



AV 2020-002  
May 15, 2024

Historical Resources &  
Cultural Arts

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**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE AD VALOREM TAX EXEMPTION REQUEST  
FOR THE IMPROVEMENTS TO THE PROPERTY AT  
112-116 ALHAMBRA CIRCLE - THE CLA-REINA / LA PALMA HOTEL  
CORAL GABLES, FLORIDA  
A LOCAL HISTORIC LANDMARK  
PART 2**

Owner: 112 Alhambra Circle, LLC

Original Permit No.: 86 (Architect: H. George Fink)

Original Construction date: ca. 1924-25

Architect for Alterations: JSK Architectural Group (Jorge Kuperman) and  
Locus Architecture (Nelson de Leon)

Contractor for Alterations: Torre Construction & Development

Estimated Cost of Project: \$20,564,886.00\*\*

Estimated Cost of Work  
on Historic Buildings: \$13,126,280.00\*\*

Legal Description: Lots 1 and 2, Block 22, Coral Gables Section  
“L,” according to the Plat thereof, as recorded in  
Plat Book 8, at Page 85 of the Public Records of  
Miami-Dade County, Florida.

Folio Number: 03-4108-007-2000

Date of Listing in Coral Gables  
Register of Historic Places: February 24, 1987 (LHD 86-06)

Date of Listing in National  
Register of Historic Places: April 22, 2020

(\*\*Dollar amounts supplied by Applicant and are not verified by Historical  
Resources Staff)

Constructed c.1924-5, the Cla-Reina / La Palma Hotel located at 112 Alhambra Circle (also known as 116 Alhambra Circle) is significant as one of the first hotels to be constructed in the City of Coral Gables and one of the few to still remain standing. When founder George Merrick began planning and developing Coral Gables, he envisioned it as a cohesively-designed Mediterranean-inspired

city. During the 1920s, careful attention was paid by his development team to ensure that the buildings and streetscapes conformed to Mediterranean ideals as Merrick felt that this type of architecture harmonized best with south Florida's climate and lifestyle. Designed by architect H. George Fink, who was an original member of this team, the building represents a superb example of the small-scale Mediterranean-inspired architecture that characterized the City during the 1920s.

The applicant is requesting Ad Valorem Tax Relief for the restoration and renovation of the historic structure and interior and exterior alterations. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case Files COA (SP) 2019-009, COA (SP) 2019-015, COA (ST) 2021-145 (roof permit), COA (ST) 2022-027 (paint permit), and COA (ST) 2022-055 (interior buildout). Only portions of the proposed work will actually apply to the tax exemption.

### **IMPROVEMENTS TO THE PROPERTY**

Improvements to the property, as reported by the owner, include:

#### **A. General restoration/renovation**

- Structural reinforcement of building from interior (no impact on exterior)
- New impact-resistant casement windows and doors with transoms to match the originals
- Restoration of existing cast-iron hanging pendant lighting and lanterns
- Restoration of existing window and door mouldings, reliefs, and columns
- Restoration of the wooden eaves and brackets
- Removal of existing (non-original) attic vent hoods and restoring the existing vent latticework
- Restoration of the existing metal fire stairs at the courtyard and the alley
- Repair of masonry arches
- Restoration of existing cornice
- New barrel tile roof, flat roof, and replacement of rainwater leaders
- Restoration of original iron window grill
- Reintroduction of two door openings
- Stucco repair and paint
- New mechanical, electrical, and plumbing systems

#### **B. Alterations**

- Full interior reconfiguration - interior partitions removed and new partitions constructed
- Installation of interior elevator
- Removal of the non-original front door system and installation of a new frameless glass recessed storefront system

#### **C. Site improvements**

- Improvements to the courtyard include: new paving, removal of non-original tree planters and installation of new planters, courtyard lighting, drainage
- Alteration and restoration of courtyard fence and gates -a portion of the gate enclosing the courtyard (not original) was modified to permit the gates to swing out without encroaching onto the right-of-way and the remainder of fence was restored
- Installation of new landscaping

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Anna Pernas', is written over a horizontal line.

Anna Pernas  
Historic Preservation Officer

Attachments: Part One and Part Two Applications for Ad Valorem Tax Relief, Before & After Photographs, COA (SP) 2019-009 Report, COA (SP) 2019-009 Results Letter, Permit Drawings\*\*

\*\*Please note that the Master Permit drawings are included for review. Copies of the permit drawings for each tenant space are available in the HR&CA Department if required for review.