

1 CITY OF CORAL GABLES
2 405 BILTMORE WAY
3 CORAL GABLES, FLORIDA 33134
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5
6 MEETING OF THE HISTORIC PRESERVATION BOARD

7 Thursday June 12th, 2025

8 4:00 p.m.

9 City Hall, Commission Chambers
10
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13 Commission Members In Attendance:

14 MICHAEL MAXWELL

15 CESAR GARCIA-PONS

16 MICHELLE CUERVO-DUNAJ

17 XAVIER DURANA

18 PEGGY ROLANDO

19 DONA SPAIN

20 MARLIN EBBERT
21

22 CITY ATTORNEY:

23 STEPHANIE THROCKMORTON

24 CLIFF FRIEDMAN
25

1 (Excerpt of meeting:)

2 THE CHAIRMAN: All right. Okay. We're going to
3 open the public hearing, but I'd like everyone to know
4 that our City Manager and Assistant City Manager are
5 here with us today, and we are very honored to have
6 them back. So thank you for coming and being a part.

7 Okay. Let's see, what have we got today. We
8 have no designations today. The Board items are
9 Historic Preservation Board Review of the Window
10 Replacement Proposal for the City Hall complex, item
11 number 24-8422.

12 MR. FRIEDMAN: Good afternoon, Board. My name is
13 Cliff Friedman, Assistant City Attorney. I am filling
14 in temporarily for Ms. Throckmorton until she's able
15 to make it to the meeting today.

16 The item regarding the City Hall windows here is
17 before you at the City Commission's request. They are
18 looking for review and feedback on the windows. It's
19 not necessary to take a vote on this item either, but
20 staff is here to make a presentation.

21 Do you want the images shown or do you want to
22 speak? Can you put up the PowerPoint, please?

23 MR. IGLESIAS: Good afternoon. It's a pleasure
24 to be here today with all of you. This is a
25 presentation on the windows for City Hall. I know

1 that the Board has had a prior presentation. I just
2 wanted to get into some of the issues, some of the
3 time that we spent originally on the windows, and some
4 of the problems that we have with the existing
5 windows.

6 The mock up is downstairs. We couldn't bring it
7 up because it weighed 550 pounds plus the frame. The
8 windows at City Hall is something that we worked on
9 for about a year, and the issue was to try to get a
10 window as closely matching to the existing windows.
11 We looked at wood windows; they would be too large,
12 similar to the ones that are used on the Biltmore.
13 Much heavier frame. We looked at aluminum, and then
14 we finally decided to go with Hope windows because the
15 windows are structural steel. And the reason we went
16 with structural steel was -- at a very high cost,
17 those windows are between three and four million
18 dollars plus installation. And the reason that we
19 went to those windows is because we could try to match
20 the sections as much as possible with wood and then
21 have structural loading, means the pressure, positive
22 negative pressures of the hurricane.

23 We have, of course, the impact criteria, as we
24 all know, and then we also have water infiltration.
25 Water infiltration is a key issue. Some of the

1 problems that we're having with the building right
2 now -- I took a look at some areas, additional areas
3 that were exposed, and the structure looks in pretty
4 good shape. The problems that we have all seem to be
5 along the perimeter, which we knew we had because
6 there's so much water infiltration that we have a
7 problem with the stairs and we have a problem around
8 some of the perimeter beams.

9 Overall, the structure looks in good shape. It's
10 got some issues here and there where the additional
11 cover on the reinforcement was not correct due to
12 construction errors. Very minor. We've got concrete
13 that's almost 100 years old, which means the concrete
14 is really not protecting the steel.

15 It goes through, concrete, goes through a
16 carbonation process where the alkalinity is reduced in
17 the concrete to a point that it doesn't protect steel
18 like new concrete does. And so those are things that
19 we're looking to actually address; there's even
20 products that can enhance that.

21 So where is our biggest issue is the actual
22 windows and the water infiltration that we have along
23 the perimeter of the structure. We also have, of
24 course, structural loading. These windows are not
25 very strong. They really can't take hurricane

1 loading. I know the building's been here for 400
2 years, but it's just a probability, right? I was just
3 discussing that there is in Katrina, Athena has a
4 beautiful colonial home that was there for 120 years,
5 and gone after Katrina. So it's a probabilistic
6 issue right, and how lucky we feel.

7 So we spent about a year looking at different
8 Windows, getting, detailing the actual structural
9 sections of these windows, and started working with
10 Hope to get the mock up that you all saw below. Tried
11 to bring it up, but too heavy, didn't fit in the
12 elevator and too heavy to bring up the stairs.

13 So I'm here to answer whatever questions that you
14 all have. And also, one important thing as far as the
15 assessment of the existing windows are concerned, the
16 existing windows can be repaired. I can tell you,
17 it's wood, structural material, it can be repaired.
18 But they don't have structural loading, they don't
19 have impact resistance, and they don't have water
20 infiltration resistance.

21 We actually put shutters up on this building.
22 Those shutters are really for water intrusion in very
23 Category One hurricanes and things like this, because
24 we're actually anchoring to limestone, and there are
25 no structural values for anchors in limestone. So we

1 put them up the best we can, but to expect those
2 shutters to really work, they really don't because
3 there are no values for that.

4 MS. SPAIN: How are these anchored? How are you
5 planning on anchoring the new windows?

6 MR. IGLESIAS: These would be anchored similar to
7 what we did on your house. We want to get into the --

8 MS. SPAIN: I knew he was going to bring my house
9 up. I walked right into that. Yes, you were a big
10 help on my house.

11 MR. IGLESIAS: Yes, and we've gotten some
12 experience in terra cotta block. So we're going to
13 have to fill in terra cotta block, high strength
14 grout. We're going to reinforce as much as we can.
15 Also, going to certainly work the building from the
16 inside. We want to make sure that we protect the
17 limestone lining. If we touch that, it's going to be,
18 unless you're Michelangelo, it's going to be a problem
19 to actually replace that. So we're going to try to
20 work from the interior as much as possible and
21 reinforce the actual frame opening. And so doing
22 something similar, similar techniques that we've
23 looked at for a number of years, working on historical
24 homes. We've done that in a number of homes.

25 So we've gone to this window. We really did not

1 look at a cost when we did this window. We wanted to
2 match these windows as close as possible. If we would
3 have been looking for cost, we would not be using
4 Hope, and we would not be using this custom window.
5 And again, we went with Hope to use a structural steel
6 window to try to make those moldings as much, as small
7 as possible, meet the structural loading, meet the
8 impact criteria and try to keep the building as dry as
9 possible. And if we see some of the areas, the areas
10 that you see on the stairs, that window on the side,
11 just continuously, so it's hurting the building.

12 However, as you go inside, the structure looks
13 quite good. Very repairable. I've seen much worse.
14 This building is in good shape from a historical
15 perspective. Do we need repairs? Yes. I mean, and
16 especially in the perimeter where we've had leaks as
17 far as the windows are concerned. But this was a
18 building built by a very good architect under
19 architect supervision, and you can tell from the
20 construction. So we're dealing with a good structure
21 that if we protect it, we're going to have a building
22 for quite some time. So I'm here to answer any
23 question on the building or anything else.

24 THE CHAIRMAN: Thank you, Mr. Manager. That's
25 really, that's very heartening to hear, and we're glad

1 to know that the building is in good structural
2 condition. One of the, just to very quickly --

3 MR. IGLESIAS: It does have a few issues. It
4 does have some issues, and those issues we can
5 certainly correct.

6 THE CHAIRMAN: I'm 74 years old and this building
7 is 100, and I've got issues too. And just like all
8 older things, you know, we do change a little bit.
9 Just to bring you up to date, for the time that you've
10 been out, the Board has looked at the window and we
11 had a discussion. And Mr. Gomez, I'm not sure if you
12 were at that discussion, and one of the things that we
13 had recommended back to the City administration was to
14 look at preserving the wooden windows and restoring
15 them, and then placing the impact glass window behind
16 them. Because the issue that was brought to us at the
17 time was sealing the building.

18 And of course, you know, with the historic doors
19 as well, we'll have the same -- with the same issue.
20 So we highly encourage that as, to look very, very
21 seriously at it, because this is one of the very few
22 buildings that has that. And we realize that yes,
23 they can be damaged, but they can also be repaired,
24 but that the ceiling and the structural integrity
25 would be from behind that. We don't open the windows

1 anyway. So, you know, it's like we think that we
2 could, you know, look at something like that.

3 MR. IGLESIAS: It's not opening the windows, and
4 I understand that we want to try to put some type of
5 Plexiglass or something behind it. That is -- and I
6 understand that that was. The problem with this type
7 of window, it just leaks and leaks and leaks, and you
8 really cannot control it.

9 THE CHAIRMAN: Of course we can. We would seal
10 the window. I mean, I've restored lots of buildings.

11 MR. IGLESIAS: But if you put a Plexiglas behind,
12 certainly you're not, you know, and you're putting
13 Plexiglass on the actual frame, how that's going to
14 function, we don't really know because we don't know
15 how the window is anchored properly. Is the window
16 anchored properly? It's an old wood frame.

17 The window itself, it was done in an era where we
18 didn't have air conditioning. It was not -- the
19 gasketing is not there. The window is not there.
20 It's small little panes. It just, it's a window that
21 is very difficult to do. That kind of a solution is a
22 difficult solution.

23 MS. SPAIN: I have a question.

24 MR. IGLESIAS: And not really, you know, not
25 really from a structural perspective --

1 MS. SPAIN: I understand what you're saying.
2 When we did the Merrick house, those were the original
3 windows, and the people that did the restoration took
4 the windows out, restored them off site, and then
5 brought them and anchored them in properly. So that's
6 what would have to be done with this building. And I
7 wasn't thinking about Plexiglas, necessarily, behind
8 it. I was thinking about during a storm, that the
9 impact, whatever the City does -- I mean, it's scary,
10 the panels that go up on City Hall now. I mean, I
11 remember, my office has been in just about every
12 office because I had so many jobs when I was working
13 here. But they would get up and walk along the
14 ledges, and so I'm not --

15 MR. IGLESIAS: It takes three days, it takes
16 three days to do that.

17 MS. SPAIN: I know, and I'm not saying that. I
18 was asking whether it was possible to do the hurricane
19 shutters or the hurricane panel, or whatever it is
20 you're going to put up, behind the historic windows
21 once they get anchored. I mean, would that be
22 possible? Because then you're just inside, and then
23 you could have operable windows during, when it isn't
24 hurricane season. But then -- and you know, if one of
25 them gets hit during a storm, then you can repair it,

1 and the impact would be from behind.

2 And I don't think it's necessary to restore all
3 the windows at the same time, you know, just do it
4 little by little. Put something in the budget that
5 you take care of, you know, ten windows at a time, and
6 then you do it. We're not in that big of a rush.

7 MR. IGLESIAS: Speaker B: We are going to do a
8 building. Our plan is to, is to potentially move out
9 of City Hall next year and get the job done. It's
10 about 25 to 30 million dollars.

11 MS. SPAIN: I think it's the wrong thing to do.

12 MR. IGLESIAS: We just want to, we are looking at
13 a budget of 25 to 30 million dollars. We are looking
14 at part of the Menorca garage. The plan in the
15 Menorca garage was to move the Commission, City
16 Manager, City Attorney and City Clerk to the bottom of
17 that, of the garage.

18 We did some work, some work, temporary work for
19 the passport office. The Tax Collector decided to
20 rent that space because it was already done for them.
21 And so we only have space now for the City Commission,
22 and we'll be moving to a building on Ponce. The idea
23 is to look at mechanical, electrical, plumbing,
24 everything, upgrade the entire building, restore the
25 entire building and even look at this space and see.

1 Because originally the Commission was on that side,
2 right?

3 MS. SPAIN: Yes, there's photographs of that.
4 Interesting.

5 MR. IGLESIAS: Correct, and you showed me those,
6 to me.

7 MS. SPAIN: It works better acoustically to have
8 it over there.

9 MR. IGLESIAS: So that's the idea, is to come in
10 and get City Hall, give a major upgrade.

11 MS. SPAIN: I get it, and I agree with everything
12 you're doing except the windows. I think it's a real
13 pity to have this building even, even Hope, which are
14 amazing windows. I just think someone should cost it
15 out and see what it would take to keep these windows,
16 because there's nothing like original windows in a
17 historic building.

18 MR. IGLESIAS: The cost of windows are three to
19 four million.

20 MS. SPAIN: I get it.

21 MR. IGLESIAS: We did not go to a cheap solution.

22 MS. SPAIN: I understand.

23 MR. IGLESIAS: We wanted to have the best
24 solution possible. The idea was to, are we going to
25 go to an impact product, impact product on this

1 building. We worked for over a year, did actual "as
2 built" of the windows, tried to match those sections
3 as close as possible, and used the strongest window,
4 stronger material, which is steel, substantially
5 stronger than aluminum, to actually keep those
6 sections as small as possible.

7 MS. SPAIN: This building isn't going anywhere.

8 MR. IGLESIAS: I just want to say that we --

9 MS. SPAIN: I get it, and I know you're not
10 scrimping.

11 MR. IGLESIAS: -- spared no expense on this.

12 MS. SPAIN: I know you well enough to know that,
13 that you'll do a quality job when you do that, but I'm
14 telling you, it's the wrong thing to do on this
15 building. I know you and I have disagreed on a lot of
16 things over the years.

17 MR. IGLESIAS: We're still friends.

18 MS. SPAIN: I know. It's amazing. But you
19 really, you should at least talk to someone that can
20 do that and just see what they say about restoring
21 these windows. I don't think anyone has done that.

22 MR. IGLESIAS: No, I don't think there's an
23 issue. I can tell you that from a structural
24 perspective, it's wood. I deal with wood. They can
25 be restored. The windows are -- it's tough on those

1 windows because we require from our knowledge of
2 hurricanes now, right, and knowing what a hurricane
3 can do what the structural loading is. I mean the
4 wind loading on the windows, which we didn't know back
5 then, the impact, the water intrusion. I mean if you
6 see a water intrusion test on the window, it's not
7 like putting a hose on there.

8 MS. SPAIN: I mean, this building isn't going
9 anywhere. I mean you could knock out all the windows
10 and the building itself isn't going anywhere.

11 MR. IGLESIAS: Well, I will say, we have a 1928
12 building. It was done, it's a fantastic building, but
13 done with old technology. This is terra cotta block.
14 It's unreinforced walls. We don't need to add
15 internal pressure to the building. What happens in
16 the building sometimes, they're barely hanging on, and
17 the envelope is breached. And now you've got suction
18 loads pulling it out and almost like a balloon effect
19 inside. So now you have pulling and pushing and
20 that's where things come apart.

21 And so from that perspective, the building will
22 have a much higher ability to sustain a load. Once
23 you breach the opening, what happens is the wind gets
24 in, creates a balloon effect, and then as the wind
25 goes around the building, it creates a suction effect.

1 So now you've got it pulling and pushing, and then
2 things are barely hanging on and then they don't.

3 So from that perspective, the wall, even though
4 the building, I mean the form work and everything
5 else, I can see the building is great, except of
6 course for those perimeter areas where you see that
7 the water has affected the building. But they're
8 terra cotta walls. They're unreinforced terra cotta
9 walls. There's no way we would do anything like that
10 now.

11 It wasn't, it's not that it was done, it was done
12 based on a very good building, based on technology of
13 1928, right. And so from a -- the more you upgrade a
14 building, the better statistically the building has
15 for surviving. If you upgrade a building, let's say
16 -- I'm going to use categories, even though it's not
17 what we use in engineering, but everybody understands
18 it better. We don't use categories in engineering,
19 that's really for, Category 1, 2, 3, 4, 5 is used for
20 planning, right? When you know it's a Category 5, you
21 know, hell is breaking loose. If they're Category 1,
22 then you know it's going to be a tree event,
23 basically.

24 But as you go up that ladder, then statistically
25 there's less and less events that can affect building.

1 So going from Category 1 to Category 2, you are now
2 moving to a series of events that statistically are,
3 from a statistical probability, are less likely to
4 happen. So as you upgrade a building, we may not make
5 the current code, but then we have a building that has
6 a higher propensity to survive because we've
7 statistically moved it up a level, right? And if you
8 have a building that's Category 1 and you can get it
9 to Category 2, now you got a little measure of safety.
10 And maybe a Category 2, maybe a Category 3, and so
11 you're giving yourself more higher probability of
12 survival.

13 So when you upgrade some of these older
14 buildings, you can't get to the current code; it's not
15 possible. But if we up the survival, if we up the
16 capacity from those kind of events, then we up the
17 survival rate of the actual building because we are
18 reducing the probability of a lower storm, which has
19 more propensity to happen, and increasing the survival
20 of the building.

21 Hurricanes are just, are still casting, events,
22 they are totally random, and you can go 100 years or
23 you can go five years. It's that way. So that's what
24 we're looking at, and that's what we did, all that
25 work. We spent a year looking at this.

1 THE CHAIRMAN: Mr. Garcia-Pons, you had a
2 question?

3 MR. GARCIA-PONS: Mr. Manager, thank you for
4 coming out. So we had a presentation by staff
5 probably last year, I forget what month it was. In
6 December, so very recently. And I don't -- we had a
7 pretty good discussion there, and we made some
8 recommendations to the City staff and the
9 administration, which is different at the time. But
10 we ended up the conversation, and I don't think
11 anything has changed since that particular meeting
12 that we've seen, but we asked for an assessment of the
13 existing windows. Because perhaps we don't need to
14 replace all of the windows and we can figure something
15 out where we may need to replace a few with the
16 windows that you're proposing, and maybe there's some
17 that we do not. And that can represent a different
18 aspect of historic preservation.

19 Before you answer, though, I think the interest
20 for us, I think of the Preservation Board, right, We
21 have our charge and you have your charge, which is
22 much more vast than our charge. Our charge is to talk
23 about the care of this particular landmark. And the
24 care isn't just the way that it looks, it's also, make
25 sure that it lasts a long time, and all the things

1 that we need to take -- We look at it in both ways of
2 how does it look and how is it going to function? How
3 can we best protect it for the long run? So we have
4 the same thoughts on how to protect this building, but
5 maybe a different way to do it.

6 Part of the request for the assessment was, maybe
7 there's a way to protect some windows to showcase the
8 technology of 1928, because it has been 100 years. It
9 is a beautiful building. These are beautiful windows.
10 And we may be able to salvage windows that are in good
11 condition that can then tell the story of how this
12 building was built in 1928, how these windows have
13 lasted for 100 years, how it was done before air
14 conditioning, how all of those things are true, and
15 protect the building for the future.

16 And I think the assessment was something that we
17 all seem to agree on, that would help us maybe get to
18 that solution. But if the assessment isn't done,
19 you're saying it's all or nothing, and I don't -- this
20 way.

21 MR. IGLESIAS: No, I'm not saying it's all or
22 nothing. I think the word assessment is interesting
23 because I can tell you that, what assessment are we
24 going to do? Can they be repaired? Can they be put
25 back? Yes, they can. I can tell you that.

1 Wood is a structural material. We can take care
2 of it. That's not the issue. I don't think,
3 honestly, I don't think we need an assessment, and
4 that's why I came here, because I can tell you, yes,
5 can we replace, can we restore the windows? Yes, yes,
6 we can do that. I've looked at the windows; the vast
7 majority of them, if not all can be restored. It's
8 wood. It's a structural product.

9 I mean, so from an assessment perspective, you
10 know, what are we looking at? Are we looking at can
11 these windows, can we restore the windows? The answer
12 is yes. The question is, should we restore the
13 windows or should we go to a much stronger product?
14 And that's the key, that's the key. So what, the
15 assessment, what is that going to prove?

16 MR. GARCIA-PONS: I got it.

17 MR. IGLESIAS: It's going to tell you, it's going
18 to tell you exactly what I'm going to tell you.

19 MR. GARCIA-PONS: But I think it wasn't quite
20 stated that way at the last presentation.

21 MR. IGLESIAS: I know it wasn't, that's why I'm
22 here now.

23 MR. GARCIA-PONS: I appreciate it.

24 MR. IGLESIAS: That's what I'm here now.

25 MR. GARCIA-PONS: An assessment, what might help

1 us make some decisions is the second part of my
2 comment was, do we need to replace all the windows?
3 Or an assessment might tell us, maybe some of the
4 windows make sense to do the steel, and some of the
5 windows that are maybe closer, that are more tactile,
6 that can be more part of the story that's being told,
7 can replace with, replacing the wood, fixing it and
8 the Plexiglas. I think we can do some sort of a
9 hybrid that can help tell the story of this building
10 without just replacing everything.

11 MR. IGLESIAS: I understand. We don't need an
12 assessment for that. We can decide --

13 MR. GARCIA-PONS: And that's fine.

14 MR. IGLESIAS: We can decide which windows we
15 want to repair, which windows we want to restore. Now
16 you have a building that's going to have some windows
17 that are vulnerable, some windows that are not.

18 THE CHAIRMAN: No, none of the building, well,
19 what we have talked about --

20 MR. GARCIA-PONS: To protect it differently.

21 THE CHAIRMAN: What was completely -- that we
22 would seal the building, okay. And that the windows
23 would be restored. We would put hurricane protection
24 glass behind it. It would not be Plexiglas. It would
25 be anchored the same way that the multimillion-dollar

1 windows are going to be anchored. And we could do it
2 a different way, and it would be as a single pane
3 behind those, which is what we talked about. And you
4 know, you would see the existing windows and you would
5 have your hurricane protection behind it.

6 Would it leak and be water resistant? Well, if
7 we have a good contractor, no, but so will seal them
8 just the way that we would. And also if you look at
9 that, I think you'll find it's a much less expensive,
10 you know, opportunity than redoing the entire thing
11 out of these very, very expensive windows that do not
12 match what we have.

13 MR. IGLESIAS: Putting a shutter behind a window
14 --

15 THE CHAIRMAN: It's not a shutter, it's a
16 hurricane window.

17 MR. IGLESIAS: Okay.

18 THE CHAIRMAN: Exactly like what you're proposing
19 to put in, except, it's just a sheet of glass. It's
20 in a separate frame, okay? It's not any different.
21 It provides the same sealing and the same --

22 MR. IGLESIAS: So you're talking about providing
23 a storefront behind the window. Because basically if
24 it's going to be hurricane, if it's going to be
25 hurricane resistant, then it's got to be a storefront.

1 A storefront doesn't fit behind the window, I mean
2 you -- it just doesn't. A code approved storefront
3 does not fit behind the window because you need the
4 aluminum sections, the aluminum mullions. And so it's
5 very difficult to do and very difficult to actually
6 anchor. We would have to go to some type of different
7 system that, a shutter type system or something like
8 that. To put a window behind the window, there's not
9 enough, there's not enough room for that. And we
10 would have to, of course, remove everything and do the
11 same thing that we did in your house.

12 MS. SPAIN: Only behind.

13 MR. IGLESIAS: Yeah, right, and reinforce the
14 frame. It's even hard to anchor because terra cotta,
15 it's terra cotta. And when you try to drill, you
16 can't even, it doesn't even accept an anchor. It
17 doesn't. It doesn't. There's no values for
18 terra cotta.

19 THE CHAIRMAN: Mr. Manager, you have to anchor
20 the windows that you're proposing to put in the same
21 way. You have to make a concrete fill all around the
22 windows, so it doesn't matter, it's the same thing.
23 So we're not talking about doing anything differently.
24 We're talking about doing the exact same thing that
25 you're speaking of, and putting this window there,

1 okay? And we can put it in whatever frame that can
2 fit the space, and we can put back the other historic
3 windows in front of it.

4 I mean, we, at our previous meeting, you know,
5 even Mr. Torre was talking about, hey, that's really
6 what we should be doing, and so we would highly
7 encourage you to look at that. And we also think it
8 would save our taxpayers a little bit of money.

9 MR. IGLESIAS: I think that that would be
10 certainly -- I know Mr. Torre was looking at that.
11 I've been working on the NOAs and windows since
12 Hurricane Andrew, and I've looked at window testing.
13 I've looked at structural testing, looked at impact
14 testing. I've looked at water intrusion testing. And
15 so it's not just simply just putting something on.

16 If we're going to get something to work, it's got
17 to be done properly. It's also behind the window,
18 which means the leakage still occurs. Because you
19 can't, if you've ever seen a window test, then, I
20 mean, when you have pressure and you have water, it
21 just gushes right in, and it's very difficult.

22 Even modern windows have, one of the big issues
23 that we're trying to do now in the Code is, how do we
24 increase the water infiltration, excuse me, reduce the
25 water infiltration of current windows. I was working

1 with University of Florida on a study of that. So
2 water intrusion is a huge issue in the envelope, huge
3 issue. It's a huge issue for this building because we
4 have limestone that we're going to, that we need to
5 correct, and we need to try to historically correct
6 and minimize Infiltration on the limestone.

7 MS. SPAIN: I don't think that shutter or
8 whatever it is that we're talking about behind the
9 window has to be within the frame of the window. I
10 mean, I think you're clever enough to figure it out.
11 Peter, I have faith in you as an engineer, and I think
12 it's an interesting problem for you to try to tackle.
13 Before you spend \$3 million and restore them, just
14 look into it. Just look into it.

15 MR. IGLESIAS: You can't -- we can look, and the
16 reason I'm here is because all this talk happened last
17 time, and there was nobody technical to discuss it
18 with, okay? And I've been involved in this NOA, in
19 this window business. I was part of the High Rise
20 Committee after Andrew, looking at the NOAs, the water
21 infiltration. Water infiltration is a huge issue,
22 huge issue.

23 And if you put something behind, and you're
24 talking about something behind the actual window,
25 these older windows, from a leakage perspective, it's

1 very difficult to actually control. They've done a
2 decent job. I mean, it's been 100 years and we have
3 some structural damage, but, you know it's -- And I
4 understand what the Board, and I understand what the
5 Board is looking at.

6 There is two issues here; one is preserving the
7 existing windows, and one is helping the building
8 survive. And those two things, we have to, and you
9 know, I know, with all due respect, I know, I
10 understand. So I'm here because the last time that
11 somebody met, that person met with the Board, it
12 wasn't a technical person that could answer some of
13 these questions as to why we did it and why we're
14 looking at it. And so you know, and I do, and I do
15 understand that there was this assessment required.
16 And I'm here to say it's, you know, I can tell you
17 that we can, we can certainly restore the windows.
18 However, is that something that we want to do or are
19 we going to go with a very, and it's expensive.

20 We did not spare cost and try to use a cheaper
21 window here. And as you know, with Hope windows, I
22 believe they're the ones they used in Miami High, they
23 used at the University of Miami in the old
24 architectural school, right, which were replaced.
25 Those original windows that were replaced. Why did

1 they replace the windows in the architectural school?
2 Because they didn't work. I'm sorry?

3 MS. SPAIN: The architecture school was
4 originally steel windows, though. And so it was --

5 MR. IGLESIAS: Yes, but they are new windows.
6 They didn't keep the existing windows. They put new
7 windows in because to protect the building, water
8 infiltration --

9 MS. SPAIN: Part of that when I was here, so.
10 They also used Hope in that project in the elementary
11 school. Was it the elementary school that we were
12 working with? Yeah.

13 MR. IGLESIAS: Coral Gables High School, let's
14 not bring that one up.

15 MS. SPAIN: I'm not in any way saying anything
16 bad about them.

17 THE CHAIRMAN: Ms. Ebbert?

18 MS. EBBERT: Mr. Iglesias, what's the total
19 number of windows in the building?

20 MR. IGLESIAS: I don't remember. I just got back
21 a week and a half ago. I don't remember.

22 MS. EBBERT: A range, I mean, a range.

23 MR. IGLESIAS: I'm working with Ernesto Pino, and
24 we will have all that information. I can tell you
25 that the windows -- gosh, I don't remember. But I can

1 tell you that the window cost is what I was dealing
2 with.

3 MS. EBBERT: So a lot? A lot of windows, right?

4 MR. IGLESIAS: Three to four million dollars.

5 MS. EBBERT: No, no, I'm not, I'm asking how many
6 windows are in this building that need to be replaced.

7 MR. IGLESIAS: We were looking at the entire
8 replacement of all the windows. I don't remember. I
9 think it was 60. Please don't quote me.

10 MS. EBBERT: No, I won't. I won't.

11 MR. IGLESIAS: I haven't looked at, I've been
12 looking more at the technical aspect of it than the
13 actual construction of it --

14 MS. EBBERT: Tell me what --

15 MR. IGLESIAS: -- as of the last two weeks.

16 MS. EBBERT: How would it affect your insurance
17 costs? I mean, I'm sure there's insurance that you
18 know, whether you have new windows or keep the old
19 windows.

20 MR. IGLESIAS: Well, I can tell you because I do
21 get involved in our insurance costs. And the way the
22 insurance is calculated for our area, is there are,
23 excuse me, wind studies for different parts of the
24 state. The state is broken up into, instead of you
25 can do a wind tunnel study on a specific building or

1 you can do a wind tunnel study on areas. And so our
2 area, there is a wind tunnel study that was actually
3 done; it looks at the statistical issues in our
4 particular area.

5 And then historical buildings are always more
6 expensive than a new building. Our police building
7 would pay a lot less than an historical building
8 because the chances of damage in a historical building
9 are much, are much more. So yes, it will affect --
10 Well, anytime you enhance the building, you're
11 reducing the cost of insurance. But it's done, when
12 you have a policy as large as ours, because we have
13 quite a number of buildings, then it's actually done
14 much more of a sophisticated way than simply just
15 going to an insurance company and getting insurance.
16 We actually look at, and that's submitted to me, and I
17 do look at it. And the state is actually divided into
18 quadrants, small, and each area has a wind tunnel
19 study done, and those wind studies are what generate
20 our cost.

21 THE CHAIRMAN: Okay. Ms. Rolando?

22 MS. ROLANDO: Yes, typically steel rusts, unless
23 it's stainless steel. What kind of steel is being
24 used on these windows and what are the maintenance
25 protocols?

1 MR. IGLESIAS: Well, we will use very durable
2 finishes on them. For instance, Miami High are steel
3 windows. The University of Miami School of
4 Architecture, I'm not sure, those were there for quite
5 a number of years. And there is maintenance, but I
6 think it's something that we can provide.

7 It's a very high end finish, and it's going to
8 last for many years, so I don't see that as an issue.
9 It's a way of also, from an historical point of view,
10 using the smallest sections possible.

11 MR. GARCIA-PONS: If painted and kept painted, it
12 could be protected but the problem is, they don't
13 maintain the paint well.

14 MS. ROLANDO: We have had maintenance issues with
15 landmarks. A question for you; I've always perceived
16 of engineers as very creative, problem-solving kind of
17 people. That's their job. So are you saying there's
18 no way that a solution can be found to preserve the
19 existing windows plus make them less likely for water
20 intrusion?

21 MR. IGLESIAS: Those windows, not only does it
22 have water intrusion, they also have structural
23 loading, which means a wind loading that pushes the
24 building and sucks out of the building. And they also
25 have impact resistance issues. I mean, there's no

1 impact resistance.

2 MS. ROLANDO: Yeah, I have impact. If we had the
3 existing windows and then had a structure either in
4 front of them or behind them, you're saying that would
5 not work?

6 MR. IGLESIAS: I think in front, it would be, it
7 would not be aesthetic.

8 MS. ROLANDO: It would not.

9 MR. IGLESIAS: In the front it would not be
10 aesthetically the right thing to do, I think from a
11 historical building, because we're affecting the
12 aesthetics. Just the reason that we use shutters
13 there, is just to try to lower the water intrusion.
14 We have to put something in the back and then, but
15 then again you have the window in the front. You
16 can't --

17 MS. ROLANDO: But are you saying it cannot be
18 done or you're saying that it's preferable or you
19 would prefer that it not be?

20 MR. IGLESIAS: No, I just think that this type of
21 window, after doing -- one of the biggest issues that
22 we have is water intrusion in buildings in South
23 Florida. We're in a subtropical climate, there is a
24 lot of water.

25 MS. ROLANDO: I was born here. I get it.

1 MR. IGLESIAS: Yes, as you know.

2 MS. ROLANDO: I grew up here.

3 MR. IGLESIAS: There is a lot of water. So you
4 can't simply take something and say, I'm going to make
5 this work. You can't take a Model T Ford and have it
6 go 200 miles an hour; it's not going to happen. No
7 matter how good an engineer you are, you're not going
8 to, you're not going to do that, and It's a similar
9 situation.

10 MS. ROLANDO: So you're saying it cannot be done?

11 MR. IGLESIAS: I am saying that the water
12 intrusion issue, the structural issue and the impact
13 issue, that's not the window.

14 MS. ROLANDO: Aren't you saying it's making it
15 more difficult to find a solution or are you saying
16 there's no solution?

17 MR. IGLESIAS: No, that window, from a structural
18 loading perspective, impact perspective and water
19 intrusion perspective, you have to live with what
20 you've got.

21 As I mentioned, you have a Model T, and you can't
22 make a model T go 200 miles an hour. You live with
23 the Model T.

24 MS. ROLANDO: But we've got Bugattis.

25 MR. IGLESIAS: It's a new Bugatti.

1 MS. ROLANDO: No, I'm, I know what you're saying
2 is that it's more expedient to do, and we'd end up
3 with a better envelope, building envelope. What I'm
4 struggling with is how we accomplish, as Cesar said,
5 both preserving our historical integrity of these
6 windows and still finding a solution to the water
7 intrusion.

8 MR. IGLESIAS: It's an interesting, what Mr. Paul
9 says.

10 MS. ROLANDO: You're not quite convincing me.

11 MR. IGLESIAS: Well, it's very difficult to say,
12 I'm going to enhance this part of the building and not
13 enhance this part of the building. You either enhance
14 the building or you don't enhance the building. I
15 mean, I understand what Mr. Pons is saying, however,
16 it's, you enhance the building or you don't enhance
17 the building. You don't -- because you don't know
18 where the failure is going to occur, you don't know
19 where the issues are going to be. And to say, I'm
20 going to breach this opening and not breach that
21 opening, it may be even worse because the --

22 MR. GARCIA-PONS: Even the word "enhanced,"
23 Peter, is loaded, right? We're making a change. So
24 you're enhancing some things and not enhancing other
25 things. And I totally understand your point of view

1 100 percent, but even the word enhance is loaded, and
2 I appreciate. It's almost like, we can't be sure of
3 what's going to happen, so let's protect as best as we
4 possibly can.

5 I don't remember, sorry, for -- What the charge
6 is for this Board today is a recommendation. I just
7 want to make sure we keep in mind what we're being
8 asked to do.

9 MR. IGLESIAS: Correct. Correct, because the
10 Commission has certain ideas but I'm not going to go
11 to the Commission without coming to the Board and get
12 the Board's recommendations.

13 MS. SPAIN: But we do have to vote.

14 MR. GARCIA-PONS: No, we don't have to vote. I
15 think it's a recommendation. It's almost like we did
16 last time, just last time we recommended for report.
17 And the answer, well, not a good idea or not
18 necessary.

19 My question, sorry, I'm jumping in. My last
20 question is, I took a look at the letter by the
21 architect Ferguson, Glasgow, Schuster and Soto, and I
22 think part of the conversation we had last time was
23 the second option, which was we're talking about now
24 non-impact window protection, but really letter B,
25 which is interior storm windows. And it had pros and

1 cons. And I think part of the request for the
2 assessment wasn't just, can we fix stuff. We were
3 under the impression that some windows could not be
4 fixed. And that was one aspect of it was, we may need
5 to do the new windows in some locations because they
6 were unsalvageable.

7 The second part was, can we do, is there a hybrid
8 system where we can actually take a look at what the
9 impact of that solution was going to be? And it
10 wasn't just believing you, that it's wood, we could do
11 anything in the 21st Century, we can fix it. But it
12 was the conversation that you're hearing many of us
13 talk about is, that other solution that we kind of
14 like, understanding that we'd have to take the window
15 out. It would have to be sent off site. It would
16 have to be completely repaired. We would then have to
17 then reinsert it with either the new window, the old
18 window that's fixed, and or the new particular piece.

19 I believe, engineering wise it can be done and
20 there will be trade offs either way. But what we
21 don't have is the other part of it, which is can we,
22 you know, what would the task be in order to take the
23 windows out, repair them and then protect them with
24 another piece? And I know, we just really want to
25 know.

1 MR. IGLESIAS: Okay. Well, I can tell you that
2 that would be a half measure, okay? Realistically,
3 because you still have the same structural system, it
4 doesn't work. I mean, we have a little hook in the
5 bottom, it's called a hurricane bar. I was the
6 building official and I had kind of an interesting
7 laugh on that. Because it's, you're again, you're
8 trying to get a Model T, and trying to get it to go
9 200 miles an hour. You will never get it to go to 200
10 miles an hour.

11 MR. GARCIA-PONS: We would have to reframe. When
12 we take out the windows and replace them, we're going
13 to have to fix the frame, right, 100 percent no matter
14 what we do. So whether we put it back in with the new
15 one with the fixed frame or the old window with the
16 new piece, it's the same construction, structural work
17 that needs to be done to the windows. I understand
18 completely.

19 MS. SPAIN: And fill seals.

20 MR. GARCIA-PONS: That all has to be done no
21 matter what. It's just, what do we put in its place?

22 MR. IGLESIAS: I think the decision really is, do
23 we want to keep the existing windows with the
24 negatives of the windows? Really, that's what it is.
25 I mean, look, you can't put a structural curtain wall

1 behind. It doesn't fit. You can't anchor it.
2 Ideally, what would work would be, if we could
3 reinforce the frames from behind and put some type of
4 shutter outside. But then, but we've got an envelope
5 that we can't touch, so we have a lot of constraints.
6 If we touch that keystone, any structural issue that
7 the building has, we're going to repair from the
8 inside. We have to. Even though we have to, we may
9 have to touch the walls, and we have to touch the
10 floor, because if we touch that keystone, we'll never
11 repair it correctly.

12 So and that's one of the key issues that we're
13 working on is, is making sure that we try to preserve
14 the exterior envelope, which is so beautiful and
15 really very difficult. So how do you, if I have an
16 old window, what can I do? Well, I can put a shutter
17 outside, right? I can put a shutter outside.

18 MR. GARCIA-PONS: But Peter, that's not what
19 we're asking you for.

20 MR. IGLESIAS: It's not, it's not, it's not.
21 It's not something that we simply can't do. So we're
22 trying. I can tell you that those half measures --

23 MR. GARCIA-PONS: You're making an argument for
24 something that we're not asking for.

25 MR. IGLESIAS: Exactly. Exactly. I'm telling

1 you what works. I'm telling you what works, and I
2 know, I know everybody, you know, I mean, the only
3 thing I can do is tell you my years of experience
4 since Hurricane Andrew and this; it's very difficult,
5 it's very difficult to do that.

6 THE CHAIRMAN: We're not asking -- I mean, we all
7 understand that. Everybody on this Board absolutely
8 concurs with what needs to be done, okay? And so no
9 one is questioning that, okay? There's not a
10 question. So let's just take that off the table,
11 okay?

12 The matter is, we're in pre design right now.
13 We're not in full architectural design. We're in the
14 cheapest mode of looking at alternative solutions to
15 something that's highly, that's already been said,
16 hey, this is what we want. Without having to go
17 through a process, we can look at this now, and we can
18 take different approaches to it and come back.

19 I mean, I'm renovating a condo down here. I
20 mean, a major building, it's 17 floors. I mean, we
21 look at that every day about how we can not only keep
22 the cost down, but how we can do exactly what it is
23 that we need to do. We have doors to deal with. We
24 have the same issue with the doors, okay? So how do
25 we translate this?

1 We've suggested as a Board, and Mr. Gomez was
2 there, to put a hurricane impact flat window behind
3 this, and then reinstall the windows in front of them.
4 There is no water leakage. There is no pressure, you
5 know, pressure wave differential or anything because
6 we have a hurricane protection behind it. But we've
7 saved the existing windows that are 100 years old,
8 that have served us. And so that's all we're talking
9 about.

10 We're looking at, rather than make up our mind
11 right now and say, this is what we're going to do, we
12 need to look at alternatives. The Code of which this
13 building is before is the National Register of
14 Historic Places and the Secretary of the Interior
15 standard, which is the code that we operate under as
16 well. It says don't replace the windows if you can
17 help it. So we need to know that that's the only
18 solution of which we architects and contractors know
19 that it's not.

20 We have alternative solutions, Peter. Let's look
21 at those before we take a decision. That's what we're
22 asking you to do. Don't close your mind. Open it up.
23 And you always have an open mind. You're a great
24 structural engineer; we know that and we trust you.
25 So trust us back to help you come up with the best

1 solution for our City. That's all we're asking.

2 MS. SPAIN: I have another question and I
3 apologize. This is my last thing I'll talk about. It
4 sounds like you have marching orders from the City
5 Commission, I don't know whether you do or not. Are
6 you the only person on staff or your office that has
7 talked to individual commissioners about this problem?
8 Has the Preservation Office been involved with
9 speaking to the City Commission?

10 MR. IGLESIAS: We've had, We've worked with
11 historical.

12 MS. SPAIN: I'm asking whether the city
13 commissioners individually has talked to the
14 Preservation Office. Because if they're only getting
15 your view on this, which is an absolute valid view,
16 but if they don't understand that there's another
17 viewpoint from the Preservation Board or whatever,
18 where, I mean, we're asked even not to vote on this.
19 I worked here long enough to know that the Commission
20 Sometimes operates without all of the information that
21 they need to make an informed decision.

22 MR. IGLESIAS: Well, I have not kept --

23 MS. SPAIN: And that's all we're asking.

24 MR. IGLESIAS: I have not kept anything from the
25 City Commission.

1 MS. SPAIN: I know you have. I'm not saying
2 that, Peter. I'm asking --

3 MR. IGLESIAS: We can restore the windows. We
4 can restore the windows, do as much as we can to, to
5 enhance the water infiltration, structural loading.
6 You can't do impact; you just cannot do it. You just
7 can't. Like I said, you can't make a Model T go 200
8 miles an hour, but we can try to work, work on that.

9 MS. SPAIN: Has the Preservation Officer spoken
10 individually to the City Commission about the windows?
11 Do you -- I mean you may not have been here. So I
12 mean, you just started back, so you're not aware of
13 whether she did or not.

14 MR. IGLESIAS: But I do think they are aware of
15 the Board's view on keeping the windows. Working a
16 window from the inside, we can try to do some things
17 there. It's certainly not going to be, give us the
18 same protection, water infiltration, et cetera, et
19 cetera that a new, that a proper, a structurally new
20 window under today's technology, under today's testing
21 is going to do. When you put something behind it, we
22 can't, I can tell you we cannot put a store, we cannot
23 put a storefront; it just doesn't fit. An impact
24 resistant storefront, it just does not fit.

25 THE CHAIRMAN: Peter, don't say that. You need

1 to keep an open mind.

2 MR. IGLESIAS: I've seen --

3 THE CHAIRMAN: And that's what we're asking, keep
4 an open mind.

5 MR. IGLESIAS: I've seen thousands, I don't know
6 how many hundreds of NOAs, hundreds.

7 THE CHAIRMAN: I restore buildings all the time.
8 I can tell you it, I mean, I can tell you, it
9 absolutely can be done. And I can also tell you that
10 restoring the windows and putting a storefront, as you
11 said, behind these, will absolutely be a lot less
12 expensive than those windows and it will do the very
13 same thing. Okay, excuse me. Ms. Dunaj?

14 MS DUNAJ: Sorry, I just wanted to point out that
15 the December letter from Ferguson is very well stated.
16 And it actually sets forth all the pros and cons and
17 specifically to the issue of placing an interior type
18 of window protection. It also notes that this would
19 create some issues with humidity in the cavity and
20 that the exterior windows would still be subject to
21 damage during a hurricane, things of that nature.
22 Some maintenance problems and with wood and things
23 like that.

24 So I think everything we're talking about has
25 been set forth in this detailed letter on the pros and

1 cons. But possibly, there's some additional research
2 that you could do to address the issues that we have
3 raised and that might be helpful. Thank you.

4 MR. IGLESIAS: I think what we put in the back is
5 something that, yes, that is correct, you still have
6 the cavity, you still have the water infiltration, you
7 still have a cavity. You have dual windows. There is
8 a number of issues in putting something permanent in
9 the back.

10 Mrs. Spain said something about putting a shutter
11 that we take out and put back in, that would alleviate
12 some of those issues. However, you still have the
13 water infiltration. We just have so much water in
14 South Florida and we get summer storms that are 40,
15 50, 50 miles an hour, and it's hard, it's hard to keep
16 the water out if you've seen a water infiltration test
17 at that limit.

18 As a matter of fact, most windows during a
19 hurricane, even current windows, all bets are off;
20 you're going to have water intrusion, period.
21 Windows, current modern windows are not waterproof for
22 a hurricane. There's no -- it's understandable that,
23 that they will leak. But to have these older windows,
24 they, you know, most of these windows are going to
25 leak at very, at a summer storm.

1 When you have a summer storm, you have driving
2 rain, that is, water gets in everywhere. And if
3 you've seen a water infiltration test that just -- a
4 water infiltration is for a summer storm at 50 miles
5 an hour. A summer storm, it just gushes right in.
6 Sliding glass doors, sliding glass doors, not
7 hurricane rated. They're rated for a summer storm.

8 The water intrusion is a huge, is a huge issue in
9 South Florida. It's hard to keep the water out. I've
10 been dealing with that for many, many, many years.
11 I've been involved in some research project with the
12 University of Florida that I was involved with. We
13 came to the conclusion that it's just so expensive
14 that the current rating kind of remains. So to expect
15 that these windows are going to provide that kind of
16 hurricane protection, excuse me, water infiltration
17 protection, yes, that will be in the back. The window
18 is subject to water intrusion. The back is subject to
19 water intrusion. It's very difficult to put a frame
20 in there. We have to bring it out and create some
21 type of subframe to the, to the mainstream. So it
22 would be sticking out the back. I mean, so but
23 it's --

24 And then of course the window is still subject to
25 damage. The window is subject to structural damage,

1 impact damage, and certainly you've got water
2 intrusion because the window, there's not enough
3 gasketing. And if you look at one of the windows, if
4 you look at the window that we have down there on the
5 first floor, there's a tremendous amount of gasketing.
6 There's a tremendous amount of structural sealant used
7 and things like this to try to keep, to try to keep
8 that water infiltration.

9 THE CHAIRMAN: We're there, Peter. I mean, you
10 know, we understand that. And what Ms. Dunaj said,
11 what Ms. Spain and with Mr. Garcia-Pons, I mean, we're
12 all there. I mean, we understand that the wood
13 windows don't prevent, you know, water intrusion. We
14 understand that. We know that, and we know that they
15 won't. You're perfectly correct, we don't need to
16 beat that horse anymore. But we also know that if we
17 put hurricane protection behind them, that that would
18 alleviate the problem and it would solve the problem
19 that you're seeking.

20 Now, here's the other part of the problem that we
21 haven't addressed; we have the same problem with the
22 doors, and the doors are historic, too. So we need to
23 look at alternative solutions that are going to allow
24 us to do this without removing the things that make
25 the building the most historic. Look, we haven't gone

1 to design yet. You and I, I mean, we haven't, okay,
2 we're in assessment still. We don't have one
3 architectural plan. The only thing that we have right
4 now is a very expensive window mock up that nobody on
5 this Board seems to think that meets the criteria that
6 we need. We have several alternatives.

7 Let's go through a process. Rather than take
8 this decision and say, now we're going to make that
9 decision, let's do it the way we would normally do it
10 in a building. Let's go through the architecture,
11 come up with some alternatives that we can test and
12 look at and validate.

13 I'm not for spending \$30 million on restoring the
14 building. I'd really like to spend a lot less, and I
15 think we can. So let's focus on those, and focus on
16 how we solve the whole problem. We're here to help.
17 We're here to help the City do what the City says it
18 does to everybody, which is preserve and maintain the
19 historical character, which has made Coral Gables.

20 We're with you. We want what you want. It's
21 just that we think that the solution with the windows
22 is not the appropriate one to take unilaterally and
23 uniformly. We're trying to suggest something else
24 that would go along with that. We're not saying no to
25 that window permanently and positively. We're saying,

1 let's look and see what we can do to restore the
2 windows, continue to have the envelope that you need,
3 that we need as a City, but we also have to look at
4 doors and other things. So let's look at this a
5 little more comprehensively, please. That's
6 everything that this Board has asked you and will
7 continue to ask you.

8 Mr. Durana?

9 MR. DURANA: I've got a question. I saw the
10 letter says the wood windows by Luxbaum, they didn't
11 meet the profiles; is that accurate? Like Historic
12 looked at it and said they couldn't match the same
13 window profiles of the muntins?

14 MR. IGLESIAS: We try to match as closely as
15 possible.

16 MR. DURANA: But did you guys see a wood one?
17 Because I mean, that's, to me, I mean, I think the
18 biggest battle here is the wood. If you can get an
19 impact window.

20 MR. IGLESIAS: No, it would be -- okay, we looked
21 at wood and we looked at aluminum, and what we try to
22 do, and the sections start getting too big. For
23 instance, it's like the window that the Biltmore is
24 using, so it's a much, it's a larger window.

25 MR. DURANA: Yeah, the frames.

1 MR. IGLESIAS: The frames you need larger
2 sections. The glass would actually be smaller. So
3 the reason we went to steel and this expense --

4 MR. DURANA: Is a thinner frame.

5 MR. IGLESIAS: -- is to minimize as much as
6 possible and try to match the windows as much as
7 possible.

8 MR. DURANA: But I mean, it may be worth a shot
9 to look, to show them the wood product, yeah.

10 MR. IGLESIAS: We looked at, we spent a year and
11 we looked at extensively wood, aluminum, and we
12 thought that those, we didn't want to bring that to
13 the Historical Board because we thought that it was
14 just too big a change and that's why we went to Hope.

15 MR. DURANA: And what would it cost to do --
16 because you can get like a one time NOA approval,
17 right, for a product if you create something?

18 MR. IGLESIAS: Yes.

19 MR. DURANA: What would it take to build, rebuild
20 a window, like an exact replica but make sure that
21 it's impact?

22 MR. IGLESIAS: That's not the problem. The
23 problem is -- the problem is it just won't work. The
24 impact loads are about 1.1 kip, about 1,100 pounds.
25 You can't make that window, you can't make a window of

1 wood that looks like that, work. It doesn't work. I
2 mean we could, I'm not going to do an impact test to
3 fail. It's going to fail.

4 And so from a structural loading -- when you do
5 an NOA, you just don't do an NOA, you calculate that
6 to make sure your structural loading is correct. You
7 design for impacts about 1,100 pounds of load and then
8 you look at your gasketing and make -- So before you
9 actually go to the expensive testing, you have all
10 this design.

11 You design the window, and then you test the
12 window to make sure it works. But that would be a
13 waste of time because it just doesn't work. Those
14 structural sections in wood, I mean, I've gone through
15 this, you know, so many times, you just can't do it.

16 MR. DURANA: And there's no, like, window company
17 that would want to partner with us to do something
18 where maybe they embed steel and then you cover it
19 with wood?

20 MR. IGLESIAS: We looked at that. We looked at
21 wood. We looked at embedded steel, embedded aluminum.
22 We looked at all aluminum window, and so --

23 MR. DURANA: And clad the steel windows with
24 wood, there's no fabricator that will do some sort of?
25 I don't know, I'm just trying to think of anything.

1 MR. IGLESIAS: The problem is that you've got the
2 structural loading, which is --

3 MR. DURANA: I mean, my thing is this, I think a
4 window company, if you could produce an impact window
5 that looks like a historic window, like, those windows
6 will sell.

7 MR. IGLESIAS: That would be fantastic but you
8 can't do it, okay? I can't put 1,000 pounds on a
9 toothpick. You can't.

10 MR. DURANA: I mean, it depends what it's with.

11 MR. IGLESIAS: No.

12 MR. DURANA: If you put a steel rod inside and
13 then you cut it with wood, I mean, it might be a
14 little bit thicker.

15 MR. IGLESIAS: Well, that's very common. A lot
16 of windows have steel reinforcement. A lot of wood
17 windows have steel reinforcement to keep the, to keep
18 it in wood and make it -- A lot of windows have
19 aluminum reinforcement, right. You even put steel
20 reinforcement inside aluminum windows, right. So a
21 lot of mullions you've probably built have steel
22 reinforcement inside, right? Right? And so those
23 options have all been looked at, and you just have
24 limits. So in order to get close to these limits,
25 we've had to go to steel. So we spent a long time, a

1 long time.

2 If you look at some of the windows that you, I'm
3 sure you've installed in some of your projects, you
4 saw that the wood reinforced with either aluminum
5 section and sometimes steel sections, you put in
6 mullions, you put steel reinforcement. That's all
7 done because of impact and structural loading, right.
8 And also, if the window bends too much, then your
9 gasketing doesn't work and it leaks, and it leaks even
10 more. So all those requirements are done through a
11 design phase. And then when you test, you want to
12 make sure. Sometimes you, you know, sometimes you
13 have issues.

14 MR. DURANA: Then I think, then I think you go
15 back to the Commission, and you say, look, this is the
16 option. Historic wants to restore the wood windows.
17 These are the cons; they can possibly leak, the
18 maintenance, and all these issues. And then they can
19 either, they make the decision. I mean, I understand
20 you're going to be remodeling the whole inside of the
21 building, a storm comes, it's going to cause damage,
22 it's going to cause money. I get it. I mean, I think
23 everyone on this Board understands that. I think
24 their preference is wood, original, restore the
25 original wood windows. I mean, I think present it to

1 the Commission and let them make a decision. I think,
2 you know, if they want to go with the steel, I mean,
3 that's their choice.

4 MR. IGLESIAS: But I don't want, I want to give
5 the Commission the options. But I wanted to come to
6 the Board first because I just don't want to do an
7 assessment that's not necessary.

8 MR. DURANA: I'm not saying, I know, I don't
9 think we need to do an assessment.

10 MR. IGLESIAS: Because it's a matter of --

11 MR. DURANA: If it's up to me, I would say
12 restore the wood windows the way they are. Do not
13 bother with something behind it. Do not bother. It's
14 not going to work, it's going to create more problems.
15 Just restore them, and we run the risk that when a
16 storm comes, we can cause a lot of damage or go with
17 the steel. I don't think there is any middle ground
18 there.

19 MR. IGLESIAS: And those are probably, those are
20 realistically, probably, the options we have.

21 MR. DURANA: Yeah, I think that's, those are the
22 two options.

23 MR. IGLESIAS: Because we've looked at all those.
24 You know, if we would have found the window like that
25 in wood, that works.

1 MR. DURANA: Of course.

2 MR. IGLESIAS: But then we have to defy the laws
3 of physics, it's just not going to work.

4 MR. DURANA: I get it.

5 MR. IGLESIAS: It's just not going to work.

6 MR. DURANA: I get it. That's fine. I just
7 think, to me there's two options. I wouldn't do some
8 sort of a mock middle in between; you're going to
9 cause more problems. And the humidity thing, it rots
10 the window from the inside, then you're going to have
11 more issues. I think I would either restore them,
12 make them look really nice and know that you run the
13 possibility that a storm comes and can cause a lot of
14 damage, but I don't know.

15 MR. IGLESIAS: I mean, I think Mrs. Spain knows
16 about the rot from the inside of windows. Happened to
17 your windows, right?

18 MR. DURANA: But I definitely want this building
19 to be restored. I mean, looking up there, you can see
20 water damage on the crown molding. I mean, this
21 building needs --

22 THE CHAIRMAN: Yeah, originally, we had a blue
23 ceiling.

24 MR. DURANA: I would love to see the building
25 restored. I would prefer for it to be restored in a

1 more historic way than the Building Department over
2 there. That one is a little kind of modern inside.

3 MR. IGLESIAS: That was not an historical
4 building.

5 MR. DURANA: No, no, I know, that's a different
6 building. I'm saying in here, obviously, I would
7 prefer that we restore --

8 MR. IGLESIAS: That was not deemed a historical
9 building.

10 MR. DURANA: I know, I know.

11 MR. IGLESIAS: That was just --

12 MR. DURANA: I know. I know. I know.

13 MR. IGLESIAS: We're just trying to create a
14 one-stop shop there.

15 THE CHAIRMAN: Peter, thank you. I think we're
16 going to, you've made an excellent presentation.
17 Thank you very much. We're all glad you're back.

18 MR. IGLESIAS: Thank you very much.

19 THE CHAIRMAN: And you know, you're always very
20 thorough. And what we'd like to do, is we'd like to
21 make a recommendation to the Board, I mean to the
22 Commission and to you, and Mr. Garcia-Pons would like
23 to put that into the record.

24 MR. GARCIA-PONS: Thanks, Mr. Maxwell. So I
25 think, I'm listing as priorities, and I think there's

1 three priorities. And number one is unanimous;
2 protect the building to last another hundred years,
3 right, that should be number one on the list. And the
4 Commission is going to make that decision based on
5 whatever the input they get. And we all agree that no
6 matter what the answer is, that is the most important
7 thing.

8 Number two, I think the consensus of the Board is
9 to try to keep the existing 100 year-old windows that
10 are an important character defining element of this
11 historic landmark. And three, have the City's
12 consulting architect explore the hurricane protection
13 that solves the, in the best way, that complies with
14 numbers one and two, to protect the building and to
15 try to maintain the existing windows as an important
16 character of the building.

17 Mr. Maxwell, if you wanted to add to that?

18 THE CHAIRMAN: Yeah, we would, and to add to
19 that, it would be, let's have the architect give us
20 some options with that. I mean, I understand that
21 you're hiring Mr. Heisenbottle to prepare plans for
22 this. I mean, I've never bought windows before. I
23 had an architectural plan. So I would like to, you
24 know, add to Mr. Garcia-Pons that we have the
25 architect come up with some alternatives for that for

1 us, and that we can price them and look at them from
2 exactly the points that are there.

3 Mr. Manager, no one is trying to do anything but
4 exactly what it is that you want to do, so please let
5 us look at this and make these recommendations.

6 MR. IGLESIAS: Yes, we are looking at the
7 historical architect now, the only thing that I'm
8 thinking about is speeding up some of the work, sort
9 of go into a two-phase work. Look at programming,
10 schematic design along with the assessment of the
11 building to try to get into design development as much
12 as we can and get this building, really -- This is an
13 incredible building. I mean, it's just fantastic.

14 We're trying to save as much of it as we can,
15 believe me. It's been a pleasure for me to address
16 this Board today. And everything that you all say,
17 will be taken to the Commission. And I thank you all
18 very, very much.

19 THE CHAIRMAN: And thank you, Mr. Manager. We
20 appreciate you being here. And we're going to take a
21 vote on our, on our motion here. And we recognize
22 that Mayor Lago has joined us, and so we're
23 appreciative that he has come into the, to the
24 conversation as well. Thank you, Mr. Manager, and
25 welcome back.

1 MR. IGLESIAS: Thank you very much. Thank you.

2 THE CHAIRMAN: Thank you. All right, we have a
3 motion that Mr --

4 MR. GARCIA-PONS: So it's not a motion, it's a
5 recommendation.

6 THE CHAIRMAN: It's a recommendation, excuse me.

7 MS. THROCKMARTIN: So for ease of the
8 Commission's digestion of your recommendation, it may
9 be helpful -- and I took notes on what you said,
10 Mr. Garcia-Pons. So if that's your motion to make
11 that the official recommendation of this Board, those
12 three priorities, you could state that as a motion and
13 a second, if you'd like.

14 MR. GARCIA-PONS: I would, but can you read them
15 back as to what you wrote?

16 MS. THROCKMARTIN: I understood them and I can go
17 back to the transcript as needed, but that there are
18 three priorities. The first one is to protect the
19 building, to have it last an additional 100 years;
20 that is the most important priority of this board.
21 The second one is to try to keep the existing windows.
22 And the third one is to work with the City's
23 architectural consultant to explore other options to
24 maintain the existing windows in order to achieve that
25 first goal.

1 MR. GARCIA-PONS: And I would check the record
2 because I think I would like the second one to make
3 sure that it states, as an important character
4 defining element of this historic landmark.

5 MS. THROCKMARTIN: If that's your motion, I
6 understand that motion.

7 MS. SPAIN: I'll second that, if that was a
8 motion.

9 THE CHAIRMAN: We have a motion. We have a
10 recommendation by Mr. Garcia-Pons, a second by
11 Mrs. Spain.

12 MR. DURANA: I just want to like, understand the
13 logic behind like, what, what exactly. So you're
14 saying, protect the building?

15 MR. GARCIA-PONS: At all costs.

16 MR. DURANA: That's, that's when they're making
17 their decision, that should be priority one?

18 THE CHAIRMAN: Exactly.

19 MR. DURANA: And then priority two would be,
20 maintain the original windows. And then priority
21 three would be, if there's a way to somehow protect
22 them a little bit better when a storm comes, like
23 either a shutter or a windscreen or something.

24 MR. GARCIA-PONS: Is to have the architect that's
25 being hired, the professional, to explore ways to

1 accomplish priorities one and number two.

2 MR. DURANA: I just think if you're giving
3 priority number one, protect the envelope, they're
4 going to go with the steel window.

5 MR. GARCIA-PONS: That's not true. And that's
6 the thing, that's the reason I put it in that order,
7 is we all want the same thing.

8 MR. DURANA: All right.

9 MR. GARCIA-PONS: We just want it possibly in a
10 different way.

11 MR. DURANA: Maybe in the, yeah, okay.

12 MS. SPAIN: I think number one, though is about
13 having this building last for another 100 years,
14 period, just that.

15 OTHE CHAIRMAN: Okay. So do we need to call the
16 roll?

17 MS. THROCKMARTIN: If you're ready, Mr. Chair, of
18 course, if discussion is done, please.

19 THE CHAIRMAN: Would you please call the roll?

20 THE CLERK: Mr. Durana?

21 MR. DURANA: Yes.

22 THE CLERK: Ms. Dunaj?

23 MS DUNAJ: Yes.

24 THE CLERK: Ms. Rolando?

25 MS. ROLANDO: Yes.

1 THE CLERK: Ms. Ebbert?

2 MS. EBBERT: Yes.

3 THE CLERK: Mr. Maxwell?

4 THE CHAIRMAN: Yes.

5 THE CLERK: Mr. Garcia-Pons?

6 MR. GARCIA-PONS: Yes.

7 THE CLERK: And Ms. Spain?

8 MS. SPAIN: Yes.

9 THE CHAIRMAN: All right. Well, thank you,
10 ladies and gentlemen. And Mr. Manager, Mr. Gomez,
11 thank you. We sincerely appreciate your coming to us.
12 And we sincerely appreciate your desire and your
13 openness to working with the Board, as you always
14 have, so thank you very much.

15 MR. IGLESIAS: Thank you very much. Thank you.

16 THE CHAIRMAN: We appreciate it. All right.
17 Ladies and gentlemen, I'm going to pass --

18 MS. EBBERT: Could I just add one point of
19 interest? Coral Gables City Hall was added to the
20 National Register of Historic Places on July 24th,
21 1974, so it's been 51 years.

22 THE CHAIRMAN: Thank you. All right. I need to
23 pass the gavel. Ladies and gentlemen, I have another
24 meeting that I have to go to, unfortunately. So our
25 vice chair is not here, so I'm passing it to our

1 previous chair, Mr. Garcia-Pons.

2 So thank you all very much. We sincerely
3 appreciate all of your assistance and help.

4 MS. KAUTZ: Mr. Garcia-Pons, if you guys will
5 indulge me for a two-second break, a two-minute break?

6 MR. GARCIA-PONS: Please. Okay, yeah, let's take
7 a five-minute break. We'll be back in five minutes,
8 not 20 minutes.

9 MS. KAUTZ: I also would indulge you all to allow
10 me to shift the agenda to allow these poor folks who
11 are here with children to be --

12 MR. GARCIA-PONS: What item is that?

13 MS. KAUTZ: It's the last one on the agenda to
14 move first.

15 MS. THROCKMARTIN: Mr. Vice Chair, before we take
16 our brief recess, I understand that there were a few
17 members of the public who wish to speak on the
18 previous item.

19 It's my understanding that public comment is not
20 required. This was non-binding review of this Board.
21 But to the extent the Board would like to hear from
22 that comment, there are people who have asked to
23 speak. I leave that to you as the Chair.

24 MR. GARCIA-PONS: Let's take the five-minute
25 break.

1 (Break taken and then the meeting continued.)

2 MR. GARCIA-PONS: So before we take the next
3 item, there was a couple of pieces of input, public
4 input that we received regarding the previous item.
5 The first one was an email from Ms. Vicky Ceduda
6 (phonetic) that was in support of a complete
7 assessment of the original windows. I want to read
8 that into the record. And then there was also a
9 letter from the Historic Preservation Association of
10 Coral Gables. Ms. Carbonell is here and I would like
11 for her to read it into the record, please before we
12 get on to the next item.

13 MS. CARBONELL: Thank you, Mr. Garcia-Pons for
14 allowing me to read my letter into the record. I know
15 the vote has, or the recommendation has been taken,
16 but I know somebody mentioned Vinnie Torre. And
17 Vinnie Torre is 100 percent behind the restoration of
18 the original windows, and this has been going on for
19 many years, so I just wanted to say that.

20 On behalf of the Historic Preservation
21 Association of Coral Gables, please accept this letter
22 in support for the original windows at City Hall to be
23 restored and preserved. The windows are original and
24 have withstood every storm since the 1920s, including
25 Andrew and Wilma, which devastated the area.

1 This recommendation is consistent with the
2 Secretary of the Interior standards and
3 recommendations of the current and former Coral Gables
4 Historic, and the current and former Coral Gables
5 Historic Preservation Officers. City Hall, if there
6 is no record that the windows were not replaced, then
7 they are presumed to be original.

8 The fact that they are wooden, likely indicates
9 they are very old. The existing windows and doors
10 should be restored and preserved. Missing windows
11 could be constructed to be sympathetic to match the
12 original.

13 City Hall is one of the most significant
14 structures in the city and occupies one of the most
15 visible and traversed locations at Biltmore and
16 LeJeune. It should also be remembered that this was
17 the last major structure in the City which George
18 Merrick was involved with.

19 MS. CARBONELL: It is a star in our downtown
20 area. City Hall was designed by premier architects,
21 Paist and Steward, and is one of the few buildings
22 included in the City's official Mediterranean
23 handbook.

24 Furthermore, this is one of the few buildings in
25 the City that is both locally and nationally

1 designated. Simply put, City Hall is one of the most
2 recognized and iconic buildings in Coral Gables.

3 On top of this, City Hall is one of the few
4 buildings in the City that retains its original
5 fenestration.

6 The Secretary of the Interior notes, "As
7 one of the few parts of a building serving as both
8 an interior and exterior feature, windows are nearly
9 always an important part of the historic character
10 of a building. In most buildings, windows also
11 comprise a considerable amount of the historic
12 fabric of the wall plane, and thus are deserving of
13 special consideration in a rehabilitation project.
14 Respectfully submitted, Historic Preservation
15 Association of Coral Gables.

16 Thank you for allowing me to read it into the
17 record.

18 MR. GARCIA-PONS: Thank you, Ms. Carbonell.

19 MS. CARBONELL: Thank you.

20 MR. GARCIA-PONS: Okay, we're going to move on.

21 (End of the excerpt of the meeting.)
22
23
24
25

REPORTER'S CERTIFICATE

I, Avonne White, a Notary Public and Reporter for the State of Florida, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place, and on the date herein before forth.

I DO FURTHER CERTIFY that I am neither a relative, nor employee, nor attorney, nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

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Commission No.: HH489503

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