



COA (SP) 2022-026
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Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
2003 ALHAMBRA CIRCLE
A CONTRIBUTING RESOURCE WITHIN THE
"ALHAMBRA CIRCLE HISTORIC DISTRICT"**

Proposal: The applicant is requesting design approval for additions and alterations to the residence and sitework.

Architect: Pacheco Architecture

Owner: Hermen and Katherine Rodriguez

Folio Number: 03-4107-016-1780

Legal Description: Lots 6 and 7, Block 14, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on the southeast corner of Alhambra Circle and Greenway Court opposite the Alhambra Water Tower. The lot dimensions of the large corner double lot are approximately 165 feet by 150 feet.

BACKGROUND/EXISTING CONDITIONS

In January of 2008, the "Alhambra Circle Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised of residences located along Alhambra Circle. The district boundaries are LeJeune Road on the east and Sevilla Avenue on the south.

The residence, designed by Architect C. Leroy Kinports and constructed circa 1936, is a contributing structure within the "Alhambra Circle Historic District." The structure is designed in the Mediterranean Transitional architectural style and features details such as casement windows, arched front door, built-in planter, predominant garage, and a barrel tile roof. A two-story addition, designed by Kinports, was added to the southwest elevation of the house c.1937.

Staff met with applicants and architect on several occasions, including an on-site meeting prior to the design of the additions, when Staff advised a two-story addition would be possible but it should be set back from the historic structure and should be secondary to the historic structure. Staff provided further advice on which existing architectural elements should be retained and what could be demolished.

Staff provided the following comments for Pre-Board of Architects Review:

February 24, 2022

OK for BOA only. There is concern over the scale of the proposed additions. There is concern over the creation of a new front entrance as noted on the plans and the prominence of the proposed entrance porch. The new privacy wall further accentuates the new entrance by cutting off street access to the original entrance of the historic structure. The second driveway from Alhambra further accentuates the new entrance and does not lead to a garage, carport or porte-cochere (Zoning review required). The proposed windows are not appropriate for the architectural style. The new garage should be separated from the historic structure. Requires submittal of a Certificate of Appropriateness for Historic Preservation Board review.

June 22, 2022

OK for BOA only. Amendments have been made to the design; however, the addition is still large in scale when compared with the historic structure. Requires submittal of a Certificate of Appropriateness for Historic Preservation Board review.

August 17, 2022

OK for BOA only. COA for HPB review required. Concern over scale of addition.

PROPOSAL

The applicant is requesting design approval for additions and alterations to the residence and sitework.



ca. 1940s photo of 2003 Alhambra Circle



Current Photo

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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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 additions and alterations to the residence and sitework. The work proposed in the application consists of:

- Demolition of a rear one-story wood frame original porch and porch addition and demolition of a two-story enclosed porch and stairs to the rear of the c.1937 addition.
- A one- and two- story addition attached to the southwest elevation of the house and the c.1937 addition comprising a porch, entrance foyer, kitchen, breakfast area, family room, living room, young adult entertainment area, master bathroom, two walk-in closets, a

master bedroom, elevator, and a powder room on the first floor, and three bedrooms with bathrooms and an open terrace on the second floor.

- A one-story addition attached to the southeast elevation of the house comprising a two-car garage, carport, storage, and pool bathroom.
- Siteworks include a new motor court with parking for three cars in front of the new garage and carport, expansion of the existing driveway to accommodate parking for two cars, a rear covered terrace with outdoor kitchen, swimming pool and deck to the rear of the property, a covered terrace to the southwest of the two-story addition, and a new pathway leading to the original front door, new motor court, and existing driveway.

Northwest (front) Elevation

This elevation faces Alhambra Circle. All architectural features of the original house including the front door and surround, rafter tails, window openings, vents, and planter will be retained. The applicant is also proposing some interior restoration and reconfiguration of the house interior. The c.1937 addition will be retained; however, the garage doors will be replaced with windows to allow the interior to be converted to a dining room and the roof will be raised to accommodate a bedroom and bathroom on the second floor. Exposed rafter tails will be added to the raised roof. Staff does not support raising the height of the original roof. A pergola will be attached to the front of the new first floor windows. The bollards to the side of the existing garage doors and the stepped archway to the side of the structure will be retained.

The one- and two-story addition will be set back from the existing façade (dimensions have not been provided on the plans). Construction will be of smooth stucco, shed and gable roofs with barrel tile to match the existing house and exposed rafter tails, and impact resistant windows with dark frames and sills. The new front entry porch will have a curvilinear parapet, exposed rafter tails, arched door surround, and lighting. There is concern over the scale of the new entrance porch as, along with the proposed parking, this draws attention away from the original house and entrance. It appears a stucco band is to be incorporated to differentiate the new construction from the existing house. This elevation will also feature two towers with shaped parapets to accommodate the stairs and the elevator. The shape of the parapets is not consistent with the architectural style of the house.

Southeast Elevation

This elevation is entirely new construction comprising the one-story master suite, pool bathroom, storage, and carport and the two-story living accommodation. Construction is the same as the northwest elevation. This elevation features French doors leading to the back yard, a covered terrace with columns supporting a second-floor terrace with metal railings.

Southwest Elevation

This elevation is almost entirely new construction comprising the one-story young adult entertainment area and master suite and the two-story stair and elevator towers and living accommodation. Construction is the same as above. This elevation includes a covered terrace accessed by French doors and a second-floor balcony with metal railings and columns supporting a barrel tile roof.

Northeast Elevation

This elevation faces Greenway Court. All architectural features of the original house including the rafter tails, window openings, spiral corner feature, and vents will be retained. The existing fountain will be restored. The new garage and carport will be of similar construction to the other additions. The metal garage doors will be painted brown. The garage will be attached to the existing house be a fenced breezeway with barrel tile roof and exposed rafter tails. A decorative curved corner feature will be applied to the corner of the carport. The two-story addition is prominent above the existing house.

Siteworks

A new paver motor court with parking for three cars will be installed in front of the new garage and carport. The existing driveway will be expanded and surfaced with pavers to accommodate parking for two cars. Staff raised concerns over the two proposed driveways/parking areas as, per Section 2-101.D(10) of the Code, driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. The driveway and associated curb-cut accessed from Alhambra Circle will not provide access to covered parking as the existing garage is to be converted to living accommodation. The applicants raised this question with the prior Development Services Assistant Director for Planning who provided an email stating "The existing driveway may remain, unconnected." However, the current Principal Planner disagrees with this opinion and has requested the driveway and apron on Alhambra Circle be eliminated. Staff will not support a waiver request to address this issue.

Staff has no issues with the rear covered terrace with outdoor kitchen, swimming pool and deck, or the covered terrace to the southwest of the two-story addition. The proposed new pathway to the original front door is also supported as this draws attention to the original entrance to the house.

BOARD OF ARCHITECTS

The proposal was reviewed by the Board of Architects on three separate occasions.

On March 17, 2022, the Board of Architects made a motion to reject with the following comment:

1) ADDITIONS OUT OF SCALE WITH THE EXISTING HISTORIC HOME

On July 14, 2022, the Board of Architects made a motion to defer with the following comments:

1) RESTUDY TWO STORY GARAGE VOLUME

2) RESTUDY STAIR TOWER

On September 1, 2022, the Board of Architects approved the proposal as now presented to the Historic Preservation Board.

STAFF CONCLUSION

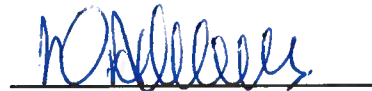
The application presented requests design approval for additions and alterations to the residence and sitework. While the design of the additions is fairly consistent with the design of the original house, Staff still has concerns over the massing, scale, and position of the two-story addition. The applicants have made significant changes and improvements to the original design; however, the two-story element still appears large when viewed from Alhambra Circle and Greenway Court.

The two-story element dominates the historic structure and contravenes Secretary of the Interior's Standard number 9. Staff will support a two-story addition but are of the opinion it should be pushed further back on the lot or reduced in scale. This opinion has been consistent throughout all meetings with the applicant and architect. Staff does also not support raising the roof level on the c.1937 addition, although this was done after discussion with the Board of Architects. There is also Staff concern over the unresolved Zoning issue with the driveway on Alhambra Circle.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the design proposal for additions and alterations to the residence and sitework on the property located at **2003 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic District," legally described as the Lots 6 and 7, Block 14, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 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