



COA (SP) 2025-019
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Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
547 ALCAZAR AVENUE
A CONTRIBUTING RESOURCE WITHIN
THE "ALCAZAR AVENUE HISTORIC DISTRICT"**

Proposal: The applicant is requesting design approval for the enclosure of the open front porch with impact-resistant windows and doors.

Architect: N/A

Owner: Javier Diaz and Carina Lorenzen

Folio Number: 03-4108-001-2250

Legal Description: Lot 24, Block 13, Section Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on the northeast corner of the intersection of Alcazar Avenue and Segovia Street. The primary facades faces south onto Alcazar Avenue.

BACKGROUND/EXISTING CONDITIONS

The residence at 547 Alcazar Avenue, designed in the Mission Style, built ca. 1925, was permit #1191 in the City. Permit drawings indicate that the architect for the home was "O.O. Day and Son." Comparison of the extant home to the 1940s photograph indicates that very few alterations have occurred over the years and the residence has maintained its historic integrity for a century. The property was designated as a contributing structure in the Alcazar Avenue Historic District in December 2007.

PROPOSAL

The applicant is requesting design approval for the enclosure of the open front porch with impact-resistant aluminum windows doors. The frame color for the doors is indicated as a wood grain finish and the glass selection as Grey.



Figure 1: ca. 1940s photo of 547 Alcazar Avenue



Figure 2: 1980 photo of 547 Alcazar Avenue



Figure 3: 2007 photo of 547 Alcazar Avenue

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.*
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.*

STAFF OBSERVATIONS

The original screened-in front porch remains an open-air space. It consists of a series of five equally-sized arched openings across the front (south) façade with two wider arched openings at the side (east and west) facades. The applicant is requesting to enclose the open front porch with impact-resistant aluminum windows and doors.

The application proposes a pair of clear view arch-top double doors in the center masonry opening. Flanking both sides are fixed windows with what appear to be applied muntins to simulate 6 panes of glass. On the side elevations, the double entry doors are repeated although wider due to the size of the masonry openings. Please note that the drawings provided indicate that "interior railings will be installed as protection on side doors." No information has been provided regarding the railings.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved with comments/notes by the Board of Architects on May 22, 2025. The BOA note was "ALL FRAMES: BLACK/FRAME/LIGHT GREY GLASS."

STAFF CONCLUSION

The work proposed to the front porch detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. While there are many examples of glass-enclosed porches on historic houses in the City, the vast majority of these alterations were undertaken prior to designation.

This residence was constructed ca. 1924 (Permit #1191) in the Mission Style. The open porch, with its columned arched openings, is the most prominent and significant feature on the front of this house. Staff does not support the request.

Staff has concerns regarding the following: the discrepancy between the BOA approval and this submittal with regard to the frame color, the use of doors on the side elevations and safety railings that are not described or depicted, and how outswing entry doors will be allowed without modification to the front steps as no landing exists.

If approval is considered, Staff requests that the following conditions be incorporated into any motion for approval:

1. Consider dividing the window openings as seen in Figure 2 – where the top of the original porch railing was located.
2. Clarify the frame color to be used.
3. Clarify the interior railings at the east and west doors or consider fixed windows.
4. No alterations are to be made to the existing original front steps and wing walls.
5. Window/door muntins are to be high-profile / dimensional.
6. Window/door glass to be clear / no reflectivity / no tint / no low-E.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for the enclosure of the open front porch with impact-resistant windows and doors on the property located at 547 Alcazar Avenue, legally described as Lot 24, Block 13, Section Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida and **DENY** 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