



COA (SP) 2026-019
May 21, 2026

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2716 GRANADA BOULEVARD
A DESIGNATED HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

P: 305-460-5093
E: hist@coralgables.com

- Proposal:** The application requests design approval for additions and alterations to the residence and sitework.
- Architect:** Callum Gibb Architects
- Owner:** Gabriel Buenaventura Trust
- Legal Description:** Lots 12 & 13, Block 14, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on a 21,300 SF quarter-circle shaped lot (approx. 129' x 150') at the northwest corner of the DeSoto Plaza along Granada Boulevard and Sevilla Avenue.

BACKGROUND/EXISTING CONDITIONS

See Designation Report LHD 2025-004 discussed previously.



Figures 1: 2716 Granada Boulevard, June 1925



Figures 2: Current photos, 2026

PROPOSAL

The application requests design approval for the construction of one-story, 286 square foot addition to the rear, 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 scope of work contained in this application includes:

- Construction of a one-story, 286 S.F. master bathroom addition at the west corner of the residence, modifying a portion of the 1960s addition.
- Removal of the mansard type roof on the 1960s addition and replacement with a parapet wall, more in keeping with the style and vocabulary of the original residence.
- New wood trellis over the garage door.
- New impact-resistant windows and doors, with types and styles more in keeping with the original configuration. Although these openings are not visible from the public right of way, staff would recommend considering French doors in place of the sliding glass doors existing in the covered terrace on the 1960s addition.
- On Sheet A.3.2, the applicant requests to remove two original casement window openings in the proposed family room and install a new tripartite window overlooking the garden. Staff would recommend studying this condition to maintain the original openings. A tripartite window once existed on the south east elevation (see Figure 1), and may provide an opportunity for restoration on this façade.
- Lowering the garden wall to the main entry courtyard.
- Full interior remodeling.
- Sitework includes: Installation of a new metal picket fence at the east side yard., new brick driveway and removal of screen enclosure and refinish existing pool deck.



Figures 3: Footprint of 1923 Structures and 1969 Addition Permit #20437, 1968 [left] -- Blue: Original 1923 structures; Hatching: 1968 one-story addition 2025 Aerial View showing clear differentiation between 1923 structures and 1968 addition [right]

VARIANCES

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

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on April 1, 2026.

STAFF CONCLUSION

As presented, staff recognizes that the residence has undergone alterations in the past but the property retains sufficient integrity for designation. Over the last year, we have been working with the owner and architect to restore the buildings original charm and modify the later additions to be more in keeping with the original style of the house.

The application requests design approval for additions and alterations to the residence and sitework. The alterations to the building are enhancing the historic character of the residence and staff would encourage the owner's continue to restore documented features that have been removed over time. If further alteration of the original openings is permitted, we recommend that the stucco is scored to provide a memory of the windows. The tripartite window configuration is in keeping with the style of the house and would be more appropriate for the adjacent wall, in its original location. Staff will continue to work with the applicant, as needed.

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. Consider French door rather than the sliding glass doors in the covered terrace.
4. Study the window configuration in the family room, to retain the original openings and work with staff.
5. Existing historic house is not to be restuccoed in its entirety.
6. Stucco corner beads are not to be used on the addition.
7. Clarify the proposed stucco texture of the additions.
8. All roof tile is to be a true, two-piece barrel tile.
9. New metal picket fence not to exceed 4'-0" in height.
10. Clarify material to be used on the proposed pool deck and the pavers for the new driveway.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for additions and alterations to the residence and sitework on the property located at **2716 Granada Boulevard**, a Historic Landmark, legally described as Lots 12 & 13, Block 14, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102, 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 C. Pernas
Historic Preservation Officer