

**STAFF REPORT**

**SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE ADDITION AND ALTERATION  
TO THE RESIDENCE AT  
1910 COUNTRY CLUB PRADO  
A LOCAL HISTORIC LANDMARK**

<b><u>Proposal:</u></b>	The application requests design approval for construction of an addition and alterations to the existing residence.
<b><u>Architect:</u></b>	Burton Hersh, Architect-Hersh, Vitalini, Corazzini, PA
<b><u>Owner:</u></b>	Craig A. and Marianela Werley
<b><u>Legal Description:</u></b>	Lots 3 and 4, Block 26, Coral Gables Section "E."
<b><u>Zoning Classification:</u></b>	HLD-R-14
<b><u>Site Characteristics:</u></b>	This residence is located on interior lots with the primary entrance of the residence facing east.

**BACKGROUND/EXISTING CONDITIONS**

In 1923, Architects Kiehnel and Elliott designed ten other homes along with the residence at 1910 Country Club Prado (Permit #602). As a classic example of Mediterranean Revival style architecture, which is typical of the buildings that were generated in Coral Gables during the 1920's, this two-story home was designed very compactly. No significant alterations have occurred throughout the years.

**PROPOSAL**

The application requests design approval for the construction of an addition south of the existing residence. The one story garage and connecting breezeway will be demolished to accommodate a new one-car garage, garden utility, handicap accessible bedroom suite, sitting room and half bath. Further construction includes the blocking-in of an existing side door, and the opening of a window on the same elevation. The ceiling height within the existing stairway will be elevated as a result of the installation of a central air conditioning system.

Alterations to the property will include the installation of new metal entry gates, CBS columns, cast keystone pavers on sand, and a new driveway.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

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**

Located to the south of the existing residence, the new one-story addition will accommodate a handicap accessible bedroom suite, sitting room, half-bath, garage and garden utility room. The existing one car garage and breezeway are currently unsalvageable for usage and therefore will be demolished.

The addition is designed using a combination of roof types. The main section, which contains the bedroom suite, garage and garden utility is roofed with a simple parapet with a lower shed roof that emphasizes a row of casement window on the north side of the sitting room. The transitioning volume, which consists of a powder room and circulation space, utilizes a shaped parapet for the roof. The shape is interpreted from a detail found at the dining room window.

The historic nature of this building is not jeopardized by this one story addition. The location, massing, and scale are sympathetic and non-intrusive to the existing structure. The finish on the new addition will be a smooth stucco finish and the new shed roof section will be covered with clay barrel.

Additional work will include rehabilitation and renovation of the existing structure and will include the installation of a new air condition system for the entire home. The new air system will replace several existing wall units. New gates, driveway, and a new front walkway will be installed on the site. In addition, a new patio privacy wall will be constructed parallel to the front wall of the transitional volume.

### **STAFF OBSERVATIONS / CONCLUSION**

**COA (SP) 2001-06**

**March 22, 2001**

The historic integrity of the residence will not be jeopardized by the construction of the addition and alterations. The design of the addition is subservient to the existing structure in its massing and scale. The Historic Preservation Department staff therefore recommends **APPROVAL** of the design for the addition to the residence at 1910 Country Club Prado, a local historic landmark.

Respectfully submitted,

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Dona M. Lubin  
Historic Preservation Director

Report written by: Simone Chin