



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

*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 garage, and sitework.

**Architect:** Peter Kiliddjian - Pascual, Perez, Kiliddjian, Starr & Assoc.

**Owner:** Red Rock Equity LLC TRS

**Folio Number:** 03-4108-001-3500

**Legal Description:** Lot 5 & Lot 6, Block 20, Coral Gables Country Club 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.

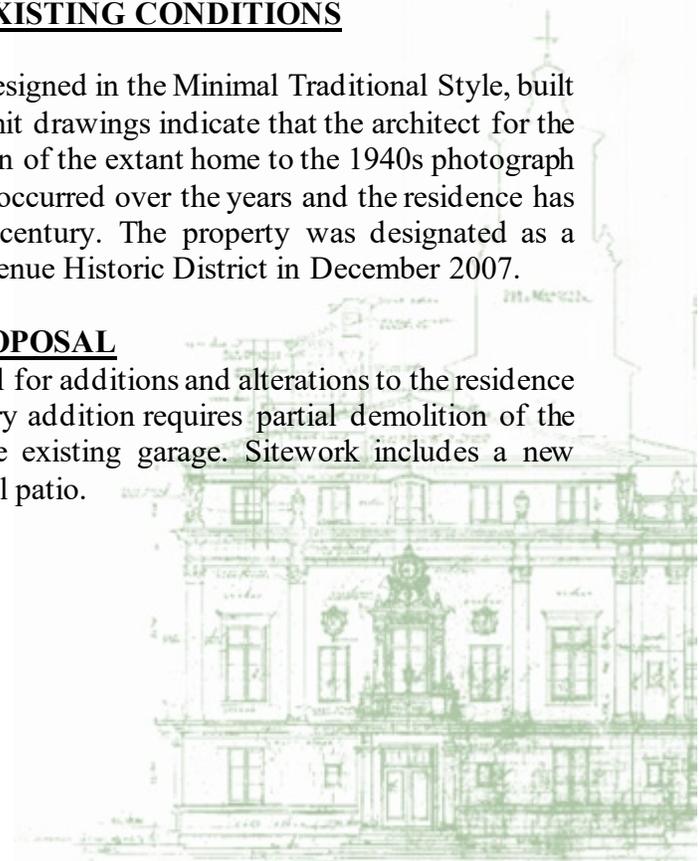
**Site Characteristics:** The property is located on an interior, approximately 100' x 100' lot on the south side of Alcazar Avenue between Casilla Street and Segovia Street.

**BACKGROUND/EXISTING CONDITIONS**

The residence at 628 Alcazar Avenue, designed in the Minimal Traditional Style, built ca. 1937, was permit # in the City. Permit drawings indicate that the architect for the home was William Merriam. 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 application requests design approval for additions and alterations to the residence and garage, and sitework. The two-story addition requires partial demolition of the southwest corner and relocation of the existing garage. Sitework includes a new driveway, covered terrace, pool and pool patio.





Figures 1: 628 Alcazar Avenue, c. 1940 [top]

Figure 2: c. 2022 [bottom]

**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 application requests design approval for additions and alterations to the residence and garage, and sitework. The Architect's intent was to minimize alterations to the residence, by constructing a two-story addition over the one-story garage at the southwest corner and retain as much of the the original form of the front of the house.

The work proposed in the application consists of:

- Partial demolition of the southwest corner, and garage to construct a one- and two-story addition consisting of a new garage, great room, den and half bath at the ground floor and three bedrooms and three bathrooms on the second floor. The addition has a combination hipped and gabled, tiled roof. The addition is clad in stucco to be differentiated from the existing house. The wall of the original garage will be retained and expressed on the east elevation as seen on Sheet A-203.
- Construction of a one-story addition at the southeast corner, consisting of a primary bedroom and bathroom and walk in closet. The addition is setback and lower than the existing house, continuing the stepping effect of the building form.
- Install all new French doors at the existing rear elevation overlooking the new pool patio and covered terrace, not visible from the right of way.
- New front entry way, including a larger stair landing and new front door. Existing configuration and tile surround matches the condition in the 1940's photo and should be integrated in the new design. If the original door exists, it should remain. The applicant can work with staff to revise the front door design to restore these elements.
- New u-shape driveway and paving at the front yard. The property had minimal paving at the front yard and staff would recommend that it remain that way. The driveway should return to a single lane access to the garage.
- Installation of new impact-resistant windows and doors. The proposed window and door types and configuration are appropriate to the style of the house and restore the original configuration where possible.
- Interior alterations / remodeling to the existing residence.
- Construction of a new pool and pool deck and wood trellis at the rear yard. The elements will not be visible from the public right of way and do not detract from the historic character of the existing house.

The application requests design approval of a one- and two- story addition and alteration to the residence and garage and sitework. The additions were sited to minimize the impact on character defining features on the front of the house. Locating the additions behind the core structure of the existing house helps minimize the visual impact of the two-story addition. The additions compliment the existing house in form, materiality and detailing while still being distinguishable as new.

### **VARIANCES**

No variances have been requested in conjunction with this application.

**BOARD OF ARCHITECTS**

The proposal was reviewed and approved by the Board of Architects on March 20, 2025.

**STAFF CONCLUSION**

The application requests design approval for additions and alterations to the residence and garage, and sitework. The two-story addition requires partial demolition of the southwest corner and relocation of the existing garage. Sitework includes a new driveway, covered terrace, pool and pool patio. The proposed alterations to the residence are in keeping with the Secretary of Interior Standards in that the essential form and integrity of the historic structure are being respected and the new addition is located at the rear or on an inconspicuous side of the historic building. The size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property. Locating the additions behind the core structure of the existing house helps minimize the visual impact of the two-story addition.

In that vein, staff recommends that the detailing of the front entry and driveway be revisited to maintain as much of the original configuration and integrate the existing details into the new design. The applicant can work with staff to continue to study these elements prior to permitting.

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

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear / no tint / no reflectivity / no low-e.
3. Roof tile is to be true, two-piece barrel tile.
4. French doors to have higher bottom rails/kickplates.
5. Driveway should remain as a single access to the garage, maintaining the open front yard.
6. New front entry should be restudied to integrate original tile detailing, stoop and original door (to be verified).
7. A separate Standard Certificate of Appropriateness is required for the swimming pool.
8. Provide material of pool deck to Staff for review.

**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **628 Alcazar Avenue**, a Local Historic Landmark, legally described as Lot 5 & Lot 6, Block 20, Coral Gables Country Club 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 **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,



Annia Pernas

Historic Preservation Officer