

PPKS ARCHITECTS

1330 NW 84TH AVE
MIAMI, FLORIDA 33126
305 -726- 3748
pkiliddjian@gmail.com

LETTER OF INTENT STATEMENT 1116 OBISPO

Nov. 10th 2025

Coral Gables Board of Architects
407 Biltmore Way
Coral Gables Florida, 33134

Owners : Cristina Taub, Philip Taub

Property Address: 1116 Obispo Avenue Coral Gables Fl. 33134

Folio: 03-4107-014-1660

Legal Description: Lots 8 ,9, and the east half of lot 7, Block 16 of Coral Gables Section “C”
According to the plat thereof, as recorded in plat book 8, page 26 of the public records of Miami Dade county

Site Characteristics: The property is located on an interior, approximately 120’ x 150’ lot on the south side of Obispo Ave. between Columbus Street and Cordova Street.

Proposal: A one and two-story addition at the rear of the existing residence, a new driveway, new low walls and gates, demolition of existing terrace addition, interior renovations and alterations. No variances are being requested as part of this proposal.

The residence at 1116 Obispo Avenue, designed in the Minimal Traditional Style, built in 1941, Microfilm records indicate that the architect for the home was William Merriam. Historical photographs from 1940s indicate that very few alterations have occurred over the years. A one-story terrace addition was added at the rear of the residence in 2018 and the residence has maintained its overall appearance and character. The property was designated as a contributing structure in the Obispo Avenue Historic District.

We are requesting design approval for additions and alterations to the residence, and sitework. The two-story addition requires demolition of the existing covered terrace addition (not original to home). Sitework includes a new driveway, covered terrace, pool and pool patio.

The proposed renovation for 1116 Obispo Ave. outlines a comprehensive plan for the property, featuring a one and two-story addition, housing three new bedrooms, a family room, playroom, and upstairs gathering room. An interior rework of the existing kitchen area and a one-story dining room and covered terrace are also part of the program for the home. The additions have been carefully crafted to preserve and support most of the existing home. Great effort has been made to express all existing corners of the main volume by attaching roof elements at minimal

points. The proposed massing has been crafted in a manner as not to overwhelm or surpass the hierarchical importance of the existing structure. The envisioned second-story addition aims to bring out the property's full potential by introducing a stylistic direction inspired by the "reduced traditionalism," aesthetic. This approach seeks simplicity and understatement, acting as a bridge between the existing home and the neighborhood. The design emphasizes balanced composition and massing, for a seamless visual transition. The detailing throughout the design is characterized by simplicity and reduction, utilizing authentic architectural elements like exposed rafter ends, shutters, and casement windows to achieve visual harmony and distinction of new vs. historic. The originality of the design is underscored, ensuring it stands apart from existing structures in the area and is in line with the best practices for historic renovations and additions.

The design of this house is an original design. It does not duplicate any existing building.

Sincerely

Peter Kiliddjian