

# Campo Sano Village

Florida

D U A N Y P L A T E R - Z Y B E R K & C O M P A N Y



Location: Coral Gables, Florida  
Type: Urban Infill/Redevelopment  
Year Design: 2001  
Status: Substantially Completed  
Size: 2.2 Acres, 19 Units  
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Campo Sano Village takes its inspiration from Coral Gables' most notable architectural legacy, its historic villages. In the 1920s, George Merrick began a project to construct 19 themed villages, intended to represent distinctive and exotic architectural themes. Often enclosing both sides of a street and utilizing narrow setbacks, they formed pockets of well-designed urbanism throughout the city. Most featured continuous garden walls or picket fences, and several connected the building walls across the face of the street. The clarity of each neighborhood was further reinforced within the compound by a series of interior garden spaces and private courtyards.



The project, rendered in a Dutch Caribbean style, seeks to recall this tradition on a site that has the density of an urban location and the open vistas available across the Riviera Golf Course. Presently zoned for duplexes, the site faces a medium-sized hospital complex and the north end of the University of Miami's Coral Gables campus. The proposed solution was a complex of rowhouse buildings, a unit type rarely seen in this Garden City-era automobile suburb composed primarily of single-family homes.



Each of the five walled compounds features a central auto court that provides pedestrian and vehicular access to the units. Continuous perimeter walls create private courtyards, define the automobile entrances, and screen the service elements from street view. The arrangement of the walls and courtyards is intended both to insulate the buildings from the site's urban conditions and also to establish a consistent architecture that gives character to the street. As in many of the historic villages of Coral Gables, the garages are attached to the garden walls and feature windows to the street, while the garage doors face the interior auto courts. Above the garages, several units have an auxiliary bedroom connected to the main residence by an interior hallway, offering an additional layer of "eyes on the street."

The courtyards also house a variety of tropical palms and flowering vines. An existing stand of live oak trees between the first and second compounds is preserved and enhanced as a hammock (a plant community of species native to South Florida) that includes palmettos, slash pines, and gumbo limbo trees.