



COA (SP) 2026-007  
June 18, 2026

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
439 MAJORCA AVENUE  
A LOCAL HISTORIC LANDMARK**

*Historical Resources &  
Cultural Arts*

2327 Salzedo Street  
Coral Gables  
Florida, 33134

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- Proposal:** The application requests design approval for an addition, alterations to the residence, and sitework.
- Architect:** Riodas Architecture Studio (Miguel Rionda)
- Owner:** Ethan Mansley Curtis
- Legal Description:** Lot 16 & the West ½ of Lot 17, Block 1, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is an approximately 75’ x 128’ interior lot on the north side of Majorca Avenue between LeJeune Road and Hernando Street.

**BACKGROUND/EXISTING CONDITIONS**

See Designation Report LHD 2025-008 discussed previously.

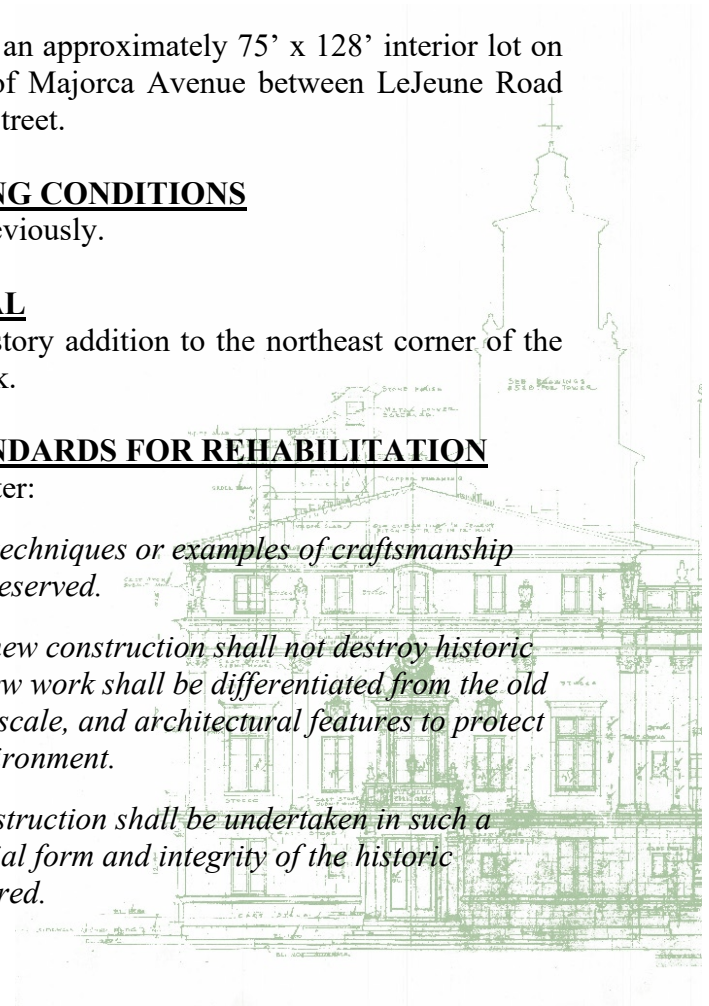
**PROPOSAL**

The application requests design approval for a one-story addition to the northeast corner of the home, alterations to the residence, and minor sitework.

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

The following Standards have application in this matter:

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.*





**Figure 2: 1924 photo**



**Figure 2: ca. 1940s photo**



**Figure 3: Current photo, 2025**

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### **PROPOSAL**

The application requests design approval for an approximately 350 SF one-story addition to the east of the home converting an existing open-air pavilion into living space, construction of trellis-covered terrace to the east of the existing carport, minor alterations to the residence, and sitework.

### **STAFF OBSERVATIONS**

The scope of work contained in this application includes:

- Construction of an approximately 350 SF one-story addition to the east of the home utilizing the structure and footprint of the existing open-air pavilion (not original). The addition will be utilized as a dining room so that the existing dining room can be utilized as a living room. The addition is under a side-gable roof with a concrete bookend. An arched triple window is centered on the addition and is flanked by two single casement windows. A single casement window faces east and three pairs of doors, flanked by two windows, lead out to the terrace to the north. Note that no elevations were provided for the north elevation of the addition. Doors are assumed to French doors and windows to match the front (south) façade.
- New impact-resistant wood arched double entry doors. The doors replace existing flat-top doors within the arched opening. Note the keynote #2 on the proposed site plan still indicates that the new door will have a transom. This is a hold-over from a previous set of drawings and should be corrected. The demolition floor plan (D101) and new floor plan shown on SP101 indicate that a pair of doors on the west façade is being removed and replaced, however the proposed elevations note that it is existing to remain. The remainder of the windows and doors will remain.
- The construction of an approximately 130 SF trellis-covered terrace to the east side of the existing carport (not original). The trellis is supported by square masonry columns clad in stucco with a simple cap. Best seen in the renderings on A401, elevations of each façade and details for the trellis construction will need to be provided in the permit drawings.
- Sitework includes a new swimming pool and deck, new concrete ribbon strips to the existing carport, and an “exterior oven.” No elevations or details were provided for this feature. It can be seen in the renderings on Sheet A401.

### **VARIANCES**

No variances from the Coral Gables Zoning have been requested with this application.

### **BOARD OF ARCHITECTS**

After a number of appearances, the proposal was reviewed and approved by the Board Architects on November 13, 2025.

### **STAFF CONCLUSION**

The application requests design approval for a small one-story addition, minor alterations to the residence, and sitework. While not the optimal location for an addition to an historic home, the addition utilizes an existing structure and footprint that is foreign to the residence. The windows of the addition match the existing clear view (no muntins) windows on the residence that were installed circa 1994. In the future when the windows and doors on the residence are replaced, Staff will work with the owner on historically appropriate units. The windows on the addition will then be differentiated from the historic residence.

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Staff requests that the following conditions be incorporated into any motion for approval:

1. Window and door glass is to be clear, no tint, no reflectivity, no low-e.
2. Fixed windows are to be fixed casement units.
3. Existing coral rock trim is not to be disturbed when installing the front entry doors.
4. Coral stone is not to be painted.
5. Roof tile is to be two-piece true barrel tile, not Spanish-S as noted in the plans.
6. Provide north elevation of addition. Staff to review prior to permitting. If doors are French doors, they are to have a higher kickplate.
7. Clarify texture of proposed stucco cladding – it is to be differentiated from the stucco on the historic home. A sample is to be provided for Historic Staff review prior to application.
8. Window sills at addition are to be removed or modified to differentiate them from the existing sills.
9. Clarify if pair of doors on west façade are being replaced.
10. Coordinate all discrepancies (notes) on drawings.
11. Provide full elevations and details of the trellis addition in the permit drawings.
12. Provide full elevations and details of the “exterior oven” for Staff to review. If necessary, that item will be returned to the Historic Preservation Board for review.

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

A motion to **APPROVE** the design proposal for an addition, alterations to the residence, and sitework on the property located at **439 Majorca Avenue**, a Local Historic Landmark, legally described as Lot 16 & the West ½ of Lot 17, Block 1, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas". The signature is fluid and cursive, with a large initial "A" and "P".

Anna Pernas

Historic Preservation Officer