



COA (SP) 2017-015  
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Historical Resources &  
Cultural Arts

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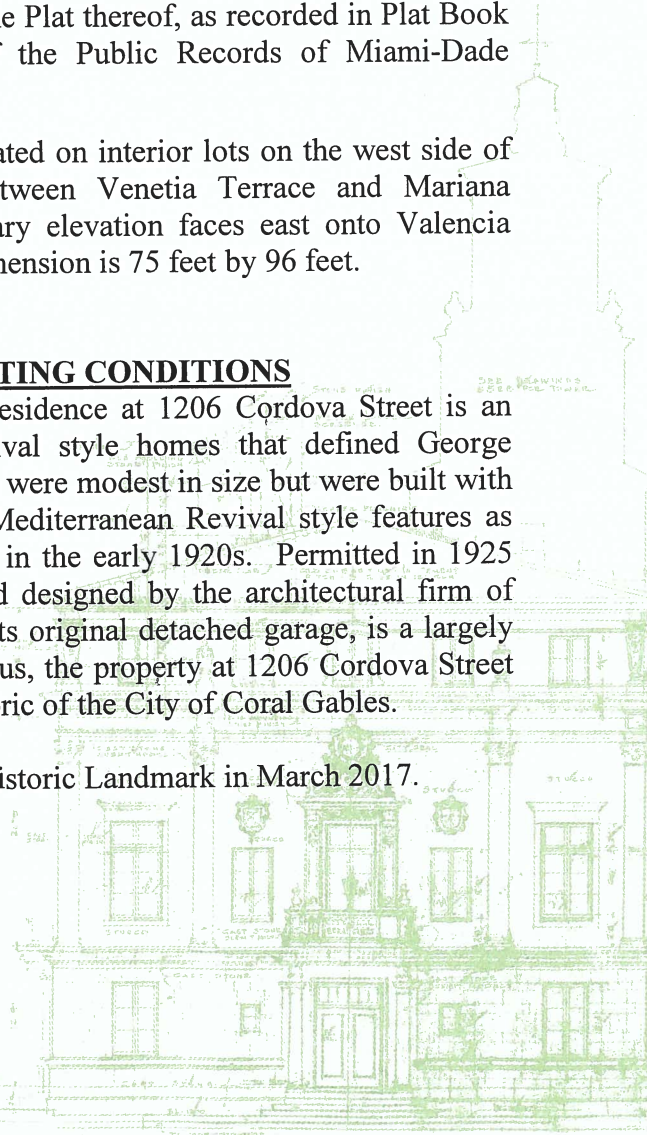
**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
1206 CORDOVA STREET  
A LOCAL HISTORIC LANDMARK**

- Proposal:** The applicant is requesting design approval for an addition and alterations to the residence and sitework.
- Architect:** Locus Architecture
- Owner:** Jeffrey D. and Marlene Perez Robboy
- Folio Number:** 03-4107-005-0051
- Legal Description:** Lot 7 and S ½ Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on interior lots on the west side of Cordova Street between Venetia Terrace and Mariana Avenue. The primary elevation faces east onto Valencia Avenue. The lot dimension is 75 feet by 96 feet.

**BACKGROUND/EXISTING CONDITIONS**

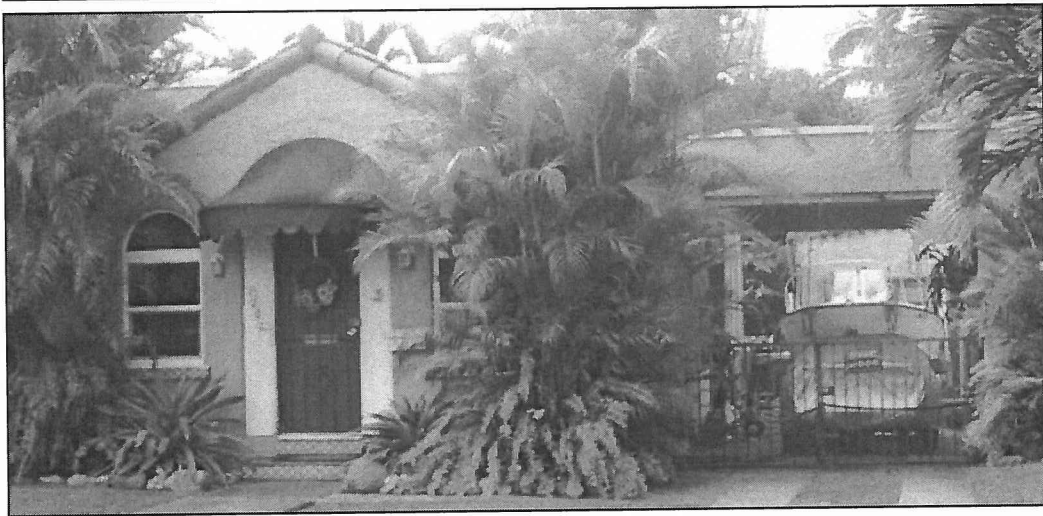
Built during the early boom years, the residence at 1206 Cordova Street is an example of modest Mediterranean Revival style homes that defined George Merrick's vision for the City. These home were modest in size but were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city in the early 1920s. Permitted in 1925 (City of Coral Gables permit #1431) and designed by the architectural firm of Sutton and Routt, the home, along with its original detached garage, is a largely intact and retains its historic integrity. Thus, the property at 1206 Cordova Street significantly contributes to the historic fabric of the City of Coral Gables.

The property was designated as a Local Historic Landmark in March 2017.



**PROPOSAL**

The applicant is requesting design approval for a one-story addition (809 SF) to the west (rear) of the home, interior renovations, alterations to some window/door openings, and sitework. The new addition will connect to historic home at the west (rear) façade and will require full demolition of the existing den and laundry room (later additions) and demolition of a portion of the original west wall of the residence (the west wall of the kitchen). The existing carport, not depicted on the original permit drawings, will also be demolished. The new addition consists of a laundry room, kitchen, and master bedroom suite. Some existing interior spaces will be reconfigured to create an expanded dining room and pantry. The proposal also includes the installation of several impact-resistant windows and doors and the replacement of the existing garage door and windows. Sitework includes a front perimeter wall with gates, masonry walls at the north and south property line to enclose the front yard, new driveway and walkways, new interior fence and gates to enclose the existing pool, new rear landing, and new septic tank and drain field.



**Front (East) Façade, along Cordova Street:  
c. 1940 historic photo [top], 2017 current photo [center]:**

**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

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 a one-story addition to the rear (west) of the historic residence, interior renovations, alterations to some window/door openings, and sitework. The approximately 809 SF addition is one-story in height and will be barely visible from the front (Cordova Street) elevation. An existing den and laundry room on the west side will be removed. Both of these areas were later additions. The west wall of the existing kitchen will be removed as well to accommodate the addition.

On the primary (east) façade facing Cordova Street, the addition protrudes approximately 18" to the south of and rising approximately 12" above the existing residence. The addition extends the home to the west approximately 33'-6." On the extant structure, the existing front door and security gate will be removed. The front door is not original (an arched screen door with screen sidelights originally filled the opening). An arched impact-resistant door set within a recess will allow the original arched opening to be maintained and the door shape is reminiscent of the original screen door. The existing impact-resistant windows (installed prior to designation) will remain throughout the residence unless otherwise specified. The existing porte-cochere to the north is proposed to be removed. Extending to the north and south of the existing residence, a 4'-0" high masonry wall inset with gates will be constructed. The metal pedestrian gate to the south and vehicular gate to the north are detailed to match those proposed at the east property line. The garage is visible from this elevation, however discussion of the garage will be occur later within this report.

The side (north) elevation is comprised of the existing residence to the east with the new addition visible to the west. The alterations indicated for the extant house on this elevation include the removal of the existing porte-cochere and the introduction of two pairs of French doors where windows currently exist. The new doors are shown without muntins to match the existing windows on the residence to remain. To the west, the new addition is higher than the parapet of the existing residence, but the difference is small (approximately 12") and should not be visible from Cordova Street. The addition is primarily flat roofed with a parapet with a barrel-tile clad shed roof with decorative wood outriggers that slopes to the north. The shed roof, visible on this elevation, provides protection for two pairs of French doors, both with transoms. One pair leads from the new kitchen to a new landing to the north. The other pair of French doors, with sidelights, leads from the new master bedroom to the same landing to the north.

The west (rear) façade consists primarily of the new addition, with a small portion of the existing residence visible to the north. No changes are indicated for extant residence to remain. The side of the shed roof is visible to the north side of the elevation with the bulk of the addition being topped with a flat roof and parapet with a band that appears to match the stucco banding found on the parapet of the existing residence. One grouping of windows (two casements with a fixed unit between and three transoms above) is found on this elevation providing light into the master bedroom.

The south (side) façade of the extant structure is unchanged in this proposal with the exception of a single bathroom window that will be replaced with a casement window. To the west, the addition is very minimally detailed and features two window openings, a copper downspout, and the banding at the parapet. The westernmost window is a single casement while the other, to the east, is a double casement of the same height.

Alterations to the garage structure include the replacement of two existing windows on the north and south elevations with impact-resistant casement windows. The windows on the north elevation will be fixed units due to the location of the new generator at the north side of the garage. The mechanical equipment will be relocated to the north of the garage. Two new 5'-0" masonry screen walls are proposed extending from the north side of the garage to screen both the generator and A/C equipment from view. The wooden carriage doors on the east façade are proposed to be replaced with replicas that are impact-resistant.

Sitework includes a new front perimeter wall with gates. The 4'-0" wall consists of a 2'-6" masonry base topped with 1'-6" high metal picket fencing. Square 18" columns 4'-4" high frame the openings for the vehicular and pedestrian gates and the corners of the property. The proposed gates are metal pickets set within a metal frame. Masonry walls 4'-0" high with rounded tops are proposed at the north and south property line to enclose the front yard. The existing concrete ribbon strips and front walkway will be replaced with a new old "Chicago" brick driveway and walkways. The septic tank and drain fields are also being relocated or replaced.

### **VARIANCES**

No variances have been requested with this application.

### **BOARD OF ARCHITECTS**

The proposal was approved by the Board of Architects on June 29, 2017 with no comments.

### **STAFF CONCLUSION**

The applicant is requesting design approval for a one-story addition to the existing historic residence, interior and exterior alterations to the residence and detached garage, and sitework. The addition takes its cues from the extant residence while still distinguishable as an addition. The Secretary of Interior Standards for Rehabilitation requires that "the new work shall be differentiated from the old." The addition distinguishes itself from the existing structure through the lack of window sills, the higher roof line, the transoms found on the proposed windows and

doors, and the shed roof element. Overall, the proposal does not detract from the historic integrity of the property.


Staff has the following comments to be incorporated as conditions for approval:

1. The stucco banding located at the parapet of the new addition should be different than that found on the existing residence or removed entirely.
2. The new tile roof is to be true, two-piece barrel tile.
3. The extant structure is not to be restuccoed in its entirety, but patched as needed. The stucco texture on the addition is to be differentiated from the existing stucco finish.
4. If acceptable impact-resistant carriage doors (with Miami-Dade County NOAs) are not located, the existing garage doors are to be repaired, or if too damaged replicated, and secured with hurricane shutters.

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

A motion to **APPROVE WITH CONDITIONS** the design proposal for an addition, interior and exterior alterations, and sitework on the property at 1206 Cordova Street, a Local Historic Landmark, Lot 7 and S ½ Lot 8, Block 1, Granada Place Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Dona M. Spain  
Historic Preservation Officer