



COA (SP) 2025-010
May 14, 2025

*Historical Resources &
Cultural Arts*

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2716 CORDOVA STREET
A LOCAL HISTORIC LANDMARK**

2327 Salzedo Street
Coral Gables
Florida, 33134

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Proposal: The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback.

Architect: Pascal, Perez, Kiliddjian, Starr (Peter Kiliddjian)

Owner: Gables Development Group Cordova LLC

Legal Description: Lot 12 & E 1/2 Lot 13, Block 15, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on the northwest corner of the intersection of Cordova Street and Sevilla Avenue. The primary elevation faces east towards Cordova Street. Dimensions of the site are approximately 75 feet wide by 150 feet deep.

BACKGROUND/EXISTING CONDITIONS

See Designation Report LHD 2024-015 discussed previously.

The residence at 2716 Cordova Street (originally permitted as 1101 Sevilla Avenue) was designed in 1938 (Permit #5650) by architect William Shanklin, Jr. An early addition to the north of the original garage was permitted in 1940 (architect unknown). The property maintains its architectural integrity and continues to contribute to the historic architectural fabric of the City.

PROPOSAL

The application requests design approval for a two-story addition and alterations to the residence, construction of a two-story auxiliary structure, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback of the new two-story addition at the west side of the property.

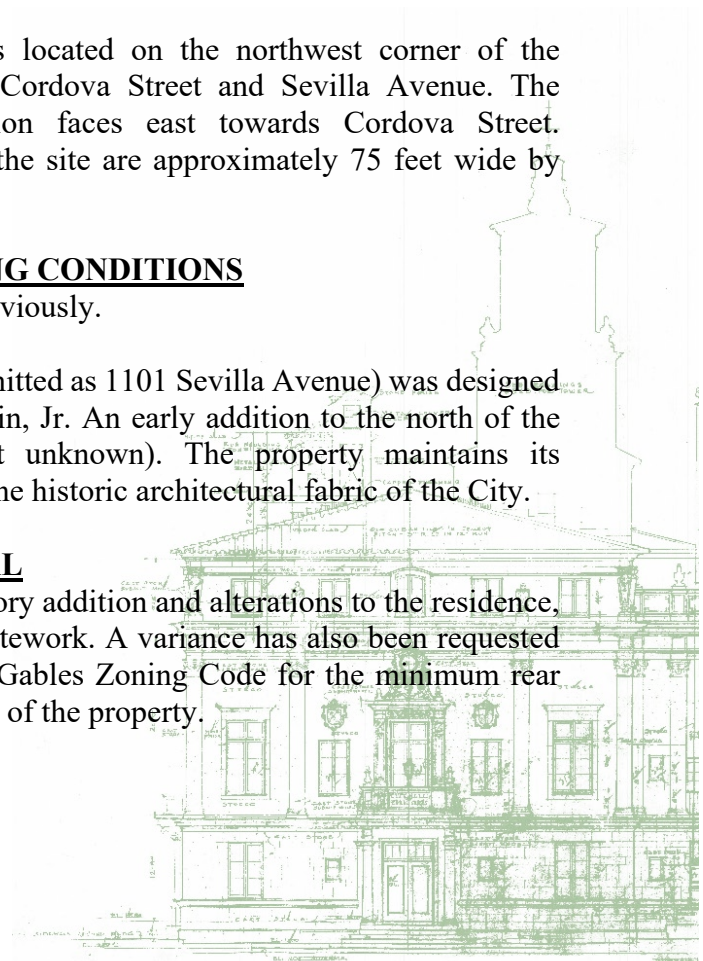




Figure 1: ca. 1940s photo



Figure 2: Current photo, 2025

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.*
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 scope of work contained in this application includes:

- Construction of a two-story addition to the north and west of the home consisting of two bedrooms suites at the first floor, master bedroom suite at the second floor, elevator and stairs.
- Construction of a two-story auxiliary structure consisting of a one-car garage accessible from Sevilla Avenue and mudroom on the first floor and bedroom with full bathroom on the second floor.
- Reconfiguring the gable-end roof and flat roof condition over the original kitchen and sunroom into a flat roof with parapet (visible on A-201)
- Reintroduction of shutters to the original home.
- Reconfiguring and resizing of windows and doors at the rear (west façade).
- Converting the original garage facing Cordova Street into living space, retaining the outline of the original arched opening and filling it with a window assembly with knee wall below.
- Installation of new impact-resistant windows and doors.
- Complete interior remodeling.
- Sitework includes removal of the existing asphalt driveway and approach at Cordova Street, new driveway and approach at Sevilla Avenue, decking and swimming pool at the rear (west) of the property and new front walkway.

The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback. Locating the two-story addition to the rear of existing home leaves the essential form and massing of the historic structure intact.

The two-story auxiliary structure is sited appropriately and its lower scale is a result of its use as a garage structure. The style of the building responds to and complements the existing home through its details (rafter tails, arched opening at the west side, telescoping roof ridge). Likewise, the two-story addition to the home takes its detailing cues from the historic residence and is set back behind the structure. The gable-end roof of the Cordova-facing elevation steps down like the telescoping roof line of the original home while the broader mass of the addition is under a hipped roof.

VARIANCES

A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback. The following variance is requested in conjunction with this proposal:

Grant a variance to allow the new addition to have a rear setback of approximately five feet (5'-0") vs. The required minimum rear setback in Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.

The Coral Gables Zoning Code requires that all properties maintain a 10'-0" rear setback. In Coral Gables, for zoning purposes, the narrow end of platted lots is always the front or rear of the property. This property is unusual in that, although platted (and originally permitted) to face Sevilla Avenue, the front elevation is towards the side street of Cordova Street. The rear property line is actually the west property line. The property maintains the required 15'-0" side street setback and the new garage addition maintains the required 25'-0" "front" setback along Sevilla Avenue. Given the siting of the house on the property, staff supports the granting for the variance.

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The Historical Resources staff finds that the following criteria, necessary for authorization of the variance, apply:

Criteria	Yes/No
1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.	Yes
2) That the special conditions and circumstances do not result from the actions of the applicant.	Yes
3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.	Yes
4) That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and would work unnecessary and undue hardship on the applicant.	Yes
5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.	Yes
6) That granting the variance will not change the use to one that is different from other land in the same district.	Yes
7) That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.	Yes
8) That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.	Yes

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board Architects on March 20, 2025.

STAFF CONCLUSION

The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback. When designing additions to existing historic structures, it is encouraged to consider the integrity of the building and its historic significance. The two-story and rear additions proposed are at the secondary elevations, subordinate to the historic building and compatible with the design of the property. The applicant request for a variance for the rear setback for the additions is supported by staff due to the siting of the existing residence.

As relayed to the architect previously, Staff has concerns about the proposed north elevation and the abrupt transition between the existing lowest portion of the existing residence and the two-story addition. This elevation and transition will be very visible when approaching the home from the north. Staff recommends the applicant continues to work with the Department to improve this transition/façade.



Figure 3: Current photo, 2025

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. Muntins are to be high-profile.
3. Work with Staff to ensure that the proposed window configuration (mimicking the original steel casements) is achievable as drawn.
4. Window shutters to be reintroduced should match the original design found on the home (see Figure 1).
5. Existing house is not to be restuccoed in its entirety.
6. The existing in-swinging front door and screen door are original to the house and are to remain.
7. Roof tile is to be two-piece true barrel tile.
8. A separate Standard Certificate of Appropriateness may be required for the swimming pool if it is under a separate permit.
9. Coral stone site wall at north, south, and west property lines is to remain unaltered, with the exception of the opening for the new driveway at Sevilla Avenue. The removed stone should be used to repair any areas of damaged wall.
10. With the permit drawings, include sections through the trellis and courtyard so that each elevation within the courtyard is shown.
11. Restore or replace in kind the original arched top wooden gate at the northeast corner of the property. See photo below.



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Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for additions and alterations to the residence and sitework on the property located at **2716 Cordova Street**, a Local Historic Landmark, legally described as Lot 12 & E 1/2 Lot 13, Block 15, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

AND

A motion to **APPROVE** a variance to allow the new addition to have a rear setback of approximately five feet (5'-0") vs. The required minimum rear setback in Single-Family Residential Districts shall be ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kara Kautz", is written over a horizontal line.

Kara Kautz

Acting Historic Preservation Officer