

HISTORIC PRESERVATION BOARD
VERBATIM TRANSCRIPT
HYBRID FORMAT
THURSDAY, DECEMBER 19, 2025, COMMENCING AT 3:00 P.M.

Board Members Present:

Michael J. Maxwell, Chairman
Alejandro Silva, Vice-Chairman
Ana Alvarez
Javier Banos
Michelle Cuervo Dunaj
Xavier F. Durana
Cesar Garcia-Pons
Margaret Rolando
Dona Spain

City Staff and Consultants:

Anna Pernas, Historical Resources & Cultural
Arts Director
Stephanie Throckmorton, Deputy City Attorney
Kara Kautz, Assistant Historic Preservation Officer
Yvelisse Bonilla, Administrative Assistant/Board
Secretary
Amos Rojas, Jr., City Manager
Jose "Joe" Gomez, Assistant City Manager

Also Participating:

Venny Torre
Nati Soto
Claudia Noval

1 THEREUPON:

2 (The following proceedings were held.)

3 * * * * *

4 CHAIRMAN MAXWELL: Okay. The first item is
5 a City Commission item, Number 24-8422,
6 Historic Preservation Board review of the
7 window replacement proposal for the City Hall
8 Complex.

9 Staff.

10 MS. PERNAS: If you can give me one second
11 to join back on the Zoom, to get the
12 presentation up.

13 CHAIRMAN MAXWELL: Okay.

14 MS. PERNAS: Thank you.

15 CHAIRMAN MAXWELL: Thank you.

16 While we're doing that, we'll do a little
17 bit of housekeeping. Does any Member of the
18 Board have an ex parte communication or site
19 visit to disclose at this time?

20 MR. GARCIA-PONS: Yeah. Yeah, I had a
21 meeting with Staff to view the window
22 yesterday.

23 CHAIRMAN MAXWELL: Very good.

24 MR. BANOS: I reviewed -- I didn't look at
25 the windows out here, but I went with Staff,

1 probably a couple of weeks ago, and we looked
2 at the existing windows outside City Hall.

3 CHAIRMAN MAXWELL: Okay. Very good.

4 MS. THROCKMORTON: Mr. Chair, if I may,
5 while Anna brings up the presentation, I just
6 wanted to remind this Board and the public that
7 this item is coming in a little bit of a
8 different posture to you all than a normal
9 Certificate of Appropriateness.

10 This Board adopted a motion about a year
11 ago, which went to the City Commission and was
12 adopted, that directs that any alterations to
13 the City Hall windows, if they're going to
14 proceed pursuant to Section 1-104 of the City
15 Zoning Code, which I believe the Manager has
16 elected to do, that those windows be presented
17 to the Historic Preservation Board, with a
18 Staff report on the alterations, for
19 non-binding review and feedback prior to any
20 public hearing held pursuant to that section of
21 the Zoning Code.

22 So it's coming to you today not as a COA,
23 but, rather, for your review and recommendation
24 and feedback to the City Commission. I think
25 it would still be preferable to have a motion

1 from this Board one way or another, just to
2 direct your feedback to the City Commission,
3 but it's coming in a little bit of a different
4 posture.

5 So I'm happy to answer any questions about
6 that, but it will be presented to you by City
7 Staff, as soon as we get that up.

8 CHAIRMAN MAXWELL: Thank you.

9 MR. BANOS: Through the Chair, just to
10 understand.

11 So what happens after it goes through here?
12 It goes directly to the Commission or does it
13 have a bi-way stop anywhere else?

14 MS. THROCKMORTON: So the Manager appears
15 to be proceeding under Section 1-104 of the
16 Zoning Code, that requires a public hearing at
17 the City Commission for proceeding under that
18 section. So there will be a public hearing at
19 the City of Commission for approval of any
20 alterations to the windows.

21 MS. PERNAS: I'm sharing my screen, but --
22 if we could put the Zoom feed up.

23 All right. Thank you.

24 Anna Pernas, Preservation Officer.

25 I'm going to quickly review the Staff

1 analysis that I circulated to the Board and
2 just have it on the record.

3 This is an application before you. Like
4 mentioned before, the City Commission requests
5 the Historic Preservation Board, a non-binding
6 review and feedback of the window replacement
7 proposal for the City Hall Complex.

8 The proposal includes the replacement of
9 the existing wood windows with a steel window
10 product by Hope's Windows.

11 Over the years, the building has undergone
12 minor modifications and general repairs, but
13 many of its original features remain, including
14 the original wood windows and doors. The City
15 is considering the replacement of these
16 elements.

17 On September 6th, 2023, the City Commission
18 passed a Resolution that any alterations to the
19 City Hall Complex windows proceedings pursuant
20 to Section 1-104 be done in consultation with
21 the City's Historic Preservation Officer, and
22 be presented to the City's Historic
23 Preservation Board.

24 The original wood windows at Coral Gables
25 City Hall are an integral part of the

1 building's Mediterranean Revival style. The
2 windows are characterized by their wooden
3 frames, divided light patterns and large size,
4 allowing natural light into the building.
5 These elements contribute significantly to the
6 building's architectural appeal and historic
7 integrity.

8 The intent of the proposal is to replace
9 the windows -- the wood windows with a steel
10 window product that would replicate the
11 existing windows and type configuration and
12 operation. To ensure compliance with the
13 Secretary of Interior standards for
14 rehabilitation, any modification of original
15 wood windows and doors at City Hall should be
16 carried out in a manner to protect the
17 building's historical and architectural
18 integrity. Before replacement is considered, a
19 thorough evaluation of the current windows
20 should be conducted to determine their
21 condition.

22 Today, we have Nati Soto and Claudia Noval
23 from -- I'm going to butcher the firm's name --
24 to talk to you about the process of choosing
25 this window and -- they have a short

1 presentation for you.

2 MS. SOTO: Good afternoon, everyone. I'm
3 Nati Soto, with Ferguson, Glasgow, Schuster,
4 Soto, FGSS. We will be rebranding soon to be
5 able to make it easier for everyone. We are at
6 901 Ponce de Leon Boulevard. And with me is
7 Architect, also, Claudia Noval, who has been
8 working with the City, to assist them in this
9 process.

10 So we were asked to assist the City, in
11 review of the existing condition -- a brief
12 review of the existing conditions and options
13 that would be available to improve the
14 conditions, because the windows are not in good
15 shape. Some of them are literally falling
16 apart, as we found in our project that we're
17 doing on the Third Floor, where one of the
18 contractors opened the window, and it --
19 basically, it didn't want to close anymore, it
20 didn't want to exist anymore.

21 So we looked at several options of what
22 could be done here. First option was,
23 obviously, restoring the existing windows. The
24 sashes, with custom profiles to match what's
25 there, finishes, again, consistent with what

1 would be a historical study of what the
2 original colors were, so that we could
3 replicate it as much as possible.

4 The frames would be repainted -- repaired,
5 then repainted in the field, hardware repair,
6 and -- if possible. A lot of it is no longer
7 there. And we would be consistent with the
8 existing items.

9 Obviously, there is pros and cons to that.
10 The pros is, obviously, that it retains the
11 exact aesthetic and material properties of the
12 existing historical building.

13 And we also considered the possibility of
14 converting to fixed sashes, instead of operable
15 windows, as requested, so for energy
16 conservation reasons, and we decided that that
17 wasn't really what was appropriate for the
18 building. Obviously, the main con is that it's
19 not a hurricane resistant product, so it leaves
20 the building vulnerable to hurricane forces
21 from any storm.

22 And what's happening is that the windows
23 require bi-annual maintenance to treat and
24 prevent rot and damage, and even if we
25 evaluated and fixed as much as possible, to

1 make them resistant to wind forces, they would
2 never be brought up to meet the current wind
3 pressures from the increasing hurricane forces.

4 Also the windows do require annual painting
5 and sealing. There's a limited amount of
6 window restoration companies in Florida,
7 unfortunately, and we reached out to one,
8 that's very well-known, and we've had some
9 difficulty getting feedback, because they know
10 it's only -- not an immediate need. So that is
11 one of the challenges as to getting the windows
12 repaired.

13 Then, we also looked at the possibility of
14 leaving the thing as it is and repairing the
15 windows and providing -- using the shutters.
16 Right now, the shutters that are there are
17 attached to the stone facade. They're really
18 not meeting the wind pressures for the negative
19 wind pressures and would likely fly off, Number
20 One. Number Two, it takes the City, I think
21 they said, three days -- long -- more -- up to
22 three days to put whatever products that
23 they've had stored. They need to get a company
24 out, with a lift, et cetera. So there's some
25 increasing challenges to that, because the

1 storms have been not as clear in their path as
2 they used to be. So there is the challenge of
3 when to come out, how to mobilize that
4 protection right away. And, obviously, the
5 shutters are not really embedded structurally,
6 to prevent them from flying, to resist the
7 current wind forces.

8 Another item that was explored was interior
9 storm windows. Basically, a combination of
10 repairing the existing windows, once an
11 assessment was made as to what the exact
12 position is and condition of each of the
13 openings, and what had needed to be done there.
14 So the option was to install storm windows on
15 the interior.

16 To do so, it would be similar to -- to the
17 procedure of putting a new window, which is the
18 existing structure around each window needs to
19 be reinforced, because the building is built
20 out of primarily terracotta, and that needs to
21 be reinforced for any attachment of any product
22 that would withstand the hurricane forces.

23 So, for that particular purpose, obviously,
24 you have to go through the same process of
25 reinforcing the existing building. The

1 interior is obviously affected, because you
2 have to take off what's on the inside. We can
3 try to save it or restore and try to save some
4 of it, but it's a big challenge, and then put
5 everything back exactly the way it was, either
6 with new materials or such. So the cost of
7 that would be extensive. And, obviously, the
8 aesthetics of the interior, it would be obvious
9 that there's a storm window inside, Number One.
10 Number Two, you would no longer have the
11 benefits of an operable window, that you could
12 open the window, if necessary, for whatever
13 process.

14 And then the obvious other con is that the
15 regular annual and bi-annual maintenance of the
16 exterior windows would still be necessary, and
17 the interior storm window also provides some
18 unusual conditions to the interior of the wood,
19 because it's basically sealing the gap. That
20 gap that's created between the wood window and
21 the storm window need to be treated in a
22 certain way, and the windows operated very
23 often, so that those gases and things that
24 form, the heat that forms in that cavity,
25 doesn't destroy the restored window.

1 So then the --

2 MR. BANOS: Would the Chair allow for a
3 question on this point or do you want wait for
4 her to finish the --

5 CHAIRMAN MAXWELL: I'm sorry, let's wait
6 until the presentation is over, please.

7 MS. SOTO: I would appreciate it.

8 So then the next -- the next step was to
9 say, okay, what does it take to replace windows
10 here? So we looked at aluminum windows, we
11 looked at wood windows, and we looked at steel
12 windows, all three with impact and hurricane
13 force resistant products, South Florida
14 approvals or local Miami-Dade County Notices of
15 Approval.

16 There were various products that we looked
17 at, and what we did is, we analyzed the
18 profiles and what could be done with those
19 products, within their approval process, that
20 would allow to basically have the aesthetics of
21 the existing windows, but also the impact
22 resistance. And of those, we saw that the
23 Hope's products could be customized by applying
24 moldings and such to the exterior, made of
25 steel, as well, so that they would -- the look,

1 the aesthetic would -- and the profile of the
2 window section would be matching as closely as
3 possible to the existing wood windows. And
4 that's what we -- that's what this sample is.

5 This is, obviously, a work in progress.
6 That sample that you've seen outside, that is
7 almost there, but it's not totally inclusive of
8 all of the extrusions and moldings that are
9 planned for the project, if it goes through,
10 because there's only so much material that's
11 available, without extruding the exact shapes
12 that are necessary for that finished product.

13 So that's what I've got for you guys.

14 Ana, any other questions or things you want
15 to cover?

16 CHAIRMAN MAXWELL: Thank you.

17 Mr. Banos, you had a question?

18 MS. PERNAS: Did you want to go over the
19 proposal with them, the section -- sorry that
20 my internet is not -- I'm disconnected, so it
21 cut off the presentation to go over the
22 section, but -- if not, we can take discussion
23 maybe now while this is getting restarted.

24 MS. SOTO: It was in the package. It was
25 in the Board package.

1 MS. PERNAS: Yeah, they all have it. Once
2 I get back up, I can put some photos on.

3 CHAIRMAN MAXWELL: Okay. Mr. Banos, you
4 have a question? Then, for those Board
5 Members, just raise your hand and let me
6 recognize you, if you would, please.

7 MR. BANOS: It wasn't clear to me, when you
8 did this explanation, what's the difference
9 between functionally and monetarily? Don't you
10 have to reinforce the structure anyway, to put
11 in the window that you have out there?

12 MS. SOTO: Yes.

13 MR. BANOS: So why would -- the
14 reinforcement that you would have to do to put
15 an internal shutter, okay, why would that be an
16 impediment, if you have to do the reinforcement
17 anyway?

18 MS. SOTO: It's not. It's the same
19 process. The only -- the big difference that
20 you're adding between the steel new window --
21 impact window and the storm shutter is
22 basically the cost and the viability of
23 restoring the existing windows.

24 MR. BANOS: Right, but it would be a
25 truer -- it would be a true restoration of the

1 existing windows, because you will not be
2 getting rid of them? Like they would be
3 maintained there. You would have to, you know,
4 do whatever essential work is necessary in
5 order for some of those windows to be restored
6 to what they're supposed to be, replacement of
7 the wood in some areas, et cetera, but the
8 original windows will be kept, and then you
9 would have hurricane protection from the
10 inside, and if -- do they give the same level
11 of protection when it comes to -- in the
12 commentary by the Commission sometimes, and
13 I've heard it from Staff, I understand that
14 there's some issues with humidity and -- would
15 that give the same protection if the shutters
16 would be put inside or would it be different?

17 MS. SOTO: Well, structurally, it's a
18 similar process.

19 MR. BANOS: Okay.

20 MS. SOTO: You have to attach the product
21 to a substrate that's going to handle the
22 structural conditions.

23 MR. BANOS: So it would --

24 MS. SOTO: From a structural standpoint.

25 MR. BANOS: So it would have the same

1 benefit of giving the building the general
2 protection from the outside elements, it would
3 just be an internal shutter, right, as opposed
4 to -- I mean, it has the added benefit, with
5 the expense, I understand, but with the added
6 benefit that we can keep the original windows
7 on the building?

8 MS. SOTO: Well, the likelihood is that if
9 there's a hurricane that would pass the area, a
10 large amount of those windows would get sucked
11 out and damaged.

12 MR. BANOS: Well, a couple of issues with
13 that statement there.

14 MS. SOTO: Okay.

15 MR. BANOS: The building has been there
16 since what time, 19 what?

17 MS. SOTO: We've been very lucky. Since
18 1925.

19 MR. BANOS: So, I think, you know, it can
20 probably withstand another hurricane, and --
21 plus --

22 MS. SOTO: I don't know.

23 MR. BANOS: -- if we so desire, we can
24 always put the same protection that we have
25 stored, we can put it outside, to protect the

1 windows themselves. This would just be an
2 internal protection so there's nothing else to
3 be there.

4 I'm trying to achieve a goal, where some of
5 these windows, I mean, they may have wood rot
6 or things like that, but the windows
7 themselves, you know, they're original Florida
8 pine. That's a very resistant type of wood.
9 And, then, it's a beautiful window out there,
10 but it's not the original window. It doesn't
11 have all of the moldings. It doesn't have --
12 it changes, in my view, the view of the
13 building, but that's just an opinion.

14 I just want to ask the question
15 specifically, structurally you would have to do
16 the same work, to replace the window than to
17 put the shutter internally, right?

18 MS. SOTO: Okay. Structurally, to protect
19 the interior of the building and the roof,
20 structurally, it's a similar situation.

21 MR. BANOS: Okay.

22 MS. SOTO: Obviously, any damage to the
23 windows and the exterior created by the damage
24 to the windows, would not be protected at all.

25 MR. BANOS: Okay. That's it.

1 MS. SOTO: And to be honest with you, I'm
2 not sure -- the assessment hasn't been done yet
3 as to whether those are Dade County pine
4 windows. I don't believe they are.

5 CHAIRMAN MAXWELL: Ms. Rolando.

6 MS. ROLANDO: I have a couple of questions
7 about how you ended up selecting the steel
8 window. I've had, in a historic home --

9 MS. THROCKMORTON: Can you please speak
10 into the microphone a little closer? Sorry.

11 MS. ROLANDO: I've had steel windows and
12 they rust and rust together and require annual
13 maintenance, as well, and I've also had wood.
14 And you have -- you've presented us with the
15 steel option. Is that -- what kind of coating
16 or what is the anticipated maintenance on that?

17 And then you also showed a possibility of a
18 wood window, that, to me, the texture and the
19 appearance, if you're recommending replacement,
20 should we be considering a like kind
21 replacement?

22 MS. SOTO: Okay. The wood window -- the
23 wood window products that we explored, that
24 have impact resistance, the profile of the sash
25 and the frame was much wider.

1 MS. ROLANDO: Okay.

2 MS. SOTO: So the existing windows have a
3 pretty narrow profile for a wood window, which
4 is very nice, and the new windows -- the new
5 wood windows are much wider in the profile.

6 The finish, I know, Claudia, you know about
7 it a little bit better, it's like a twenty-year
8 paint finish.

9 MS. NOVAL: For the wood windows or --

10 MS. SOTO: No, the metal.

11 MS. NOVAL: It would --

12 CHAIRMAN MAXWELL: Please speak into the
13 microphone.

14 MS. NOVAL: Ten year -- sorry. For the
15 finish, I think the ten years is what the --
16 for the finish.

17 MS. ROLANDO: So the finish on the steel
18 windows comes with a ten-year guarantee?

19 MS. NOVAL: I believe so.

20 And to Nati's comment, when we -- the
21 one -- I believe there's only one wood window
22 product available, and it was the one that we
23 listed, and that one, they -- in order to keep
24 the Florida product approval, they can't make
25 them any thinner. So it would substantially

1 change the light in the building, in the
2 window.

3 MS. SOTO: They also were hesitant to apply
4 any of these very unique pieces that make the
5 City Hall windows, like the bottom trim, the
6 drips and such, they -- I mean, their new
7 windows they don't have that at all, and they
8 would not participate in altering any of that.

9 CHAIRMAN MAXWELL: Okay. Ms. Alvarez.

10 MS. ALVAREZ: Did you explore other wood
11 manufacturers, because I know of a few others
12 that make an effort to copy the exact profiles
13 and --

14 MS. SOTO: We explored the ones that had a
15 product approval -- product approval and we
16 were not able to identify anything with that
17 narrow profile on the sashes.

18 MS. SPAIN: You might want to give them
19 names of companies.

20 MS. ALVAREZ: Is that appropriate? So I'm
21 not sure if this is applicable, but a few years
22 ago I attempted to use Hope's Windows on
23 another project, and back then, the frames came
24 from the manufacturers, somewhere up north, but
25 the glass was installed here.

1 MS. SOTO: Yes.

2 MS. ALVAREZ: So it created some issues,
3 you know, with the contractor, you know, how do
4 they --

5 CHAIRMAN MAXWELL: Ana, please speak --
6 there you go. Very good. Much closer.

7 MR. DURANA: -- and warranties, et cetera.
8 Do you know about that or is that no longer
9 applicable?

10 MS. SOTO: I know that the window product
11 is a long-term warranty. Whether they still
12 have difficulties, you know, I have not heard
13 that. I have not heard that.

14 MS. ALVAREZ: Okay. So I was thinking of
15 other projects in the City that, you know, have
16 had the windows replaced. So I can think of
17 the Merrick House. So, in that case, maybe
18 Staff could speak to that, how that was done.
19 That has the storm panels and the original
20 windows restored.

21 MS. KAUTZ: The windows were restored and
22 we kept the panels.

23 MS. ALVAREZ: One last question. So if you
24 did have to reinforce the structure on the
25 existing windows, whether you do replacement or

1 some storm paneling system, do you have an idea
2 of what that detail looks like? Do they have
3 to do some kind of cavity to reinforce or --

4 MS. SOTO: No. We have -- we do have an
5 idea. I know that -- what -- what we've done
6 on the third floor is, the perimeter of the
7 window has been carved out, and we are
8 enforcing installed, and then it was filled
9 with grout.

10 MS. ALVAREZ: Was that done without
11 damaging interior finishes or --

12 MS. SOTO: Oh, no, all of the interior
13 finishes were removed. On the Third Floor --

14 MS. PERNAS: No, the interior finishes are
15 remaining on the Third Floor. They cut the
16 plaster around the trim of the existing
17 opening.

18 MS. KAUTZ: The windows, yeah.

19 MS. SOTO: Yeah, not the -- the window
20 itself was not -- is still in place. It's
21 still there. It's like floating in this
22 crevice. Actually, it's been done, so it's not
23 a crevice anymore.

24 MS. NOVAL: The entire perimeter of the
25 window is -- on the Third Floor, the entire

1 perimeter of the windows have been reinforced,
2 but the window, in essence, they're still
3 there, even the sill, the molding. They were
4 able to just -- what has been removed is
5 basically the wall finish around the window
6 box, let's call it.

7 MS. SOTO: Yeah.

8 MS. NODAL: And that's how they reinforced it.

9 CHAIRMAN MAXWELL: Okay.

10 MS. ALVAREZ: Okay.

11 CHAIRMAN MAXWELL: Are you finished, Ms.
12 Alvarez?

13 MS. ALVAREZ: Yes. Thank you.

14 CHAIRMAN MAXWELL: Okay. Mr. Durana.

15 MR. DURANA: For me, I mean, I'm pretty
16 much okay with replacing the windows, if the
17 existing windows are in bad condition. My only
18 concern is what Peggy brought up, is the steel,
19 'cause it will eventually rust. I mean, I
20 don't know -- you know, if we could maybe find
21 a little bit better on the warranty and what
22 they do or what type of maintenance is
23 required, because I know that that could be a
24 problem, but I understand that the steel ones
25 are the ones that have the best profile, you

1 know, to mimic the original ones, I think.

2 But that's something that we've got to
3 consider, 'cause that could be a maintenance
4 issue later down the road.

5 CHAIRMAN MAXWELL: Ms. Spain.

6 MS. SPAIN: I just have a couple of
7 questions.

8 First of all, on process, whatever we end
9 up with, the recommendation to the City
10 Commission, when is that going to the
11 Commission? I mean, is that something that
12 is --

13 MS. THROCKMORTON: That's a question for --

14 MS. SPAIN: -- you don't need to do
15 anything else and you'll just take it to the
16 Commission?

17 MS. THROCKMORTON: It's a question for City
18 Staff and the City Manager. There's no timing
19 requirement in this process that's happening
20 here today, but --

21 ASSISTANT CITY MANAGER GOMEZ: Good
22 afternoon, Mr. Chair, Vice Chair and Honorable
23 Board Members. Joe Gomez, Assistant City
24 Manager for the City of Coral Gables.

25 Our intent would be to bring this to the

1 Commission either in January or February of
2 2025.

3 MS. SPAIN: Okay. So from what I'm
4 hearing, there hasn't been any type of study
5 done as to the condition of the existing
6 windows. Are you planning on doing that,
7 before January or whatever it is? Because, I
8 mean, that was in the report and that's what
9 they've said. So you really don't know what
10 condition these windows are that you're wanting
11 to take out, that have been there for a hundred
12 years, what condition they're in.

13 Yeah, one of them may have fallen apart,
14 but one of them may be okay and we really don't
15 know that now, right?

16 MS. PERNAS: No complete window assessment
17 has been done unit by unit.

18 MS. SPAIN: All right. So I believe that
19 should be done, if we're talking about removing
20 them. That's my first comment.

21 And, also, you said that there had to be a
22 bi-annual window repair, if you put in the --
23 if you restore these windows. Is that what
24 we --

25 MS. SOTO: That's what we -- is recommended

1 for wood windows.

2 MS. SPAIN: Okay. That's not something
3 that's being done now, right?

4 MS. SOTO: No. Bi-century, you know. I'm
5 sorry. Yeah. No, it's not being done.

6 MS. SPAIN: Okay. So --

7 MR. BANOS: You got it right.

8 MS. SPAIN: You know, that may not happen.

9 And, also, I really think that it's
10 important, whether these windows are restored
11 or replaced, that we figure out what the
12 original paint color was.

13 MS. SOTO: Yes.

14 CHAIRMAN MAXWELL: I do, too.

15 MS. SPAIN: And that's very simple to do.
16 Companies do that.

17 MS. SOTO: Well, we've had sampling done
18 recently and it's been sent to the lab.

19 MS. SPAIN: Okay.

20 MS. SOTO: So there may be some surprises.
21 We're excited about that.

22 MS. SPAIN: I know there was on the
23 Biltmore.

24 MS. PERNAS: Yeah, she was there last week
25 or the week before for that.

1 MS. SOTO: Yeah.

2 MS. SPAIN: And I brought up those interior
3 storm shutters at a previous Board Meeting, but
4 I don't think necessarily they need to be
5 permanent. I mean, just like someone goes
6 around on the outside, which is terrifying to
7 watch, I have to say.

8 MS. SOTO: It is.

9 MS. SPAIN: I had my office in City Hall at
10 one point, and the guys walking along in those
11 ledges, putting up the panels, were terrifying,
12 but if they're on the inside, they could easily
13 be removable, and it would not take three days
14 to put up one panel, because I do appreciate
15 you saying the humidity in that gap, between
16 the shutter and the window, might be a problem
17 for the wood.

18 MS. SOTO: Yeah.

19 MS. SPAIN: But I don't see how it would be
20 -- I don't think it would be difficult to just
21 have a removable panel on the interior, and so
22 when the -- you know, and I'm thinking one
23 panel, you know, so they don't have to -- but
24 whatever, so they don't have to spend a lot of
25 time, so that we can still restore the windows.

1 I don't know. The windows -- and,
2 actually, if you do that, you can restore the
3 windows little by little. You can put the
4 panels on the interior -- removable panels on
5 the interior, and so every storm that comes,
6 okay, fine, you put it up, but then you can
7 take your time and put it in multiple -- you
8 know, it may take ten years in the budget to
9 actually do a restoration of windows, but I
10 would suggest that that's what we have --

11 MR. GARCIA-PONS: So did you want an answer
12 to that?

13 MS. SPAIN: What?

14 MR. GARCIA-PONS: The last part.

15 MS. SPAIN: No. I wasn't expecting one.

16 MR. GARCIA-PONS: So I think I understand
17 how the City arrived at this suggested
18 alternative, but I do have a couple of
19 questions as to how we got there.

20 So my first points are going to be Dona's
21 points, which is the thorough evaluation. I
22 think it's premature to say we're going to take
23 out all of the windows and replace them with
24 steel, when we don't know, and I wouldn't be
25 able to vote on it, to do that, without that

1 information. So I understand the urgency of
2 the matter, as well, but I would urge the City
3 to please do that first.

4 And, then, once we know what the extent of
5 the problem is, then craft a solution. I think
6 we're trying to craft a solution prior to
7 having all of the information, which is
8 difficult for me.

9 I also tend to agree with Dona's
10 suggestion, but before it gets there, I think
11 it's a question for the City, but I don't know
12 if the architect wants to answer. It is,
13 what's the impetus, what's the number one
14 priority for the window replacement, not
15 seventeen priorities? But the number one
16 priority for the window replacement at this
17 time is, what?

18 MS. SOTO: I don't know. If you want -- I
19 certainly could tell you what mine is, but it's
20 yours.

21 MR. GARCIA-PONS: Because there's lots of
22 them.

23 MS. SOTO: Yeah.

24 ASSISTANT CITY MANAGER GOMEZ: The
25 replacement of the windows, it's integral to

1 the long-term viability of the building. We're
2 going to enter into a full-term assessment and
3 restoration and rehabilitation of City Hall, so
4 it hopefully can last another 100 years.

5 It's important that that structure be as
6 sealed and as air tight as possible, as
7 moisture tight as possible, in order for that
8 structure to continue on in its glory for the
9 next 100 years. That's why it's imperative
10 that -- at least from an engineering
11 perspective, and I'm just going to speak as an
12 engineer, because, again, I'll defer to the
13 architects and to the Historic Preservation,
14 but as an engineer, my job is to protect that
15 asset as best as I can, and I know that if we
16 replace the windows with windows that are
17 hurricane rated, that structure has a much
18 better chance of surviving long-term than if
19 not.

20 MR. GARCIA-PONS: Okay. Thank you. I
21 imagined that was the priority, because all of
22 the alternatives were hurricane proof,
23 hurricane rated, hurricane, hurricane,
24 hurricane, and I'm not sure -- we know that
25 that building is not a shelter. It's not going

1 to have people in it during a hurricane. We
2 already have an EOC, which is probably what
3 this building was built for.

4 So understanding, I think the phrasing that
5 you mentioned of, we're trying to protect the
6 building for the future and air tight is
7 important, and that is different to me than a
8 hurricane. So, I think, if you're trying to
9 protect the investment that the City is going
10 to make on the interior, I think we could all
11 agree that humidity plays a factor, and I'm
12 pretty positive that those windows leak like
13 crazy, but they were designed to, at that time,
14 because, back then, it was passive, as opposed
15 to, seal, seal, seal, which is what we do
16 today.

17 And I think that's where the conflict comes
18 in, at least for my role on this Board, which
19 is Historic Preservation, the original intent
20 of those windows were to be operable and to
21 match the aesthetic of what Coral Gables was in
22 the 1920s, and we are so fortunate that they
23 are still there today, that it is painful to --
24 particularly without a thorough evaluation, to
25 say, "Hey, we're going to do our best. We're

1 going to take them out. We're going to try to
2 make them steel and move it forward."

3 We, as a Board, often -- or we know that
4 having a historic property may require more
5 maintenance, right, for everybody, not just the
6 City, for the private owners, for everyone that
7 has these buildings, and we know that the
8 bi-annual maintenance is going to be a
9 requirement, and I know that the City has their
10 priorities, with budgets, and these -- you
11 know, governing is difficult, but from the
12 perspective of this Board, I think our priority
13 is to give you advice based on what we think is
14 best for the historic nature of the City and
15 this particular building.

16 And this particular building, being City
17 Hall, like this is the marquee building,
18 almost, to me, in front of the Biltmore. The
19 Biltmore is a beautiful building, but this is
20 our civic building.

21 I just took a moment to read, as the
22 meeting was starting, as provided by Staff in
23 the report, the National Park Services Historic
24 Preservation Tax Incentive for Replacement
25 Windows Standards, and all of the bullets on

1 the front page talk about replacement windows
2 on primary street facing, replacement windows
3 on the low areas, replacement of existing
4 windows material for material, wood for wood,
5 metal for metal. It's really specific. It
6 also refers back to the fact that we should
7 have a thorough evaluation of the problem, and
8 we currently have windows that haven't
9 disintegrated.

10 So I think there is a conflict, and, again,
11 I understand why -- I think -- I believe I
12 understand why the City is moving in the
13 direction that they're moving, but I think
14 there are alternatives that can do both, and I
15 think Ms. Spain's alternative of sealing the
16 building in a different fashion, and then
17 protecting the windows, as possible, should be
18 further considered.

19 And it may cost more money, and it may take
20 more time, but we, as a City, what are our
21 priorities? And I can only speak to my
22 priorities, and this Board can only speak to
23 our priorities, the City has other priorities,
24 and the City's going to have to do what they're
25 going to have to do, but I think it's incumbent

1 upon us to make our priorities known,
2 particularly, in this particular way.

3 The solution of an interior sealant,
4 whether it's permanent, as the architect has
5 mentioned, is -- we're going to have to redo
6 the framing anyway, and we're going to have to
7 seal it, seal those things in, to make it
8 airtight, that, I think, addresses what
9 Mr. Gomez mentioned earlier, the hundred
10 percent sealing of the interior for protection
11 of drying the air, right. That is one
12 solution.

13 The solution of putting it up when a
14 hurricane comes in, temporarily solves the
15 hurricane problem, and not the sealing problem.
16 So if -- that's why I asked what the number one
17 solution was?

18 MS. SPAIN: Can I comment on that?

19 MR. GARCIA-PONS: Sure.

20 MS. SPAIN: I don't think it's always a
21 good thing to absolutely seal historic
22 buildings. We had all kinds of issues with the
23 Merrick House, and I personally have had issues
24 -- I lived on Santa Maria Street, on a hallow
25 clay tile structure, and I put in hurricane

1 proof windows in that, because they were awning
2 windows when I first moved in. Peter Iglesias
3 was essential in that process, and so was Manny
4 Lopez. I have -- kudos to them. They came
5 over and we figured out how to fill this house,
6 but once they were put in, it was hermetically
7 sealed and it was a huge problem.

8 CHAIRMAN MAXWELL: Uh-huh.

9 MS. SPAIN: So I don't know that it's a
10 good idea to necessarily really seal that
11 building, but go ahead.

12 MR. GARCIA-PONS: And I don't know about a
13 hundred percent, and you can't do it. I'm sure
14 there's -- there's mechanical engineers for
15 that. I'm not one of them. And I think that's
16 sort of half the point.

17 The second point is -- following the
18 priorities is, technologically, we can rebuild
19 that window, right? We can. It's the 21st
20 Century. Of course we can rebuild that window.
21 It's just a matter of time and money.

22 So it may be a question for any contractor
23 that might be on the Board is -- or in the
24 audience, are there craftsman available in this
25 country that can rebuild a wood window to match

1 that, in your opinion? Do you know?

2 CHAIRMAN MAXWELL: Absolutely. We're
3 getting it in the Congregational Church.

4 MS. PERNAS: Yeah.

5 MR. GARCIA-PONS: So, again, I think there
6 is an opportunity --

7 MS. SOTO: If you want to take it further,
8 that will meet the conditions of Procurement of
9 the City of Coral Gables.

10 MR. GARCIA-PONS: But that's up to the City
11 of Coral Gables.

12 MS. SOTO: It's not like your house.

13 MR. GARCIA-PONS: That's really up to the
14 City of Coral Gables, right. We make our own
15 rules, right. If it's a priority to the City
16 to do this, they can do this. It's not written
17 in stone.

18 MS. SPAIN: Doesn't the Procurement Code
19 have -- there's a clause in there that talks
20 about Historic Preservation and that they can
21 waive the process?

22 MS. PERNAS: Yeah. They have special
23 exemptions for restoration, but, again --

24 MS. SPAIN: And conservation.

25 MS. PERNAS: -- there's ways to work the

1 Procurement Code, if that were the case, if we
2 needed an out of state. It wouldn't be easy.
3 I'm not saying it's going to be easy, but --

4 MR. GARCIA-PONS: Those of us that have
5 worked in government know that if there's a
6 will, there's a way, and I think there -- if
7 there's a will, there's a way. So I think the
8 City should do the thorough evaluation, before
9 proceeding, please, and then possibly entertain
10 another alternative, if one comes out of this
11 Board, to evaluate as an alternative, and think
12 about what are the City's priorities with
13 regard to this civic building and the face that
14 we show the world who we are.

15 And we've had this debate over other
16 landmark items, which are difficult. I'm not
17 going to conflate the two. But it is an
18 ongoing debate. And at some point, if we just
19 keep on giving in to, these things are
20 expedient to be done this way, we're going to
21 lose the heart and character of what things
22 are. And I know it's a fine line, because we
23 replace windows all of the time in private
24 residences. Things change, we replace kitchens
25 and bathrooms, things change over time, but

1 this is so special, I think it would merit some
2 consideration.

3 The last sort of comment -- sorry, this is
4 all comments, not questions -- the last comment
5 is, in the Park's comment, in the Park's notes,
6 they do talk about prioritizing window
7 replacement and not every window needs to be
8 replaced in kind. So the primary faces, the
9 one closest to the people, the one in the major
10 rooms. So maybe the windows facing the parking
11 garage are different, right. I don't know
12 this, because I'm not going to identify what
13 are the priority windows and what aren't the
14 priority windows, but I know for sure that the
15 windows in the Chambers, those are pretty
16 spectacular, on that curve, right.

17 There are some things that could really
18 kept there, as identifying elements that could
19 be preserved forever, and it doesn't have to be
20 all -- however many windows are at the
21 building, and that's it. Thank you.

22 CHAIRMAN MAXWELL: Thank you.

23 Mr. Silva.

24 MR. SILVA: Thank you.

25 I agree. I think Cesar said it perfectly,

1 so I'm not going to repeat his comments. I do
2 appreciate, Ms. Soto, the work you did, and the
3 work with the new window and trying to match it
4 as close as possible. I think, if you look at
5 the side by side comparison, I think it's -- if
6 we are to go with the replacement route, I
7 think this is maybe a viable option.

8 I did want to add something to Cesar's
9 comments, I guess, on the sealing of the
10 building. If that is the number one priority,
11 I don't want us to be hyperfocused on the
12 windows, because the entire building -- it's an
13 envelope, right. If we're proposing to replace
14 these windows --

15 MR. GARCIA-PONS: I don't think we should
16 put words into Mr. Gomez's mouth. He said,
17 protection of the building, which included the
18 sealing. I don't want to --

19 MR. SILVA: Understood. Understood. But I
20 don't want to hyperfocus on sealing these
21 windows a hundred percent, when the rest of
22 this building, we all know, is a porous
23 building, right. It has cladding. It has
24 gaps. And I know there's a project coming
25 along to restore it, but, you know, those walls

1 were meant to weep in some way, and maybe it's
2 not a bad thing that these windows weep out,
3 you know.

4 The thing has to be looked at as an
5 envelope in its entirety, and I think
6 hyperfocusing on just the windows, without
7 looking at the entire wall system, is maybe a
8 mistake, and that's why I would echo the
9 request for kind of an overall analysis of the
10 existing windows, and which ones are bad, which
11 ones are really bad, and maybe that will give
12 us some clues, right. Maybe it's windows that
13 are protected on the south facade or whatever
14 it is, and then we can start looking at -- not
15 at a whole replacement, but selected or we
16 start identifying tiers of windows that maybe
17 could be replaced.

18 I mean, I think we need to look at this a
19 little more carefully, because this building is
20 so special to our City.

21 CHAIRMAN MAXWELL: I'm going to pick up
22 where my colleagues have left off and ask the
23 question, are the doors going to be replaced?

24 CITY MANAGER ROJAS: Amos Rojas, Jr., City
25 Manager. I think the first thing -- the first

1 step for us, for the City to do, is do a
2 complete evaluation, not only of all of the
3 windows, like you said, before we bring it to
4 the Commission, is to also do the doors, 'cause
5 the doors do have some damage, and I may be
6 able to answer it a little bit more specific as
7 to which doors are in worst shape, but I
8 believe that -- and I'm not sure which Member
9 said it, we will do a complete evaluation of
10 the doors and windows, and then we'll schedule
11 it for a Commission Meeting, once you all have
12 had an opportunity to look at the
13 documentation.

14 CHAIRMAN MAXWELL: Thank you.

15 Has there been a study -- a cost benefit
16 analysis on looking at these various options?
17 We know that one cost is -- for all them, is to
18 remove the windows, and then to also, you know,
19 cement the inside, so that storm windows can be
20 there.

21 Is there a range of cost and a cost
22 analysis that's been looked at?

23 CITY MANAGER ROJAS: As I said, we're here
24 today to get the feedback, and I'm making my
25 notes here as to the comments that you all are

1 making on this. I do agree that, before moving
2 forward, we will do the evaluation, and then,
3 you know, we'll see where we're at.

4 CHAIRMAN MAXWELL: And how far are we from
5 selecting an architect?

6 ASSISTANT CITY MANAGER GOMEZ: That was
7 approved at the December Commission Meeting.
8 We have selected the consulting firm that will
9 be doing the assessment and then eventually the
10 design for the rehabilitation and restoration
11 of the building.

12 CHAIRMAN MAXWELL: So are you expecting the
13 architect to do the assessments to specify the
14 windows?

15 ASSISTANT CITY MANAGER GOMEZ: It's --
16 yeah. The lead of the team is an architectural
17 firm. It's Heisenbottle that was selected.
18 The team also has Douglas Wood's firm as the
19 structural engineer, who has been intimately
20 involved with the structural repairs to the
21 building for many, many years, and we also have
22 a conservator that's part of the team, as well.

23 CHAIRMAN MAXWELL: So we're really not in a
24 huge hurry to make this decision whatsoever.

25 I'm going to make a couple of comments.

1 Thank you very much.

2 And I'd like to begin by saying that this
3 is -- the building that we have in front of us,
4 our City Hall, is very much like your
5 grandfather's gold watch, the one that has 24
6 jewel movement, that was beautifully machined
7 by craftsman and people who have made, you
8 know, wonderful watches, that sell for very
9 expensive sums of money. But in order to maybe
10 be a little more convenient, we're thinking of
11 taking out all of those -- that beautiful
12 clockwork inside and replacing it with a
13 battery operation.

14 The Coral Gables City Hall is one of our
15 City's most iconic buildings. It's on the
16 National Register of Historic Places. It is
17 eligible and should be and I hope it would be
18 very soon, a national landmark, like the
19 Biltmore. This building is unique. It's
20 survived not only a hundred years, with the
21 same windows, but the windows haven't been
22 painted since Les Bailenson was the consulting
23 architect to the City, when they were painted
24 green, and that was about 20 years ago or more.
25 And that was when Mr. Bailenson discovered that

1 they were green through a chemical analysis of
2 the original painting, rather than white.

3 Windows, as we all know, are one of the
4 most important architectural elements of a
5 building, and, therefore, you know, we need to
6 take extra time, rather than rushing this, or
7 coming to a pre-determined decision. You know,
8 those windows have lasted a hundred years,
9 through lots and lots of hurricanes. There are
10 multiple examples of this.

11 I understand that a set of windows like
12 this will run in excess of maybe \$25,000 or
13 more for one window. That's a pretty
14 staggering sum of money. I restored the
15 Opa-locka City Hall a number of years ago, and
16 had all of the windows rebuilt, you know. My
17 church, right now, is looking at restoring and
18 rebuilding its windows, and they're wood, too.
19 And by the way, there's probably not more than
20 a half a dozen windows -- historic buildings
21 from the '20s that still have their wood
22 windows in here.

23 This is not a residential building. You
24 know, we don't have the option of saying, "I
25 want to do this because it's more convenient to

1 me." Our brand, as a City, is history. We
2 sell that. We tell everybody. All you have to
3 do is go on our website and we tell you that it
4 is.

5 So the Secretary standards are very clear.
6 Those standards are the same as our City
7 standards. We need to make sure that we follow
8 our standards and our Code and meet up to the
9 obligations of which we, as a City and
10 citizens, have stated that we believe in, that
11 is our brand, and what it is that we all aspire
12 to.

13 We can have a real teaching moment with
14 this building, and I hope that we do. I hope
15 that we bring in craftsmen. I hope that we
16 bring in all kinds of people to showcase to the
17 world not only our willingness to restore this
18 building properly, but to show people how to do
19 it. I think that's essential.

20 With that, I think that there's really no
21 real urgency to this, and I would urge you to
22 urge the City Council to slow down and to get
23 the studies done and whatever you do, don't
24 have an MAI direction. Don't have it made as
25 instructed. Let us come up, altogether, as a

1 City, to determine the best possible way to do
2 this.

3 MR. BANOS: Mr. Chairman, will you allow a
4 question of the City Attorney?

5 CITY MANAGER ROJAS: Can I make a comment?

6 CHAIRMAN MAXWELL: Go ahead.

7 CITY MANAGER ROJAS: Everyone, from the
8 Commission, down to myself and to the Staff, we
9 all understand the need to preserve the history
10 of the City of Coral Gables. We understand
11 that, and I don't want to give the impression
12 that we're just going to, let's just replace
13 the windows. It's just easier to throw in new
14 ones. We looked at many options, as you heard
15 the architect explain, but I just want you to
16 know that we, too, feel that need -- that when
17 we do it, we need to do it right, and we are
18 concerned.

19 During the budget year, this year, my first
20 priority in the budget was historical sites,
21 because I saw that there was a lot of
22 historical sites -- not a lot, some of them,
23 that needed tender loving care. Now, with
24 that, comes money.

25 So when we talk about restoring the Water

1 Tower or some of the other -- Venetian Pool,
2 you know, it costs money, but I just want you
3 to know that when we talk about doing repairs
4 or doing work at City Hall, we also keep in
5 mind the history of Coral Gables and what it
6 means to us that work and live here in the
7 City.

8 CHAIRMAN MAXWELL: Thank you, Mr. Manager.
9 We really appreciate that.

10 Mr. Banos.

11 MR. BANOS: I just had a question for the
12 City Attorney.

13 So I don't want to let go of his question,
14 because, I think, to the Chairman's point and
15 the point of Mr. Garcia-Pons and the rest of my
16 colleagues, we don't have the information in
17 front of us to truly be able to provide the
18 response and the educated recommendation that
19 the City is asking of us.

20 The Manager has just conceded that --
21 giving our feedback, that he believes that we
22 need to do a study of the windows. So wouldn't
23 it be advisable, instead for us to do -- give
24 any recommendations, so we can keep the
25 jurisdiction that has been allowed by that

1 Ordinance, that we have to give our
2 recommendation before anything is done, that we
3 table or defer the item until we have that
4 information, so this thing doesn't move along
5 the line and gets to a void, so that we can
6 continue to have the influence on the debate,
7 okay, and receive the information from the
8 Manager, and then, after that, once we have it,
9 then provide an educated reflection as to what
10 should be done based on that, and then, and
11 only then, have the matter move forward to the
12 City Commission?

13 MS. THROCKMORTON: If the applicant, who's
14 the City today, is proffering that they will
15 return to this Board and will seek your
16 recommendation then, that's certainly fine and
17 we can defer the item until that date, but I
18 would ask that the applicant confirm that, that
19 they will be returning and we'll defer any
20 decision making on that, on behalf of this
21 Board, until that date.

22 CITY MANAGER ROJAS: Well, it's funny,
23 because I asked that same question in regards
24 to, had we done all of the window evaluations
25 yesterday, which is when I found out we had

1 not. I think it's -- Mr. Banos' suggestion is
2 correct, and we're willing to go back, let's
3 gather the information that we have there,
4 we'll include the doors, as well, because I
5 think that's a very integral part of what we're
6 doing, and then we'll come back for feedback to
7 the Board.

8 MR. BANOS: Given that proffer, I will move
9 to defer the item until we have that
10 information.

11 MR. GARCIA-PONS: Through the Chair, before
12 we defer it, I would like to ask City Staff and
13 possibly the consultant, whether it's within
14 their scope or not, to take into consideration
15 the comments that were made on the Board today
16 as to, if the results come in as A, B or C,
17 these may be the alternatives that we could
18 proceed with, so it's not all or nothing. That
19 would be my recommendation. Thank you.

20 ASSISTANT CITY MANAGER GOMEZ: Absolutely.

21 CHAIRMAN MAXWELL: Okay. We have physical
22 agreement from the Manager and the City -- Vice
23 Manager.

24 ASSISTANT CITY MANAGER GOMEZ: Absolutely.

25 MS. THROCKMORTON: So with that in mind --

1 CITY MANAGER ROJAS: I'll put it on the
2 record. Yes, sir, that's fine.

3 CHAIRMAN MAXWELL: Okay. Thank you, sir.

4 MS. THROCKMORTON: -- the Commission
5 Resolution directed that this item come for
6 non-binding review and feedback prior to any
7 public hearing, but I'm hearing from the
8 Manager's Office that they're not going to
9 consider this that review and feedback pursuant
10 to the Resolution until they return with the
11 additional information.

12 CITY MANAGER ROJAS: That is correct.

13 CHAIRMAN MAXWELL: Thank you, Manager.

14 MR. BANOS: I should move to defer and the
15 motion should make reference specifically as to
16 what Ms. Throckmorton just said, and it should
17 reflect in the motion that it is being done,
18 the Manager's proffer, that this item -- that
19 this will not be considered that opinion, that
20 is under the current Resolution, that we have
21 not yet provided that input.

22 MS. THROCKMORTON: That's how I understand
23 the motion, that this item will be deferred for
24 that additional information about the windows
25 and doors to be provided by the City, and that

1 it will not proceed to the Commission until
2 further review by this Board.

3 CHAIRMAN MAXWELL: So we have a motion. We
4 need a second, please.

5 MR. GARCIA-PONS: I'll second.

6 CHAIRMAN MAXWELL: We have a second -- we
7 have a motion by Mr. Banos, and we have a
8 second by Mr. Garcia-Pons.

9 MS. THROCKMORTON: Mr. Chair, if I may. I
10 know we don't necessarily need it, but I don't
11 know if we have any public comment on this
12 item, but I just wanted to make sure that that
13 was --

14 CHAIRMAN MAXWELL: Can we take the motion
15 first -- before and then we can receive
16 public --

17 MS. THROCKMORTON: We have a motion and a
18 second. I would prefer, if we're going to take
19 public comment, that we take it before the
20 vote.

21 CHAIRMAN MAXWELL: Very good.

22 Also, do we have any kind of public comment
23 that has come in the mail or by other means?

24 MS. PERNAS: Yes. We did receive a public
25 comment letter from Karelia Carbonell, on

1 behalf of the HPACG, that was circulated in
2 advance of the meeting. That's the only one
3 that we received digitally.

4 And, then, if there's anybody in-person or
5 in Zoom that would like to speak, please go
6 ahead.

7 MR. GARCIA-PONS: And through the Chair, I
8 think that the letter from -- that Anna just
9 mentioned was actually really clearly written,
10 so if it's online, I would encourage anybody to
11 read it.

12 MS. PERNAS: Yeah. We will attach it to
13 the agenda, with the minutes.

14 CHAIRMAN MAXWELL: Okay. Mr. Torre, would
15 you like to come up?

16 MS. THROCKMORTON: For the record, please
17 state your name and address, anybody who's
18 going to be speaking today. Thank you.

19 MR. TORRE: Good afternoon. Venny Torre,
20 208 Andalusia. Thank you for letting me speak.

21 So I concur with the majority of you that
22 this is one of the most significant
23 buildings -- it is the most significant
24 building in this City, and with all of the
25 regulations, all of the demands that we put on

1 folks, I think it's a bad example not to do
2 what's right, which I think may be to look,
3 really hard, keeping those original windows, if
4 at all possible. I think that would be the
5 first try.

6 A couple of things that were said earlier,
7 that caught my at attention, one was that the
8 folks that do restoration, and I think there's
9 one major group in town, had not either had the
10 time or the ability to look at them. I would
11 think that that should have been taken further,
12 and determine whether some other folks out
13 there could do this, either nationally or
14 internationally, because I think that -- that
15 either -- you can send them to somebody here or
16 we can put them on a ship and send them to
17 Italy, and I'm sure, somebody that does work in
18 Venice, can bring them back beautifully painted
19 for us. I'm sure that's available, probably
20 for a good cost.

21 And the second thing is that, if you were
22 to really pursue the impact resistant window,
23 there may be a one time inspection -- or one
24 time approval for a window that may not be a
25 Marvin, it may not be a Luxbaum, but could be

1 something completely different, that may meet
2 the design criteria that you guys may wish. So
3 that may be an option, and that's something
4 that I did not hear. But I think that could
5 also be explored, if, in fact, that's the route
6 that the City would like to take.

7 The Hope's Windows are top of the line. I
8 just don't know that that's the right solution
9 at this point. Possibly later, but at this
10 point, I think, like you said, the breathing of
11 the building and all of that, is not really a
12 major concern, at least as far as I'm
13 concerned. The continuing or the keeping of
14 those windows, I think should be really thought
15 through. Thank you.

16 CHAIRMAN MAXWELL: Thank you, sir.

17 Is there any other public comment that
18 people would like to make, a statement?

19 All right. Well, hearing none, then we'll
20 go back to the motion and Resolution.

21 Would you call the roll, please?

22 THE SECRETARY: Sure.

23 Ms. Alvarez?

24 MS. ALVAREZ: Yes.

25 THE SECRETARY: Mr. Durana?

1 MR. DURANA: Yes.

2 THE SECRETARY: Okay. Ms. Rolando?

3 MS. ROLANDO: Yes.

4 THE SECRETARY: Ms. Spain?

5 MS. SPAIN: Yes.

6 THE SECRETARY: Mr. Silva?

7 MR. SILVA: Yes.

8 THE SECRETARY: And Mr. Maxwell?

9 CHAIRMAN MAXWELL: Yes.

10 MR. GARCIA-PONS: It's a yes from me, too.

11 MR. BANOS: And a yes from me, as well.

12 It's my motion. He seconded.

13 THE SECRETARY: Apologies.

14 CHAIRMAN MAXWELL: All right.

15 MR. BANOS: It's all right.

16 CHAIRMAN MAXWELL: Mr. Manager, Mr. Vice
17 Manager, I would like to thank you very much
18 for your time, for your patience and for
19 listening to us and for bringing this issue to
20 us. As we all know, we love this City, all of
21 us do, and that's why so many people are here
22 today.

23 Mr. Torre, thank you. Your professional
24 opinion is always highly appreciated.

25 So let us move forward, in the spirit of

1 cooperation and working together. I think that
 2 we can find a solution that meets all of the
 3 criteria that we have in our Code and all of
 4 the criteria that we have in our hearts, and
 5 that's the most important thing I think that we
 6 can do.

7 We have a beautiful City. Let's push it to
 8 the next hundred years. Thank you, sir.

9 * * * * *

10 (Thereupon, the meeting was concluded at 9:00
 11 p.m.)

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C E R T I F I C A T E

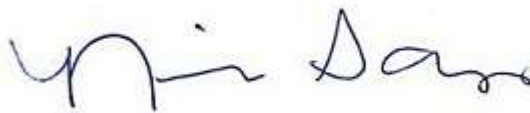
STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 6th day of February, 2025.



NIEVES SANCHEZ