

AV 2001-02  
AUGUST 21, 2008

**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE AD VALOREM TAX EXEMPTION REQUEST  
FOR THE RESIDENCE AT  
1910 COUNTRY CLUB PRADO, CORAL GABLES, FLORIDA  
A LOCAL HISTORIC LANDMARK**

Owner: Craig A. and Marianela Werley  
Original Date of Construction: 1923 (Coral Gables Permit #602)  
Architect for Addition: Hersh, Vitalini, Corazzini, PA-Berton Hersh, Architect  
Estimated Cost of Project: \$252,840  
Estimate Cost of Work on Historic Section: \$252,840  
Legal Description: Lots 3 and 4, Block 26, Coral Gables Section "E" according to the Plat thereof, as recorded in Plat Book 8, at Page 86, of the Public Records of Miami-Dade County, Florida  
Folio Number: 03-4107-017-0790  
Date of Listing in Coral Gables Register of Historic Places: February 24, 2000

In 1923, Architects Kiehnle 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 constructed in Coral Gables during the 1920s, this two-story home was designed very compactly. No significant alterations have occurred throughout the years.

The City of Coral Gables Historic Preservation Board met to review an application for the construction of an addition and alterations to the property at 1910 Country Club Prado, a local historic landmark, on March 22, 2001. The Board approved the issuance of the Special Certificate of Appropriateness and granted design approval for the proposed work.

The applicants are requesting Ad Valorem Tax Relief for the restoration, renovation, and alterations to the historic property. The information contained within this staff report reflects all the proposed improvements to the property (exterior, interior and site improvements,) as reflected in the report for Accelerated Certificate of Appropriateness case file COA (SP) 2001-06 and Certificate of Appropriateness case file COA (ST) 2001-45. Only portions of the proposed work will actually

apply to the tax exemption.

## **IMPROVEMENTS TO THE PROPERTY**

### **A. General Rehabilitation**

- Restoration of original existing wood casement windows
- Restoration of original existing wood French doors
- Restoration of original existing wood architectural features
- Rehabilitation and structural reinforcement of existing main structure
- Complete replacement of roof with installation of steel reinforcing ties
- Reconstruction of structurally unsound existing porch and garage
- Complete replacement of internal/external plumbing
- Relocation and replacement of septic tank system
- Complete electrical system replacement and re-wiring
- Removal of window a/c units and installation of Central A/C system
- Installation of surface mount storm panel system – all ext. opening

### **B. Additions – Main Residence**

- Bedroom
- Walk-in closet
- Sitting room
- 1 full and ½ bathrooms
- 2 car garage and utility area

### **C. Site Improvements**

- Replacement of single asphalt driveway with concrete pavers
- Refurbish front walk with new cast keystone pavers
- Walled and gated concrete courtyard enclosure
- Decorative columns with light fixtures on front lot perimeter
- Refurbish existing front porch with cast stone floor/step surface
- Installation of property perimeter hedge

### **D. Interior Alterations**

- Restoration of original cabinetry in butler's party
- Complete kitchen refurbishment
  - Replacement of cabinets, appliances, countertops, sink & ventilation
  - Restoration of original Dade County pine flooring

Respectfully submitted,

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Kara Kautz  
Historic Preservation Officer

AV 2001-02  
1910 Country Club Prado  
Page 3

Attachment: Application for Ad Valorem Tax Relief, COA reports, Designation Report