



COA (SP) 2022-020
August 17, 2022

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2103 COUNTRY CLUB PRADO
A LOCAL HISTORIC LANDMARK**

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

Architect: N/A

Owner: Juan Oramas

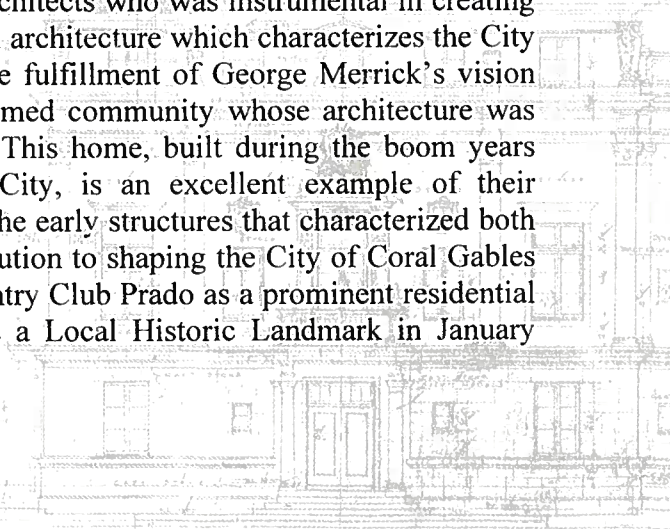
Folio Number: 03-4107-017-0560

Legal Description: Lots 26 and 27, Block 23, 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.

Site Characteristics: The property is located on the northeast corner of the intersection of Country Club Prado and South Greenway Drive. The property dimensions are 100' x 130'. The primary façade faces west onto Country Club Prado.

BACKGROUND/EXISTING CONDITIONS

Situated on the picturesque and prominent Country Club Prado, this single-family residence at 2103 Country Club Prado was designed in the Mediterranean Revival Style by architect Walter de Garmo. As a member of George Merrick's initial design team, De Garmo was one of the architects who was instrumental in creating the fabric of 1920s Mediterranean Revival architecture which characterizes the City of Coral Gables. His designs aided in the fulfillment of George Merrick's vision and goal of a planned Mediterranean-themed community whose architecture was adapted to the southern Florida climate. This home, built during the boom years and prior to the incorporation of the City, is an excellent example of their Mediterranean Revival style. It is one of the early structures that characterized both Merrick's vision and De Garmo's contribution to shaping the City of Coral Gables as well as Merrick's plan to develop Country Club Prado as a prominent residential section. The property was designated as a Local Historic Landmark in January 2003.





November 1925 photo of 2103 Country Club Prado



ca. 1940s photo of 2103 Country Club Prado

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: Cocoa).

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 June 2022, a permit application was submitted to replace the existing tile on the residence with a clay S-tile. Before proceeding to the Board of Architects for review, 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 (Altusa S-tile) was issued in 1996.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and disapproved administratively by Board of Architect staff on July 11, 2022 with the following comments:

PROPOSED TILE: SANTA FE/ CLAY SPANISH S/ COLOR: COCOA

***1)CONSIDER 2-PIECE CAP & PAN, WHICH IS IN KEEPING WITH THE ARCHITECTURAL STYLE OF THE BUILDING.;

2)RECONSIDER THE COLOR OF TILE - SUGGEST MORE TRADITIONAL COLORS IN MATTE FINISH; 3)RESUBMIT FOR FURTHER REVIEW

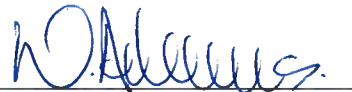
STAFF CONCLUSION

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 1923-4 in the Mediterranean Revival 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 2103 Country Club Prado, legally described as Lots 26 and 27, Block 23, 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 and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "W. Adams", is written over a horizontal line.

Warren Adams
Historic Preservation Officer