



COA (SP) 2026-014
March 12, 2026

Historical Resources &
Cultural Arts

**STAFF REPORT
ACCELERATED SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2017 ALHAMBRA CIRCLE
A NON-CONTRIBUTING RESOURCE WITHIN
THE ALHAMBRA CIRCLE HISTORIC LANDMARK**

2327 Salzedo Street
Coral Gables
Florida, 33134

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Proposal: The application requests design approval for additions and alterations to the residence, and sitework.

Architect: Imagination Design Group, P.A. (Wilfredo Agurto)

Owner: Ronald Potter and Rebecca Triff

Legal Description: Lot 4 Less the SWLY 26.4 Feet and all of Lot 5, Block 14, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on the east side of Alhambra Circle between Greenway Court and South Greenway Drive. The Alhambra Water Tower is across the street. The lot dimensions are irregular.

BACKGROUND/EXISTING CONDITIONS

The "Alhambra Circle Historic District," designated in 2008, comprises one- and two-story residential properties built between the 1920s and the 1950s and landscape features that abut Alhambra Circle. Also included within the district are the Alhambra Water Tower, Granada Plaza, and Alcazar Plaza.

The single-family home at 2017 Alhambra Circle, originally constructed in the 1950s, was completely remodeled in 2005-6 and designed by Albert Poza. Due to the substantial renovations, it was deemed to be a non-contributing resource.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

- 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.*

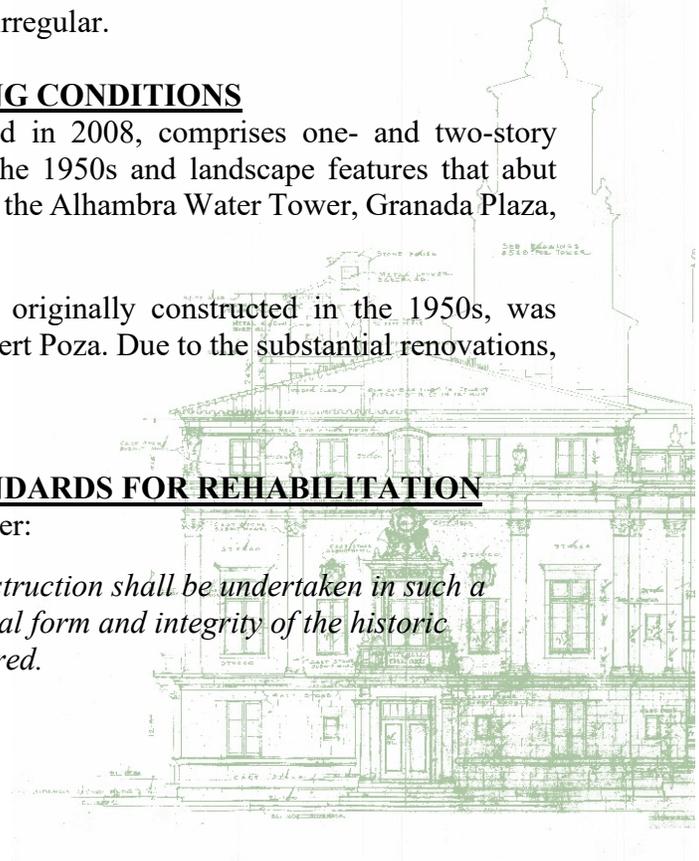




Figure 1: Current photo, 2025

PROPOSAL

The application requests design approval for a one-story carport addition to the northwest corner (front) of the home, a two-story auxiliary structure (labeled as “pool house”) addition connected to the home with a one-story covered terrace, alterations to the residence, and minor sitework.

STAFF OBSERVATIONS

The scope of work contained in this application includes:

- Construction of an approximately 162 SF one-story addition to the northwest (front) corner of the home. The addition is labeled as a carport on the proposed plans, but will be used as a porch/front terrace. The proposed terrace is entered via an arched opening with stucco moulding at the west façade. The addition is clad in stucco to match the existing smooth stucco on the home and is under a hipped, tiled roof that matches the existing roof tile.
- Construction of an approximately 869 SF two-story auxiliary structure addition to the southeast (rear) of the home. Labeled as a “pool house,” the addition consists of a playroom, kitchenette, powder room on the first floor with an additional playroom, full bath, and utility room on the second floor. Internal stairs join the two floors. Details of the pool house (windows, doors, mouldings, rafters, and roof tile) all match the existing home.
- The pool house addition is connected to the main house via a one-story covered terrace with built-in barbecue/outdoor kitchen area. The arched openings of the terrace match those found on the existing terraces of the main house.
- Sitework includes demolition of the existing swimming pool and pool deck, construction of a new swimming pool and Chicago brick pool deck, and a new CMU wall and fence at the northwest corner of the home.

The application requests design approval for two additions to the residence, and sitework. The additions to the home will have no adverse impact on the Alhambra Circle Historic District.

VARIANCES

No variances from the Coral Gables Zoning have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board Architects on October 9, 2025.

STAFF CONCLUSION

The application requests design approval for additions to the residence and minor sitework. The proposed additions and alterations do not detract from the integrity of the historic district.

Zoning has some review comments that will need to be addressed (lowering new the wall and gates, updating the Zoning diagrams, etc.). Staff will continue to work with the applicant to address the comments.

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

1. Window and door glass is to be clear, no tint, no reflectivity, no low-e.
2. Muntins are to be high-profile.
3. French doors are to receive higher kickplates.
4. Roof tile is to be two-piece barrel tile to match existing.
5. A separate Standard Certificate of Appropriateness will be required for the swimming pool.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for additions to the residence and sitework on the property located at **2017 Alhambra Circle**, a Non-Contributing Resource within the “Alhambra Circle Historic Landmark, legally described as Lot 4 Less the SWLY 26.4 Feet and all of Lot 5, Block 14, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Anna Pernas
Historic Preservation Officer