



COA (SP) 2024-006
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Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
1316 ALHAMBRA CIRCLE
A CONTRIBUTING RESOURCE WITHIN
THE "ALHAMBRA CIRCLE HISTORIC DISTRICT"**

Proposal: The application requests design approval to replace the original front door of the residence.

Architect: N/A

Owner: Jesse Green and Elizabeth Timberlake

Folio Number: 03-4107-016-1871

Legal Description: Lots 9 & 10, Block 15, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on the south side of Alhambra Circle between Madrid Street and Greenway Court. The property dimensions are approximately 125' x 150'.

BACKGROUND/EXISTING CONDITIONS

The residence at 1316 Alhambra Circle, designed in the Mediterranean Revival Style, was built ca. 1924 for Mr. T. D. Covington (permit #1193). It was designed by the architectural team of Frank Wyatt Woods and John Tracey. Comparison of the extant home to the 1940s photograph indicates that, although alterations have occurred, the residence has maintained its historic integrity over the years. The property was designated as a Contributing Resource within the Alhambra Circle Historic District in January 2008.

PROPOSAL

The applicant is requesting design approval for the replacement of the original front entry door to the home. The proposal seeks to replace the existing wooden door with an aluminum impact-resistant door.



ca. 1940s photo of 1316 Alhambra Circle



2023 photo of 1316 Alhambra Circle

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.*

STAFF OBSERVATIONS

The applicant is requesting design approval for the removal of the original wooden front entry door and the installation of an impact-resistant aluminum door. The existing muntin-less windows and doors found throughout the remainder of the home were installed in 2003 prior to the designation of the Historic District. The current owners purchased the property in 2017.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was not reviewed by the Board of Architects.


STAFF CONCLUSION

The existing wooden front door is an original feature of this 100-year-old home. It is, to Staff's knowledge, the only remaining original exterior door on the property and is an important character-defining feature of the home. It is Staff's position that the door should remain, and a hurricane-resistant shutter / panel be installed for protection. This is consistent with requirements made of other historic property owners.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for the replacement of the original front door on the property located at 1316 Alhambra Circle, legally described as Lots 9 & 10, Block 15, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Anna C. Pernas
Historic Preservation Officer