

COA (SP) 2024-015
May 15, 2024

Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
57 CAMPINA COURT
A CONTRIBUTING RESOURCE WITHIN THE
“CAMPINA COURT HISTORIC DISTRICT”**

Proposal: The applicant is requesting design approval for the installation of an S-tile roof.

Architect: N/A

Owner: Jonathan C. Rivas

Folio Number: 03-4105-050-0100

Legal Description: E 1/2 Lot 8 & Lot 9, Block 3, Coral Gables Flagler Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 12 of the Public Records of Miami-Dade County, Florida.

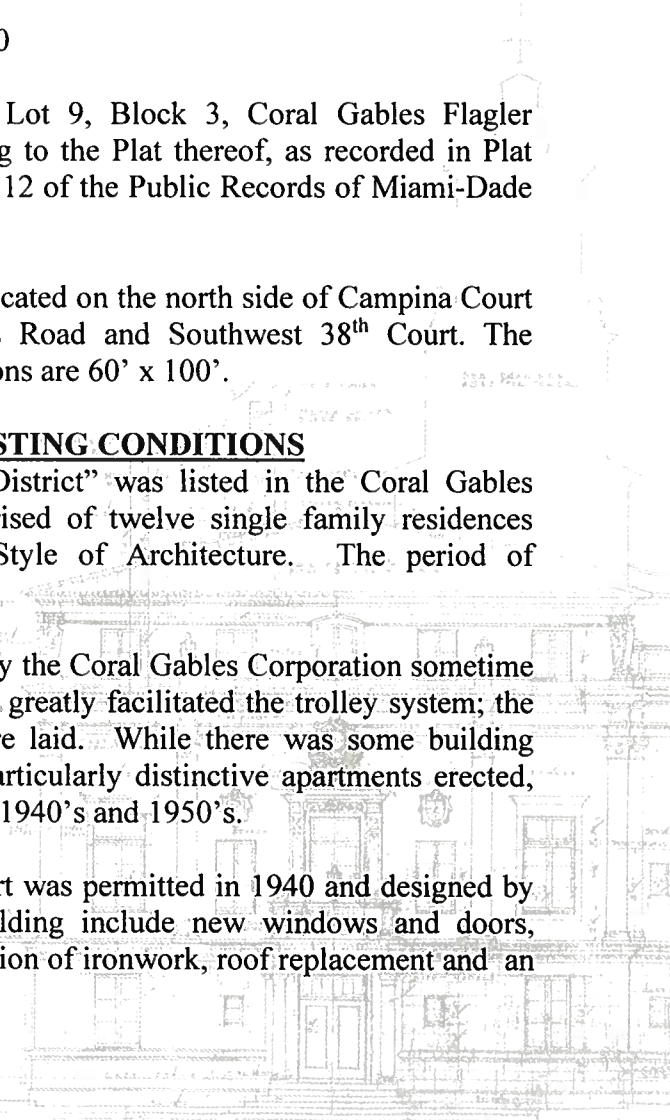
Site Characteristics: The property is located on the north side of Campina Court between Douglas Road and Southwest 38th Court. The property dimensions are 60' x 100'.

BACKGROUND/EXISTING CONDITIONS

In 2005 the “Campina Court Historic District” was listed in the Coral Gables Register of Historic Places. It is comprised of twelve single family residences designed in the Minimal Traditional Style of Architecture. The period of significance is World War II.

The Flagler Street Section was acquired by the Coral Gables Corporation sometime between 1924 and 1925. That acquisition greatly facilitated the trolley system; the existing median is where the tracks were laid. While there was some building activity in the mid-1920's, with some particularly distinctive apartments erected, the subdivision was not built out until the 1940's and 1950's.

The property located at 57 Campina Court was permitted in 1940 and designed by H. George Fink. Alterations to the building include new windows and doors, removal of screened in porch and installation of ironwork, roof replacement and an addition.





ca. 1940s photo of 57 Campina Court

PROPOSAL

The applicant is requesting approval for the replacement of the existing S-tile roof with a Santa Fe Spanish “S” clay roof tile (color: Terracotta).

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

STAFF OBSERVATIONS

In March 2024, a permit application was submitted to replace the existing tile on the residence with a clay S-tile. On March 25, 2024 Historic Resources and Cultural Arts Department Staff did not approve the choice of tile, noting that the tile must be a two-piece true barrel tile. The owner wishes to install an S-tile.

The last permit located for reroofing the residence (Santa Fe S-tile) was issued in 2000.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved administratively by Board of Architect staff on March 21, 2024 with the following comments:

- SANTAFE TILE CORP/SPANISH 'S'/CLAY/TERRACOTTA

STAFF CONCLUSION

The work proposed in this application detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. The residence was constructed in 1940 in the Minimal Traditional Style. Roofing material is considered one of the character-defining features of this style. The home originally had a two-piece barrel tile roof, which is the appropriate roofing material for a Local Historic Landmark.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for the installation of an S-tile roof on the property located at 57 Campina Court, legally described as E 1/2 Lot 8 & Lot 9, Block 3, Coral Gables Flagler Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 12 of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas", written over a horizontal line.

Anna Pernas

Historic Preservation Officer