

## Responses to Historical Staff Report

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**Location:** 2509 Indian Mound Trail  
Coral Gables, FL 33134

**Date:** December 16, 2025

**Applicant:**  
**Folio numbers:** 03-4118-002-0200 (2509)  
03-4118-002-0210 (2515)

**Municipality:** City of Coral Gables

**Responses By:** Nelson de León, AIA

**Section:** Historic  
**Reviewer:** Anna Pernas

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The following are written responses to the attached comments from the Historic department dated 12/18/25:

1. Window/door muntin's are to be high-profile / dimensional.

**Response: 2509-In discussions with staff we have revised the new window opening widths to match the style/size of the originals but without the muntins as it appears the original home had both clear view and divided lights.**

2. Window/door glass to be clear/no tint/no reflectivity/no low-e.

**Response: This is noted on all elevation sheets under typical notes, furthermore this will be noted on the future construction drawings door/window schedule.**

3. Roof tile is to be true, two-piece barrel tile.

**Response: Noted on plans as true barrel tile (cap and pan).**

4. The windows at 2509 are to match the type and style of the windows originally on the home (double casements with high-profile muntin's to match the original pattern, where possible).

**Response: Windows have been revised in width to match the original type/style, proposed windows will be clear view.**

5. The front door of 2509 is original to the home. It should be retained and repaired or, if beyond repair, replicated in wood.

**Response: Proposing a new wood and glass front door to match the frame size of the original screen door (that existed in front of the current wood door). The homes entry is very dark, and this will provide much needed natural light.**

6. The light fixture at the front entry of 2509 is original to the home. It is to remain and be restored rather than replaced.

**Response: Light fixture is noted to be repaired on exterior front elevation.**

7. The proposed garage doors at 2509 are to more closely reflect the existing original door.

**Response: Garage door redesigned to match the original vertical wood slats with 2 portholes.**

8. The house is not to be re-stuccoed in its entirety. Patching may occur with sample of stucco to be approved by Historic Preservation Staff prior to application.

**Response: This is noted on all elevation sheets—house is not to be restuccoed.**

9. The stucco texture of the new additions should be differentiated from the existing residences. A score line is to be added to demarcate the location of new construction.

**Response: Score line(s) will added where needed, new stucco to be lightly textured to contrast existing.**

10. Elevations of the proposed front wall and details of any proposed gates shall be submitted to Staff for review. If Staff has any concerns, they will be brought to the Board for review.

**Response: New entry wall proposed at 30" max height with a fully rounded top. No gates are proposed along the new site wall along the front property line.**

11. At 2515 retain a memory of the original garage opening at the front façade with a recess or similar detail.

**Response: Garage door opening will be inset 1" and noted on the exterior front elevation.**

12. At 2515 remove the keystone detail around the new window at the kitchen/existing garage or introduce another material such as stucco (see Standard #3 above).

**Response: Keystone detail has been removed.**

13. Each residence is to retain its own driveway/parking area, work with staff to restudy the driveway layouts.

**Response: Each residence will retain its own entry driveway, however due to the sites limited front yard parking area we propose a small internal drive (behind the new low site walls) to connect both entry drives and allow for a functional on-site parking area.**

14. 2509 has curved stucco eaves at the roof edge that are to be maintained. The eave detail of the new additions should be differentiated from the original.

**Response: The new eaves will be square. These will be shown on the future construction drawing set.**

15. The new window on the northeast side elevation of 2509 is to be of a size and proportion consistent with the remainder of the historic home.

**Response: We propose one single large window as this area has an adjacent planting area and will bring in much needed natural light to the hallway. Note this window is located in a recessed pocket setback 8 FT +/- from the exterior north face and is not visible from the street.**

16. The existing window on the northeast side elevation of 2509 (at existing bedroom 2) is to retain its original and current size.

**Response: The window size will remain; however we propose to add a narrow 18" window to each side to allow more natural light into the bedroom. Note the original home was characterized by small narrow windows creating a dark interior.**

Respectfully submitted,

Nelson de León, AIA  
Locus Architecture Inc.