



AV 2019-003
November 16, 2022

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE AD VALOREM TAX EXEMPTION REQUEST
FOR THE IMPROVEMENTS TO THE PROPERTY AT
1206 CORDOVA STREET
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

Owner: Jeffrey and Marlene Robboy

Original Date of Permit: 1925

Original Permit No.: 1431

Architect for Alterations: Locus Architecture

Contractor for Alterations: Citco Construction

Estimated Cost of Project: \$150,000**

Estimated Cost of Work
on Historic Buildings: \$150,000**

Legal Description: Lot 7 and the South ½ of 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.

Folio Number: 03-4107-005-0051

Date of Listing in Coral Gables
Register of Historic Places: March 17, 2017 (LHD 2017-002)

(**Dollar amounts supplied by Applicant and are not verified by Historical Resources Staff)

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 of Coral Gables. These homes 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. Accounts record that Merrick actively sought architects, builders, and investors from across the country to develop his vision. Granada Place (Amended), a small portion of the Granada Section, substantiates these accounts. Granada Place was platted in January 1925. Within twelve months seventeen (17) homes were built--including 1206 Cordova Street. Thirteen (13) of the

homes were built by architects, builders, and/or investors from Indiana. The six (6) homes along Cordova Street were amongst the first built and shared the same Indiana-based team. The home at 1206 Cordova Street stands as an example of the early development of the City. The home 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 applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2017-015. Only portions of the proposed work will actually apply to the tax exemption.

IMPROVEMENTS TO THE PROPERTY

Improvements to the property, as reported by the owner, include:

A. General restoration/renovation

- New impact-resistant windows and doors to match existing on house
- Removal of non-original carport at north side of house
- Removal of an addition at the west (rear of the house)
- New arched entry door to reflect original screen door shape
- Reintroduced true barrel tile coping at detached garage (previously s-tile)
- New barrel tile roof
- Paint house and detached garage
- New impact resistant-garage doors to match existing doors
- New canvas awnings
- Stucco repair
- Mechanical, electrical, and plumbing system upgrades

B. Additions

- One-story addition consisting of a master bedroom suite, kitchen and laundry room (approx. 809 SF) and uncovered terrace
- New septic tank and drainfields

C. Site improvements

- New perimeter wall and gates
- Installation of new paver walkways and driveway
- Installation of new landscaping

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Warren Adams

Historic Preservation Officer

Attachments: Part One and Part Two Applications for Ad Valorem Tax Relief, Before & After Photographs, Local Historic Designation Report, Special COA Report, COA Results Letter, As-built Permit Drawings