

**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.



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

PROPOSAL

The applicant is requesting design approval for the enclosure of the open front porch with impact-resistant aluminum windows doors. On September 18, 2025, the Historic Preservation Board reviewed an application to install windows with a wood grain finish and the glass selection as Grey. After a thorough discussion and two failed motions, the item was continued.

On March 19, 2026, an updated submittal responding to staffs recommendations was received. The applicant is requesting design approval for the enclosure of the front porch with impact-resistant aluminum windows with black frames and clear glass.

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 casement windows with a bottom fixed panel to mimic the look of the screened porch in Figure 2 but still allow for operability.

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

On September 18, 2025, the Historic Preservation Board reviewed an application to install windows with a wood grain finish and grey glass. After a thorough discussion and two failed motions, the item was continued. As part of the report, staff provided the following comments to be considered if approved:

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.

The applicant has revised the design to mimic the look of the screened in porch, as seen in Figure 2 and still maintain operability. The frame color proposed is black with clear glass. They are requesting casement windows at the top and a fixed panel at the bottom to comply with the building code. An interior railing is no longer needed. Front steps and wing walls are to remain.

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.

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