



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

*Historical Resources &  
Cultural Arts*

2327 Salzedo Street  
Coral Gables  
Florida, 33134

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

**Proposal:** The application requests design approval for an addition and alterations to the residence and sitework. A variance has also been requested from Article 5, Section 5-502 of the Coral Gables Zoning Code for a flat roof.

**Architect:** NextGen Miami Corp. (Adolfo D. Lopez, AIA)

**Owner:** Majorca PAT, LLC (Juan Arce)

**Folio Number:** 03-4108-001-4980

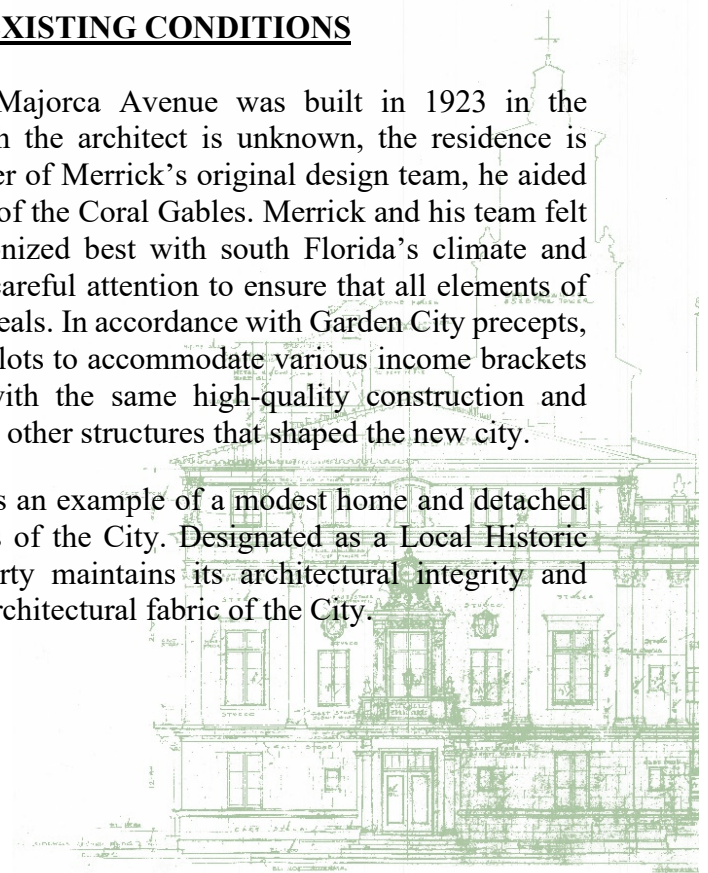
**Legal Description:** The East 25 Feet of Lot 7 & All of Lot 8, Block 30, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

**Site Characteristics:** The property is located on a 75'x 112.5' interior lot on the south side of Majorca Avenue between Pizarro and Cortez Streets.

**BACKGROUND/ EXISTING CONDITIONS**

The single-family residence at 808 Majorca Avenue was built in 1923 in the Mediterranean Revival style. Although the architect is unknown, the residence is attributed to H. George Fink. A member of Merrick's original design team, he aided in crafting the Mediterranean aesthetic of the Coral Gables. Merrick and his team felt that Mediterranean architecture harmonized best with south Florida's climate and lifestyle. During the 1920s, they paid careful attention to ensure that all elements of the City conformed to Mediterranean ideals. In accordance with Garden City precepts, some streets were platted with smaller lots to accommodate various income brackets and modest homes that were built with the same high-quality construction and Mediterranean Revival style features as other structures that shaped the new city.

The property at 808 Majorca Avenue is an example of a modest home and detached garage built during the founding years of the City. Designated as a Local Historic Landmark in March 2024, the property maintains its architectural integrity and continues to contribute to the historic architectural fabric of the City.





**Figure 1: ca. 1940 Photo**



**Figure 2: 2009 Photo *Courtesy Google Earth***



**Figure 3: Current Photo, 2026**

### **PROPOSAL**

The application requests design approval for a one-story addition to the west of the residence, alterations to the residence, and sitework. A variance has also been requested from Article 5, Section 5-502 of the Coral Gables Zoning Code for a flat roof, specifically for the home and addition to be entirely flat-roofed.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

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 application requests design approval for an approximately 700 SF one-story addition to the west of the residence, alterations to the residence, and minimal sitework. The work proposed in the application consists of:

- The construction of an addition to the west side of the house that consists of a family room and a full master bedroom suite. To accommodate the addition, an existing window and portion of the wall on the west façade will be removed. The addition is joined to the house by a small “hyphen” piece that is recessed from the front and rear facades of, and has a lower parapet height than, the main body of the addition. This area is denoted in plan with the piano. The recess at the rear creates an open/uncovered terrace (labelled “courtyard”) leading out to the rear yard. At the northwest corner of the addition, the corner is carved out as there is a large existing tree that will remain.

The addition is under a flat roof with a parapet to match the existing residence (see variance request below). The parapet height of the main body of the addition is at the same height as the existing residence and it copies the inset tile coping with triple square vents below that are seen on the existing residence.

The detailing of the addition is simple with the windows that match the existing, with the exception of the windows marked W03 on the west elevation. The proportions of this window are inconsistent with the rest of the house and should be either widened to match the existing double casements on the west façade or be equal to half of that window. Please note that the existing residence is clad with rough textured stucco and has a smooth stucco continuous base that is not denoted in the elevations. It can be seen in the renderings on Sheet A-15. The rendering indicates that the addition is to have the same base. It also appears that the new windowsills are to match the existing. No information was provided on the proposed stucco texture.

- The site work is limited to expanding the pool deck to meet the steps to the new terrace/courtyard.

**VARIANCE**

A variance has also been requested from Article 5, Section 5-502 of the Coral Gables Zoning Code for a flat roof. The following variance is requested in conjunction with this proposal:

*Grant a variance to allow the residence to be entirely flat-roofed vs. All roof designs are to incorporate a combination of pitched and flat roof forms. As required by Article 5, Section 5-502 of the Coral Gables Zoning Code.*

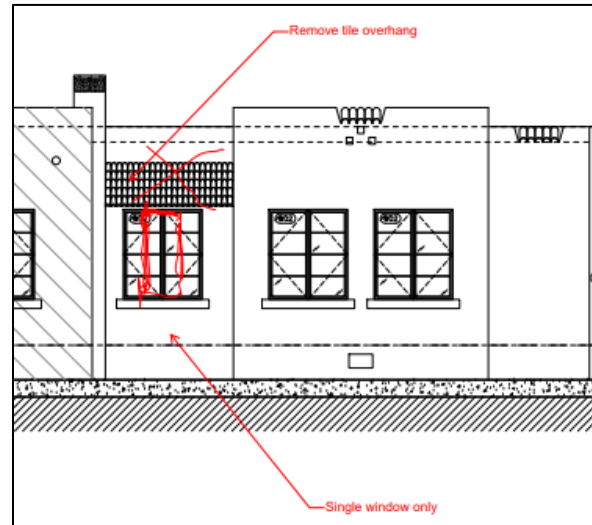
The Coral Gables Zoning Code requires that all properties must have a portion of pitched roof so that a home does not have an entirely flat roof system. Given the architectural design of the existing residence that already has an entirely flat and the desire to retain a one-story compatible addition, Staff supports the granting of the variance.

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 with the following note by the Board of Architects on November 13, 2025:



### **STAFF CONCLUSION**

The application requests design approval for a one-story addition to the existing historic residence. The addition is set back from the front façade of the existing home and the connection is minimal. The design of the addition takes its cues from the existing residence, but needs to be differentiated further. Staff recommends consider that the smooth stucco base is removed and the detailing at the parapet is be reworked to not match the existing distinctive feature of the home.

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

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear / no tint / no reflectivity / no low-e.
3. French doors are to receive higher kickplate.
4. The coping tile is to be true two-piece barrel tile.
5. Differentiate the parapet coping and vent detail at the addition so it does not exactly copy the existing residence.
6. Widen the single window at the front (north) façade to be equal to one leaf of the double casements.
7. The existing parapets are to remain in place at the west wall of the existing residence.
8. Windows W03 are to be resized per the recommendation noted above.
9. Stucco is to be lightly textured to differentiate it from the rough texture of the existing home. A stucco sample is to be provide to Staff for review and approval prior to application.
10. Windowsills at the addition are to be eliminated or differentiated from the original.
11. New canvas awnings will require a separate permit and a separate Standard Certificate of Appropriateness.

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

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **808 Majorca Avenue**, a Local Historic Landmark, legally described as the East 25 Feet of Lot 7 & All of Lot 8, Block 30, 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** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

AND

A motion to **APPROVE** a variance to allow the residence to be entirely flat-roofed vs. All roof designs are to incorporate a combination of pitched and flat roof forms. as required by Article 5, Section 5-502 of the Coral Gables Zoning Code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Permas". The signature is written in a cursive style with a large initial "A".

Anna Permas  
Historic Preservation Officer