



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1116 OBISPO STREET
A CONTRIBUTING RESOURCE WITHIN
THE “OBISPO AVENUE HISTORIC DISTRICT”**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

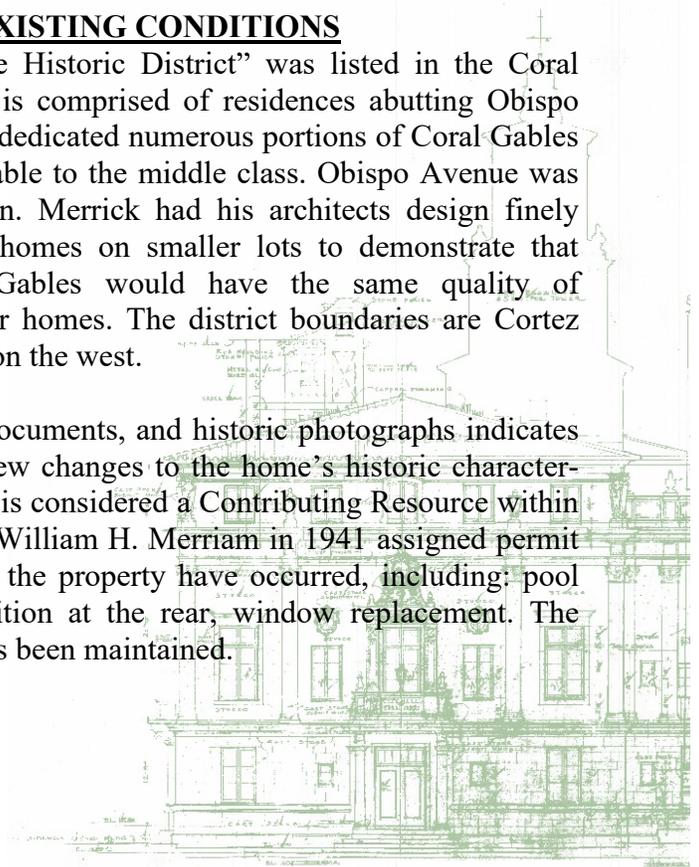
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- Proposal:** The application requests design approval for additions and alterations and sitework.
- Architect:** Pascal, Perez, Kiliddjian, Starr (Peter Kiliddjian)
- Owner:** Cristina and Philip Taub
- Folio Number:** 03-4107-014-1660
- Legal Description:** Lot 8 & East ½ Lot 7 & Lot 9, Block 16, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on the south side of Obispo Avenue between Columbus Boulevard and Cordova Street. The lot dimensions are 125’ x 150’.

BACKGROUND/EXISTING CONDITIONS

In May of 2008, the “Obispo Avenue Historic District” was listed in the Coral Gables Register of Historic Places. It is comprised of residences abutting Obispo Avenue. City Founder George Merrick dedicated numerous portions of Coral Gables to lots and homes that could be affordable to the middle class. Obispo Avenue was an early street dedicated to this vision. Merrick had his architects design finely detailed Mediterranean Revival style homes on smaller lots to demonstrate that moderately-priced homes in Coral Gables would have the same quality of construction and aesthetic as the larger homes. The district boundaries are Cortez Street on the east and Ferdinand Street on the west.

Assessment of the property, building documents, and historic photographs indicates that over the past century there were few changes to the home’s historic character-defining features. 1116 Obispo Avenue is considered a Contributing Resource within the district. The home was designed by William H. Merriam in 1941 assigned permit number 6362). Although alterations to the property have occurred, including: pool installation, rear addition, terrace addition at the rear, window replacement. The overall historic integrity of the home has been maintained.



PROPOSAL

The application requests design approval for a one and two story addition at the rear, new driveway, interior renovation, sitework includes: new driveway, low wall and gates.



Figures 1: 1940s Photo



Figure 2: Realtor.com, 2024

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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

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 application requests design approval for a one and two story addition at the rear, new driveway, interior renovation, and sitework. The work includes:

- Demolition of an existing covered terrace addition that was constructed in 2018.
- Construction of a two-story addition to include a play room, office, bathroom and great room at the ground floor and a new stair provides access to a bedroom, family room, master suite and roof deck on the second floor. The addition attaches to the northeast corner of the original house, replacing a deck addition. The two-story addition should be subordinate to the original house and staff recommends that the overall height is lowered to be equal to or under the height of the original house. The applicant might consider pushing the addition off of the enclosed loggia and returning the original fenestration pattern to the new openings. This would break up the mass at the east elevation and provide a clear distinction between the new and existing building.
- At the front (south) elevation, the applicant is making minimal changes to the original building and will be restoring the shutters to the ground floor. The enclosed loggia fenestration needs further study, should mimic the original condition as best as possible. The two-story addition is visible from the northeast corner, projecting into the side yard behind the original house. A new, 4'-0" masonry wall will be installed in the side yard.
- At the west side elevation, the one story dining room addition extends into the rear yard just behind the existing garage building. The height, siting and fenestration are compatible with the existing one story portion of the original house. The window and door sizes and types proposed are appropriate to the style of the building. Staff recommends studying the rhythm of openings on the west elevation of the two-story addition, but this will not be visible from the public right of way and will have an adverse effect to the historic district.
- A majority of the rear elevation of the original building will be modified to accommodate the new additions. A new exterior stair is included to provide access from the pool and covered terrace to the second floor deck. This elevation will not be visible from the public right of way.
- At the east side elevation, the two-story addition attaches from the rear of the house. This elevation needs to be further studied and the addition lowered in height. Staff recommends recessing the addition away from the original loggia to create a clear distinction from the new and original house. The proposed fenestration of the loggia needs to be further studied.
- Sitework includes installation of new 4'-0" masonry walls at the sideyard, new pool patio and expanding the existing driveway in the front yard. The paving configuration at the front should be minimized to reduce the impact to the greenspace.

VARIANCES

No variances are being requested in conjunction with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board Architects on October 23, 2025.

STAFF CONCLUSION

The application requests design approval for one- and two-story additions and alterations to the residence and sitework. The proposed alterations to the residence are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure are being respected and the new addition is located at the rear or on an inconspicuous side of the historic building. Given the size and scale of the existing home and lot, the proposed addition does not overwhelm the property but there is room for improvement to address how the new, two-story addition attaches to the original house. Staff recommends recessing the addition away from the “loggia” to create a clear distinction between the new addition and original house on the east elevation. The applicant can work with staff, if there are any concerns or major modifications additional board review may be required.

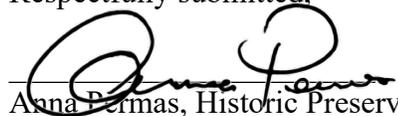
Staff agrees that the proposed modifications are compatible with the historic character of the property. The two-story addition occurs at a portion of the home that has already been altered with an addition and is largely not visible from the front or side streets. The design does not adversely affect the character of the building and the finishes will differentiate it from the original building. Staff requests the following conditions to be incorporated into any motion for approval:

1. Work with staff to lower the overall height of the two-story addition to be equal to or under the height of the original house.
2. Work with staff to detach the two-story addition from the loggia at the east elevation.
3. Window/door muntins are to be high-profile / dimensional.
4. Window/door glass to be clear / no tint / no reflectivity / no low-e.
5. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application.
6. Stucco on the original structure is to remain and not be restuccoed.
7. Work with staff on the fenestration pattern of the previously enclosed loggia.
8. The proposed shutter style should match the original drawings.
9. Roof tile is to be a flat cement tile.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **1116 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 8 & East ½ Lot 7 & Lot 9, Block 16, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26, of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,



Anna Permas, Historic Preservation Officer