

**COA (SP) 2005-02
MARCH 23, 2005**

STAFF REPORT

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR AN ADDITION/ALTERATION TO
THE PROPERTY AT
2103 COUNTRY CLUB PRADO
A LOCAL HISTORIC LANDMARK**

Proposal: The applicant is requesting design approval for the construction of the an addition and alteration of the existing structure.

Architect: Carlos Palmer

Owner: John Carr and Julia Coppinger

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

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.

BACKGROUND/EXISTING CONDITIONS

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.

Approval was granted on February 4, 2005 [COA (ST) 2005-04] for the renovation of the driveway and the walkways.

PROPOSAL

The applicant is requesting design approval for the construction of an addition and alteration of the existing residence.

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

Although depicted in the drawings, the new wall and gates at the property line are not part of this application due to the lack of detailing and material specifications. A separate application will need to be submitted for their review. The walkways and driveway were already approved as a Standard Certificate of Appropriateness [COA (ST) 2005-04] on February 4, 2005. The alteration of the driveway simplified the front yard and allowed for it to reflect a design closer to its original design.

The new addition is located in an area that has been altered throughout the years. It is one story in height and will be located approximately twenty five feet from the north property line. Although the roof line of the new section will match that of the original, the massing will be recessed from the existing elevation by approximately one foot – six and a half inches.

To the west of the garage addition, the original garage will be converted into a new family room, storage area and bathroom. Other areas that will be altered include the courtyard, where the existing wall will be removed and the patio slab will be expanded; the terrace addition, which will be refined to be more sympathetic with the original historic structure; the front entry, where a new landing and steps will be installed; and in the rear where a new swimming pool will be installed.

BOARD OF ARCHITECTS

The Board of Architects reviewed this application on March 3, 2005

The applicant is requesting design approval of the project as presented.

STAFF CONCLUSION

The application presented requests design approval for the construction of an addition and alteration of the existing residence. The addition is one-story in height and is located to the rear and side street of the home. Recessed from the front of the historic structure, the addition's massing and proportions created a subtle differentiation from the existing architecture without overpowering or distracting from its historic nature. The alterations of the front steps, windows and door fenestrations are minor and are in keeping with the building's typology. The overall design of the addition does not detract from the historic nature of the structure.

Because the new property wall and gates were not detailed in the submitted drawings, they were not considered as part of this application. Drawings for their installation will need to be submitted for a separate Certificate of Appropriateness case review.

Staff recommends the following:

A motion to grant design approval for the construction of the addition and alteration of the property at 2103 Country Club Prado, a local historic landmark and APPROVE the issuance of a Special Certificate of Appropriateness

Respectfully submitted,

Dona M. Lubin
Historical Resources Director

Written by: Simone C. Chin