



The City of Coral Gables

Historic Preservation Department

2327 SALZEDO STREET

CORAL GABLES, FLORIDA 33134

COA (SP) 2002-12

June 20, 2002

STAFF REPORT

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR AN ADDITION/ALTERATION/RENOVATION TO
THE RESIDENCE/PROPERTY
2723 COUNTRY CLUB PRADO
A LOCAL HISTORIC LANDMARK**

- Proposal:** The application is requesting design approval for the alteration, rehabilitation and renovation of the existing structure and the construction of an addition.
- Architect:** JAS Group Architects Planners - James Smith
- Owner:** Huber and Phyllis Parsons
- Legal Description:** Lots 13, 14, 15, and 16, Block 13, Coral Gables Section "D"
- Site Characteristics:** This residence is located on four contiguous lots on the northeastern corner of Country Club Prado and Sevilla Avenue. The main elevation of the building faces west onto Country Club Prado.
- Zoning Classification:** HLR-14
- Use and Area Map:** 2

BACKGROUND/EXISTING CONDITIONS

Designed in 1923 by Walter DeGarmo, a regional architect associated with the creation and development of the City of Coral Gables, the residence at 2723 Country Club Prado typifies the Mediterranean Revival style of architecture. Located facing one of the major landscaped arteries of the city, this home is associated with the earliest phase in the development, where the street was originally named Plaza Augustine.

The master bedroom suite is comprised of a vestibule with a ramp from the main hall, sitting area, walk-in closet, bedroom and bath. Set several feet away from the north elevation of the home, the massing creates a visual differentiation between the old and the new. A new gable ended roof integrates the design and will span the entire addition, connecting to the existing roof of the south bedroom wing. Centered within the master bedroom is a single pair of French doors that open out onto a small balcony on the east elevation. The balcony is simplistic in design and matches an existing one found on the southeastern most bedroom. Along the west wall of the new master suite's three new windows will be installed. The windows are small square windows, a deviation from the design of the existing round and rectangular ones. However, within the stair hall a new circular window will be installed that mimics the existing style, but is differentiated through its size.

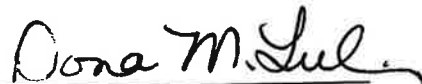
STAFF CONCLUSION

The application presented requests design approval for the alteration, rehabilitation and renovation of the existing structure and the construction of a two-story addition to the rear of the property. The addition integrates itself with the historic design without overpowering the original fabric. Differentiation occurs subtly throughout and therefore does not detract from the historic nature of the structure.

The Historic Preservation Department staff recommends the following:

A motion to APPROVE the design for the addition to the residence at 2723 Country Club Prado, a local historic landmark and the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Dona M. Lubin
Historic Preservation Director

Written by: Simone C. Chin