

**MIAMI-DADE COUNTY  
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION**

**PART 1 – PRECONSTRUCTION APPLICATION**

**INSTRUCTIONS:**

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

**I. PROPERTY IDENTIFICATION AND LOCATION**

Historic/Site Name: 1206 Cordova Street  
Property Address: 1206 Cordova Street  
Folio Number: 03-4107-005-0051  
Legal Description: Lot 7 & S 1/2 of Lot 8, Block , 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.

**Please check all that apply:**

- Designated as a local historic landmark or site  
 Designated as a contributing structure within a local historic district  
 Individually listed in the National Register of Historic Places  
 Is a contributing structure in a National Register District

Name of District Coral Gables

*Please attach the designation report and resolution as proof the property is designated.*

**II. OWNER INFORMATION:**

Name(s) of Owner(s): Jeffrey D. Robboy & Marlene Robboy  
Mailing Address: 1206 Cordova Street

Phone: 305-448-5642 2<sup>nd</sup> Phone: 305-687-9031

Email: jeff@remcraft.com

*If the property has multiple owners, please attach a list of all owners and their mailing addresses.*

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1925 Architect (if known): Sutton & Routt

**Alterations:** Please provide the date and description of any physical alterations to the property. [Example: Original casement windows were replaced with jalousie windows around 1974.]

The original windows were replaced with single hung windows in 2012

**Additions:** Please provide date and description of any additions which may have been made. [Example: A rear bedroom and bath were added to the house in 1981.]

A block-walled, screened porch was added to the back of the house in 1954.

B. Exterior Description

Roof Type: flat with barrel tile Roof Material: Membrane  
Example: hip, gable, flat, etc Example: barrel tile, asphalt shingle, etc

Number of Stories: 1 Detached Garage? (Y/N) Y

Basic Floor Plan: Rectangular  
Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): single hung  
Example: casement, fixed, single hung sash, jalousie, awning, etc

Siding Material(s): stucco  
Example: stucco, wood frame, brick

Briefly describe any distinguishing Exterior Architectural Features:

[Example: the placement of the windows, chimneys, porches, columns, etc]

Thick masonry walls, light colored stucco, projecting covered porch, rectilinear floor plan, roofs of varying heights and types, projecting facade planes, a prominent chimney, decorative grouped vents, as well as projecting masonry lintels and recessed windows.

**C. Interior**

Please list any distinguishing **Interior Architectural Features** found in the home that are original to the house, by room: *[Example: The dining room retains the original decorative crown molding and tile floor. The living room retains the original limestone fireplace.]*

There are limited interior architectural features to this house. The fireplace is really the only distinctive interior feature. There is an arched cove in one of the walls, but we are not sure if it is an original feature.

**D. Auxiliary Structures**

Please describe the present appearance of any auxiliary structures on the property, such as garages, cabanas, outbuildings, perimeter walls, etc.

There is a detached garage on the northwest corner facing east. The garage has two wooden hinged swing doors enclosed in a large central opening with a parapet that is edged with "S" tile.

**IV. DESCRIPTION OF PROPOSED IMPROVEMENTS**

*All improvements to historic properties will be evaluated for their consistency with the Secretary of Interior Standards for Rehabilitation. The application must include labeled photographs of both the interior and exterior of the property which clearly show the property and its characteristics.*

What was the original use of the building? residential home

What will the building be used for after improvements? residential home

What is the estimated start date of construction? July 2019

What is the estimated completion date? July 2020

What is the estimated cost of restoration/rehabilitation? 150,000.00

Briefly describe your project, including any proposed additions, upgrades and restorations.

## A. EXTERIOR ARCHITECTURAL FEATURES

*The following represents an itemization of work to be accomplished. List each principal architectural feature affected and describe the impact that restoration/rehabilitation will have on it. Label which elevation(s) contains that feature, and include a corresponding photograph for each. Please attach additional sheets if necessary.*

### FEATURE 1: Front Facade

Elevation: East

Photo Number: 1 and 2

Plan Number: A-05, A-10, A-2

#### Describe Work and Impact on Existing Feature:

Remove door and frame that transitions an arched door space to a rectangular door. Replace with a custom arched door.  
Retain the current parapet, edged with "S" tile

### FEATURE 2: Detached Garage

Elevation: ~~XXXX~~ East

Photo Number: 3 and 4

Plan Number: A-09, A-05, A-10

#### Describe Work and Impact on Existing Feature:

Remove garage doors and replace with hurricane rated similar to the existing feature. Raise the floor above flood level.  
Retain the current parapet edged with "S" tile.

### FEATURE 3: Port Cochere

Elevation: North

Photo Number: 5

Plan Number: A-05

#### Describe Work and Impact on Existing Feature:

Remove Port Cochere (it was an addition). By removing the port cochere we showcase the fireplace, chimney and garage doors.

### FEATURE 4: Addition

Elevation: South

Photo Number: 6

Plan Number: A-07

#### Describe Work and Impact on Existing Feature:

Remove covered porch addition from 1954 and replace it with a new 800 square ft. addition in the Mediterranean Revival Style.

**B. INTERIOR ARCHITECTURAL FEATURES**

**FEATURE 1: Fireplace**

**Room:** Living room

**Photo Number:** 7

**Plan Number:** A-03

**Describe Work and Impact on Existing Feature:**

The fireplace will be re-faced and the mantle will be replaced.  
It will have no impact on the historical signifigance,

**FEATURE 2: Arched wall cove**

**Room:** Living Room

**Photo Number:** 8

**Plan Number:** Not called out in plans

**Describe Work and Impact on Existing Feature:**

There is an arched cove in the wall opposite of the fireplace. We are not sure if it was an original feature of the house but it does reflect the Mediteranian revivalist look that Merric envisioned. It will remain.

**FEATURE 3:**

**Room:**

**Photo Number:**

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

**FEATURE 4:**

**Room:**

**Photo Number:**

**Plan Number:**

**Describe Work and Impact on Existing Feature:**

**C. LANDSCAPE FEATURES**

Please list any restorative work to be done to **original landscape features**, including pathways, walls, fountains, etc. Include a site plan or sketch if necessary.

**FEATURE 1: Pathways**

**Photo Number:** 1

**Describe Work and Impact on Existing Feature:**

Poured concrete pathways will be replaced with brick pavers that represent the look of the era.

**FEATURE 2: Original built in planter**

**Photo Number:** 11

**Describe Work and Impact on Existing Feature:**

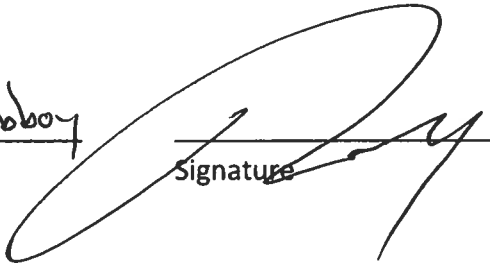
The built in planter will remain a ~~XXXXX~~ feature of the front of the house.

**FEATURE 3:**

**Photo Number:**

**Describe Work and Impact on Existing Feature:**

**OWNER ATTESTATION:** I hereby attest that the information provided in this application is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Miami-Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Jeffrey D Robboy                                            06/07/19  
Print Name                                      Signature                                      Date

**[Please attach the photographic documentation on subsequent pages.  
Submit a copy of all photographs on a CD as well, if possible.]**

**PRE-CONSTRUCTION APPLICATION REVIEW**  
**TO BE FILLED OUT BY THE**  
**LOCAL HISTORIC PRESERVATION OFFICER**

Street Address of property 1206 CORDOVA STREET

Folio number 03-4107-005-0051

The local Historic Preservation Officer has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

**Please list any Review Comments here:**

Additional Review Comments attached? Yes  No

Signature: Donna M. Spain

Typed or printed name: DONNA M. SPAIN

Title: HISTORIC PRESERVATION OFFICER

Date of Review: 10.17.19





Photo # 1

Arched front door frame



Photo # 2

Closeup of arched front door



Photo # 3

Detached garage with two wooden, hinged, swing doors.



Photo # 4

Parapet edged with "S" style tile



Photo # 5

Remove the port corchere to allow the chimney and garage doors to be highlighted

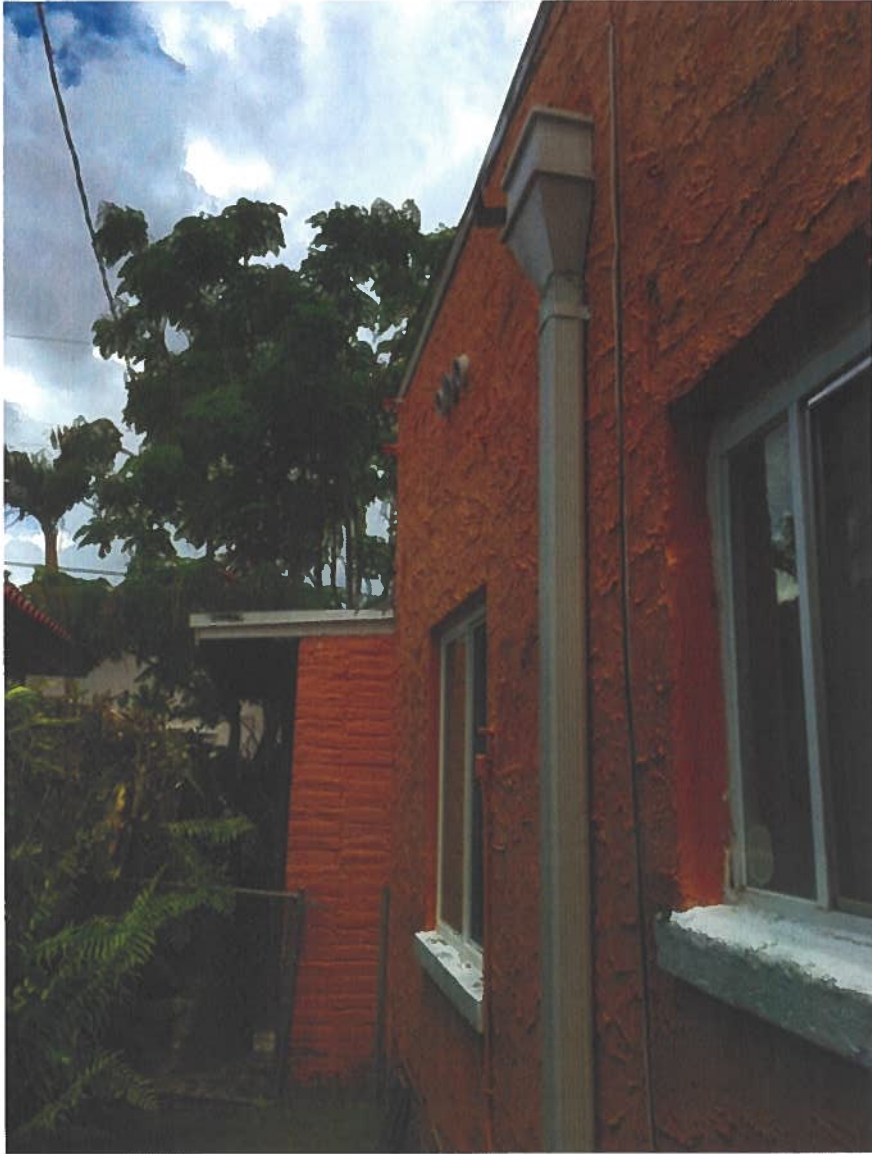


Photo # 6

Remove the covered porch addition from the 1950s and replace it with a new Medeterannian Revival style addition.



Photo # 7

Fireplace will be re-surfaced and the mantle will be replaced.



Picture # 8

Arched cove in living room wall shall remain.

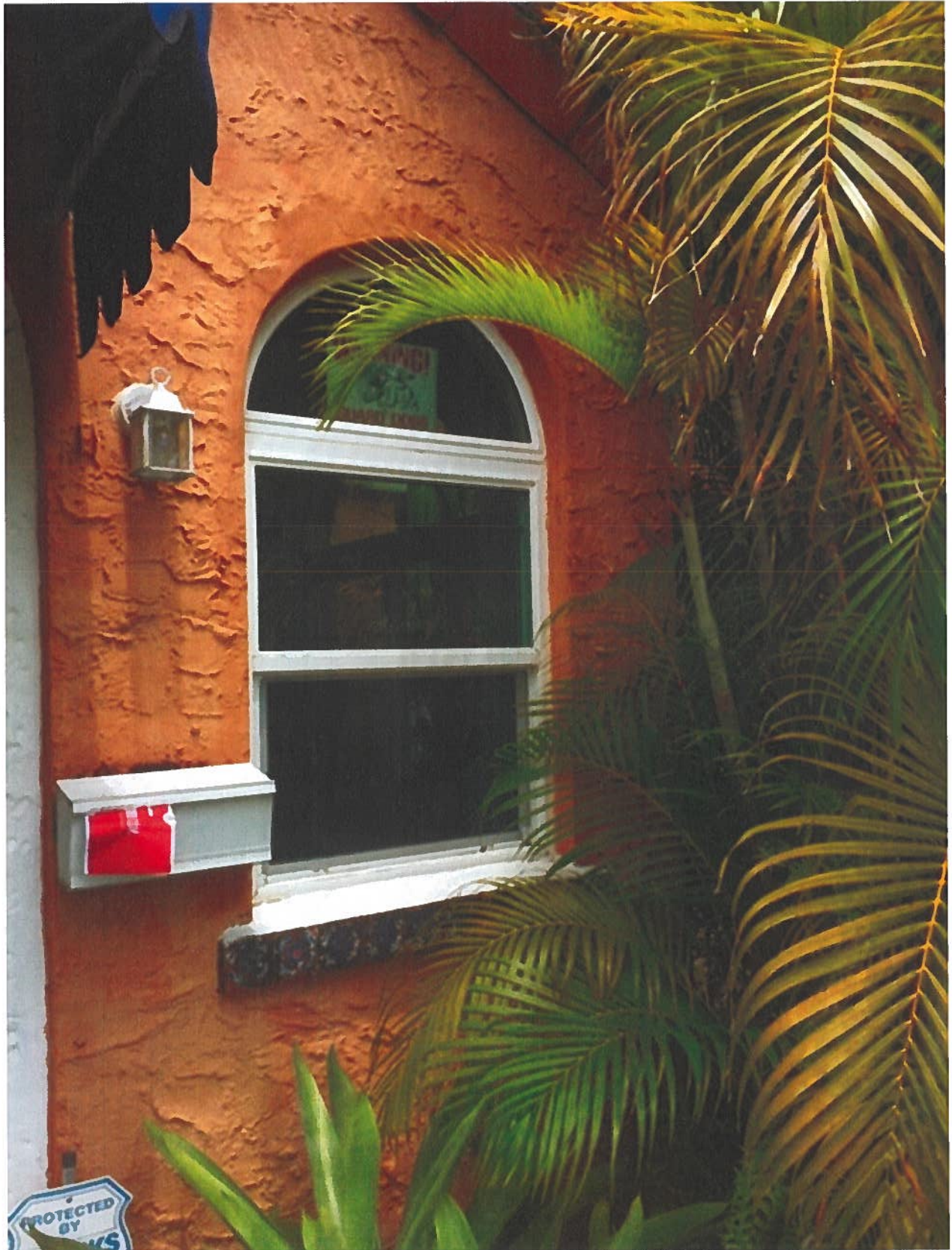


Photo # 9

Recessed arched windows with projecting masonry lintels



Photo # 10

Decorative grouped vents on all sides.



Photo #11

Built in planter