

LHD 2004-21
JANUARY 20, 2004

**DESIGNATION REPORT
PROPERTY, 2103 COUNTRY CLUB PRADO**

Date of Construction:

c. 1925

Architect:

Walter de Garmo

Legal Description:

Lots 26 and 27, Block 23, Coral Gables Section "E"

Plat Book and Page:

8-86

Original Owner:

C. F. Flynn

Present Owner:

John Carr and Julia Coppinger

Original Permit No.:

616

Present Use:

Residence

Building Type:

2-story Mediterranean Revival

Site Characteristics:

The residence is located on the southeast corner of Country Club Prado and South Greenway Drive. The primary elevation faces west onto Country club Prado. Dimensions of the site are approximately 100 feet by 130 feet.

SUMMARY STATEMENT OF SIGNIFICANCE

The residence at 2103 Country Club Prado was permitted along with ten other homes which are located on Country Club Prado and is significant as an example of Mediterranean Revival style architecture and exemplifies the type of building that was generated in Coral Gables during the 1920's. This residence was designed by Walter De Garmo, one of the key designers in the original development team, who was largely responsible for creating the flavor of the architectural theme for early Coral Gables. The historic integrity of this home has been maintained and contributes to the character of the City.

CRITERIA FOR SIGNIFICANCE

b. Architectural significance:

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles*
2. *Embody those distinguishing characteristics of an architectural style, or period, or method of construction*
3. *Is an outstanding work of a prominent designer or builder*
4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

Designed in the 1920's by architect Walter de Garmo, the residence at 2103 Country Club Prado is a wonderful example of the adaptation of Mediterranean Revival architecture to the South Florida area. This two story home features a two story section, stucco exterior walls, two prominent chimneys, wooden outriggers, second story balconies, cast detailing, quoins, wrought iron, wood casement windows, and a garage.

Artfully exploring the Mediterranean Revival architectural style in elevation, it maintains its responsiveness to the South Florida climate by being one room deep in floor plan for most of the areas. The simple rectangular shapes of the structure are offset by arched openings and curvilinear decorative elements in cast concrete. The arched openings are found at the front loggia. Cast shapes artfully formed from concrete are found at the rear wing walls. Adding to the skilled artistry of the architect's design is the varied roof heights and styles (gabled, shed, and hipped) found on the building.

Compared to the 1920's and 1940's photograph, the integrity of the home has been maintained, sustaining the historic nature of the home and thus it contributes to the collection of quality residences found within the City.

ADDITIONS / ALTERATIONS

Like many of the properties within the City's limits, the residence at 2103 Country Club Prado has been altered and added onto. Additions and alterations to the property include the installation jalousie type windows, the replacement of the ocular windows over the main entry, an addition/expansion of the second story bedroom to the south, which created a covered area on the ground floor, the alteration of the rear courtyard wall, extension of the storage area, and the replacement of several windows and doors throughout the home. Other alterations include the enclosure of the loggia with a Plexiglas type material behind decorative wrought iron gates, the replacement of the roof tiles, and the installation of a new chimney cap on the north chimney.

ARCHITECT

Walter De Garmo (1876 – 1952) is credited with designing some of Coral Gables' most prominent buildings including the Colonnade Building and the Douglas Entrance (both listed in the Coral Gables Register of Historic Places). Originally from Pennsylvania, De Garmo received degree in both Engineering and Architecture. After graduating from Cornell University, he worked for the firm of John Russell Pope in New York, where he specialized in Beaux Arts Designs. In 1903, De Garmo is believed to have been the first Miami architect to be registered with the Florida Chapter of the American Institute of Architects. He designed many of Miami's earliest municipal and commercial buildings, including Miami City Hall (1907), the McAllister Hotel (1916), and the Miami Fire Station No. 1 (1907) all now demolished.

OWNERSHIP HISTORY

The current owners of the property at 2103 Country Club Prado are Mr. John W. Carr and his wife Julia F. Coppinger. They purchased the property in 2004 from Mr. Carlos Signoret and his wife Maria Ferrer. Mr. Signoret purchased the home from Ms. Ana Maria Fernandez-Harr in 2003. Ms. Fernandez-Haar purchased the home in 2002. Previous to these owners are the following:

Peter Bates and wife Camilla
Alejandro Loynaz and wife Myrka B. Dellanos
Jerome Catz and wife Phyllis
Charles Conrad Manley and wife Ruth
Leon B. Reed and wife Kathryn Price
Dr. Arthur P. MacVeany and wife Gertude G
C. F. Flynn and wife Alda W. (spic)

STAFF RECOMMENDATION

Designed by Walter De Garmo, a renowned local architect, the property located at 2103 Country Club Prado (Lots 26 and 27, Block 23, Coral Gables Section "E") is distinct in its character and design. This residence is an excellent example of "Mediterranean Revival" styled architecture and exhibits the architect's artistry through the composition of details and massing. It is significant to Coral Gables history based on:

- 1) Mediterranean Revival Style Architecture
- 2) Association with Walter De Garmo
- 3) Adaptation to the South Florida Environment

Therefore Staff recommends the following:

A motion to APPROVE the Local Historic Designation of the property at 2103 Country Club Prado (Lots 26 and 27, Block 23, Coral Gables Section "E") based on the criteria found in the Coral Gables Zoning Code, Article 31, Section 31-2.4 (b) Architectural Significance

Respectfully submitted,

Dona M. Lubin
Historical Resources Director

Report written by Simone Chin

Bibliography

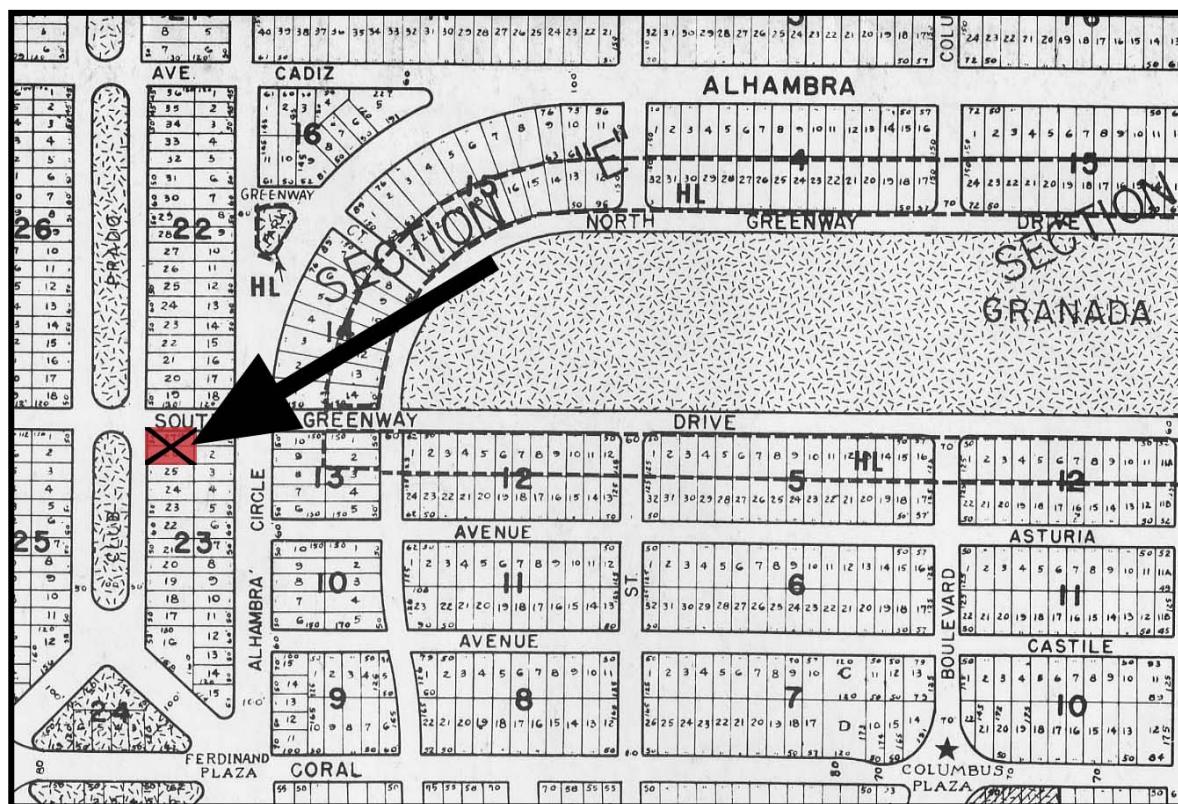
Building Microfilm Records for 2103 Country Club Prado, Building and Zoning Department, Microfilm Division, Coral Gables, Florida.

Real Estate Records for 2103 Country Club Prado, Historical Resources Department, Coral Gables, Florida

Building Permits Record Book, City of Coral Gables, Historical Resources Department, 1928-1944

Miami-Dade County Clerk Records for the property at 2103 Country Club Prado

Archival Photographs, City of Coral Gables, Historical Resources Department



Location Map

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.

Residence Address: 2103 Country Club Prado

Date of Construction: c. 1925

Construction Material: concrete block covered with stucco



Photograph Year 2004