



COA (SP) 2025-024
November 20, 2025

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
4200 GRANADA BOULEVARD
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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

Proposal: The applicant is requesting design approval for an addition and alterations to the residence.

Architect: Raymond Pacheco, Pacheco Architecture

Owner: Ajit Asrani

Legal Description: Lots 10 and 11, Block 99, Coral Gables Country Club Section Part Five, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The residence is located on the two interior lots between Bird Road and Blue Road. The primary elevation faces west onto the Coral Gables Waterway. The east elevation faces Granada Boulevard. Dimensions of the site are approximately 145 feet wide by 150 feet deep.

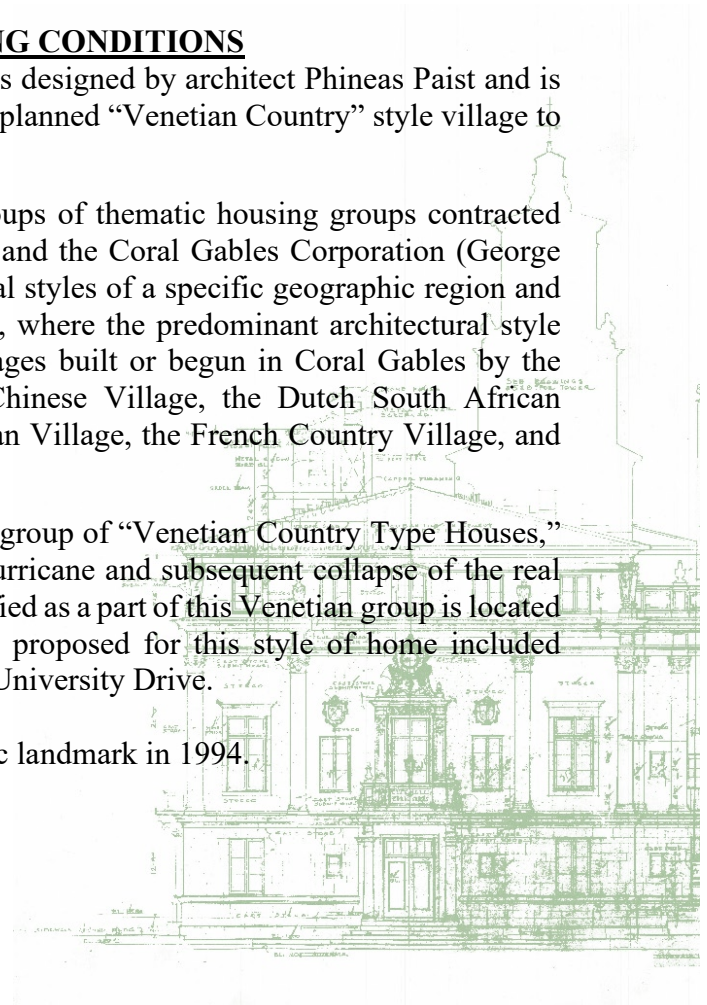
BACKGROUND/EXISTING CONDITIONS

The residence at 4200 Granada Boulevard was designed by architect Phineas Paist and is one of two residences identified as part of the planned “Venetian Country” style village to be constructed in the City of Coral Gables.

The Venetian Village was one of sixteen groups of thematic housing groups contracted between the American Building Corporation and the Coral Gables Corporation (George Merrick). These villages featured architectural styles of a specific geographic region and added architectural diversity to Coral Gables, where the predominant architectural style was Mediterranean Revival. Among the villages built or begun in Coral Gables by the American Building Corporation were the Chinese Village, the Dutch South African Village, the Florida Pioneer Village, the Italian Village, the French Country Village, and the French Normandy Village.

The Venetian Village, or more specifically, a group of “Venetian Country Type Houses,” was never fully completed due to the 1926 hurricane and subsequent collapse of the real estate market. The only other residence identified as a part of this Venetian group is located at 4501 Granada Boulevard. The entire area proposed for this style of home included several blocks along Granada Boulevard and University Drive.

The property was designated as a local historic landmark in 1994.



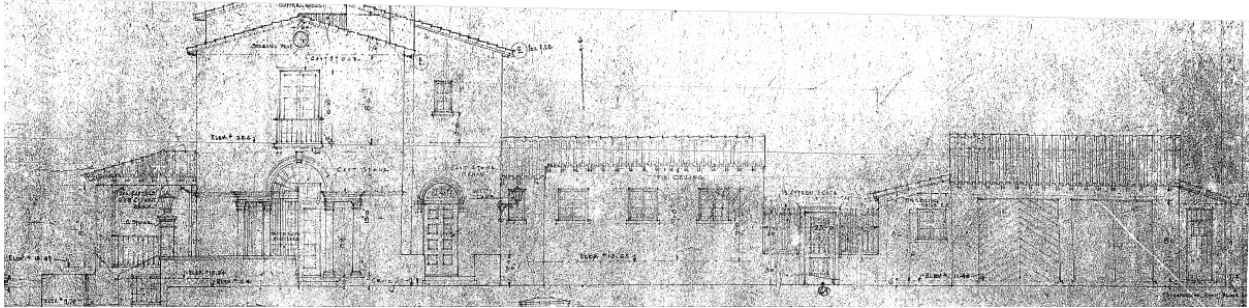


Figure 1: Permit #3070, South Elevation



Figure 2: Existing South Elevation, photo provided by Applicant

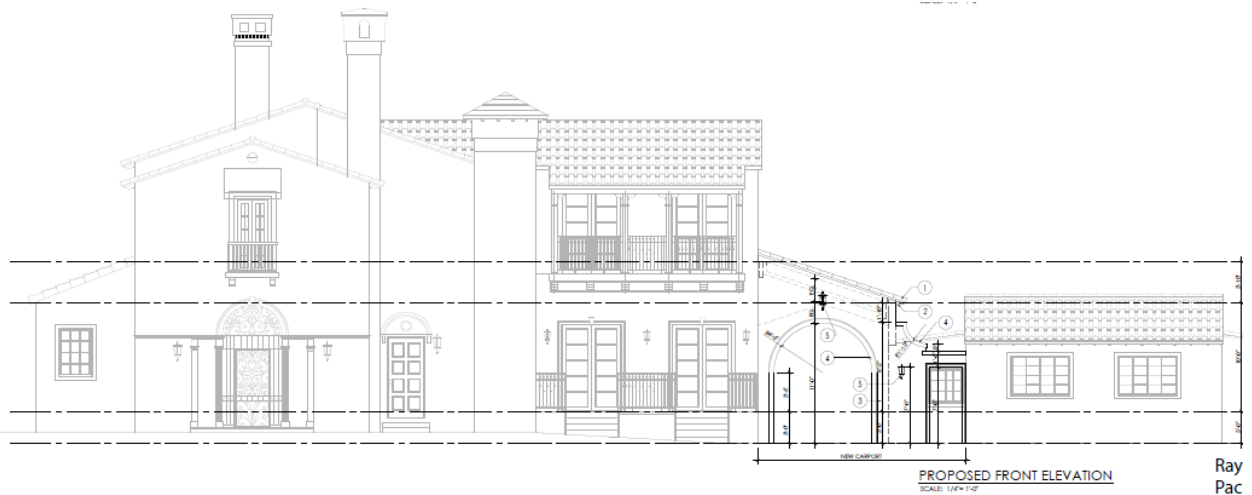


Figure 3: Proposed South Elevation

PROPOSAL

The applicant is requesting design approval for the construction of a new carport. The carport will be constructed at the east end of a two-story addition approved by the Historic Preservation Board COA(SP)2017-025 and connects to the original one-story garage structure.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

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 new carport addition between the main house and original garage building. The style of the addition responds to and complements the existing home. The carport will be finished with a stucco to match the 2017 addition, cypress wood rafters and ceiling and two-piece barrel tile roof. The carport connects to the one-story garage with a decorative pedestrian entry. Staff recommends that the applicant work with staff to simplify the pedestrian entry so that it does not compete with the original structure.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board Architects on November 14, 2024.

STAFF CONCLUSION

The application presented requests design approval for a new carport between an existing two-story addition and the original garage structure. The original design intent of the home was to have the primary façade face the water. The addition occurs at the secondary façade on a portion of the home that has already been altered with an addition and is minimally visible from the street. The style of the addition complements the existing house but staff recommends that the pedestrian entry be simplified and that the applicant consider lowering the roof of the addition so it does not overwhelm the one-story garage building. The addition does not negatively impact the historic integrity of the property and complies with Secretary of the Interior's Standards #9 and #10.

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

1. Roof tile is to be true, two-piece barrel tile.
2. Work with staff to simplify the pedestrian entry connector.

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Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE** the design proposal for the addition and alterations to the residence at 4200 Granada Boulevard, a Local Historic Landmark, legally described as Lots 10 and 11, Block 99, Coral Gables Country Club Section Part Five, as recorded in Plat Book 23, at Page 55, 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,

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

Anna Pernas

Historic Preservation Officer