

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
2622 COUNTRY CLUB PRADO
CORAL GABLES, FLORIDA
AS A LOCAL HISTORIC LANDMARK**



c. 1940s Photograph



The City of Coral Gables

LHD 2013-011
November 14, 2013

Historical Resources Department

**DESIGNATION REPORT
PROPERTY AT
2622 COUNTRY CLUB PRADO
CORAL GABLES, FLORIDA**

Folio Number: 03-4118-002-1190

Legal Description: 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.

Original Permit No.: 4010

Date of Original Permit: 1927

Original Architect: A. Robert Chananie

Original Builder: Dusenbury & Clifford

Original Owner: W.L. Harris

Present Owner: Susana Menendez Revocable Trust

Present Use: Residential

Building Type: Two-story Mediterranean Revival

Site Characteristics: The property is located on three interior lots on the west side of Country Club Prado. The primary elevation faces east onto Country Club Prado. Dimensions of the site are approximately 75 feet wide by 130 feet deep. Lots 37 and 38 of Block 14 Coral Gables Section D, adjacent to the west of the residence, are also under the same ownership and currently serve as an extended rear yard.

SUMMARY STATEMENT OF SIGNIFICANCE

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.

HISTORIC CONTEXT

The residence at 2622 Country Club Prado is located within the subdivision platted as Coral Gables Section "D." The revised plat for the subdivision is dated January 1927, and it was filed on February 14, 1927.

Coral Gables' initial stage of development was concentrated within and surrounding the land which formed the Merrick Family's Coral Gables Plantation, primarily between Bird Road (SW 40th Street), Douglas Road (SW 37th Avenue), Tamiami Trail (SW 8th Street), and Red Road (SW 57th Avenue), including Country Club Prado. As early as 1921, City plans show a "Plaza Augustine" commercial district extending south from Coral Way to Anastasia Avenue oriented with the present southern portion of Country Club Prado (Figure 1). By 1924, the City plan had been reconfigured, with Country Club Prado so named and extending in its current configuration from SW 8th Street to Sevilla Avenue (Figure 2). Country Club Prado was named after the Spanish word for meadow, *prado*. The original plan was to have the current location of Country Club Prado serve as a commercial district for the City, but by the early 1920s it was decided to shift the commercial district east of LeJeune Road.

Wide boulevards, tree lined streets opening onto plazas, and elaborate entrance features characterized Coral Gables' initial 1920s development. Completed in 1927, the Country Club Prado Entrance was the last of the City's elaborate entrance features to be constructed historically. The entrance feature was designed by Frank Button and Denman Fink as one of the City's most formal, in the style of an Italian garden. It cost \$1,000,000 to construct, and consists of pillars, urns, lamps, fountains, pergolas, and a reflecting pool.

A promotional sales brochure noted the City's entrance features and Country Club Prado stating that, "magnificent plazas and generous parkway treatment of wider residential streets are tasteful in tropic glory. Crowning touch of a master hand is evidenced in the Country Club Prado, particularly the Prado Entrance where there will be a formal Italian garden covering the length of a city block" (Promotional brochure on file with the Country Club Prado Roadway Designation Report). When describing Coral Gables' entrance features, Denman Fink stated that, "the entrances themselves also hold out the promises of beauty and repose within. They are not mere glorified corner posts such as the first bright vision of the ordinary real estate developer... Here at Coral Gables much effort is really expended in making them hark back to Old Spain in spirit and in setting" (Country Club Prado Entrance Designation Report).

At the time of its construction, Country Club Prado was described as one of the City's greatest boulevards. It was designed as 240 feet wide with 100 foot medians. Country Club Prado was the last of the City's major parkways to be constructed, after Alhambra Circle, Granada Boulevard, and Ponce de Leon Boulevard.

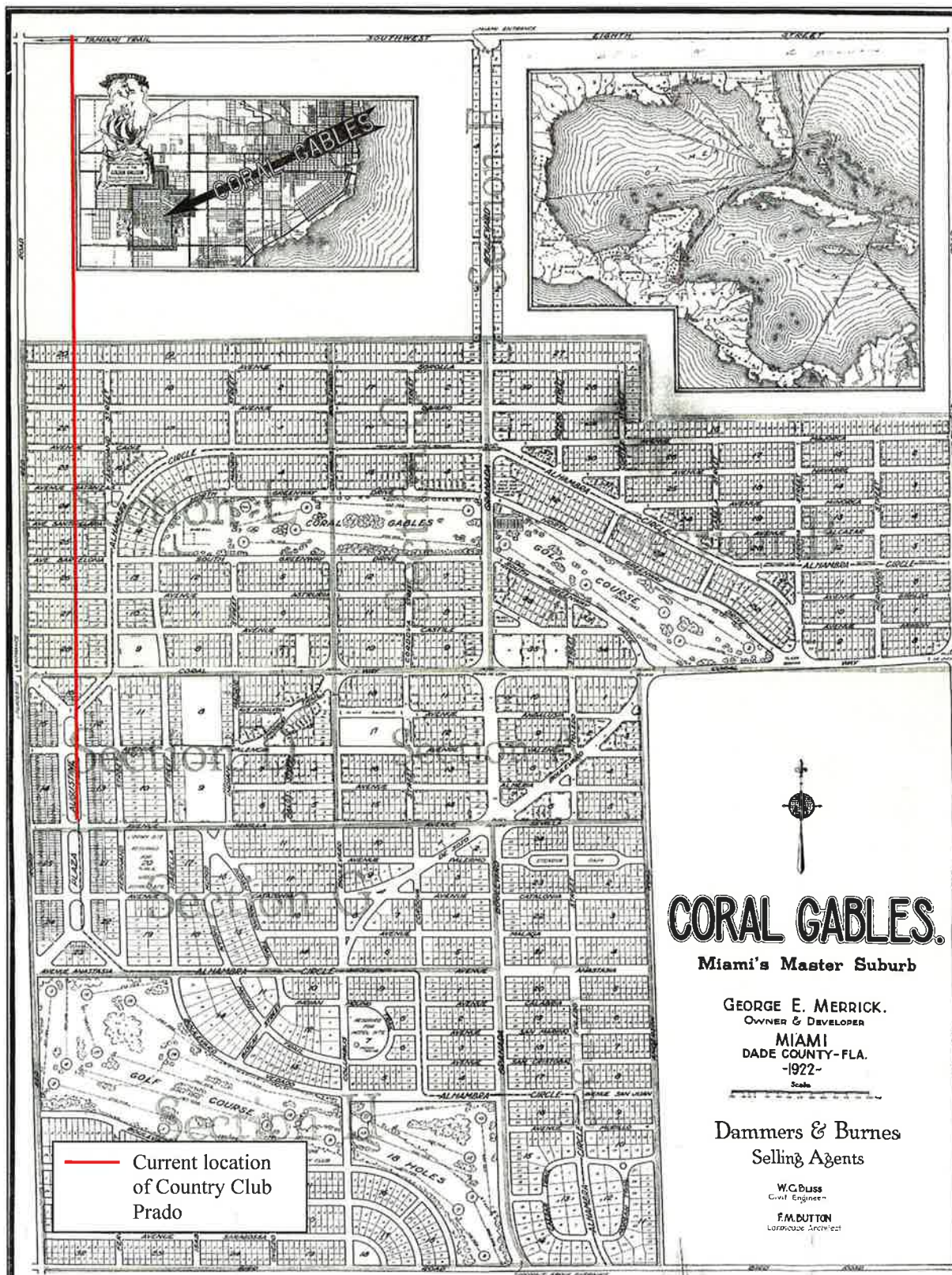


Figure 1: 1922 Map of Coral Gables showing Plaza Augustine, Marked with the Current Location of Country Club Prado
Map from the collection of the City of Coral Gables Historical Resources Department

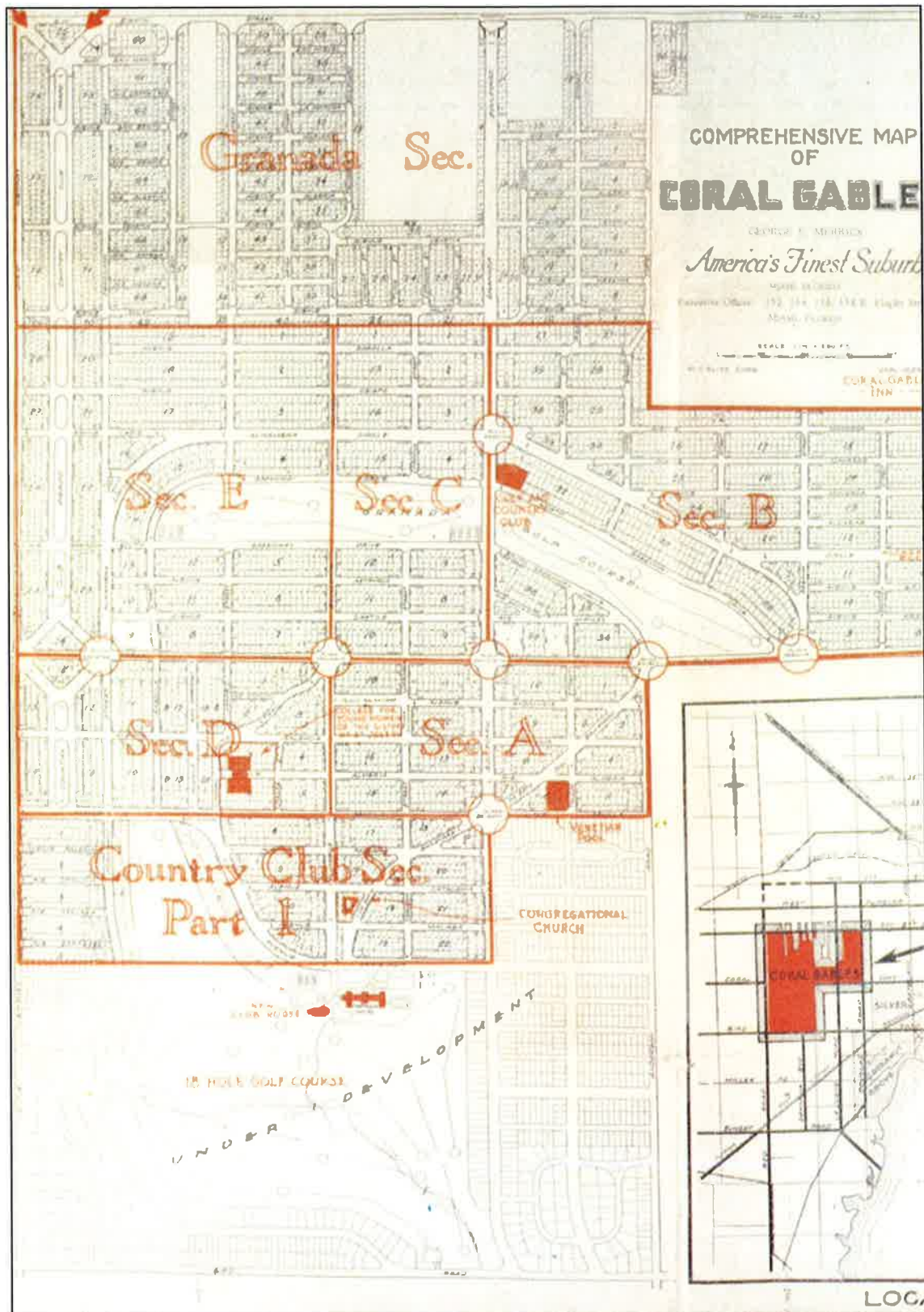
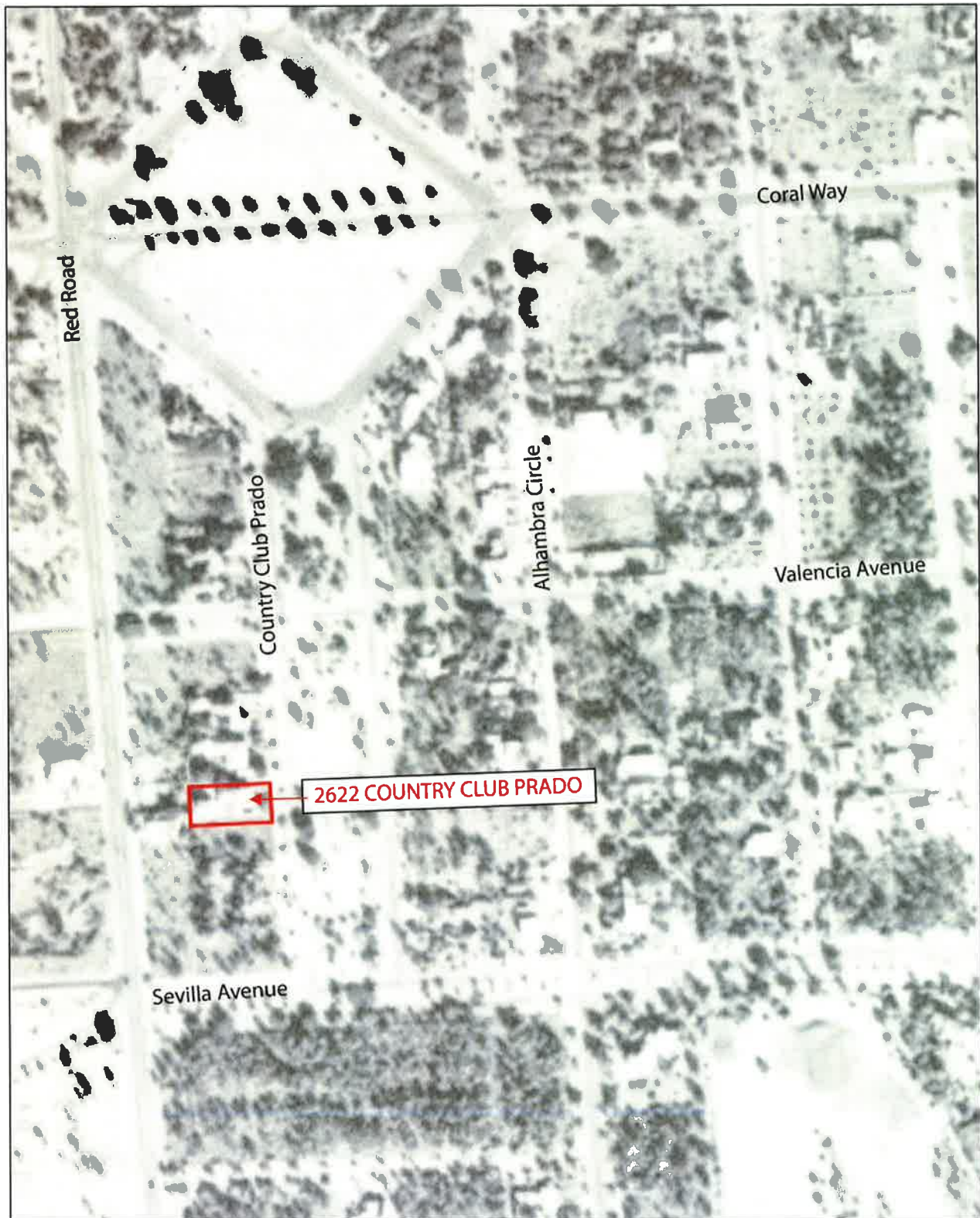


Figure 2: Portion of 1924 Map of Coral Gables, Showing Current Configuration of Country Club Prado (Behar and Culot 1997)

The year in which 2622 Country Club Prado was permitted, 1927, was a slower year for development, following the devastating hurricane of 1926 which turned the prior land boom to bust. Still, there were some monumental civic projects underway. The Douglas Entrance, “La Puerta del Sol” was dedicated in May of 1927, Coral Gables Coliseum opened in November of 1927, and the cornerstone for Coral Gables City Hall was laid. As the Country Club Prado roadway and entrance feature were some of the latest to be constructed historically, this area lagged behind the rest of Coral Gables’ development slightly. By the late 1930s, there was still just scattered development along Country Club Prado (Figure 3). The majority of Country Club Prado’s residences were constructed following the conclusion of World War II. The decade that saw the largest amount of construction historically was the 1950s, but construction continued to infill the area throughout the following years (Figures 4 and 5).



**Figure 3: 1938 Aerial Photograph Showing Development Immediately Surrounding
2622 Country Club Prado**

*Aerial Photograph Courtesy Aerial Photography: Florida Collection,
University of Florida George A. Smathers Libraries*



**Figure 4: 1954 Aerial Photograph Showing Development in the Vicinity of
2622 Country Club Prado**
*Aerial Photograph from the collection of the City of Coral Gables Historical Resources
Department*



**Figure 5: 1963 Aerial Photograph Showing Development in the Vicinity of
2622 Country Club Prado**

*Aerial Photograph Courtesy Aerial Photography: Florida Collection,
University of Florida George A. Smathers Libraries*

CRITERIA FOR SIGNIFICANCE

Architectural significance:

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles*
2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

During the 1920s Florida Land Boom, land sales and development proceeded at a rapid pace within the City of Coral Gables. George Merrick initially planned the City as a cohesive community embodying the ideals of Mediterranean design. All elements from roadways to individual buildings conformed to Merrick's Mediterranean motif. The architecture constructed during this initial period of development combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style.

The disastrous hurricane in September of 1926 turned the land boom to bust. While development significantly slowed, some construction proceeded within the City, and in 1927 the residence at 2622 Country Club Prado was permitted. It is a large residence with ornate Mediterranean Revival features illustrative of how some within the City remained unaffected by the economic downturn and continued the development trends and design characteristics of the previous land boom period.

The residence at 2622 Country Club Prado exhibits the following characteristics of the Mediterranean Revival style: textured stucco finish, arched openings, a decorative chimney cap, decorative vents, a combination of roof forms, decorative bracketed covered entrances, a low pitched roof clad in barrel tile, exposed rafter tails, decorative cast stone ornament, and ornamental window and door surrounds.

The residence is irregularly shaped in plan. A porte-cochere projects at the north, slightly recessed from the main elevation. It has arched openings. The building is primarily two stories in height with a gable roof clad in barrel tile. A one-story enclosed porch is located at the southeast, topped by a flat roof. Many of the building's windows and doors are topped with compressed arches. They also often feature elaborate decorative surrounds, ornamental window boxes, shutters, and/or pronounced sills. Rafter tails are exposed for much of the gable roof portion of the building. They are more ornate on the main (east) elevation than on the other elevations of the residence and on the detached garage building.

A two-story detached garage is located to the west of the residence. It has a rectangular form topped by a gable roof clad in barrel tile. The first floor consists of a two-car garage, and the upper floor is living space.

ADDITIONS / ALTERATIONS

The original plans (Permit #4010) for the property at 2622 Country Club Prado were obtained from the City of Coral Gables Microfilm Division (Attachment A). They show that the residence was designed with four bedrooms and three bathrooms. It also originally had two servant's rooms and a bathroom above the detached rear garage. While no original elevations have been located, comparison of the building's current appearance with the earliest visual record located, a circa-1940s photograph, revealed that it has undergone minimal alterations.

No permits for additions to the property were found, and the building appears to generally retain its original historic form. Building permits were identified for paint, installation of central air conditioning, roof replacement, installation of awnings, and fence construction. Other alterations which are apparent since the 1940s photograph are minor. They include the removal of shutters and awnings, and the replacement of the light fixtures flanking the main entrance. None of the alterations detract from the architectural integrity of this property.

ARCHITECT

A. Robert Chananie is the architect responsible for the design of 2622 Country Club Prado. Research revealed little biographical information about the architect, and he is not listed in the American Institute of Architects' historical directory. The telephone directory for the year 2622 Country Club Prado was permitted, 1927, notes his office as 401 in the Miami Realty Board Building. He resided with his wife Sadie at 2429 SW 1st Street, Apartment 2, in the City of Miami.

(Please note, various spellings of his name are found on permit records, Chanaine and Chanonie, and the original plans are unclear, however telephone directories indicate that the correct spelling is Chananie.)

OWNERSHIP HISTORY

Original Owners	Walter Leslie and Mayme Harris
1943	Rose E. Wolfort
1950	Milton M. and Annie B. Ferrell
1954	George W. Robertson III and Ellen K. Robertson
1974	Jeffrey H. and Cassandra R. Newby
1981	Cassandra R. Newby
2013	Susana Menendez Revocable Trust

Lots 11 through 16, 37, and 38 in Block 14 of Coral Gables Section "D" were under singular ownership with the residence at 2622 Country Club Prado historically. In 1974, Jeffrey H. and Cassandra R. Newby purchased lots 11 through 13, and signed an option to purchase lots 37 and 38. In 1978, the Newbys purchased lots 37 and 38 from the Robertsons. The Robertsons retained vacant lots 14 through 16, sold them to Jesus Estarellas in 1977, and he subsequently built a residence on the three lots.

Walter Leslie Harris, the original owner of 2622 Country Club Prado along with his wife Mayme, had a career in real estate. The Harris' had two children, Walter Junior and Christine. While real estate records indicate that Walter and Mayme Harris owned and resided in the residence until 1943, additional residents are listed at the address in the telephone directories for various years. In 1933, Arthur L. and Edith B. Bliss are listed as residents. In 1934, Harry C. and Martha Genung are listed as residents. In 1936, Michael J. Whitman is listed as a resident. For each of these years Walter and Mayme Harris are still noted as residents of 2622 Country Club Prado. It is possible that the additional residents were noted in the telephone directories in error, or that they rented the garage apartment from the Harris family. Census records also indicate that for at least one year of their residence at 2622 Country Club Prado, 1940, they had a live in maid, Lottie Brown.

The Harris Family Crest is located above the fireplace within the living room. It appears that this crest is also located above the main entrance on the exterior, but the detailing has worn off over time. The family motto on the crest "ubique patriam reminisce" means "everywhere to remember one's country."

Little information is available regarding the building's next owner, Rose E. Wolfort, other than that she served as the director of the southern district of the state federation of garden clubs during the early 1930s. Milton M. Ferrell, who purchased the residence in 1950 with his wife Annie, was a lawyer. George W. Robertson, the subsequent owner along with his wife Ellen K., was a physician.

STAFF RECOMMENDATION

Permitted for construction in 1927, the property at 2622 Country Club Prado (legally described as 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) is significant to the City of Coral Gables' history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

- b. Architectural significance:
 - 1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles
 - 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction

Staff finds the following:

The property located at 2622 Country Club Prado is significant to the City of Coral Gables history based on:

ARCHITECTURAL SIGNIFICANCE

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **2622 Country Club Prado** (legally described as 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) based on its architectural significance.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Report written by Emily Sheckels Ahouse

Bibliography

1954 Aerial Photographs, City of Coral Gables, Historical Resources Department.

Aerial Photography: Florida Collection. 2004-2011, University of Florida George A. Smathers Libraries. Accessed online at: <http://ufdc.ufl.edu/aerials>.

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Behar, Robert M. and Maurice G. Culot. *Coral Gables An American Garden City*. Editions Norma 86, Paris, France, 1997.

Building Microfilm Records for 2622 Country Club Prado, Development Services Department, Microfilm Division, Coral Gables, Florida.

City of Coral Gables Historical Resources Department. Subject File: Country Club Prado.

City of Coral Gables Planning Department. "Report of the City of Coral Gables Planning Department Historic Preservation Division to the Historic Preservation Board on the Designation of The Country Club Prado Roadway Extending North from Sevilla Avenue to S.W. 8th Street as an Historic Roadway." On file, City of Coral Gables Historical Resources Department, Coral Gables, Florida.

"Report of the City of Coral Gables Planning Department Historic Preservation Division to the Historic Preservation Board on the Designation of The Country Club Prado Entrance." On file, City of Coral Gables Historical Resources Department, Coral Gables, Florida.

Miami-Dade County Property Appraisers Property Information Search website:
<http://gisweb.miamidade.gov/PropertySearch/>.

Miami-Dade County Clerk, Country Recorder's Records Search website:
<http://www2.miami-dadeclerk.com/public-records/>.

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R. L. Polk City Directories, Miami/Coral Gables 1926 – 1963 (Not all years available).

Real Estate Records for 2622 Country Club Prado, Historical Resources Department, Coral Gables, Florida.

Roy, Joaquin. *The Streets of Coral Gables: Their Names and Meanings*. Ideas '92 Publications, Coral Gables, Florida, 1992.

Swyrich Corporation. "Harris Family Crest and Name History" 2000-2013. Accessed online at: <http://www.houseofnames.com/harris-family-crest>.

Location Map



Map Courtesy Miami-Dade County Property Appraiser

REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features, which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration....and

The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property (ies) to become ineligible for listing.

Property Address: 2622 Country Club Prado

Date of Construction Permit: 1927

Photograph Year 2013



Main (East) Elevation



Main (East) Elevation



Main (East) Elevation



Main (East) Elevation



Windows on the Enclosed Porch, South Portion of Main (East) Elevation



Windows with Elaborate Surround on First Floor, Main (East) Elevation



Rafter Tail, Window Box, and Window Surround Detail, Second Floor, Main (East) Elevation



Main Entrance, North Portion, Main (East) Elevation



Main Entrance



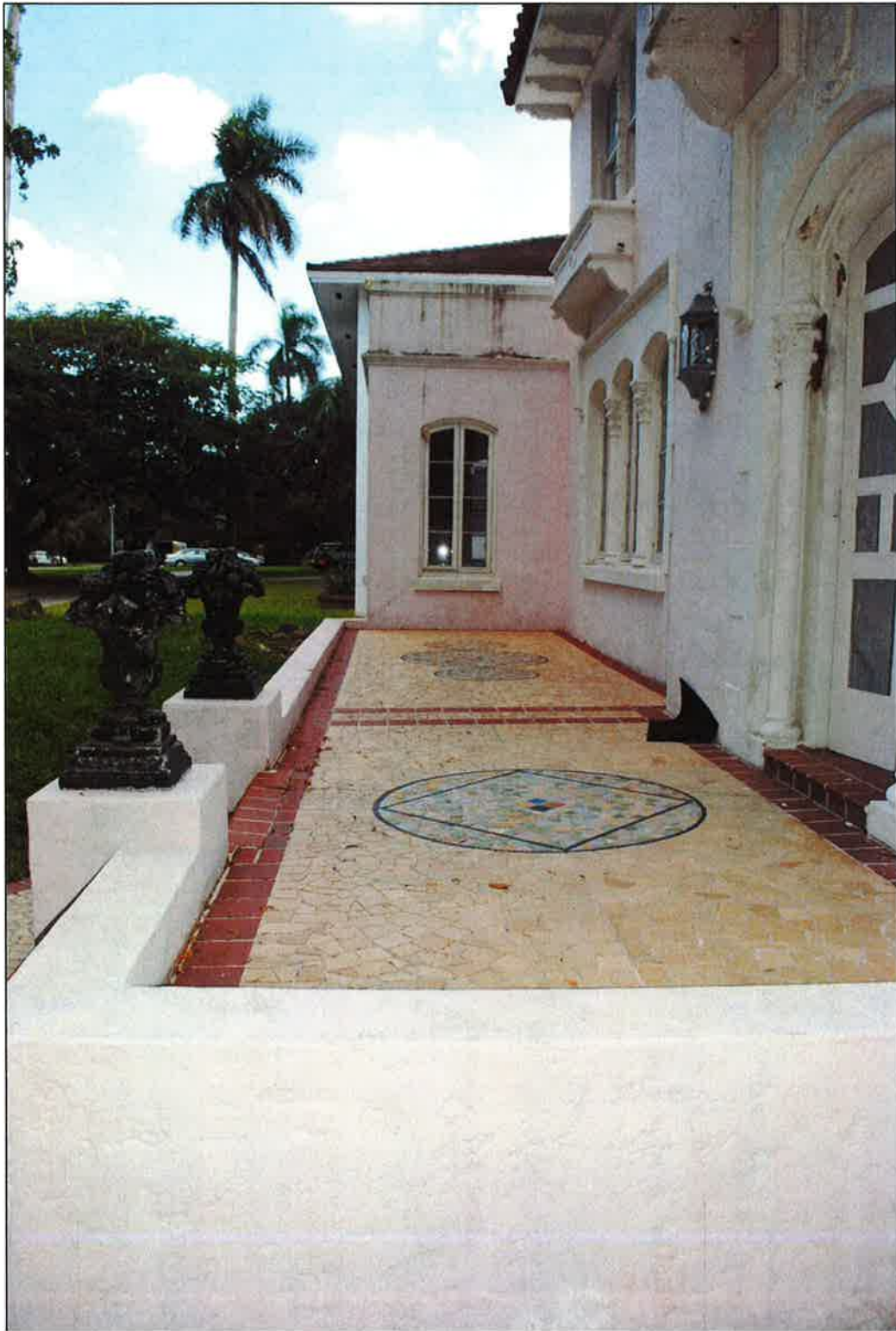
Detail of Crest at Main Entrance



Detail of Window Box Above Main Entrance



Tile Detail at Walkway to Main Entrance



Tile Detail on Front Porch



Porte-Cochere and Chimney Detail, North End, Main (East) Elevation



Window Detail, North Elevation



Porte-Cochere, North End of Main (East) Elevation



Ceiling within Porte-Cochere, Facing West



Ceiling within Porte-Cochere, Facing East



Arched Openings in North Elevation of Porte-Cochere



Window within Porte-Cochere, North Elevation



Entrance within Porte-Cochere, North Elevation



Chimney and Second Story, North Elevation, Facing Southeast



Stained Glass Window, Second Floor, North Elevation



West Portion, North Elevation



Window, First Floor, North Elevation



Roof Detail, West Portion, North Elevation



Western Entrance, North Elevation



North Portion, West Elevation



West Elevation, Facing Northeast



South Elevation, North Portion of Residence



South Portion, West Elevation



Roof Detail, West Portion of Residence



Rafter Tail Detail, South Elevation, West Portion of Residence



South Portion, West Elevation



Vent Detail



South Elevation, Facing East



Molding and Cornice Detail, Enclosed Porch, South Elevation



South Elevation, Facing Northwest



Rear Yard, Lots 37 and 38, Block 14, Coral Gables Section "D," Facing West



North and East Elevations, Detached Outbuilding



North Elevation, Detached Outbuilding



East and South Elevations, Detached Outbuilding



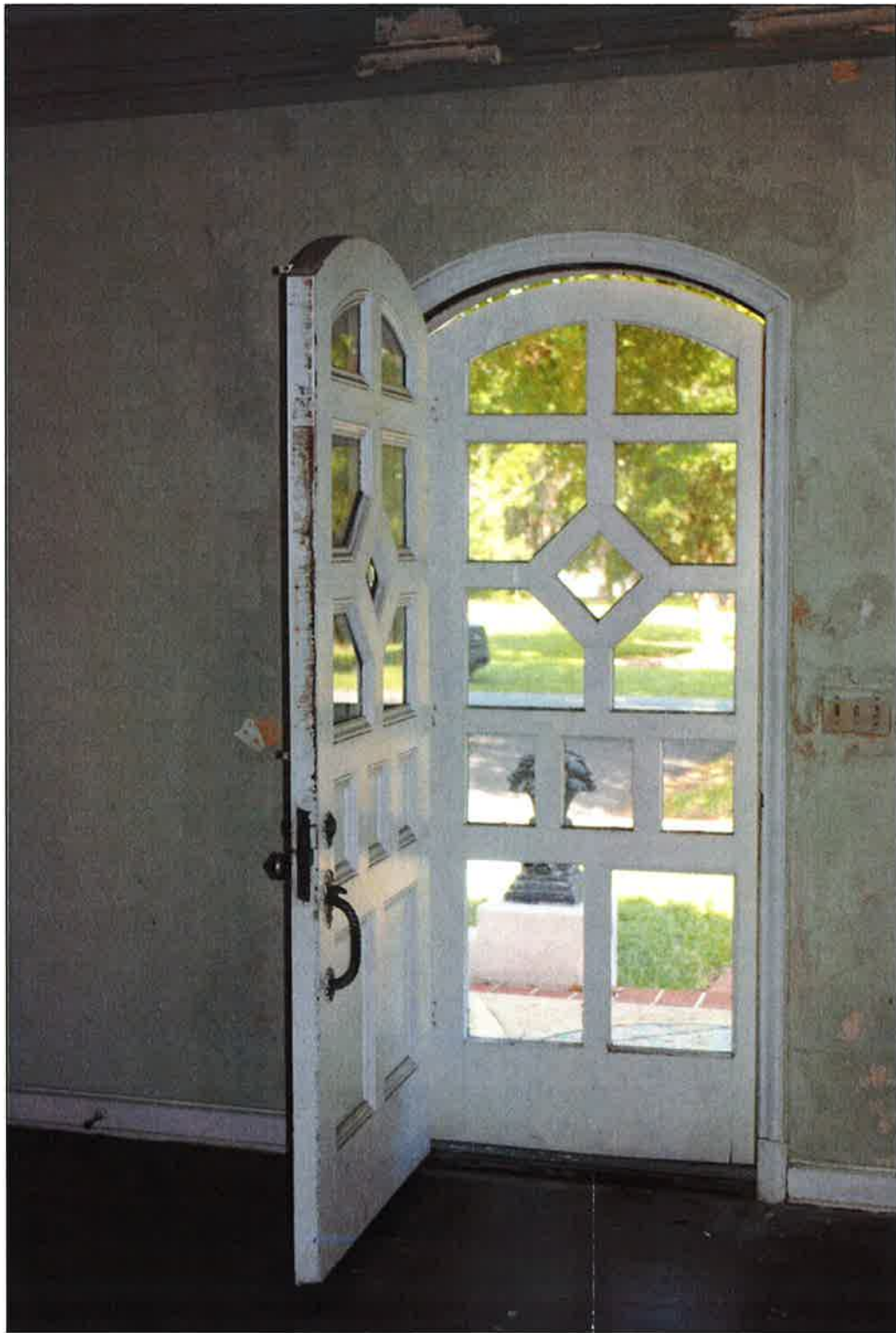
East elevation, Detached Outbuilding



South Elevation, Detached Outbuilding



West Elevation, Detached Outbuilding



Interior View of Screened Door and Main Entrance Door



Interior View of Main Entrance Door



Fireplace Within Living Room



Detail of Crest Above Fireplace



Detail of Tile at Fireplace



Crown Molding in Living Room



Columns and Metalwork Between Living Room and Hall



Columns and Metalwork Between Living Room and Hall



Metalwork Within Arched Opening Between Living Room and Dining Room



Flooring Detail Within Dining Room



Enclosed Porch, View from Dining Room



Tile Flooring in Hall and Enclosed Porch



Roof Detail Within Enclosed Porch



Doors Between Living Room and Enclosed Porch



Butler's Pantry



East Portion of Butler's Pantry



West Portion of Butler's Pantry



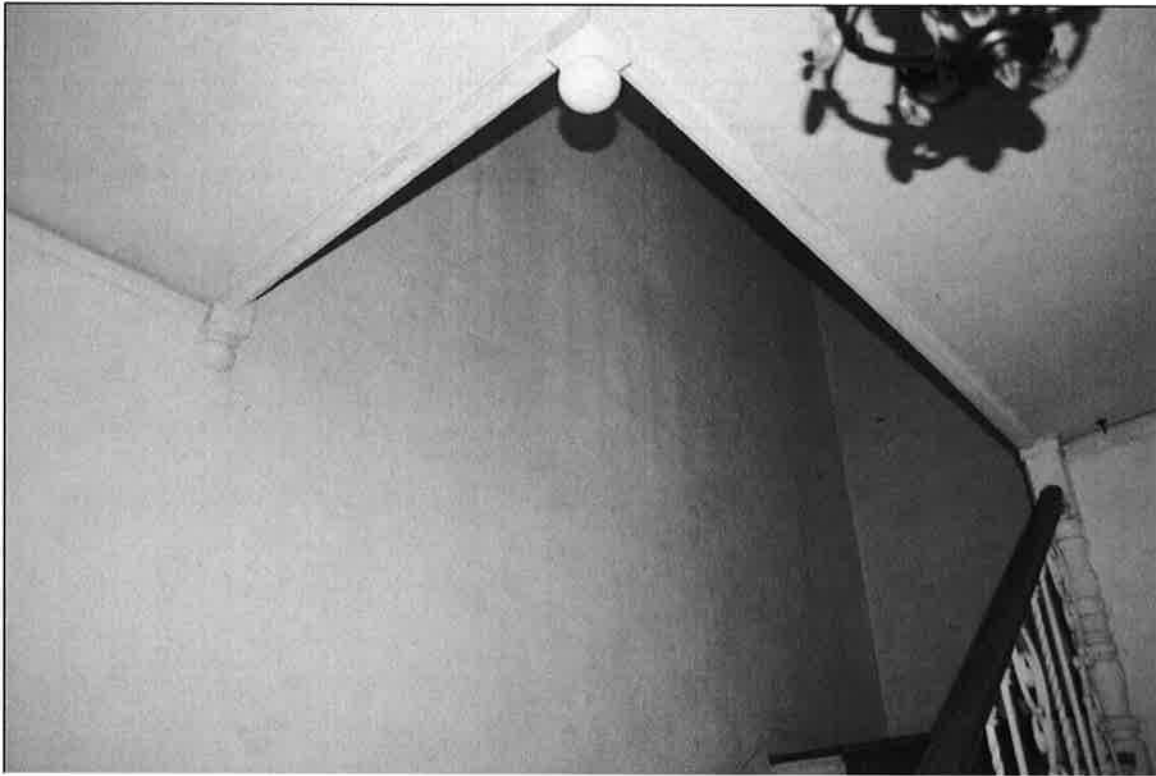
Representative View of Original Interior Door



Representative View of Original Interior Door

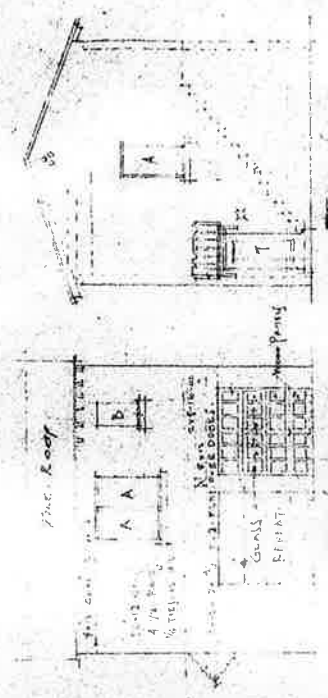
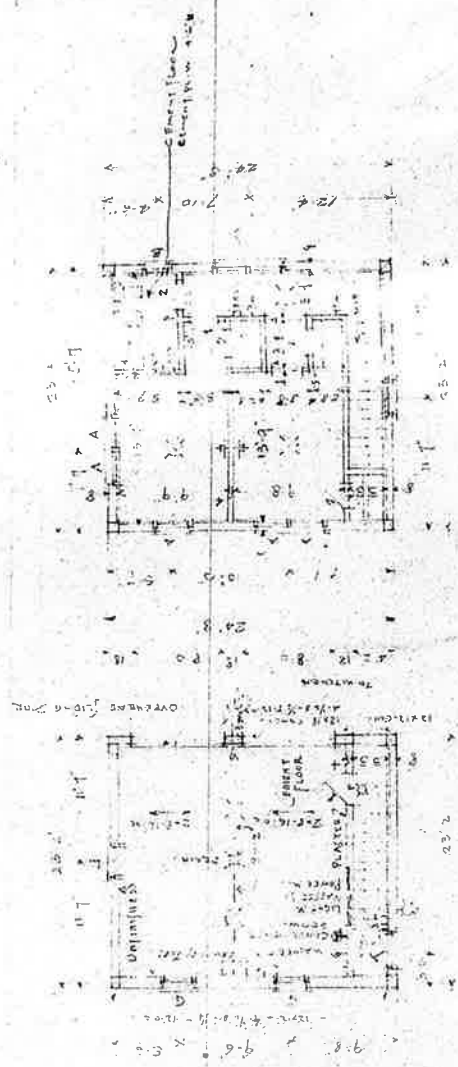


Main Staircase



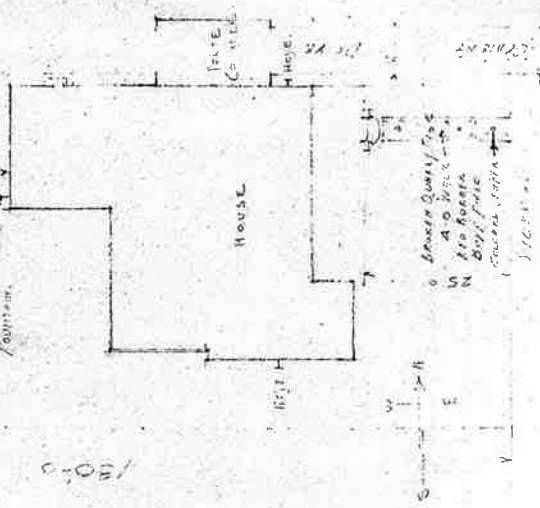
Ceiling Detail at Staircase

ATTACHMENT A:
ORIGINAL PLANS FOR 2622 COUNTRY CLUB PRADO (PERMIT #4010)



OVERHUNG SIDING LINE [3/4"]
OVERHUNG ELEVATION, 10-11-12

SIDE SIDE SIDE SIDE

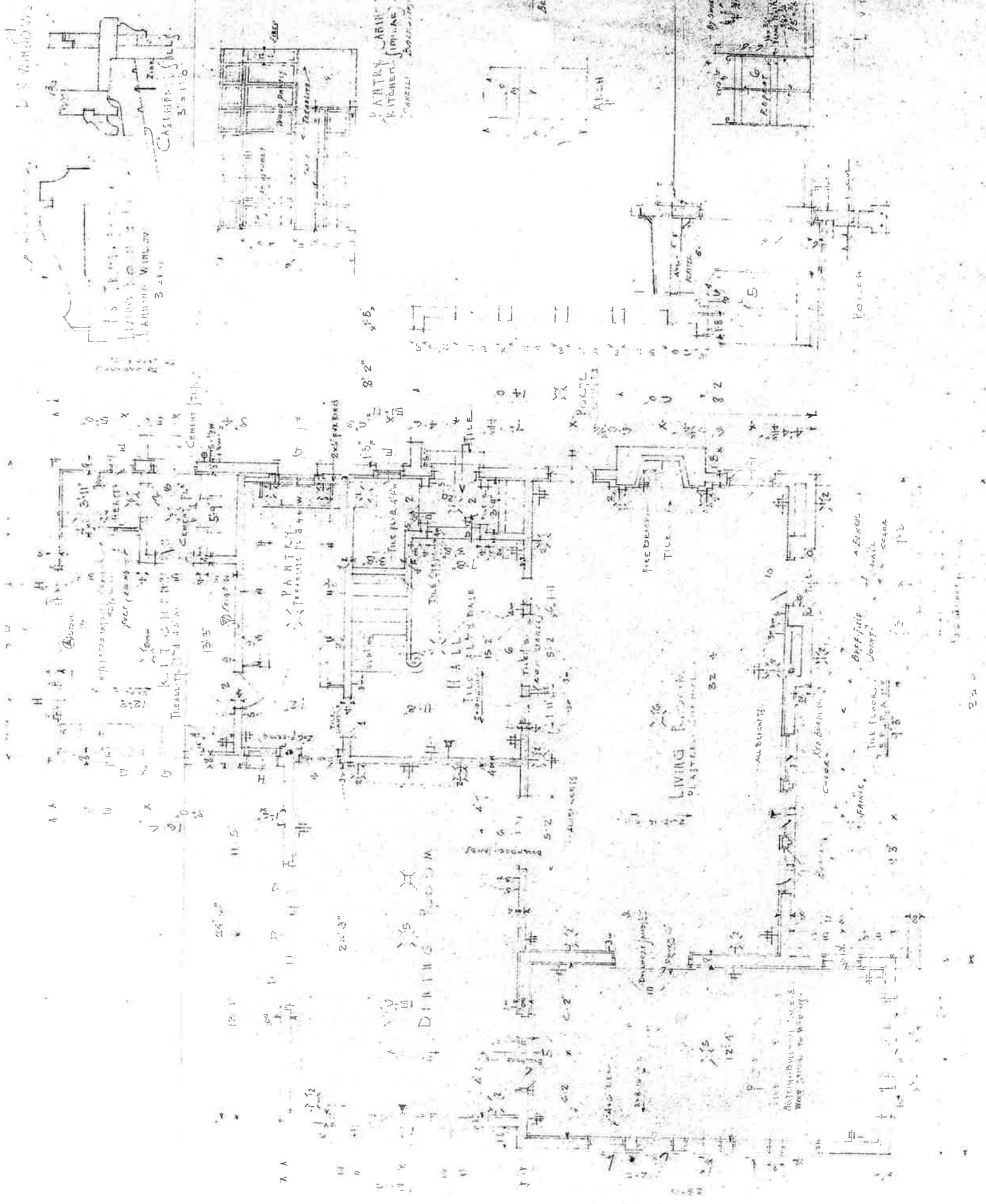


House Quality
A-10
No holes
No nails
No glue
No paint
No wood

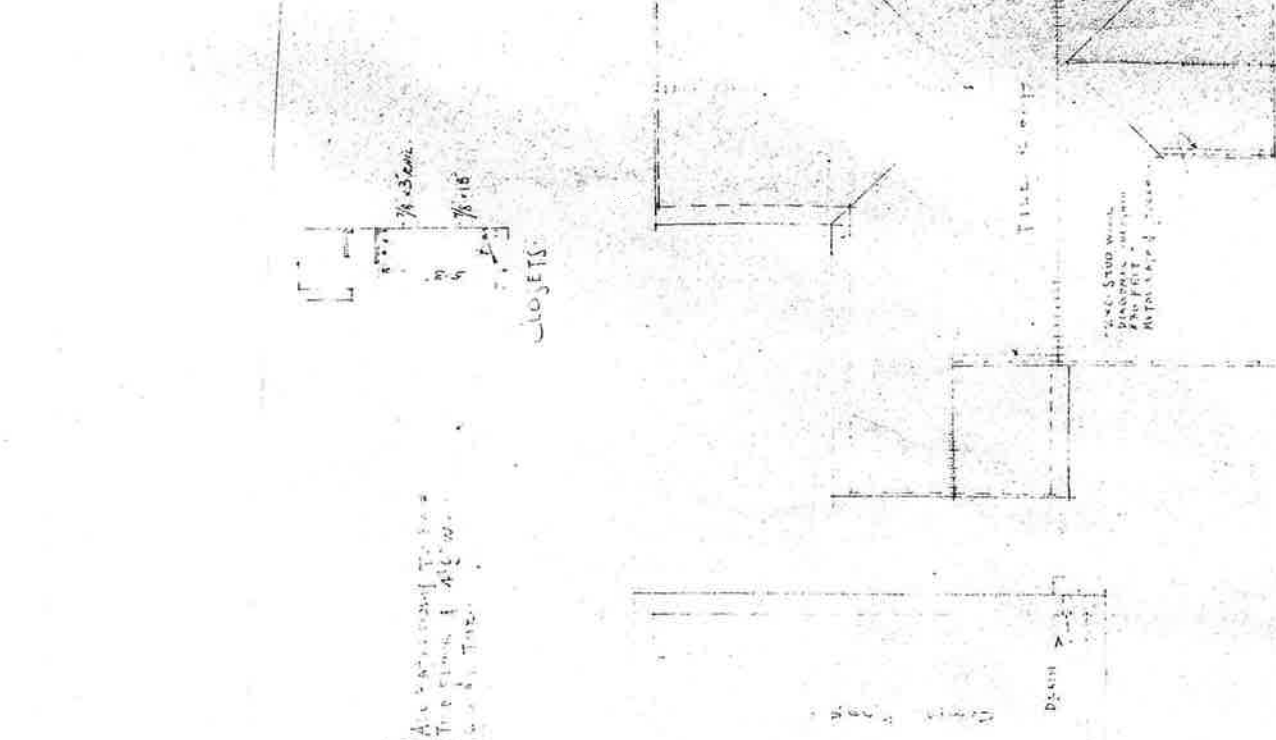
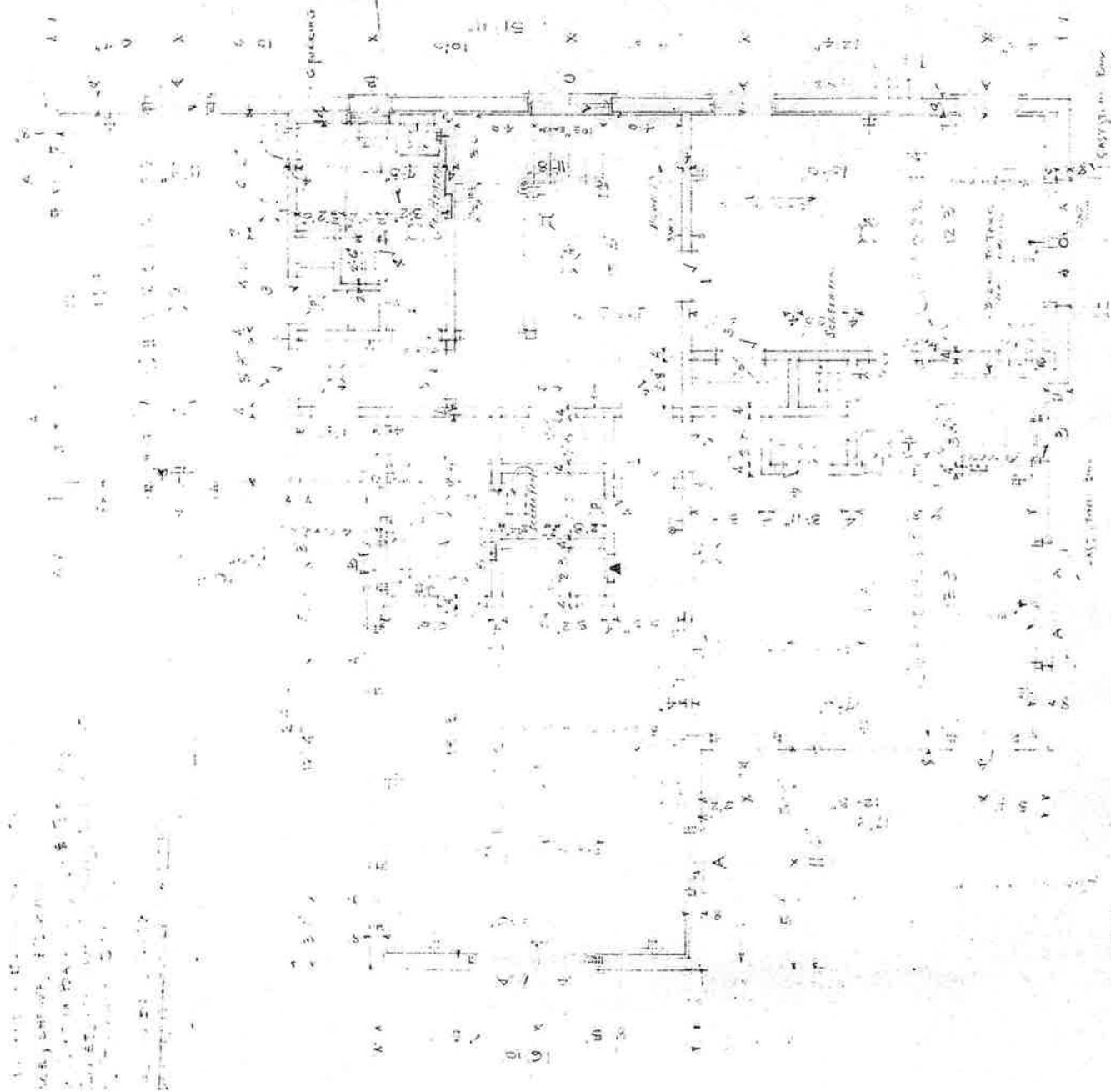
RESIDENCE FOR
W. H. HARRIS
ARCHITECT
PLANNING BOARD
COMM. No. 178
DR. H. I.

OK

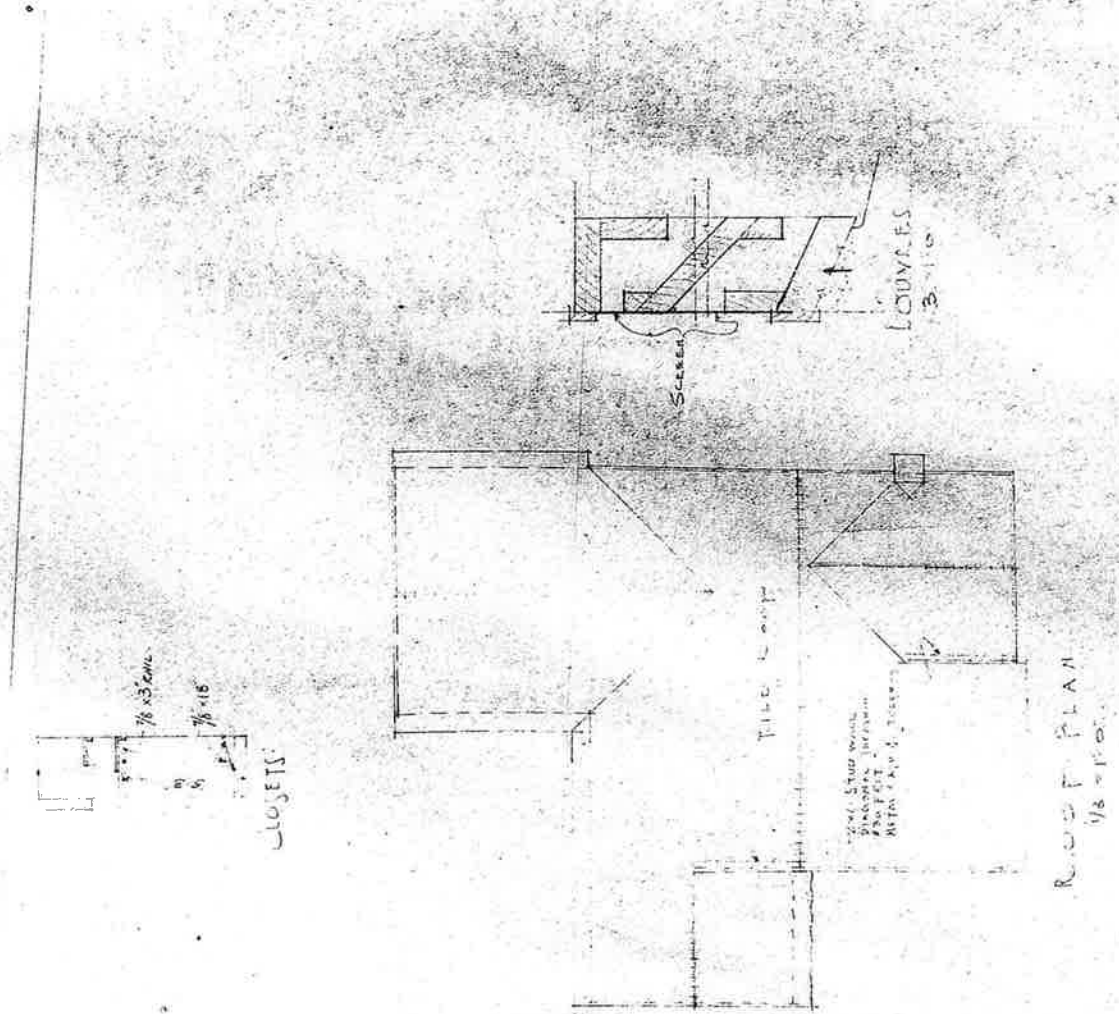
RE-PO-1
H.D.



RESIDENCE FOR
WILLIAMS, ESQ.
SANTA ANITA, CALIF. GRADUATES
A. ROBERT CHAPMAN, ARCHTET



ROOF PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

1. ALL COP
IN WALLS
A. 1/2" x 1/2" x 1/2"
B. 1/2" x 1/2" x 1/2"
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