



COA (SP) 2024-002
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Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1615 COUNTRY CLUB PRADO
A LOCAL HISTORIC LANDMARK**

- Proposal:** The application requests design approval for additions and alterations to the residence and sitework.
- Architect:** Eastshore Architects
- Owner:** Brent Rogers and Alyssa Pensirikul
- Legal Description:** The North 4.46 Feet of Lot 18 and Lots 19 & 20, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 86 of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on multiple interior lots on the east side of Country Club Prado. The primary elevation faces west onto Country Club Prado. Dimensions of the site are approximately 100 feet wide by 130 feet deep.

BACKGROUND/EXISTING CONDITIONS

In December 1939, permit number 6119 was issued for the construction of the residence at 1615 Country Club Prado. The building, designed by the architectural firm of Apuzzo and Tschumy, exhibits the period's trend towards austere designs which were both appropriate to the economic climate of the 1930s, as well as indicative of the slow transition from the Mediterranean Revival style to a more diverse architectural vocabulary. It is a good example of the Mediterranean Transitional Architecture which characterized the 1930s in Coral Gables. The property has maintained its architectural integrity and continues to contribute to the historic architectural fabric of the City.

The property was designated as a Local Historic Landmark in December 2014.

PROPOSAL

The application requests design approval for a one- and two-story approximately 1,600 SF addition to the rear (northeast) of the residence and sitework.

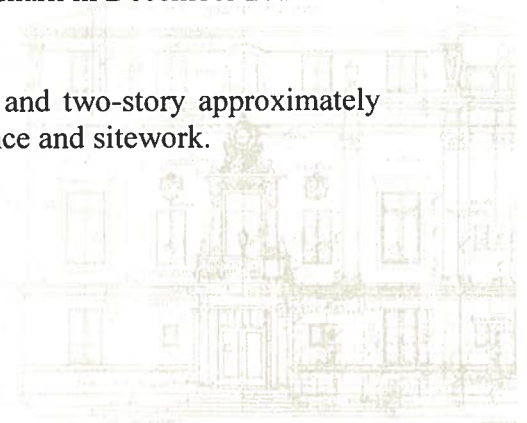




Figure 1: ca. 1940s photo



Figure 2: November 2014 photo (at time of designation)



Figure 3: March 2024 photo

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The scope of work contained in this application consists of a one- and two-story addition to the northeast corner of the existing residence. To accommodate the addition, a portion of the garage will be removed, as will rear steps and tiled overhang at a rear door and portions of the east wall of the garage. A new one-story mudroom/laundry area connects the existing residence to the two-story addition. The two-story addition consists of a new kitchen and family room on the first floor and two bedroom suites on the second floor. A one-story covered terrace spans the east side of the addition. The addition will be visible from Country Club Prado, but the second floor connection between existing and new areas is hidden behind the existing volume. The mudroom connector is under a flat roof with high front wall/parapet that provides a screened area for the new A/C units above. The two-story addition is under a side-facing gable end roof with barrel tile to match the existing residence.

The addition takes its cues from the existing residence by maintaining the roof pitch but not copying the rafter tails or the masonry "siding" at the gables, incorporating brick as an accent material, maintaining the beltcourse moulding but differentiating it so that it is distinguishable, and using similarly proportioned casement window openings.

Site work proposed with this application includes the installation of a swimming pool and pool deck, and the addition of mechanical equipment for the auxiliary structure, the relocation of mechanical equipment, new iron gates set within existing masonry walls at the northwest and southwest corners of the house. To accommodate the new swimming pool and deck, portions of an original wall flanking an original gazebo structure will be removed.

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

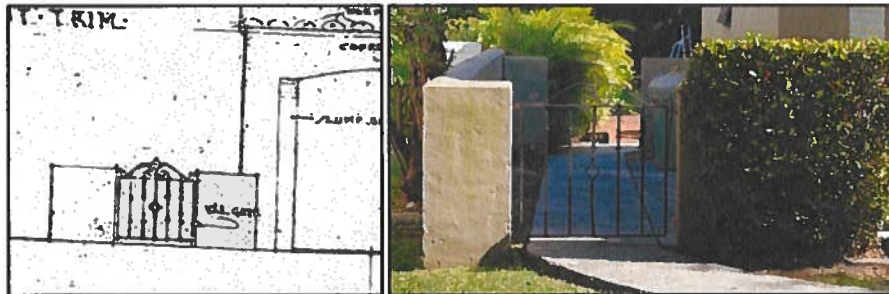
The proposal was reviewed and approved by the Board of Architects on January 23, 2024. The BOA approved with a comment to add a window to the second floor. This comment has not been incorporated into the submittal.

STAFF CONCLUSION

The application requests design approval for an addition to the residence and sitework. The addition is compatible with the architecture of the historic residence and the two-story volume is set back far behind the main body of the home. The one-story connector helps with the transition as well.

Staff requests that the following condition be incorporated into any motion for approval:

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear/non-reflective/non-tint.
3. Roof tile is to be true two-piece barrel tile.
4. Identify the roofing material of the covered terrace.
5. Material to be specified for the new pool deck.
6. A separate Standard Certificate of Appropriateness may be required for the swimming pool and deck if it is under a separate permit.
7. The gates at the northwest and southwest corners of the home are original and are to be retained. See below.



Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITION NOTED ABOVE** the design proposal for an addition to the residence and sitework on the property located at **1615 Country Club Prado**, a Local Historic Landmark, legally described as the North 4.46 Feet of Lot 18 and Lots 19 & 20, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 86 of the Public Records of Miami-Dade County, Florida, and **APPROVE** the issuance of a Special Certificate of Appropriateness with the condition noted above.

Respectfully submitted,



Anna C. Pernas
Historic Preservation Officer