



Historical Resources &
Cultural Arts

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COA (SP) 2025-020
September 18, 2025

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

- Proposal:** The applicant is requesting design approval for the installation of an S-tile roof.
- Contractor:** City Roofing, INC.
- Owner:** Kay and Patrick O. Gudridge
- Legal Description:** Lot 14, Block 24, 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 north side of Alhambra Circle at its intersection with Alcazar Avenue. The primary façade faces south onto Alhambra Circle. Alcazar Plaza is across the street. The lot is irregularly shaped.

BACKGROUND/EXISTING CONDITIONS

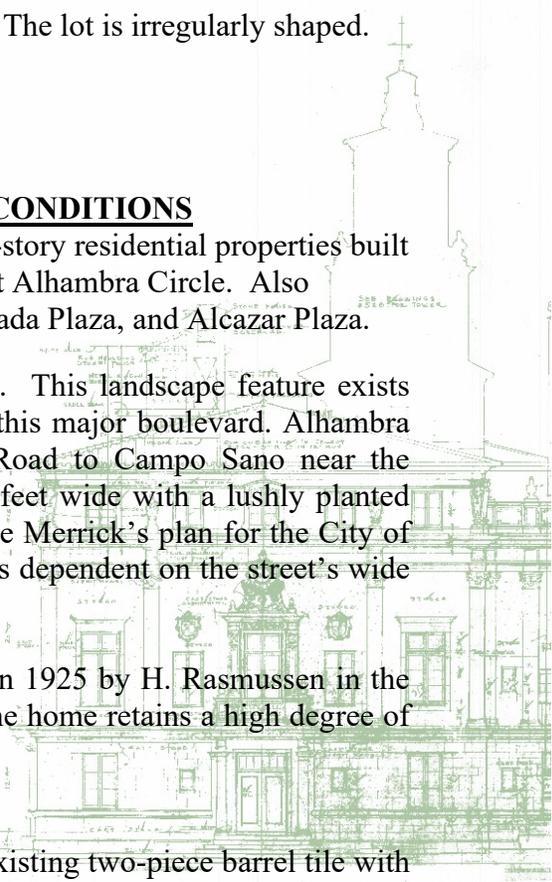
The “Alhambra Circle Historic District” comprises one- and two-story residential properties built between the 1920s and the 1950s and landscape features that abut Alhambra Circle. Also included within the district are the Alhambra Water Tower, Granada Plaza, and Alcazar Plaza.

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 721 Alhambra Circle was designed in 1925 by H. Rasmussen in the Mediterranean Revival style for owner/builder F. Rasmussen. The home retains a high degree of historic integrity and contributes to the historic fabric of the City.

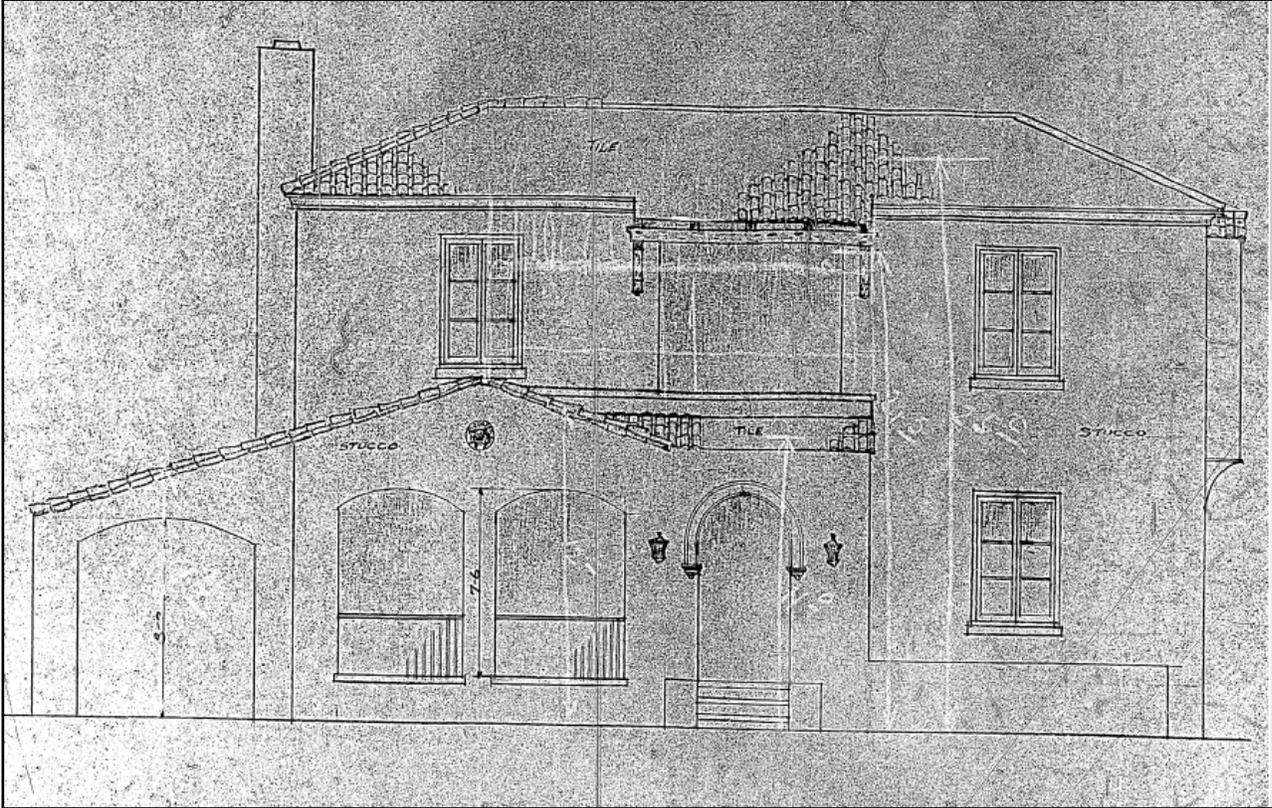
PROPOSAL

The applicant is requesting approval for the replacement of the existing two-piece barrel tile with a Barcelona 900 concrete S-tile roof in an “espresso blend”.





ca. 1940s photo of 721 Alhambra Circle



Front (South) Elevation - Permit #2396, 721 Alhambra Circle

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

STAFF OBSERVATIONS

In July 2025, a permit application was submitted to replace the existing tile on the residence with a concrete S-tile. On July 21, 2025 Historic Resources and Cultural Arts Department Staff did not approve the choice of tile, noting that the tile must be a two-piece true barrel tile. The owner wishes to install a the Barcelona 900 concrete S-tile roof in an “espresso blend”.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed by Board of Architects staff and rejected, per the comments from Historic.

STAFF CONCLUSION

The work proposed in this application detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. The residence was constructed in 1925 in a Mediterranean Revival Style. Roofing material is considered one of the character-defining features of this style. The home originally had and currently has a two-piece barrel tile roof, which is the appropriate roofing material for a Local Historic Landmark.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for the installation of an S-tile roof on the property located at 721 Alhambra Circle, legally described as Lot 14, Block 24, 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,



Anna C. Pernas
Historic Preservation Officer