



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305-460-5093  
✉ hist@coralgables.com

COA (SP) 2025-016  
May 15, 2025

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
516 CALIGULA AVENUE  
A CONTRIBUTING RESOURCE WITHIN  
THE “FRENCH COUNTRY VILLAGE HISTORIC DISTRICT”**

**Proposal:** The application requests design approval for the installation of a copper chimney cap.

**Architect:** N/A

**Owner:** Frederick Bates & Sarah Jesque

**Folio Number:** 03-4129-027-3050

**Legal Description:** Lots 6, 7 & 8, Block 125, Coral Gables Riviera Section Part Ten, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida.

**Site Characteristics:** The property is located on three interior lots between San Vincente Street and Maggiore Street. The property dimensions are 150' x 105'. The primary façade faces north onto Caligula Avenue.

**BACKGROUND/EXISTING CONDITIONS**

Designated as a Local Historic District in 1989, the French Country Village is an assemblage of homes patterned after 18<sup>th</sup> century rural French architecture. 16 free-standing structures (one is a duplex) make up the district. The architectural style of the district is defined in the designation report as follows: The architectural style represented in the French Country Village is an interpretation of the diversity of European eighteenth-century provincial architecture, featuring half-timbering, towers, and steeply-pitch cross-gabled or hipped roofs covered with shingles. The residence located at 516 Caligula Avenue, designed by architect Edgar Albright, is one of 11 contributing resources within the district. Additions were made to the home in the 1980s and in 2002. In October 2024, COA (SP) 2024-029 was approved to allow a new slate and copper roof and the removal of three dormers.

**PROPOSAL**

The application requests design approval for the installation of a copper chimney cap around the original cylindrical portion atop the historic chimney.



ca. 1940s photo of 516 Caligula Avenue

### **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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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**

The application requests approval to install a cylindrical copper cap around the existing cylindrical element atop the original historic chimney, visible in the 1940s photograph above.

### **VARIANCES**

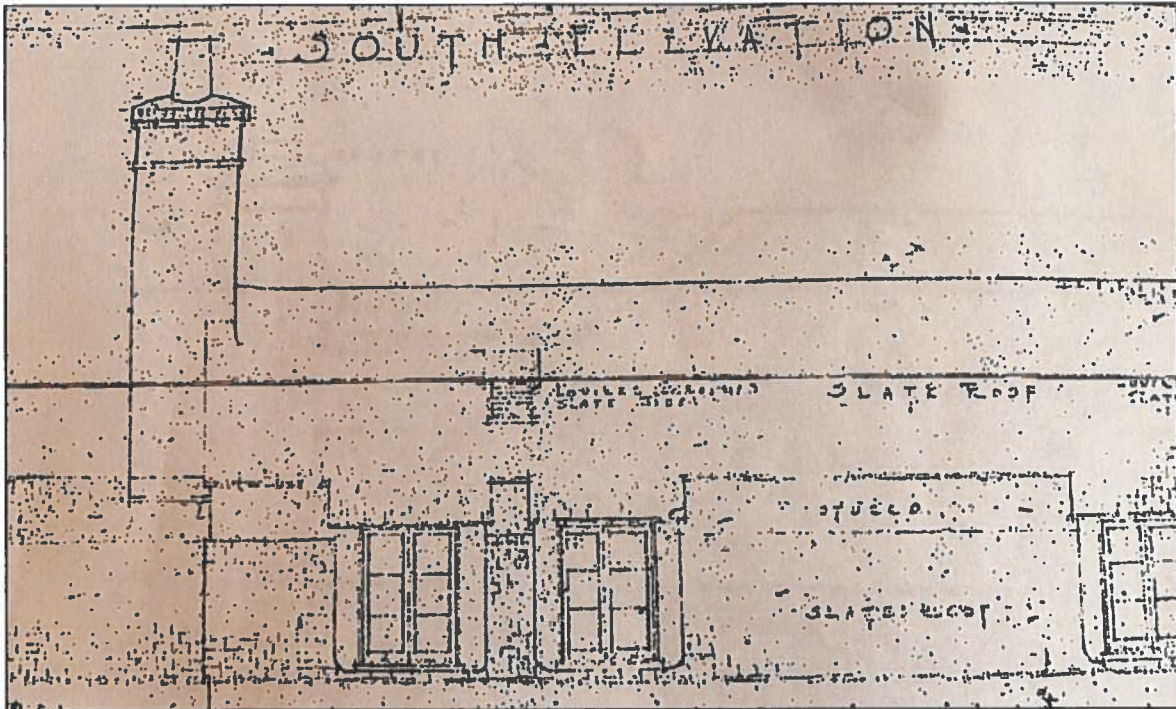
No variances have been requested with this application.

### **BOARD OF ARCHITECTS**

The proposal for the slate and copper roofing material was reviewed and approved administratively by the Board of Architects on September 26, 2024. It is not clear if this item was specifically addressed at that meeting.

### STAFF CONCLUSION

The proposed copper cap detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation, specifically Standards number three and six. We have visual proof from the 1940s photograph that the chimney cap was unadorned. Introducing a copper cap is foreign to this resource and the historic district directly contradicts the Standards.



**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **DENY** the design proposal for the installation of a copper chimney cap on the property located at 516 Caligula Avenue, legally described as Lots 6, 7 & 8, Block 125, Coral Gables Riviera Section Part Ten, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness for the copper roofs and dormer removal.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kara Kautz". The signature is written over a horizontal line.

Kara Kautz  
Acting Historic Preservation Officer