



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2039 ALHAMBRA CIRCLE
A CONTRIBUTING RESOURCE WITHIN
“THE ALHAMBRA CIRCLE HISTORIC DISTRICT”**

*Historical Resources &
Cultural Arts*

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Florida, 33134

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- Proposal:** The application requests design approval for an addition and alterations to the residence and sitework.
- Architect:** Pascal, Perez, Kiliddjian, Starr (Peter Kiliddjian)
- Owner:** Cesar Baron
- Folio Number:** 03-4107-016-1740
- Legal Description:** Lot 1, 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 on the corner between South Greenway Drive and Greenway Court. The property is approximately 100’ x 150’.

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 district is defined by the wide median that runs through it. This landscape feature exists nowhere else in the City and helps to create the unique feel of this major boulevard. Alhambra Circle is the City’s longest roadway running from Douglas Road to Campo Sano near the University of Miami campus to the south. This roadway, 120 feet wide with a lushly planted generous swale, was purposefully planned and integral to George Merrick’s plan for the City of Coral Gables. The experience of this important thoroughfare is as dependent on the street’s wide median as it is on the architecture of the homes that surround it.

The single-family home at 2039 Alhambra Circle was designed 1937 (Permit #5056) by architect William Merriam. A screened porch addition was made to the rear of the home in 1965 that has since been removed. The home has undergone minor alterations over the years, it retains its historic integrity and contributes the architectural fabric of the City.

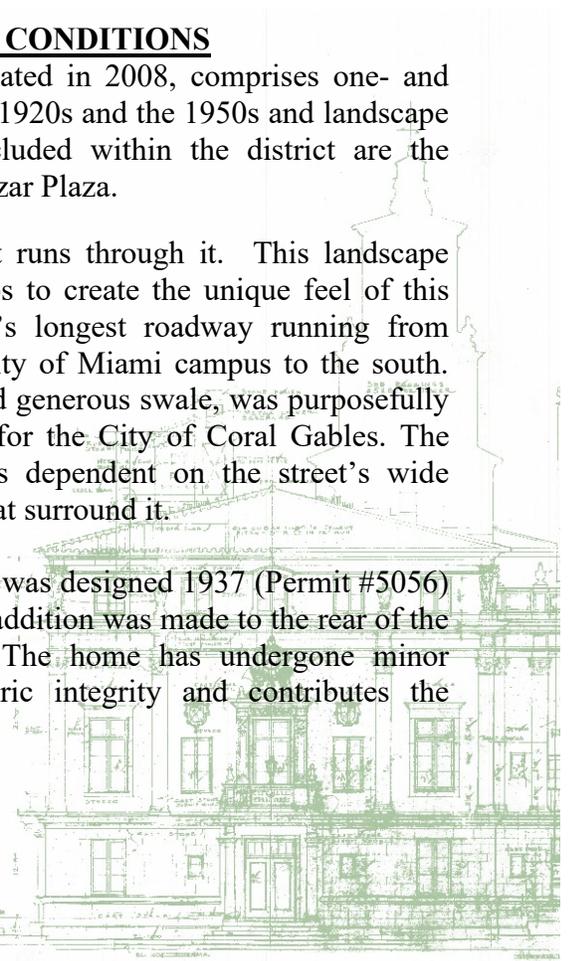




Figure 1: ca. 1940s photo



Figure 2: Current Photo, November 2025

PROPOSAL

The application requests design approval for a two-story addition to the rear of the residence and alterations to the residence, and sitework.

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.*
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 applicant is requesting design approval for an approximately 3,500 SF, two-story addition to the rear (east) of the existing residence, alterations to the residence, and sitework. The work proposed in the application consists of:

- Demolition of the majority of the rear wall to construct a two-story addition toward the rear (east) of the original home. The addition attaches to the structure creating a courtyard between the old and the new on the South Greenway Drive (south) side. The addition replaces the 1960s screened in porch to include a new kitchen, great room, bathroom, pantry and covered terrace at the ground floor and a bedroom, bathroom and primary bedroom suite with a balcony on the second floor. There should be a connector piece that is lower in height to create a transition from the original to the new. Staff recommends that the applicant works with staff to lower the height of the addition to create a better relationship between the existing and proposed addition. This site is very visible and on a prominent corner, it is important that the addition does not overwhelm the original home.
- At the front (west) elevation, new garage doors are proposed. The garage doors should match the original design, as best as possible. If confirmed to be original, the front door should remain. The windows in the living room should be casements to match the original plans, storefront windows are not appropriate in this location. The applicant should consider adding a window to the two story addition.
- At the South Greenway Drive (south) elevation, the addition extends into the rear yard. This elevation has the biggest impact, since the property site on a prominent corner making the addition highly visible. The architect's intention was to create a courtyard to create a clear distinction between the original and new addition. The building mass is broken up, using queues from the original structure, but staff is still concerned with the height of the addition and recommends that the applicant study lowering the height. The windows should be operable casements in the living spaces, the proposed size and type are appropriate to the style of the building. The muntin patterns need further study.

- At the rear (north) elevation, a new covered terrace overlooks the new pool patio on the ground floor. A new balcony is introduced at the primary bedroom. The curved details proposed are out of character with the style of the house and should be removed. In order to construct the addition, a majority of the original rear wall will be demolished. The windows should be operable casements in the living spaces, the proposed size and type are appropriate to the style of the building. The muntin patterns need further study.
- At the Greenway Court (north) elevation, there are no changes to the existing fenestration on the original building. The windows should be operable casements in the living spaces, the proposed size and type are appropriate to the style of the building. The muntin patterns need further study.
- Interior alterations / remodeling to the existing residence.
- Sitework includes: new iron picket fence between masonry posts, new pool and patio. Drawings provided do not include details of the fencing or paving materials, shop drawings and a separate COA for the pool will be required and reviewed administratively. Pool patio should be better integrated to the proposed layout. This may come back to the board if there are any concerns that cannot be worked out with staff.

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

This proposal was reviewed and approved by the Board of Architects on October 23, 2025.

STAFF CONCLUSION

The application presented requests design approval for an addition and alterations to the residence and sitework. The massing and location of the addition are the most appropriate for a home like this one, being separated with a courtyard and extending into to the rear yard and little to no modifications are being made to the original home. Staff does have concern that the height of the addition overwhelms the original building and should be lowered. The applicant can work with staff to make this accommodation. The size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building. To differentiate the addition, staff requests clarification on the stucco texture of the addition and whether the window sills are to be incorporated or not.

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

1. Work with staff to lower the overall height of the addition.
2. Study adding a window to front (west) elevation of the two-story addition.
3. Window/door muntins are to be high-profile / dimensional. The muntin patterns need further study to be worked out with staff.
4. Window/door glass to be clear / no tint / no reflectivity / no low-e.
5. Window sills should be removed from the new addition.
6. Stucco on the original structure is to remain and not be restuccoed.
7. Stucco on the addition is to be differentiate from the existing home. Staff to review a sample for approval.
8. The curved details on the second-floor balcony should be removed.

9. Garage door design needs to match original configuration, as best as possible.
10. Windows in the living room should be casement to match original configuration. Storefront windows are not appropriate in this location.
11. The roof is to be true two-piece barrel tile.
12. French doors are to have a higher bottom rail / kickplate.
13. The pool and fence will require a separate COA to be reviewed administratively. Pool patio should be better integrated to the proposed layout.

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 **2039 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 1, 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** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,

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

Anna C. Pernas
Historic Preservation Officer