



COA (SP) 2025-023
March 12, 2026

Historical Resources &
Cultural Arts

**STAFF REPORT
ACCELERATED SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2615 ALHAMBRA CIRCLE
A CONTRIBUTING RESOURCE WITHIN
THE ALHAMBRA CIRCLE HISTORIC LANDMARK**

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Florida, 33134

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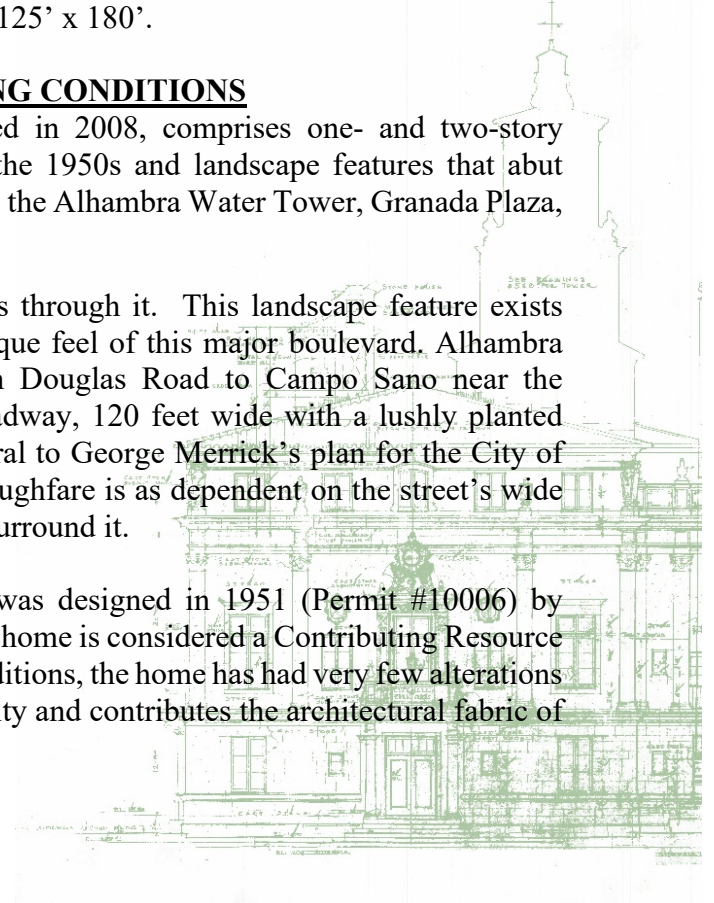
- Proposal:** The application requests design approval for an addition, alterations to the residence, and sitework.
- Architect:** JAS Group (James Smith, AIA)
- Owner:** El Sol Management LLC
- Legal Description:** The North 25 Feet of Lot 20 and All of Lots 21 & 22, Block 10, Coral Gables Section "D" Revised Plat, according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.
- Site Characteristics:** The property is located on the east side of Alhambra Circle between Valencia Avenue and Sevilla Avenue. The lot dimensions are 125' x 180'.

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 2615 Alhambra Circle was designed in 1951 (Permit #10006) by architecture firm of Baxter, Godwin, and Shartle. The home is considered a Contributing Resource within the district. With the exception of two small additions, the home has had very few alterations over the years. The property retains its historic integrity and contributes the architectural fabric of the City.



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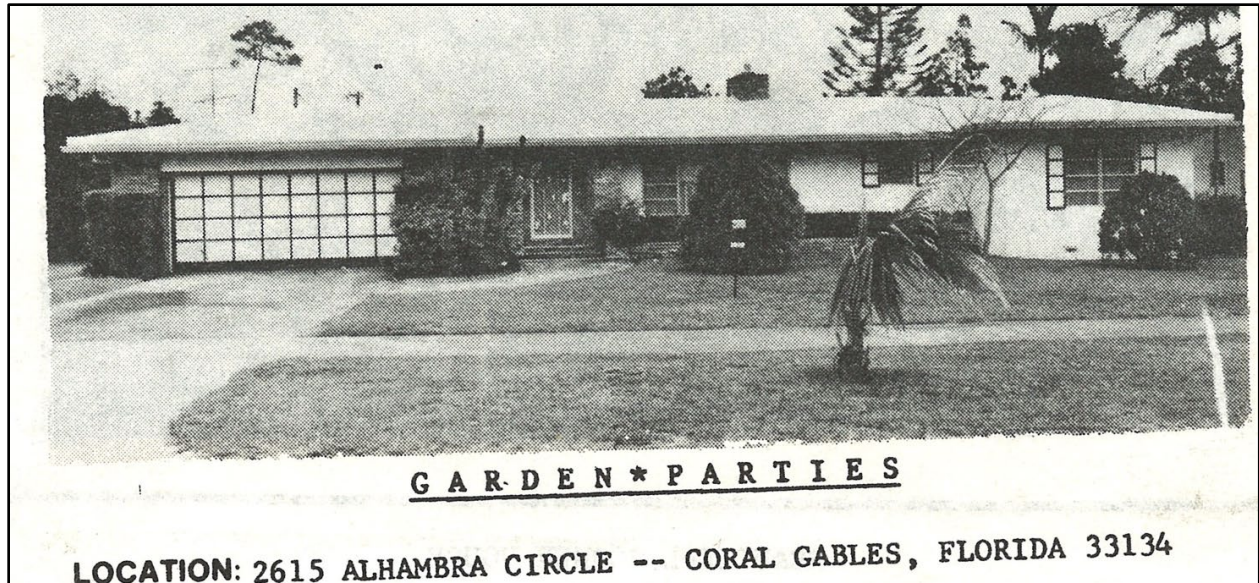


Figure 1: 1977 photo



Figure 2: Current photo, 2025

PROPOSAL

The application requests design approval for a one-story addition to the northeast corner of the home, alterations to the residence, and minor 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.*

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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 an approximately 390 SF one-story addition to the northeast corner of the home consisting of a master bathroom, cabana bath accessible from the rear yard, and a covered terrace. The proposed addition wraps an existing non-original family room that was added in 1988 (Permit #32219). The addition is clad in stucco (texture not noted, assumed to match the existing smooth stucco on the home) and is under a hipped, tiled roof (noted as flat cement tile to match the existing on the home) that ties into the existing roof ridge.
- New impact-resistant windows and doors. All windows and doors will remain their current size with the exception of two windows on the north façade that are being reworked to accommodate the interior remodeling of the kitchen. Note that there exists a discrepancy between the style of the doors shown in the submitted photographs and the existing elevations. Similarly, the front door on the proposed front elevation does not match the door schedule.
- Full interior remodeling.
- Sitework is limited to new steps leading from the covered terrace and master bedroom to the pool deck.

The application requests design approval for a one-story addition, alterations to the residence, and sitework. The simple addition to the home takes its detailing cues from the historic residence and is sited appropriately, set back behind the structure, and engages a later addition to the residence.

VARIANCES

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

BOARD OF ARCHITECTS

The proposal was reviewed and approved with the following conditions by the Board Architects on July 17, 2025: 1. MAINTAIN CHIMNEY AS PER HISTORIC. 2. REMOVE ALL ACCORDIAN SHUTTERS.

STAFF CONCLUSION

The application requests design approval for a small one-story addition, alterations to the residence, and minor sitework. The proposed additions and alterations do not detract from the integrity of the historic residence or historic district and are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure is unimpaired. Because the proposed addition is tying into a 1988 addition, no further differentiation between the two is required.

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.

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4. Existing house is not to be restuccoed in its entirety.
5. Stone cladding is not to be painted.
6. Existing chimney is to remain.
7. Windows and doors are to more closely reflect what is currently on the home. Work with staff to refine window muntin patterns to match the original configuration.
8. Clarify texture of proposed stucco cladding.
9. Roof tile is to be flat "red" tile to match existing.
10. Clarify material to be used on the covered terrace and new steps.
11. A separate Standard Certificate of Appropriateness will be required for the replacement of the rear awning.

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 **2615 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic Landmark, legally described as The North 25 Feet of Lot 20 and All of Lots 21 & 22, Block 10, Coral Gables Section "D" Revised Plat, according to the Plat thereof, as recorded in Plat Book 25, at Page 74, 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". The signature is written in a cursive style with a large initial "A".

Anna Pernas

Historic Preservation Officer