

PPKS ARCHITECTS

1330 NW 84TH AVE
MIAMI, FLORIDA 33126

ARCHITECTURAL STYLE INTENT STATEMENT AND AFFIDAVIT 2716 CORDOVA

March 12th 2025
Coral Gables Board of Architects
407 Biltmore Way
Coral Gables Florida, 33134

The proposed renovation for 2716 Cordova outlines a comprehensive plan for the property, featuring a two-story addition housing three bedrooms, a redesign of the existing interiors, and the incorporation of a detached garage and garage top accessory bedroom. The envisioned second-story addition aims to bring out the property's full potential by introducing a stylistic direction inspired by the transitional architecture of the late 30s and early 40s. Referred to as "reduced traditionalism," this approach seeks simplicity and understatement, acting as a bridge between the existing home and the neighborhood. The design emphasizes a balanced composition and massing, for a seamless visual transition. The detailing throughout the design is characterized by simplicity and reduction, utilizing authentic architectural elements like exposed rafter ends, shutters, and casement windows to achieve visual harmony. The originality of the design is underscored, ensuring it stands apart from existing structures in the area and is in line with the best practices for historic renovations and additions.

The design of this house is an original design. It does not duplicate any existing building.

Sincerely

Peter Kiliddjian