  
FAMILY ROOM: FLOORING  
LIGHTING IN LIVING AND DINING, BEDROOM

### D. Auxiliary Structures

Please describe the present appearance of any auxiliary structures on the property, such as garages, cabanas, outbuildings, perimeter walls, etc.

DETACHED GARAGE WITH LIVING QUARTERS ABOVE

## IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the Secretary of Interior Standards for Rehabilitation. The application must include labeled photographs of both the interior and exterior of the property which clearly show the property and its characteristics.

What was the original use of the building? Residence

What will the building be used for after improvements? Residence

What is the estimated start date of construction? 11/13

What is the estimated completion date? 6/14

What is the estimated cost of restoration/rehabilitation? 1,000,000<sup>00</sup>

Briefly describe your project, including any proposed additions, upgrades and restorations.

RESTORE EXTERIOR WALLS, REPLACE WINDOWS, NEW LANDSCAPING, REFINISH EXTERIOR DOORS & HARDWARE, RESTORE OR PLACE HARRIS FAMILY CREST, NEW HANDMADE CLAY BARREL LIKE ROOF, COPPER EYE Drip AND DOWNSPOUTS, REAR TERRACE, NEW DRIVEWAY, FENCE, WOOD GATE

## A. EXTERIOR ARCHITECTURAL FEATURES

The following represents an itemization of work to be accomplished. List each principal architectural feature affected and describe the impact that restoration/rehabilitation will have on it. Label which elevation(s) contains that feature, and include a corresponding photograph for each. Please attach additional sheets if necessary.

### FEATURE 1: Front of Home

Elevation: EAST elevation

Photo Number: 1, 2, 3, 4, 5, 6

Plan Number:

Describe Work and Impact on Existing Feature:

RESTORE DOORS, STONE WORK AND HARRIS FAMILY CREST  
CHANGE WINDOWS TO ALUMINUM CLAD WOOD WINDOWS  
REPLACE AND RESTORE WOOD OUTRIDGERS

### FEATURE 2: Front of Home

Elevation: EAST elevation

Photo Number: 7

Plan Number:

Describe Work and Impact on Existing Feature:

NEW ROOF WITH HANDMADE "ALHAMBRA CLAY TILE"  
NEW GUTTER AND DOWNSPOUTS IN COPPER

### FEATURE 3: Side of Home

Elevation: NORTH elevation

Photo Number: 8, 9

Plan Number:

Describe Work and Impact on Existing Feature:

RE ROOF WITH BARREL TILE DOOR SHELTER AND GARAGE  
NEW IMPACT RESISTANT GARAGE DOOR  
NEW GUTTER IN COPPER

### FEATURE 4: Rear of Home

Elevation: EAST elevation

Photo Number: 10

Plan Number:

Describe Work and Impact on Existing Feature:

RE ROOF SIDE DOOR SHELTER  
NEW TERRACE WITH BBQ AREA

**B. INTERIOR ARCHITECTURAL FEATURES**

**FEATURE 1: CARPORT Entry**  
**Room:** PORCH ON CARPORT ENTRY  
**Photo Number:** 11, 12, 13

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

CLEAN AND RESTORE FLOORING  
STRIP AND REPAINT RAILING AND IRON WORK

**FEATURE 2:**

**Room:** LIVING ROOM  
**Photo Number:** 14, 15, 19, 18  
**Plan Number:**

**Describe Work and Impact on Existing Feature:**

STRIP, RESTORE AND PAINT LIGHTING  
RESTORE FIRE PLACE STONE WORK  
RESTORE CROWN MOULDING

**FEATURE 3:**

**Room:** 2ND FLOOR LANDING, HALL  
**Photo Number:** 16, 17  
**Plan Number:**

**Describe Work and Impact on Existing Feature:**

REMOVE STAIN GLASS WINDOW AND HANG ON INSIDE OF NEW WINDOW  
RESTORE CEILING LIGHT

**FEATURE 4:**

**Room:**

**Photo Number:**

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

### **C. LANDSCAPE FEATURES**

Please list any restorative work to be done to **original landscape features**, including pathways, walls, fountains, etc. Include a site plan or sketch if necessary.

#### **FEATURE 1:**

**Photo Number:**

**Describe Work and Impact on Existing Feature:**

#### **FEATURE 2:**

**Photo Number:**

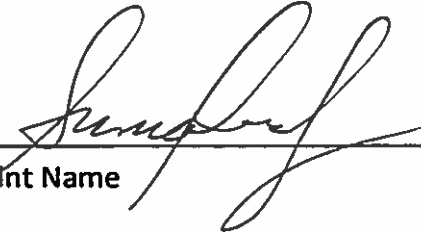
**Describe Work and Impact on Existing Feature:**

#### **FEATURE 3:**

**Photo Number:**

**Describe Work and Impact on Existing Feature:**

**OWNER ATTESTATION:** I hereby attest that the information provided in this application 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 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 Miami-Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

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

SUSANA Menendez 10/17/13  
Signature Date

**[Please attach the photographic documentation on subsequent pages.  
Submit a copy of all photographs on a CD as well, if possible.]**

**PRE-CONSTRUCTION APPLICATION REVIEW**  
**TO BE FILLED OUT BY THE**  
**LOCAL HISTORIC PRESERVATION OFFICER**

Street Address of property 2622 Country Club PRADO

Folio number 03-4118-002-1190

The local Historic Preservation Officer has reviewed Part 1 (Preconstruction 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 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.

☐ 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.

**Please list any Review Comments here:**

Additional Review Comments attached? Yes ☐ No ☒

Signature: Dona M. Spain

Typed or printed name: DONA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 05-29-2014



Photo: 1

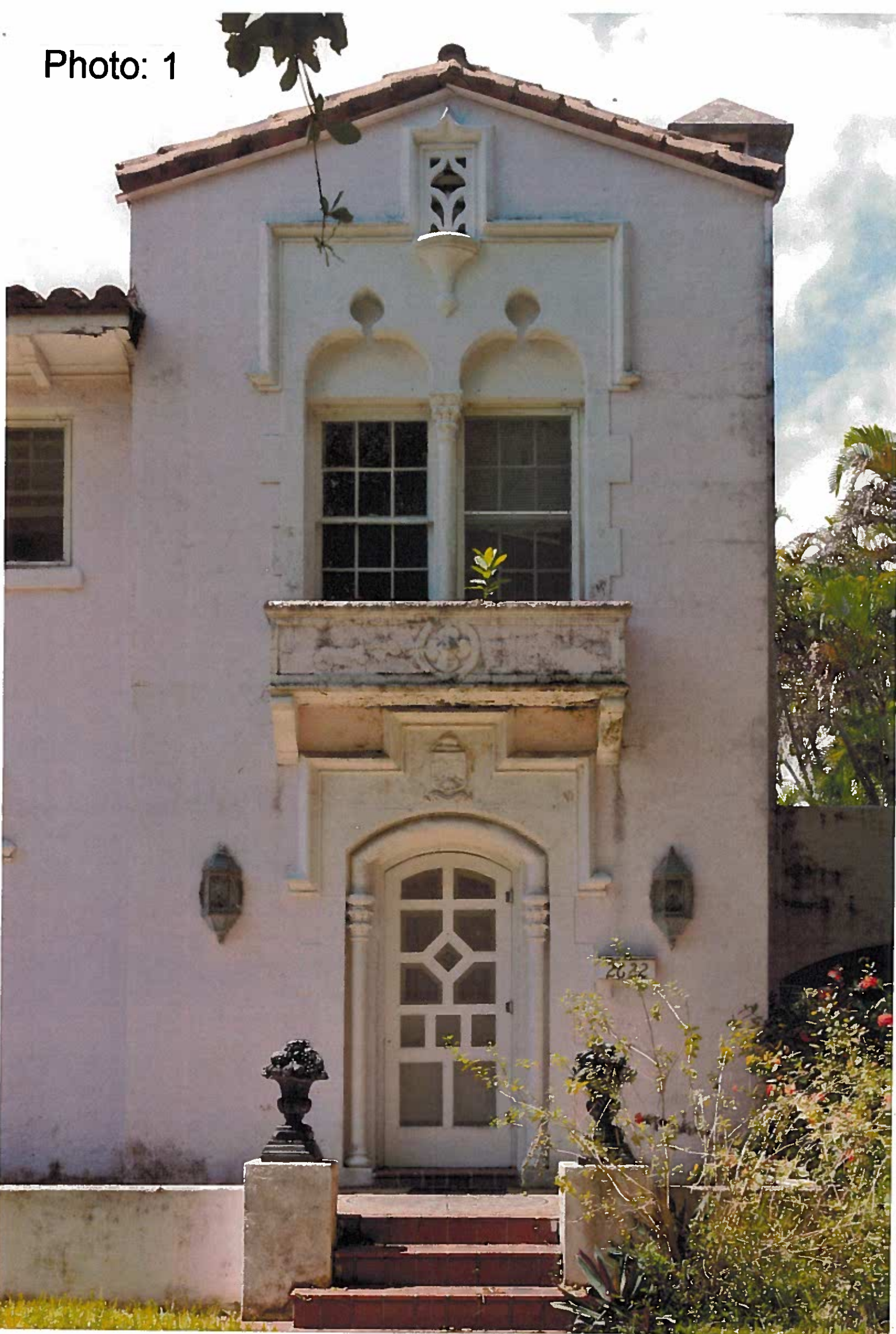




Photo: 2

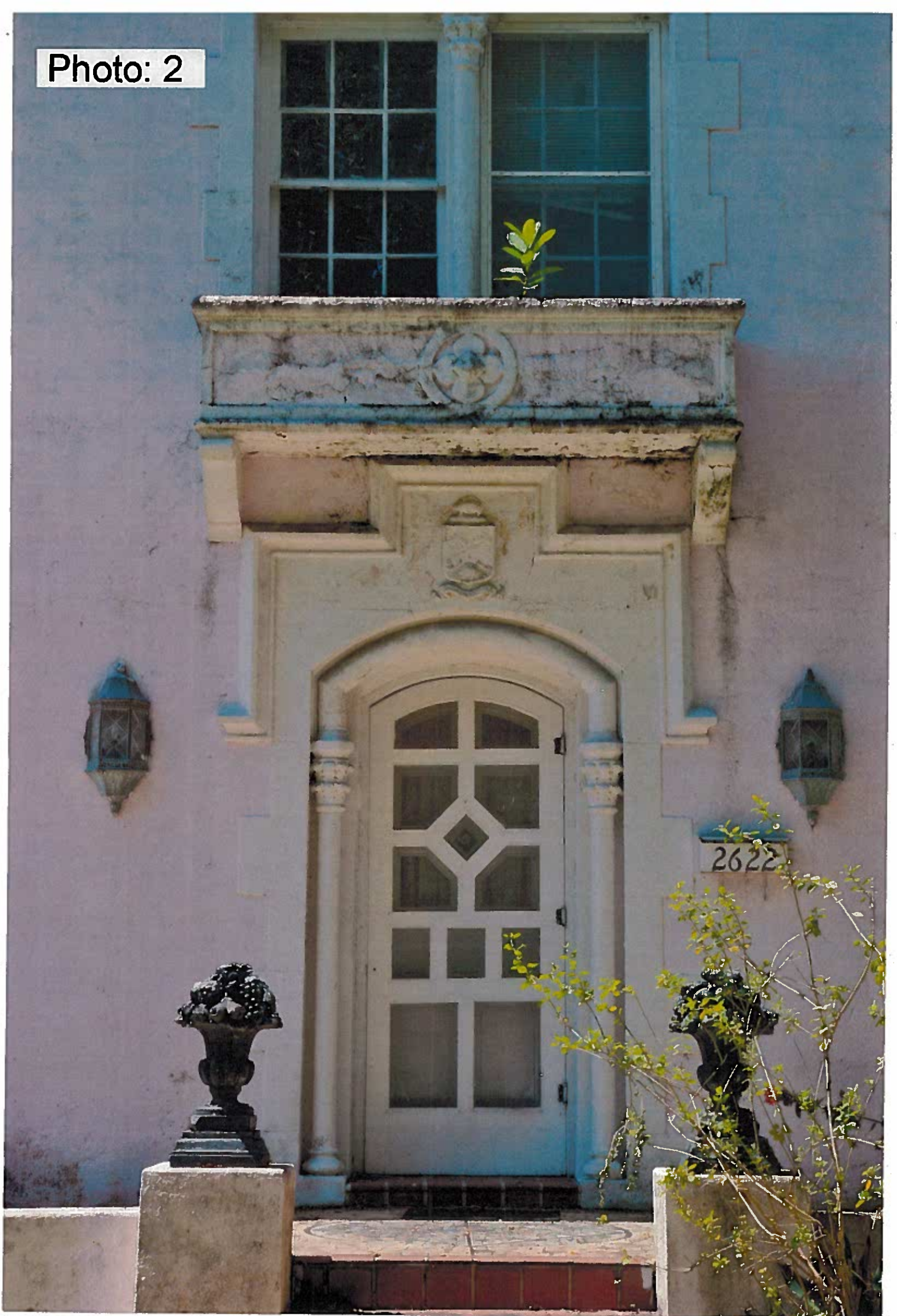




Photo: 3





Photo: 4





Photo: 5





Photo: 6





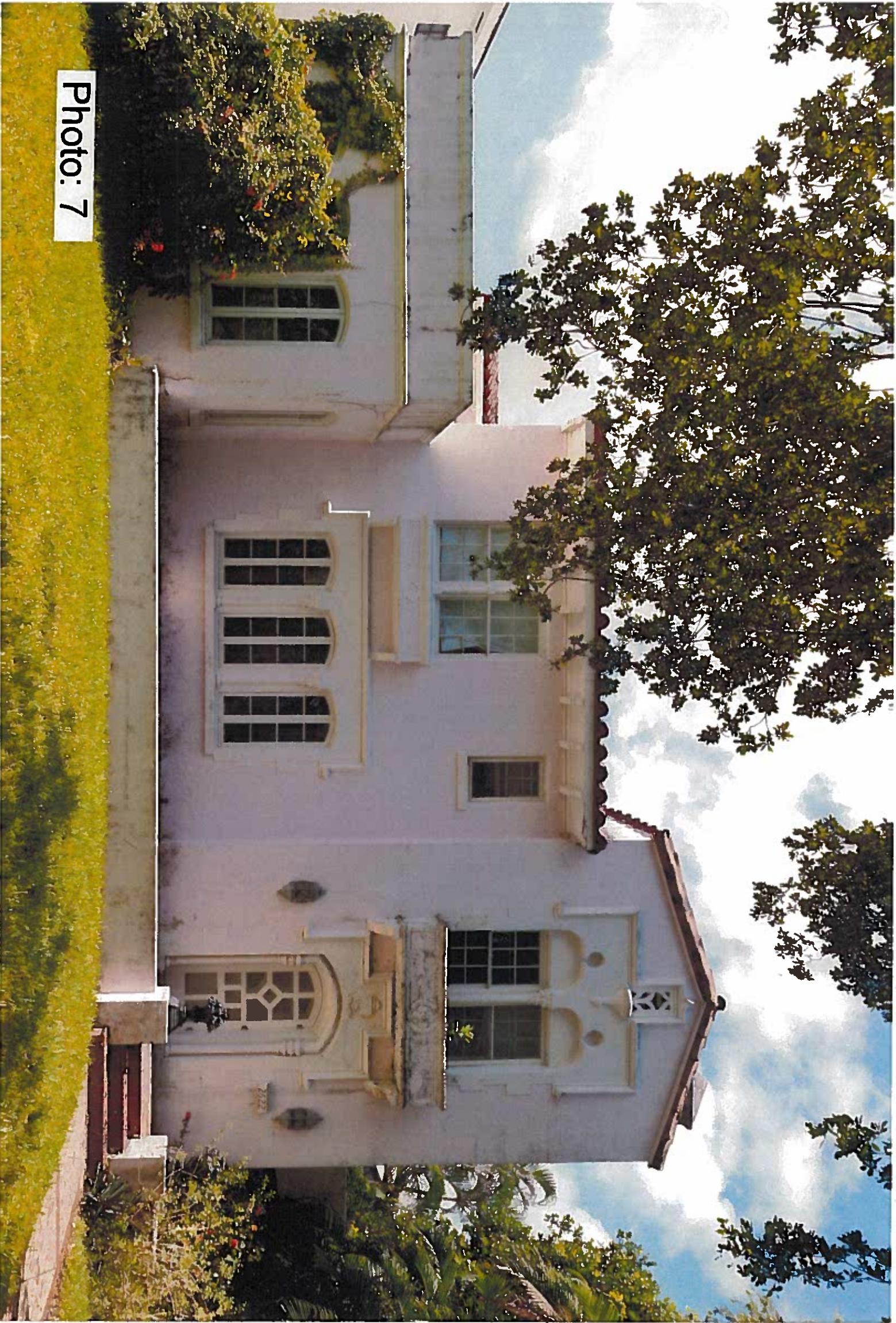


Photo: 7



Photo: 8





Photo: 9





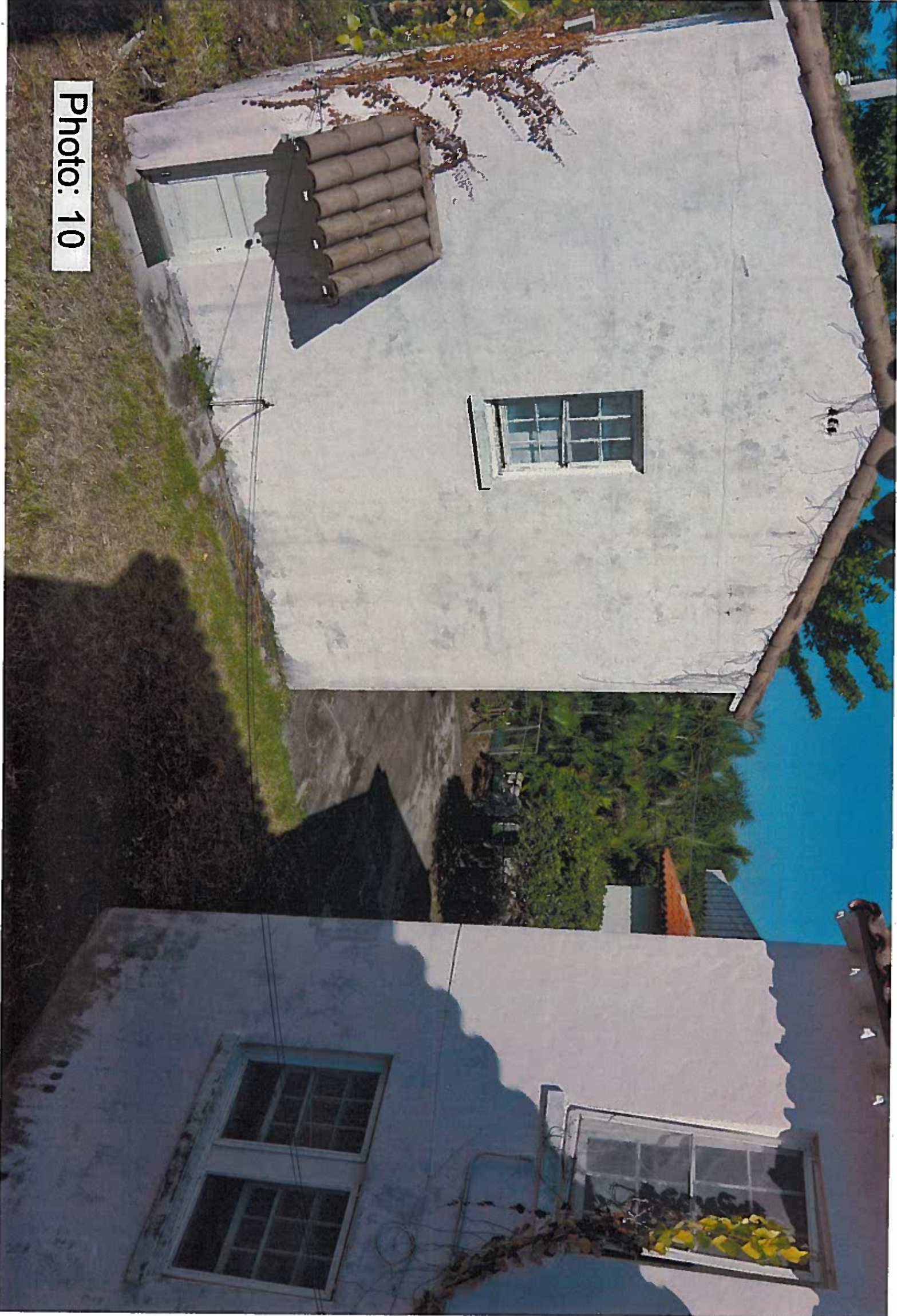


Photo: 10



Photo: 11

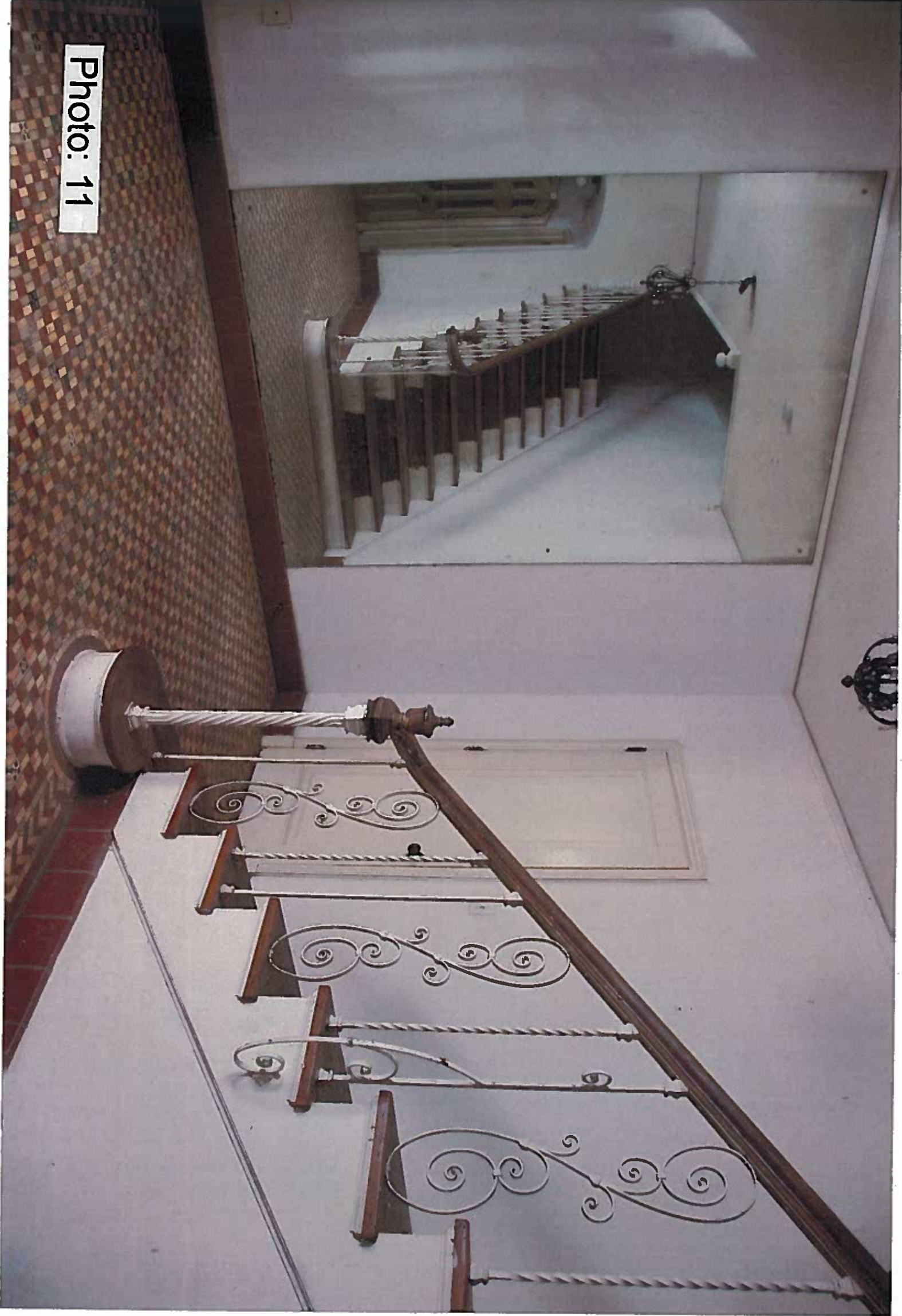




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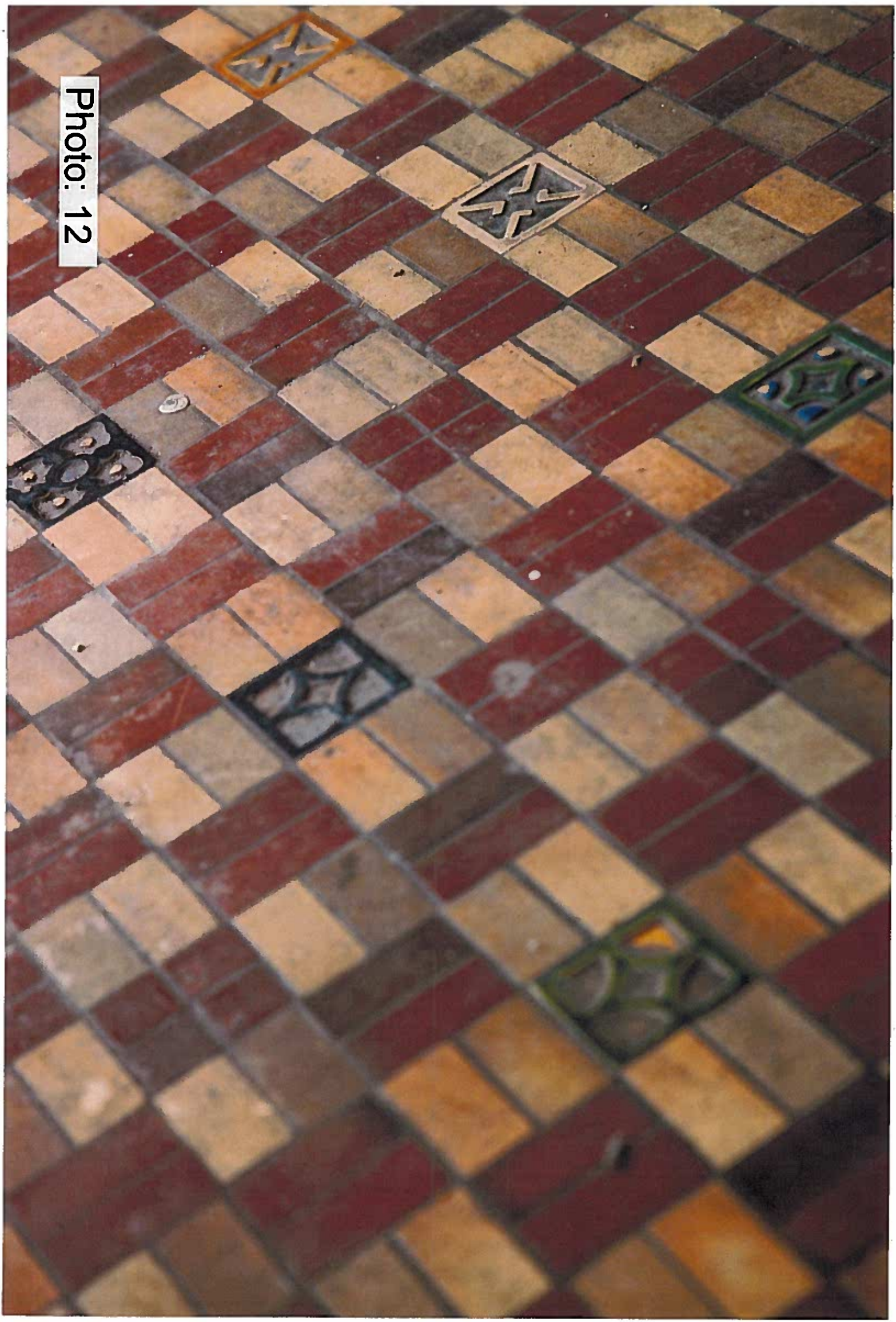




Photo: 13



Photo: 14





Photo: 15



Photo: 16





Photo: 17

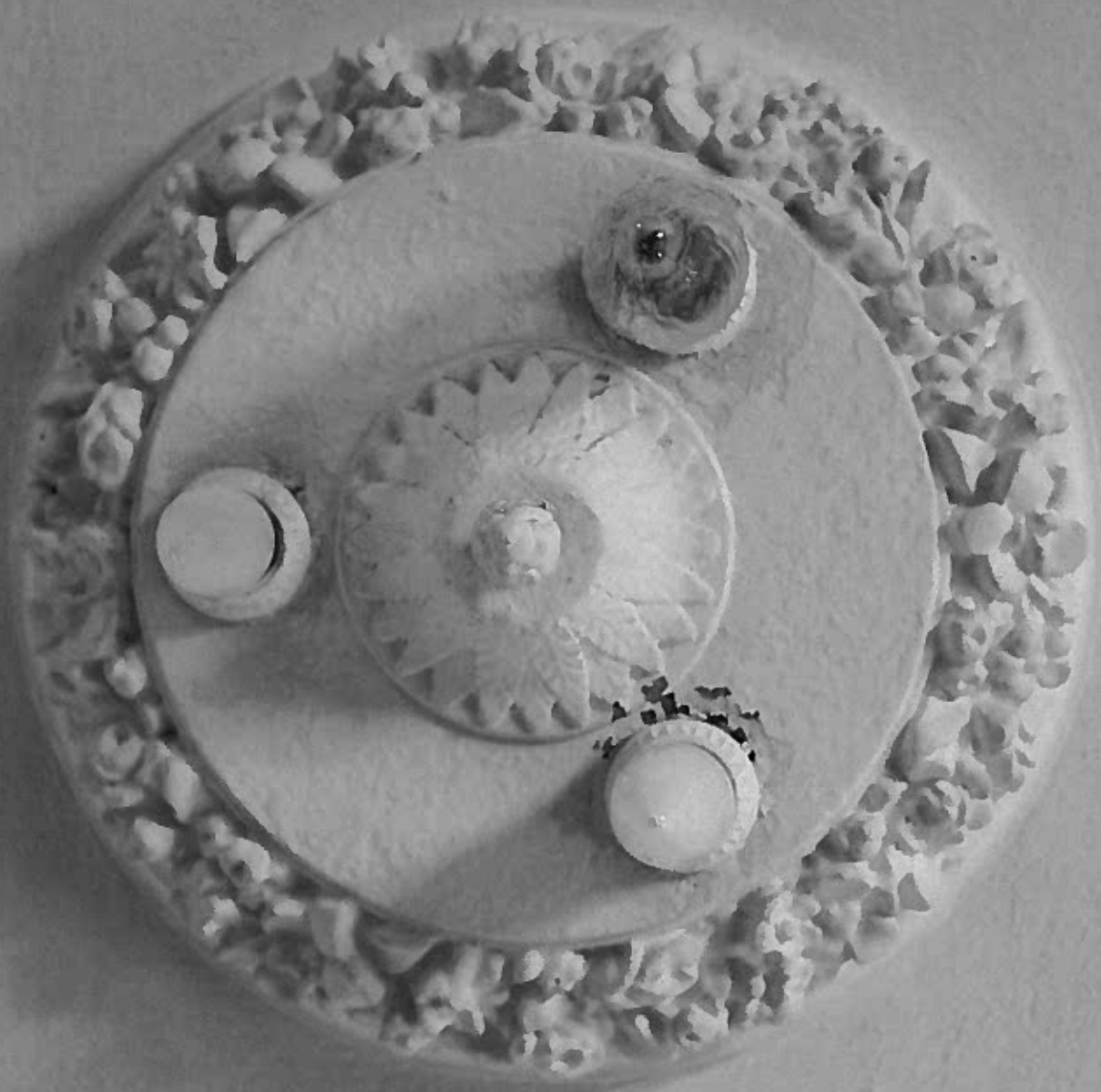


PHOTO: 18

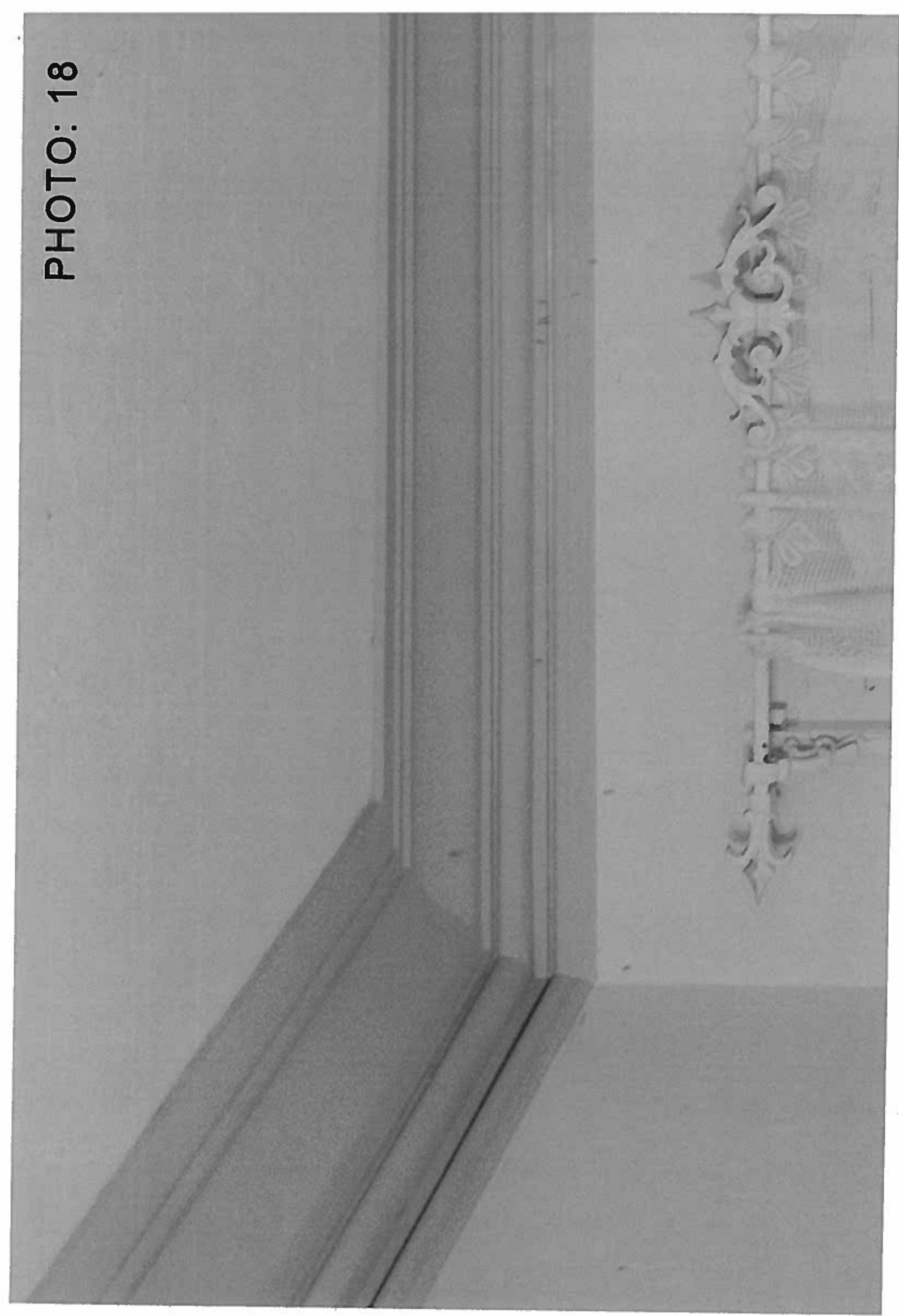


PHOTO: 19

