



COA (SP) 2025-015
May 15, 2025

Historical Resources &
Cultural Arts

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
6710 LE JEUNE ROAD
A CONTRIBUTING RESOURCE WITHIN
THE DUTCH SOUTH AFRICAN VILLAGE HISTORIC DISTRICT**

Proposal: The application requests after-the-fact design approval for the installation of impact-resistant windows and doors.

Architect: WHAA (William H. Arthur IV)

Owner: George and Leonor Pallas

Folio Number: 03-4129-028-2280

Legal Description: Lot 4, Block 267, Coral Gables Section Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on an irregularly-shaped lot at the intersection of Le Jeune Road and San Vicente Street. The primary façade faces east onto Le Jeune Road while the rear façade faces San Vicente Street. The detached garage structure is accessed via San Vicente Street as well.

BACKGROUND/EXISTING CONDITIONS

The property located at 6710 Le Jeune Road was designated as a contributing structure within the “Dutch South African Village Historic District” on November 11, 1987. The Dutch South African Village is one of a number of thematic villages planned for the City of Coral Gables in the 1920’s. Inspired by the farm houses of Dutch colonists who settled in South Africa in the 17th century, these private homes were designed and adapted to the South Florida region by Architect Marion Sims Wyeth in 1925.

Like the other residences within this village, 6710 Le Jeune Road has undergone alterations since 1925 including additions to the south and the rear.

PROPOSAL

The application requests after-the-fact design approval for the installation of impact-resistant windows and doors.



ca. 1940s photo of 6710 Le Jeune Road

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

STAFF OBSERVATIONS

In March 2024, a Notice of Violation was issued to the property owner for work without a permit for the installation of impact-resistant windows and doors on the residence. In June 2024 a permit application was submitted to retroactively permit the installed windows and doors on the property. Historic Resources and Cultural Arts Department Staff reviewed the permit four times to achieve a set of drawings that, with regard to style and muntin pattern, would be approved. The final review was rejected with the following comments:

TINT AND REFLECTIVITY OF INSTALLED WINDOWS WILL REQUIRE A SPECIAL CERTIFICATE OF APPROPRIATENESS AND REVIEW AND APPROVAL OF HISTORIC PRESERVATION BOARD. PLEASE SUBMIT COA APPLICATION AND SUPPORTING DOCUMENTS IN ENERGOV. CONTACT HIST@CORALGABLES.COM FOR INSTRUCTIONS IF NEEDED. A FEE FOR THE AFTER-THE-FACT COA WILL APPLY.

VARIANCES

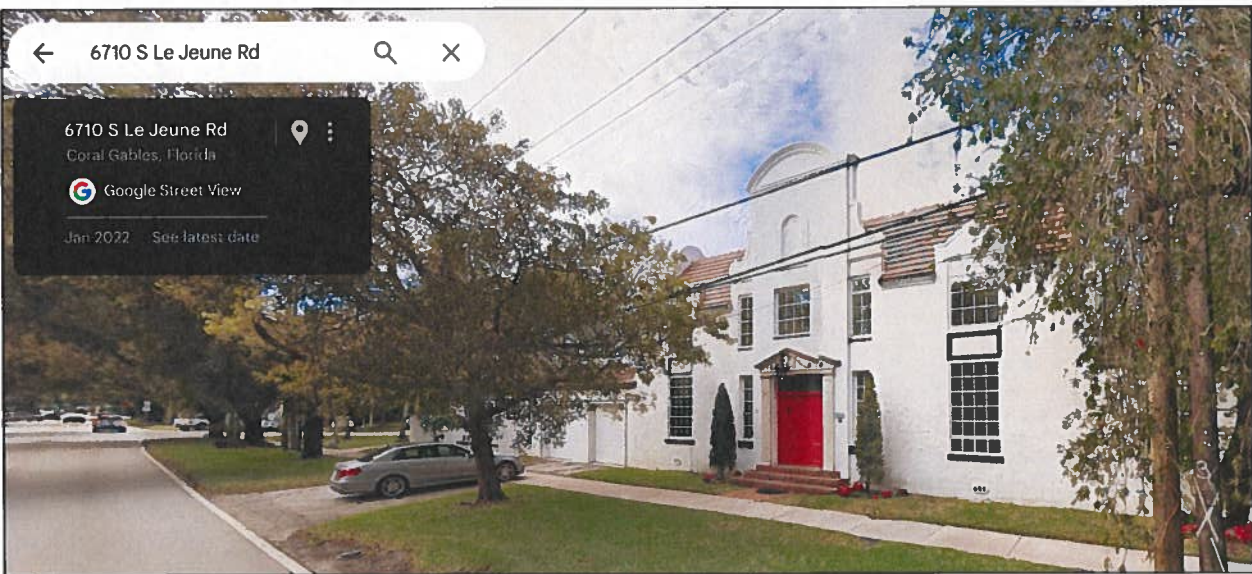
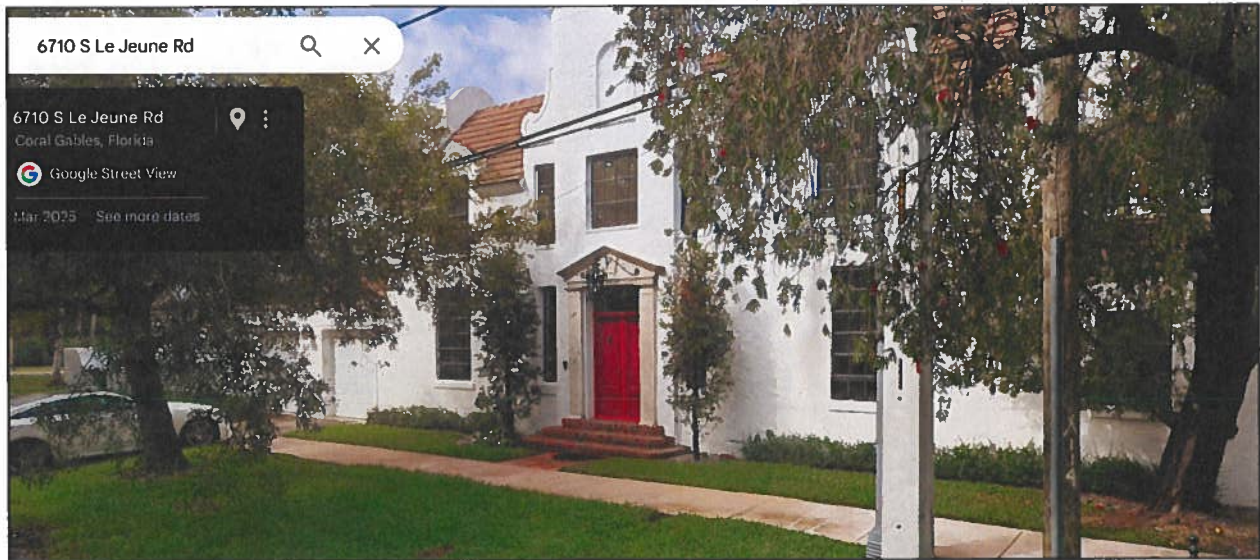
No variances have been requested with this application.

BOARD OF ARCHITECTS

This request has not been reviewed by the Board of Architects.

STAFF CONCLUSION

The work proposed in this application detracts from the integrity of the historic building and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. Staff has consistently conditioned window and door approvals with the condition that the glass be clear/no tint/no reflectivity/ no low-e. The windows and doors installed on the property are both tinted and reflective. The effect detracts from the historic site and district. It is also important to note that the windows and doors installed with a permit occur in the rear and sides of the home. The windows visible from the front (at Le Jeune Road) are still awning in type, although they were painted to match the new windows (See photos below.)



Although the installed windows and doors are on the rear and sides of the home, they are highly visible due to the triangular nature of the site at the intersection of two streets. Additionally, the approval of the installed units will set a precedent for the windows on the front façade when they are replaced in the future.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **DENY** the after-the-fact design approval for the installation of impact-resistant windows and doors on the property located at 6710 Le Jeune Road, legally described as Lot 4, Block 267, Coral Gables Section Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23, of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kara Kautz", is written over a horizontal line.

Kara Kautz

Acting Historic Preservation Officer