



COA (SP) 2022-028
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Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
410 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: Mika Bektor and Karla Rocha

Folio Number: 03-4108-001-0780

Legal Description: Lot 10, Block 5, 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.

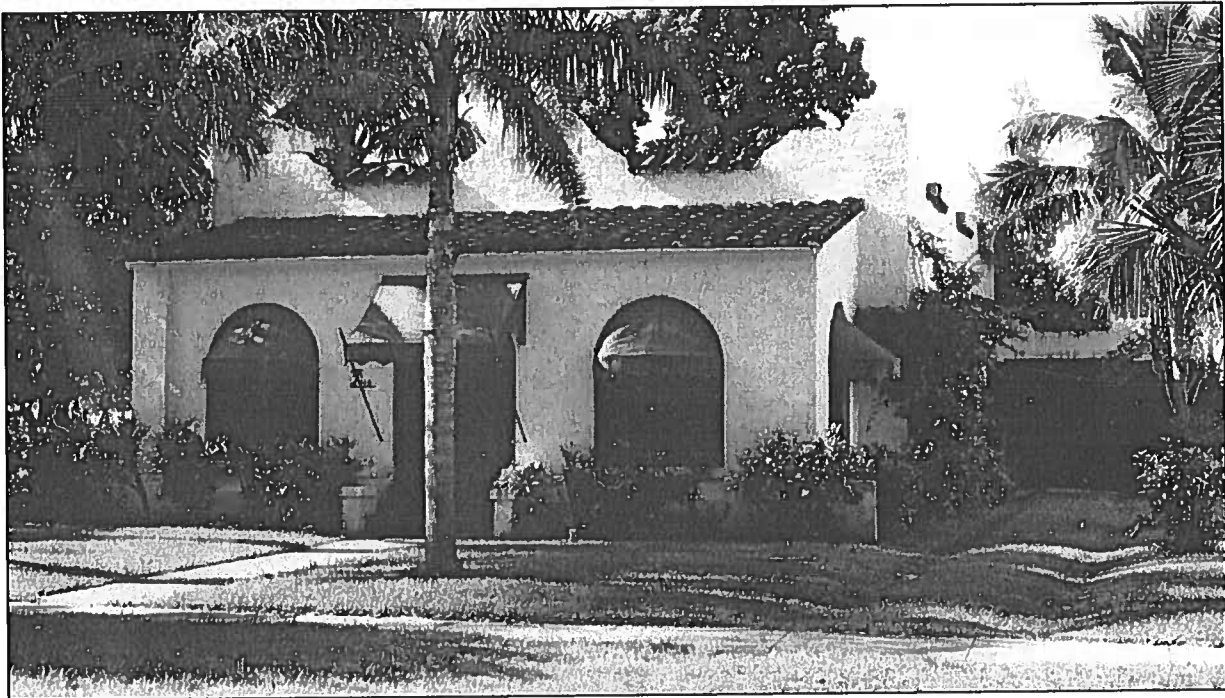
Site Characteristics: The property is located on the south side of Alcazar Avenue between Hernando Street and Le Jeune Road. The property dimensions are 50' x 100'.

BACKGROUND/EXISTING CONDITIONS

The residence at 410 Alcazar Avenue, designed in the Mission Style, was built ca. 1923 and issued permit #172 after the City's incorporation in 1925. Permit drawings and permit records do not exist for this property, so the architect is unknown at this time. Comparison of the extant home to the 1940s photograph indicate that, although alterations have occurred, the residence has maintained its historic integrity over the years. 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 and iron doors. The frame color for the doors is indicated as Light Brush Copper and the glass selection as Clear.



ca. 1940s photo of 410 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.*
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 applicant is requesting design approval for the enclosure of the open front porch with impact-resistant aluminum windows and iron doors. The original proposal for the design of the windows and doors has been amended to comply with comments from the Board of Architects. The original porch appears to have been altered when compared with the historic photograph as the front steps to the central archway appear to have been removed. The current openings contain metal railings of an inappropriate design.

The proposed enclosures comprise of aluminum frame windows and iron doors with the color indicated as Light Brush Copper. The windows will be of six-light appearance and the doors will be double-doors, each with three-lights.

The applicant has provided reasons for the request in the Letter of Intent.

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 August 4, 2022. Those comments, included in the applicant's submittal package, have been incorporated into the submitted drawings.

STAFF CONCLUSION

While there are many examples of glass-enclosed porches on historic houses in the City, it appears these alterations were undertaken prior to designation. No applications for this type of proposal have been presented to the Board in recent years. This is one of the earliest houses in the City and, as the open porch is such a dominant significant feature on this small 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 410 Alcazar Avenue, legally described as Lot 10, Block 5, 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,



Warren Adams
Historic Preservation Officer