

CORAL GABLES CITY HALL

HISTORIC PRESERVATION BOARD PRESENTATION

NOVEMBER 20, 2025

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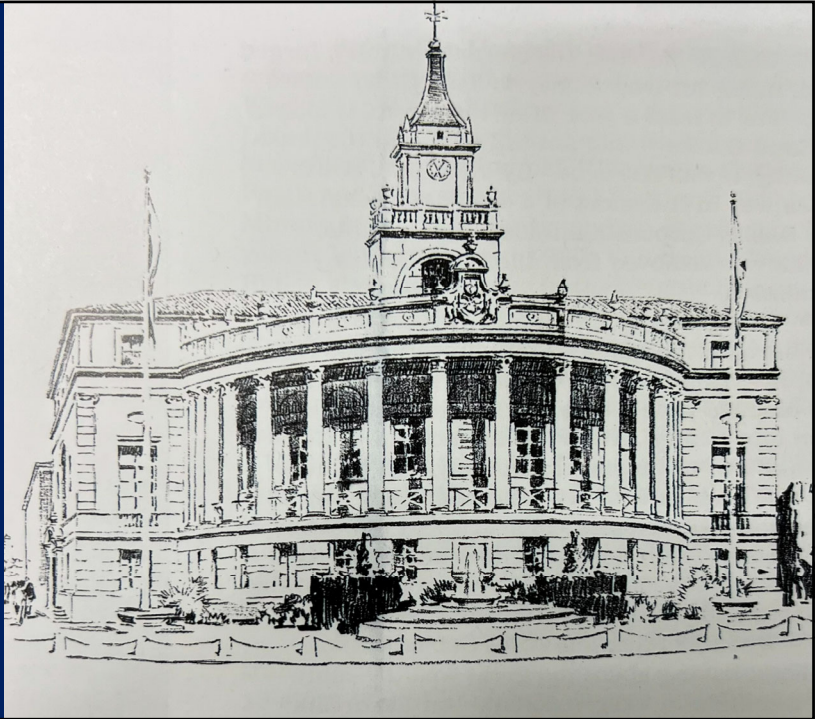
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Brief History of Coral Gables City Hall



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Brief History of Coral Gables City Hall



c. 1933



c. 1977



c. 1931

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Brief History of Coral Gables City Hall



c. 1981



c. 1981

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Brief History of Coral Gables City Hall



c. 1951



c. 1952



c. 1952

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Garden Courtyard



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Garden Courtyard

Historical Context

- Emphasis on civic and ceremonial function
- Featured (4) wide rectangular planters and intersecting cast stone walkways
- Aligned with key architectural elements:
 - Mayor's Balcony
 - Central stairs
 - Clock tower
 - Council Chambers

Impact of Alterations

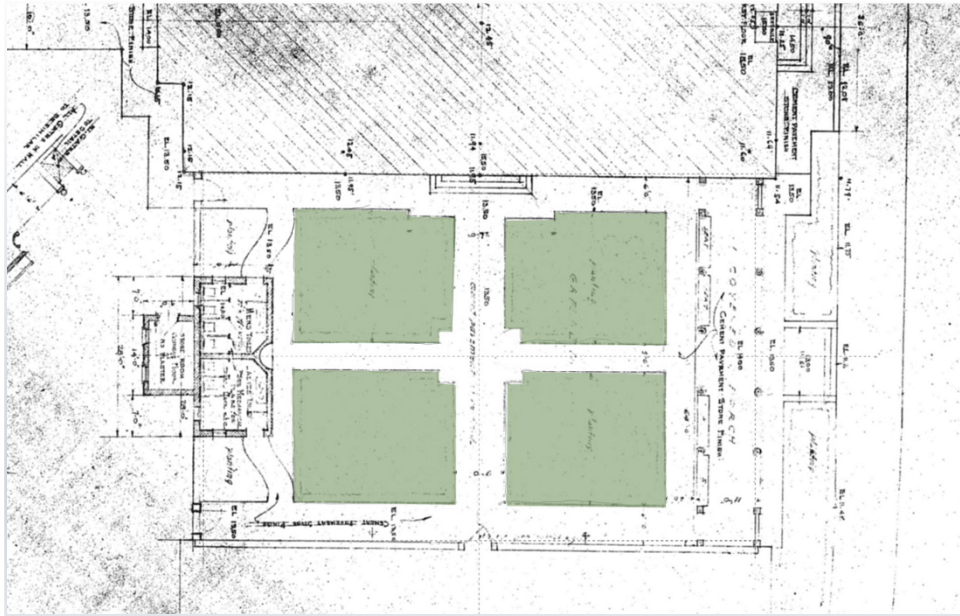
- Mid-century addition disrupted symmetry and open space
- Original planting beds paved over in 90's
- Courtyard's civic role diminished



c. 1950

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1927 Architectural Courtyard Plan



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Ceremonies and Commission Meetings Garden Courtyard



c. 1960



c. 1960

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Garden Courtyard (continued)

Recommended Interventions

- Remove the mid-century addition to the auxiliary building to restore bilateral symmetry and open space.
- Reinstate the planters as green areas to temper the bright sunlight and support rainwater infiltration.
- Remove abandoned septic tank.
- Repave cracked walkways in keeping with historic design.
- Plant flowering trees at the perimeter to further cool the space and enhance its vitality.

Future Potential

- Reinstate the courtyard as an urban garden space.

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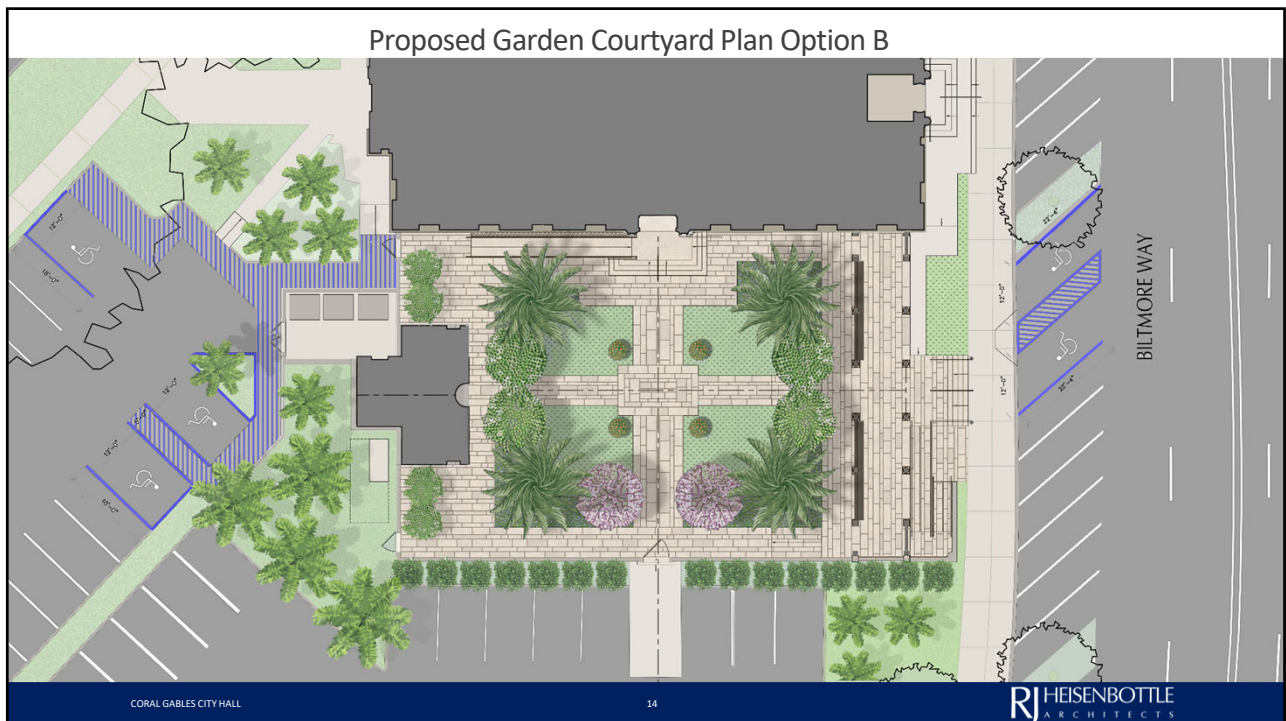
Proposed Garden Courtyard Plan Option A



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Proposed Garden Courtyard Rendering Option B

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Proposed Courtyard Comparison



Proposed Garden Courtyard Rendering Option A



Proposed Garden Courtyard Rendering Option B

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Exterior Repairs



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Exterior Repairs

Architectural Significance

- Constructed of Florida Key limestone, cast stone and stucco
- Define City Hall's character and shield it from environmental exposure

Documented Failures

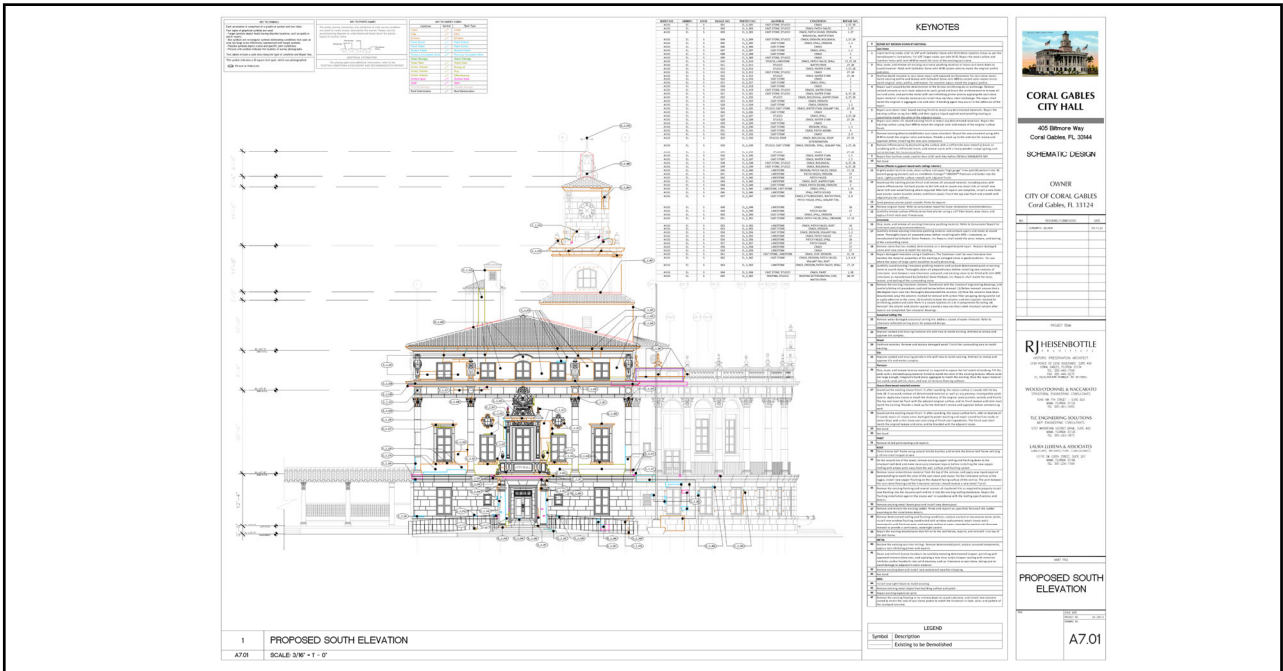
- Limestone
 - Cracking, spalling, incompatible patching at sill/anchors
- Stucco
 - Deterioration above cornices due to missing flashing
 - Swirl marks from power-washing
- Cast Stone
 - Cracking
 - Spalling
 - Binder loss
 - Corroded reinforcement and deteriorating balusters



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Exterior Finishes

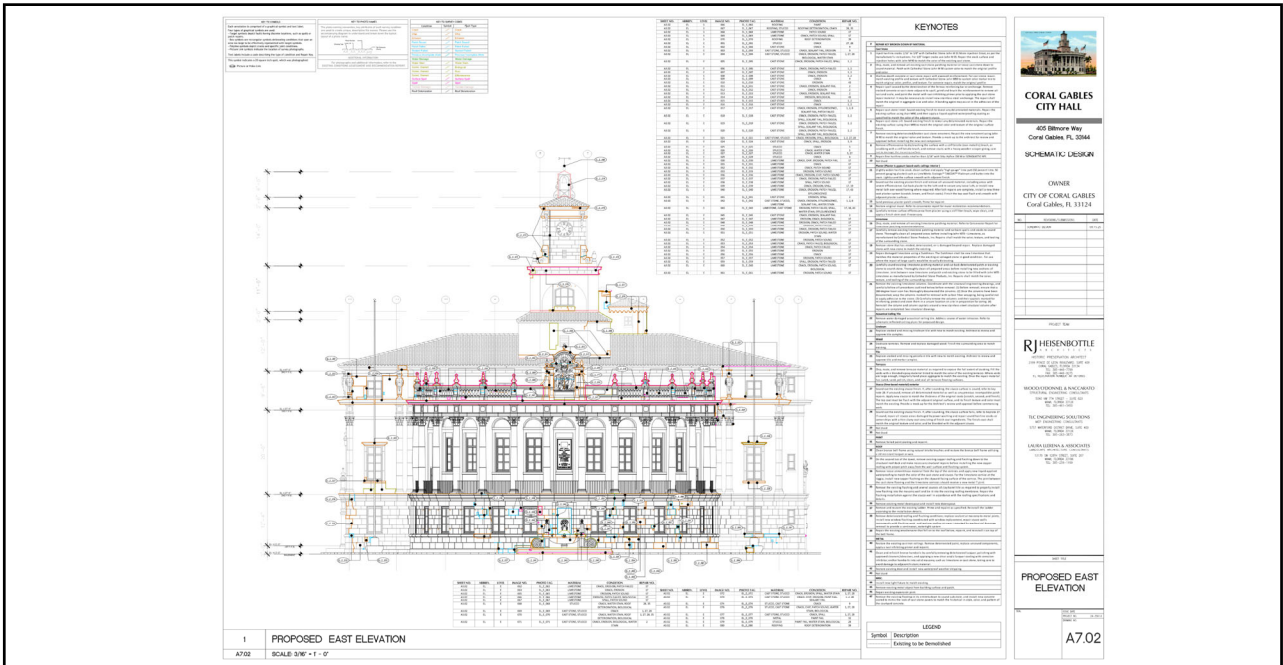
Coral Stone, Cast Stone, & Run Stucco



South Elevation Failures



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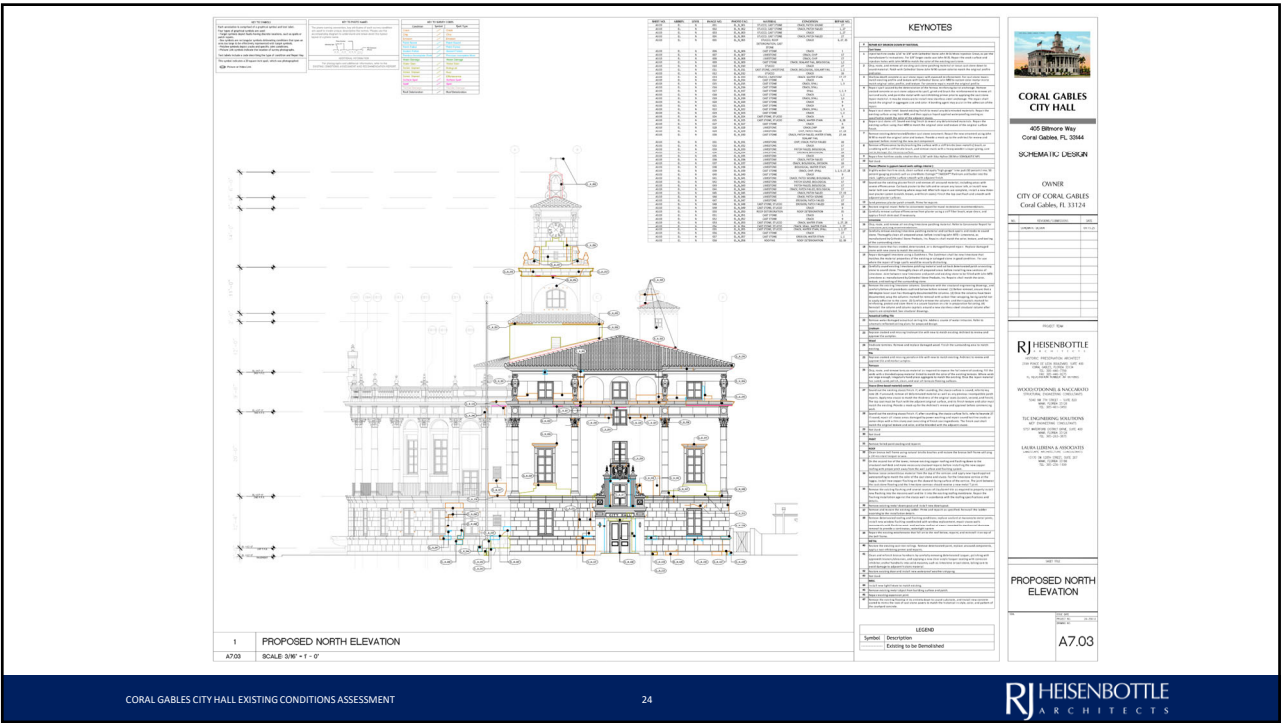


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East Elevation Failures

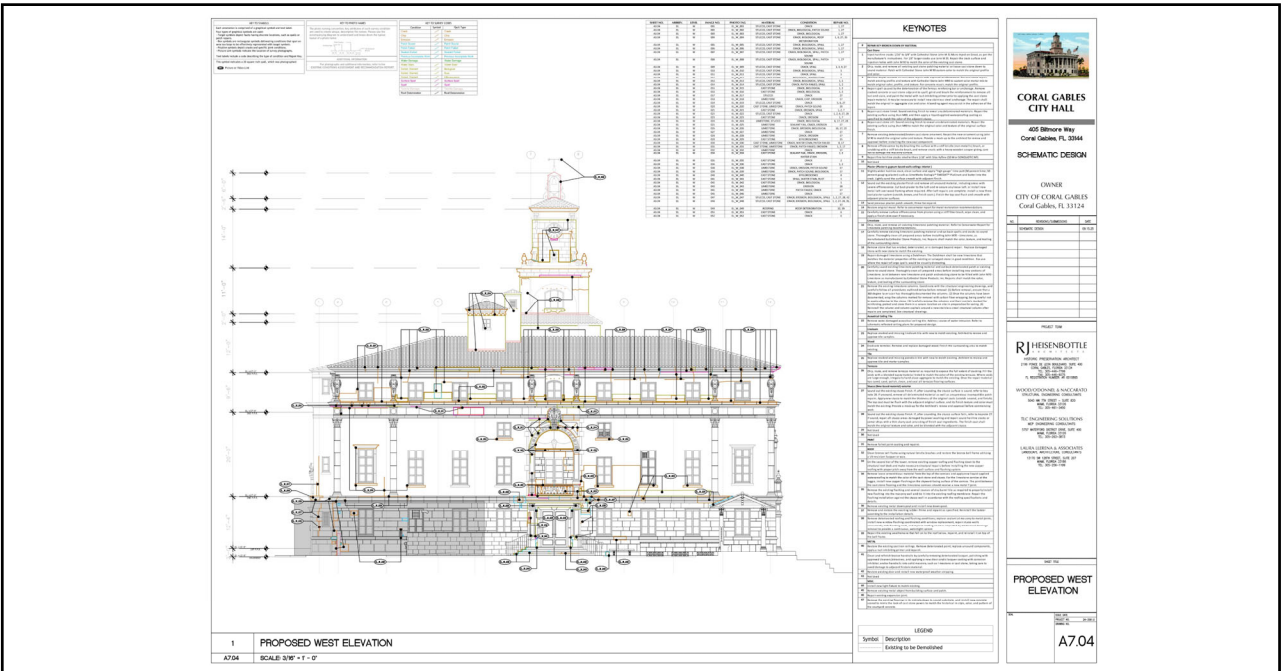


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North Elevation Failures



West Elevation Failures



Exterior Repairs

Recommended Interventions

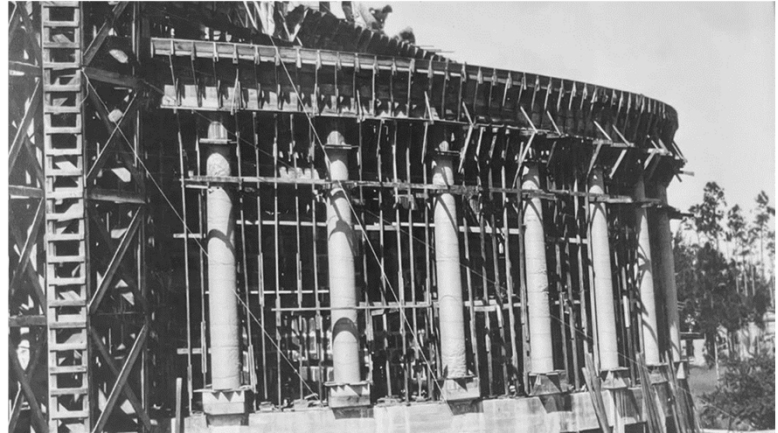
- Remove incompatible limestone patches; repair with mortar or stone dutchmen
- Replace severely damaged limestone with matching new stone
- Repoint all elevations
- Sound and repair stucco to matching original color, texture and finish
- Stabilize cast stone with crack injection, patching, and selective recasting
- Clean masonry gently; remove vegetation; apply new coatings

Restoration Goal

- Preserve defining architectural features
- Prevent further water infiltration and material loss



Stone Columns



c. 1927

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Columns at Semi-Circular Colonnade

Architectural and Structural Significance

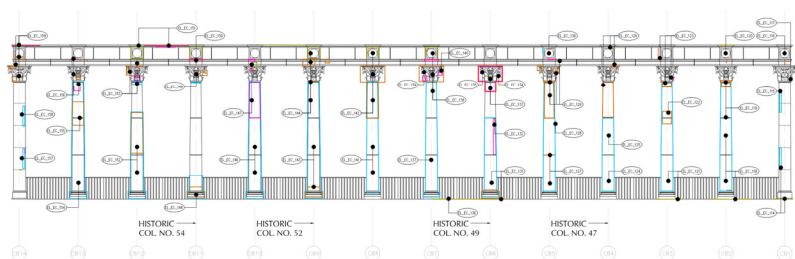
- Most prominent character-defining feature of the building.
- Supports flat roof above the open loggia and chambers.

Documented Failures

- Cracks and spalling from embedded steel hardware.
- CB6 (Historic Column 49) requires scaffolding due to serious failure.
- Columns are solid limestone, not reinforced concrete as originally specified.

Structural Load and Repair Needs

- Roof load concentrated on CB4, CB6, CB9 and CB11 (Historic Columns 47, 49, 52, and 54).
- Each requires installation of steel columns inside stone columns.



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Stone Columns - Current Condition



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Stone Columns - Current Condition



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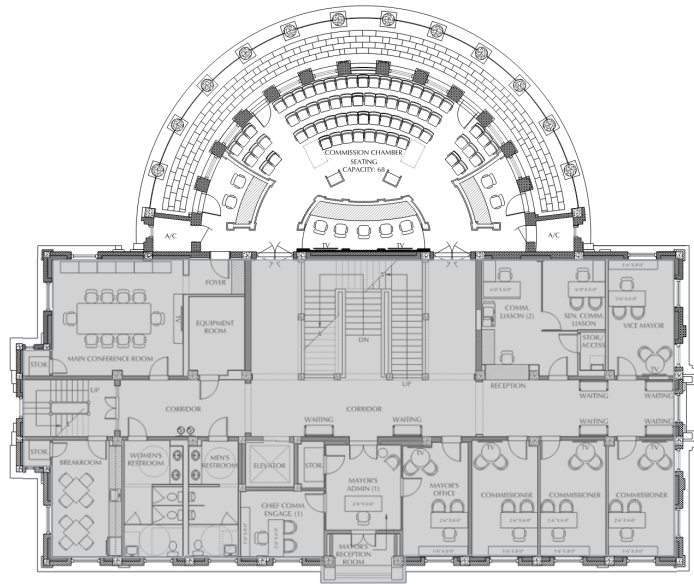
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Commission Chamber

Restoring the Commission Chamber to its original 1927 orientation.



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Historic Commission Chamber



c. 1949



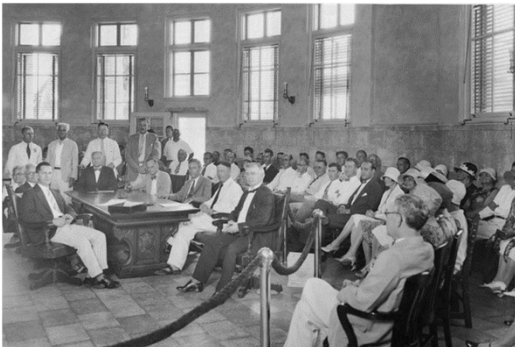
c. 1928

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Historic Commission Chamber



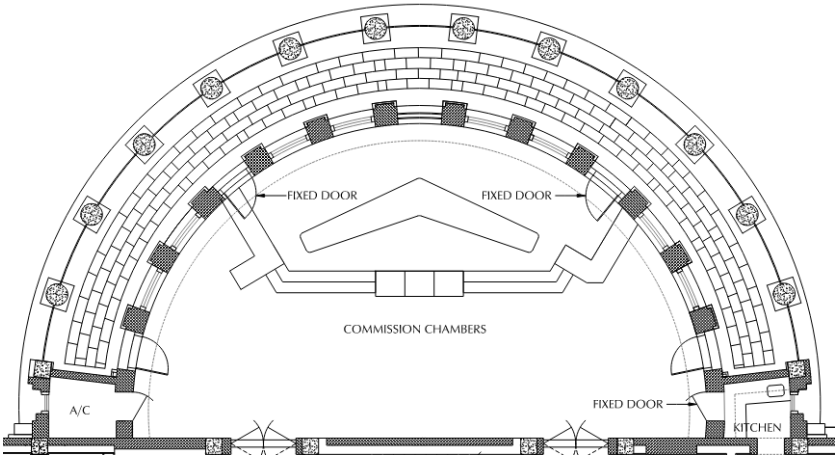
c. 1933



c. 1929

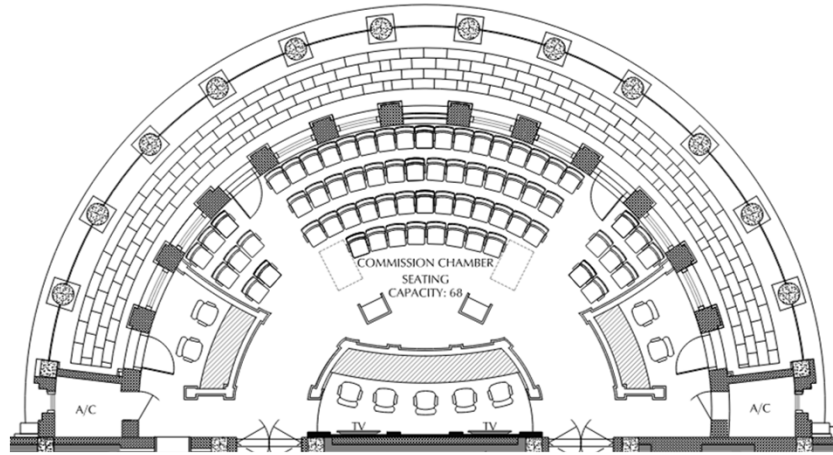
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Current Commission Chamber



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Proposed Commission Chamber



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Current Commission Chamber



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