



COA (SP) 2024-009 REVISED
March 13, 2025

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

P: 305-460-5093
E: hist@coralgables.com

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS REVISION
FOR THE PROPERTY AT
1104 MALAGA AVENUE
A LOCAL HISTORIC LANDMARK**

Proposal: The application requesting design approval for additions and alterations to the residence and sitework was granted approval with conditions on April 17, 2024. The revision requests design approval for changes to the proposed additions.

Architect: Locus Architecture (Nelson de Leon, AIA)

Owner: Nicholas V. Soane

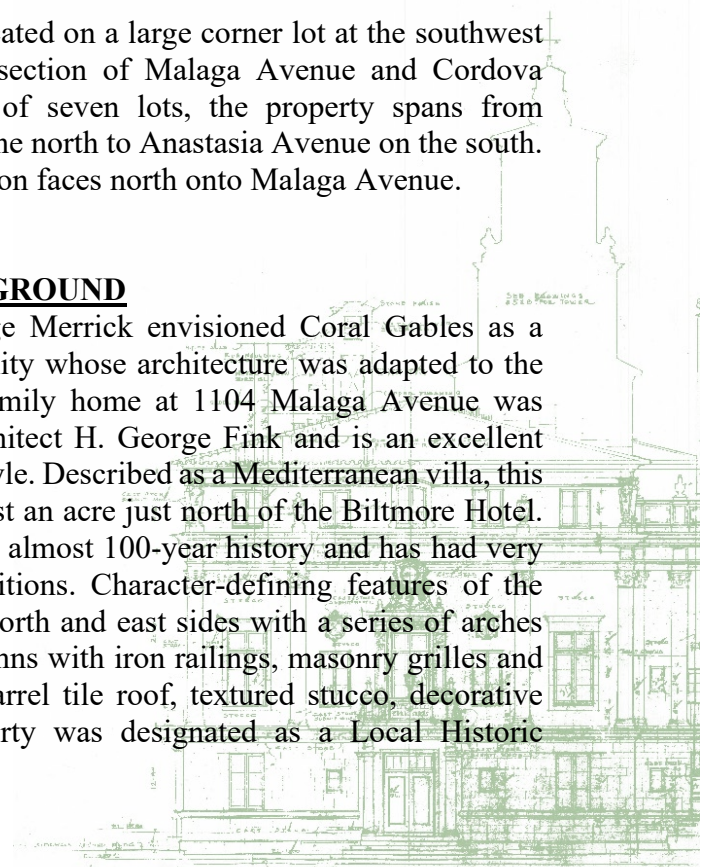
Folio Number: 03-4118-003-1700

Legal Description: Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on a large corner lot at the southwest corner of the intersection of Malaga Avenue and Cordova Street. Comprised of seven lots, the property spans from Cordova Street on the north to Anastasia Avenue on the south. The primary elevation faces north onto Malaga Avenue.

BACKGROUND

In the early 1920s, city founder George Merrick envisioned Coral Gables as a planned Mediterranean-themed community whose architecture was adapted to the southern Florida climate. The single-family home at 1104 Malaga Avenue was designed in 1925 (Permit #710) by architect H. George Fink and is an excellent example of the Mediterranean Revival style. Described as a Mediterranean villa, this imposing home sits on large lot of almost an acre just north of the Biltmore Hotel. The home has only had six owners in its almost 100-year history and has had very few alterations and no substantive additions. Character-defining features of the home include: the loggia spanning the north and east sides with a series of arches supported by cast concrete twisted columns with iron railings, masonry grilles and cast concrete and tile ornamentation, barrel tile roof, textured stucco, decorative vents, and protruding sills. The property was designated as a Local Historic Landmark in October 1978.



PROPOSAL

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1104 Malaga Avenue, May 27, 1926



Aerial view from Biltmore Hotel showing rear of 1104 Malaga Avenue, Summer 1930



ca. 1940s photo of 1104 Malaga Avenue

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.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
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 property at 1104 Malaga Avenue consists of a two-story approximately 7,780 SF residence with an attached two-story garage structure at the southwest corner. The house sits wholly on the north four lots of the 43,150 SF site.

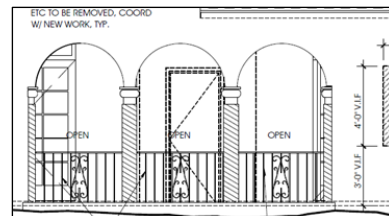
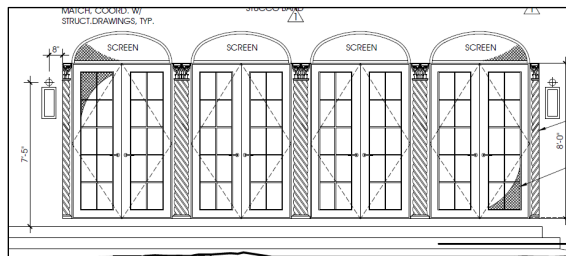
In 2023, the Historic Preservation Board approved a Special Certificate of Appropriateness for a Master Plan for future improvements to the residence and site. Knowing that the full scope of work would be implemented in phases, it was noted that the phases would be reviewed by Historical Resources and Cultural Arts Department Staff or the Historic Preservation Board via individual Certificates of Appropriateness. The Master Plan approval enabled the owner to submit a robust Ad Valorem Tax Abatement application and move forward with other work while preparing the drawings for this COA.

On April 17, 2024, the Historic Preservation Board approved a Special Certificate of Appropriateness with conditions for additions and alterations to the residence and sitework. This application requests a revision to the previously approved scope of work.

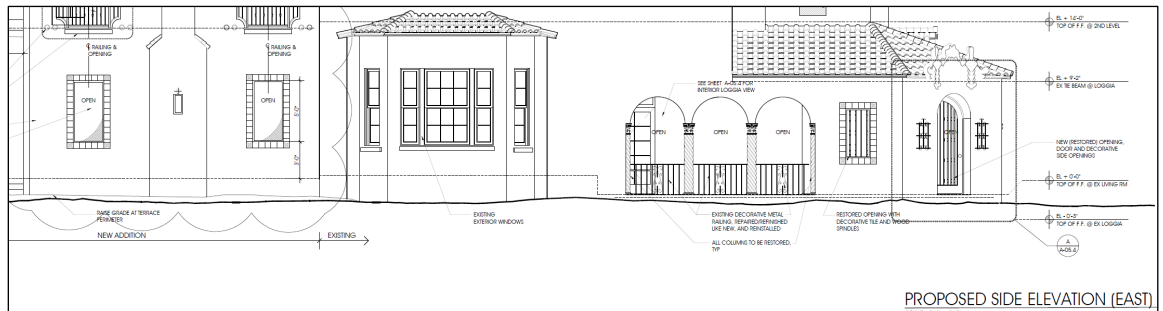
The work proposed in this application includes, but is not limited to, the following:

- The construction of a screened terrace structure at the southeast corner of the home at the location of an existing paver terrace. The terrace (approximately 23'-7" x 29'-10") is fully enclosed with screens at the first floor and open air at the second floor. A triple window assembly at the second floor is proposed to be resized into a pair of French doors. Another single window is proposed to be lengthened into a single French door. The previously approved project included a small, screened porch under a shed roof, not impacting the rear façade of the home.

The terrace addition is the most impactful revision to the COA. Staff has concerns over the scale and proportions of the arched openings at the rear. The shallow arches of the screened porch are foreign to the home and introduce a design element that competes with the original front loggia with elegant half-circle arches, an important character-defining feature of the home. The columns and capitals appear as if they are to match front columns, albeit elongated.



Likewise, copying the rectangular openings surrounded with tile on the east and north façades of the historic home is not appropriate. The scale again detracts from the original features (see Sheet A-05.2)

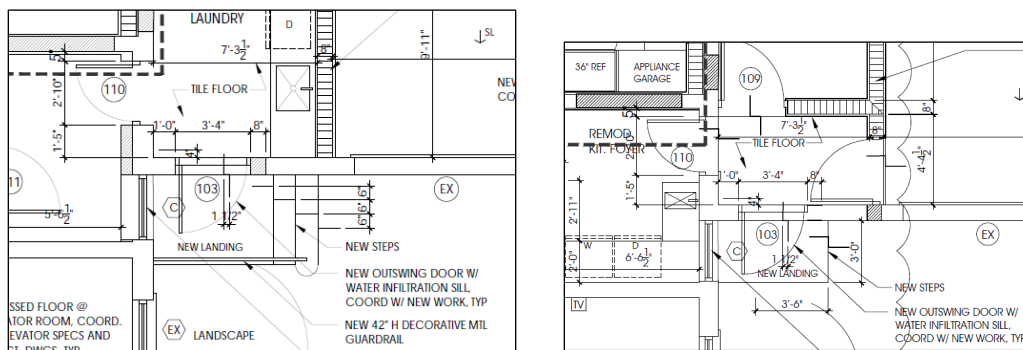


Staff does not support the resizing of the triple windows at the second floor and had suggested that they be retained or introduce a single French door at the center of the assembly, retaining the openings and sill on either side.

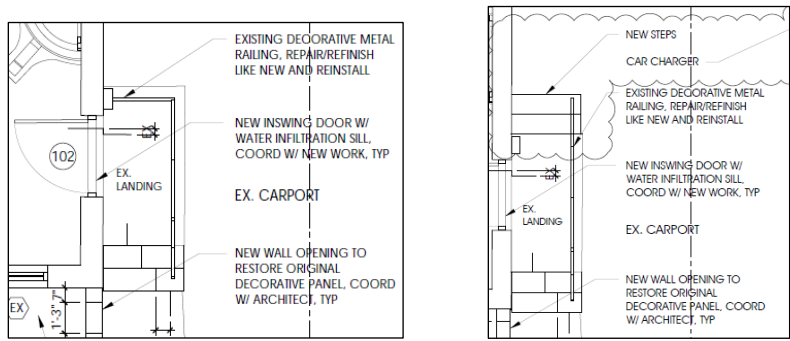
- An addition to the northwest corner of the garage to create a storage closet at the ground floor and an extension of a balcony at the second floor. The previous application requested approval to remove the original Malaga-facing exterior staircase that led to the second floor rooms above the garage.

Staff did not object based on the limited alterations being proposed to the home. The landing and first floor storage below the landing remained. Further alteration of this space is not supported by staff.

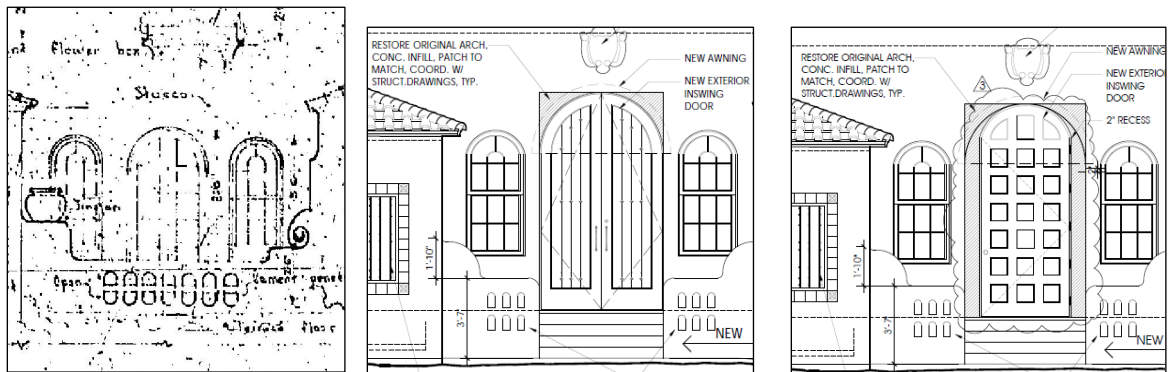
- Changes to the landing at the north façade (east of garage). It appears that a change in elevation is being accommodated elsewhere, although Staff is unclear where. The proposed revision eliminates an exterior stair with railing and replaces it with a landing. Staff is fine with this revision.



- The addition of steps at the south side of an existing landing within the carport. The revision adds another set of risers to match those on the north side. The drawings notes state that the existing railing is to be repaired/refinished, however the portion flanking the south side does not exist. Staff is fine with the revision as long as details are provided for the new railing portion.



- Resizing of the entry door at the north facade. The revision proposes a reduction in the size of the front entrance, installing a single door in lieu of the previously approved double doors.



The existing entry doors are flat-topped and not original to the property. Reintroducing the arched opening is supported by Staff. The original drawings indicated a single half-circle arched door that rises just above the two flanking windows. The door, as shown in the revision, introduces another flattened arch. Staff supports the single entry door, but requests modification to the height and/or arch to really restore the opening.

- Extension of the proposed Master Bathroom at the second floor. This revision eliminates a previously approved step-back condition on the south façade. The revision also changes a bank of four windows at south façade of the addition into a pair of French doors with sidelites.

Staff supports this revision as it occurs wholly at the new addition with no impact on the historic home.

- Infill of an existing door at the rear / south façade (to west of new rear exterior staircase). To the east, an existing window in the garage is proposed to be lengthened into a door.

In keeping with previous Staff recommendations, Staff is supportive of the revision as long as a recess is introduced at the infill to create a memory of the opening.

- Interior layout revisions including relocating the kitchen, relocating the proposed elevator.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved with the following conditions by the Board of Architects on October 31 2024:

1. Add arches to screen porch.
2. Express the fireplace in the arcade.

STAFF CONCLUSION

The application presented requests design approval for a revision to a previously approved Special Certificate of Appropriateness. The work proposed in the revision, while seemingly minimal, introduces further alterations to the historic residence. Staff has expressed concerns with the details of the terrace addition previously with the architect, but the owner wished to pursue the design. Staff suggests revisiting the arches and simplifying the openings. Similarly, the architect and owner are aware that Staff is opposed to the addition at the northwest corner of the garage. The extension of the balcony and storage space below further erodes the original condition and contradicts Standard #10.

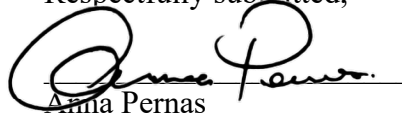
Staff requests that the following condition be incorporated into any motion for approval:

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear/non-reflective/non-tint.
3. Work with Staff to revisit the details of the terrace addition (arched openings, column, rectangular openings).
4. The triple window assembly at the second floor is not to be resized. Provide an alternate to fully resizing the opening.
5. Eliminate the addition at the northwest corner of the garage.
6. Provide recess at infill of door at south façade.
7. Provide details of the carport railing extension.
8. Modified “restored” entry opening is to more closely resemble the original permit drawings.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition, alterations, and sitework on the property located at located at **1104 Malaga Avenue**, a Local Historic Landmark,” legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 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 Pernas

Historic Preservation Officer