



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1234 COUNTRY CLUB PRADO
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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Proposal: The application requests design approval for additions and alterations to the residence and sitework.

Architect: Nandez Design & Development (Ralph Puig)

Owner: Frank Gurdian and Andrea Porras

Folio Number: 03-4107-018-8590

Legal Description: Lots 17, 18 and 19 Inclusive, Block 77, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on three lots at the northwest corner of Venetia Avenue and Country Club Prado. The property is approximately 150' x 120'.

BACKGROUND/EXISTING CONDITIONS

Coral Gables was founded in the 1920s as a Mediterranean-inspired City and its buildings were initially designed almost exclusively in the Mediterranean Revival Style. In the late 1920s the economy plummeted and the building industry ground to a halt. When the construction of homes began again in the late 1930s people had adjusted to a new way of life and their priorities and aesthetic had changed. This was reflected in all aspects of life including the types of homes that were built. In Coral Gables there was a concerted shift to following national home-building trends.

Situated on the picturesque and prominent Country Club Prado, this single-family residence is a noteworthy example of a Colonial Revival style home that honors the past with new interpretations using modern materials. Designed by architect William Shanklin, Jr. in 1936 it was one of the earliest residences in this style in the City and represents an evolution from the City's Mediterranean Revival foundation into a new chapter in its architectural history. With the Colonial Revival style, he chose to build in a style whose formality and importance suggested an upwardly mobile lifestyle and supported Merrick's plan to develop Country Club Prado as a prominent residential section. The property at 1234 Country Club Prado has maintained a high degree of historic integrity and significantly contributes to the historic fabric of the City of Coral Gables.

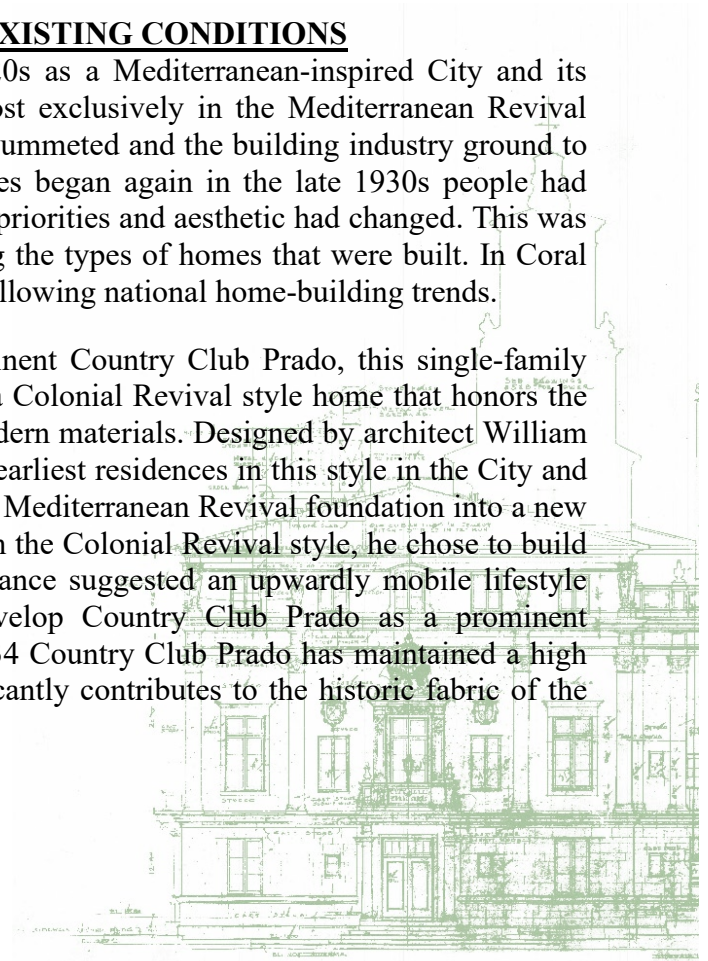




Figure 1: ca. 1940s photo



Figure 2: Current Photo, August 2024 (courtesy Google)

PROPOSAL

The application requests design approval for one and two-story additions to the rear of the residence and attached garage and alterations to the residence. A later addition at the northwest corner of the home will be removed to accommodate the one-story addition. Sitework is also proposed.

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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
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 applicant is requesting design approval for several additions and alterations to the existing residence. The work proposed in the application consists of:

- A one- and two-story addition to the rear / southwest corner of the home. This new wing, running parallel to Venetia Avenue is connected to the existing home with a two-story, lower-roofed hyphen. The two-story addition consists of a family room, kitchen and pantry on the first floor and a master bedroom suite on the second floor. To the west, a one-story two-car garage is proposed.
- A one-story addition at the rear / northwest corner behind the existing one-story attached garage. A long, linear addition from 1941 (since modified) will be removed to accommodate the addition. The proposed addition consists of a guest bedroom suite and a full cabana/pool bath.
- Installation of new impact-resistant windows and doors.
- Interior alterations / remodeling to the existing residence.
- New driveway and approach from Venetia Avenue leading to the new garage. A portion of the existing coral rock perimeter wall (believed to date from 1984) will be removed to accommodate the driveway.
- Demolition of the existing swimming pool and construction of a new pool and pool deck
- New 4' aluminum picket fence flanking the existing driveway from Country Club Prado that continues along the front property line to the northeast corner of the site.

East (facing Country Club Prado) Elevation- Sheet A203 (Existing on Sheet A201)

At the East Elevation, the only alterations to the existing home and garage appears to be the replacement of the windows and doors with impact-resistant units. The existing windows on the home are single-hung. As noted in the designation report: "As clearly seen in the historic photos dating to the 1940s...the original windows for the home were casement in type with muntins. This window type was not typical for Colonial Revival homes. It is likely that Shanklin used this type along with a few other Mediterranean Revival features as an acknowledgement and perhaps to blend with the Mediterranean-inspired styles that were the foundation of the City. This home

built in 1936 was one of the first homes to break from this foundation and as Shanklin had been working in Coral Gables for over a decade he was well versed in the aesthetic of the City. These windows were changed at an unknown date (pre-1981) to shingle-hing windows – which is the typical window type for Colonial Revival homes. It is recommended that if the windows are changed again that they return to the original casement configuration as this was an important feature of Shanklin’s design for this prominent home on Country Club Prado surrounded solely by Mediterranean Revival homes.”

The Keynote #5 notes that the existing front door is to be replaced, but on the drawing the note is pointed at the original wooden door surround. The existing front door assembly is believed to be original. The surround is to remain. However, Staff acknowledges that with the surround in place, shuttering the opening would be difficult and preserving the unique concrete block of the façade is a priority (please see pages 11, 16, 17 of the designation report). The new front door is to match the existing. The structural components of the existing bay windows are to remain.

To the rear (west), a portion of the new two-story addition is visible beyond. The roof ridge, tile, and slope matches the existing residence. Note that an existing cornice moulding exists on the home that is to remain and not be replicated on the additions (Figure 3). The stucco finish is denoted by Keynote # 13 to be a smooth stucco finish throughout, however this elevation is not consistent with the remainder of the elevations that show score lines and stringcourse moulding.



Figure 3: Cornice detail, 2021

To the north, the roof of the one-story addition is visible beyond the existing garage. Further to the north, the new picket fence is depicted at the property line. Note that its depiction in elevation and its detail on sheet SP102 are not the same. Staff prefers the elevation version with the flat bar at the top rather than in an intermediate position.

West (rear) Elevation- Sheet A203 (Existing on Sheet A201)

At the west elevation, the existing residence is flanked, and partially obscured, by the one-story addition to the north and the one- and two-story addition to the south. On the existing residence, A pair of French doors at the north end are being widened to add sidelites. This French door was originally a window that had been modified at some point. An existing door to the south is being returned to a window opening. It should return to the original dimension as seen in Figure 4. It is unclear how the infill will be finished as the surrounding wall is not smooth. Please note there is an existing dormer at the rear roof that is to be depicted and noted to remain.

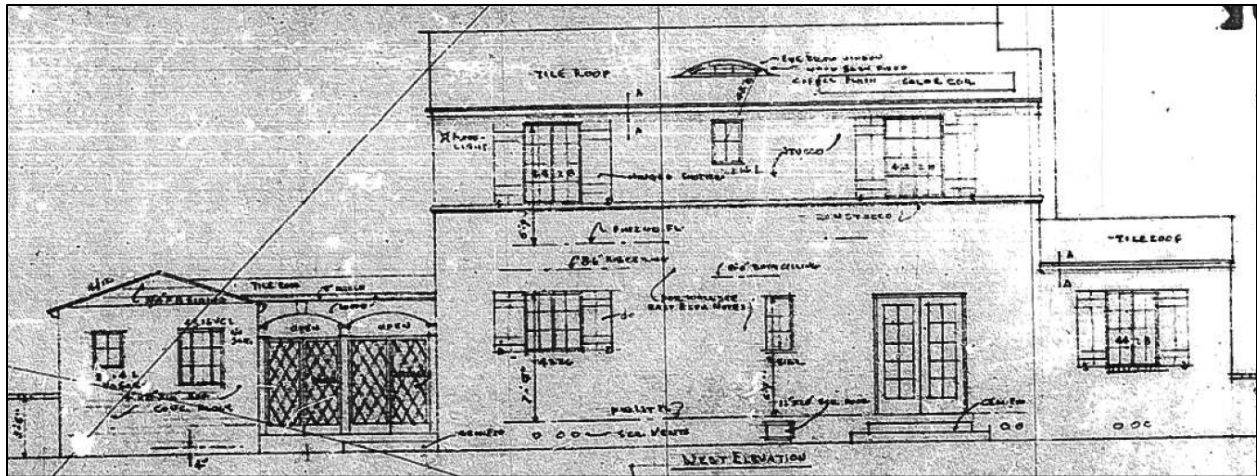


Figure 4: Original West (rear) Elevation, Permit #5155

The one- and two-story addition is to the far south of elevation. As mentioned above this elevation is depicted as if it is intended to match the finish details of the existing residence, which contradicts Keynote #13 on the proposed garage. New shutters are proposed for all of the window openings that appear to match those on the existing residence. Two windows matching the size of those on the existing residence are flanked by shutters.

To the north of the elevation is the one-story addition, the finish note on this elevation is “existing stone cladding to remain,” although this is wholly a new surface. This elevation is a mirror image of the one-story garage addition to the south.

North Elevation - Sheet A204 (Existing on Sheet A202)

The north wing of the house, comprised of the existing garage with the one-story addition to the west, is in the foreground of this elevation. An existing window to the west of the existing garage will remain. There is no distinction / break between the old and new, so the way the roof of the new addition meets the existing roof is not clear. A new window with shutters is the only fenestration on the one-story addition. A smooth stucco finish is noted.

In the background is the existing residence at the east and the one- and two-story addition is to the west. More clearly seen in the south elevation (described below) the two-story addition replicates the width and massing of the existing residence. The windows with shutters are spaced further apart and the attic vent is composed of three round vents. Note there is no stringcourse visible on this elevation. The garage addition is further to the west and features a single French door and window with shutters.

South (facing Venetia Avenue) Elevation - Sheet A204 (Existing on Sheet A202)

At the south elevation of the wing facing Venetia Avenue, the two-story addition is connected to the existing residence with a recessed, narrow hyphen with a lower roof. As drawn, the width massing, and details of the two-story addition replicate the existing residence. The finish is called out as smooth stucco, but drawn as if to match the residence. Likewise, a stringcourse is indicated that appears to match the residence, but no information has been provided.

To the east is the one-story two-car garage addition. The brick arch with “keystone” at the garage addition is drawn to match the detail of the existing garage as seen in Figure 5. No information has been provided on the material.



Figure 5: Garage Detail, 2021

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

This proposal was reviewed multiple times and ultimately approved by the Board of Architects on December 14, 2023 with no comments.

STAFF CONCLUSION

The application presented requests design approval for additions and alterations to the residence and sitework. The proposed alterations to the property are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure is unimpaired. However, the design elements of the additions are all “to match existing” and there is no differentiation between the new and the old based on the conflicting keynotes on the drawings. Clarity is needed on the wall finishes of the new additions. The concrete block detailing of the existing residence should not be replicated. Staff recommends smooth stucco and possibly removing the stringcourse. Further distinction between existing residence and the additions is required and outlined in the conditions of approval below.

Staff requests the following conditions to be incorporated into any motion for approval:

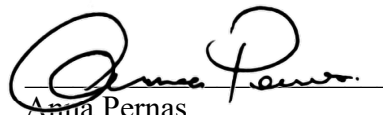
1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear / no tint / no reflectivity / no low-e.
3. Work with Staff to change the proposed windows to double casements on the existing house.
4. The new front door is to match the existing in both type and style.

5. The structural components of the bay windows are to remain. The windows may be replaced, but the bay is not to be rebuilt.
6. New aluminum picket fence is to be as per the elevation drawings, not as per SP102.
7. The new window on the west side of the existing residence is to proportionally resemble the original permit drawing. Provide a detail as to how the infill be finished.
8. The new house is not to be restuccoed. Clarify the stucco texture/finishes of the new addition. They should be differentiated from the existing residence.
9. Work with Staff on the elimination of the stringcourse at the two-story addition and hyphen.
10. Shutters on the existing residence are to remain in place. Remove shutters from additions or provide a new design.
11. Provide a detail of the roof edge condition where new meets of on the north elevation of the existing garage.
12. The roof structure of the existing residence is not to be removed.
13. Provide a stucco recess at the north elevation where existing structure ends.
14. Provide material of pool deck to Staff for review.
15. A separate Standard Certificate of Appropriateness is required for the swimming pool.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **1234 Country Club Prado**, a Local Historic Landmark, legally described as Lots 17, 18 and 19 Inclusive, Block 77, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,


Anna Pernas
Historic Preservation Officer