



**STAFF REPORT  
CITY HALL WINDOW REPLACEMENT  
FOR THE PROPERTY AT  
405 BILTMORE WAY  
A LOCAL AND NATIONAL HISTORIC LANDMARK**

*Historical Resources &  
Cultural Arts*

2327 Salzedo Street  
Coral Gables  
Florida, 33134

P: 305-460-5093  
E: hist@coralgables.com

**Proposal:** The City Commission requests the Historic Preservation Board non-binding review and feedback of the window replacement proposal for the City Hall Complex. The proposal includes the replacement of the existing wood windows with a steel window by Hope’s Windows.

**Architect:** Ferguson, Glasgow, Schuster, Soto, Inc.

**Owner:** City of Coral Gables

**Folio Number:** 03-4117-013-0020

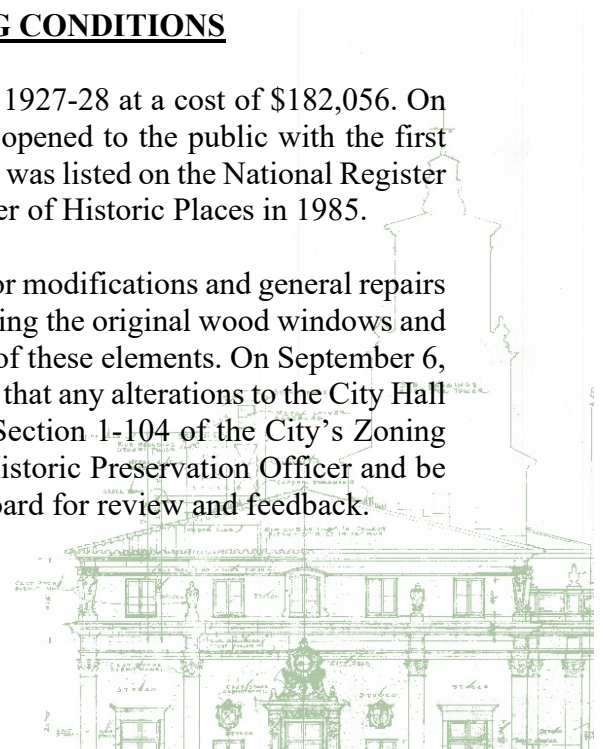
**Legal Description:** Tracts B & C, Coral Gables Biltmore Section Revised according to the Plat thereof, as recorded in Plat Book 43, at Page 90 of the Public Records of Miami-Dade County, Florida.

**Site Characteristics:** The subject property, the “City Hall Annex Building”, is located the intersection of Biltmore Way, Coral Way, and LeJeune Road.

**BACKGROUND/EXISTING CONDITIONS**

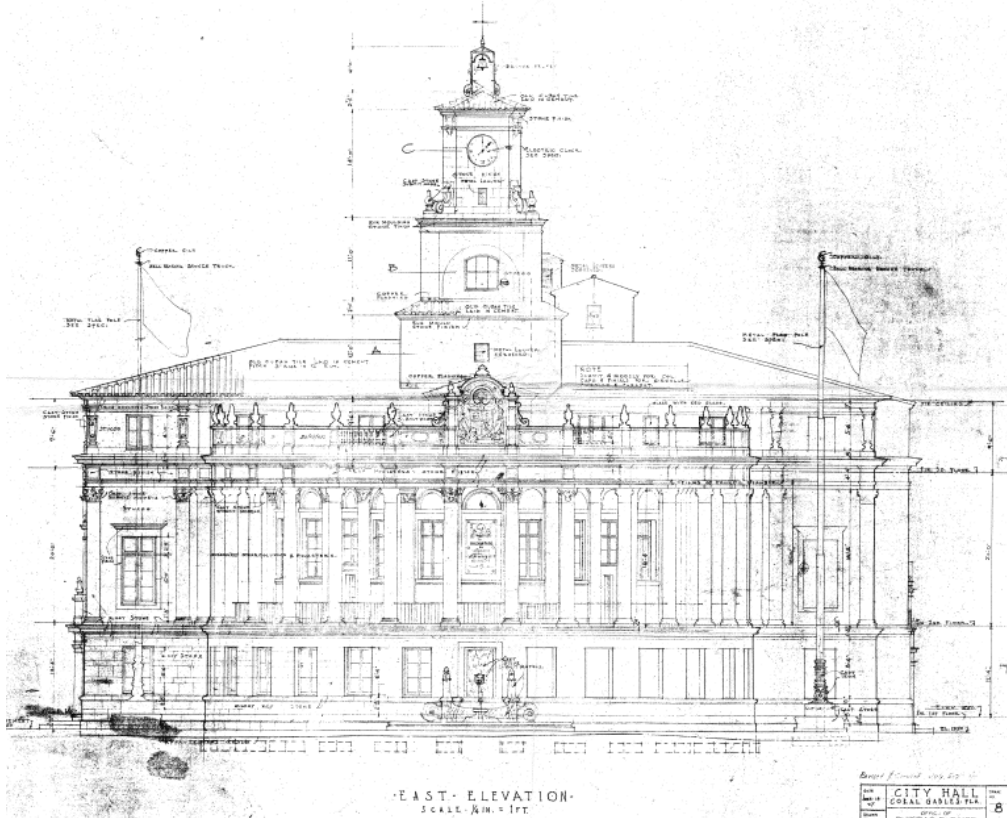
The Coral Gables City Hall was constructed in 1927-28 at a cost of \$182,056. On February 28, 1928, the building was officially opened to the public with the first Commission meeting held the next day. The site was listed on the National Register of Historic Places in 1974 and the Local Register of Historic Places in 1985.

Over the years, the building has undergone minor modifications and general repairs but many of it’s original features remain; including the original wood windows and doors. The City is considering the replacement of these elements. On September 6, 2023, The City Commission passed a resolution that any alterations to the City Hall complex windows proceeding pursuant to the Section 1-104 of the City’s Zoning Code be done in consultation with the City’s Historic Preservation Officer and be presented to the City’s Historic Preservation Board for review and feedback.



**PROPOSAL**

The City Commission requests the Historic Preservation Board non-binding review and feedback of the window replacement proposal for the City Hall Complex. The proposal includes the replacement of the existing wood windows with a steel window replacement by Hope's Windows.



City Hall, East Elevation 1927



Gondola Building, September 2024

**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  
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**

The Coral Gables City Hall building is a three-story apsidal shaped structure constructed primarily of oolitic limestone and stuccoed terra-cotta block exterior walls. Ornamentation is rendered in the form of cast concrete. Window types vary from two- to three-lite, wood casement windows with and without two-lite transoms. The original wood windows at Coral Gables City Hall are an integral part of the building's Mediterranean Revival style. The windows are characterized by their wooden frames, divided light patterns, and large size, allowing natural light into the building. These elements contribute significantly to the building's architectural appeal and historical integrity.

The intent of the proposal is to replace the windows with a steel window product that would replicate the existing window in type, configuration and operation. As per the resolution, City's Historic Preservation Officer has been working closely with city staff and Ferguson, Glasgow, Schuster, Soto, Inc. Architects, to ensure that the replacement window replicates the existing window details. The Hope's Window proposal closely matches the pattern of openings and sizes, configuration of windowpanes, muntin profiles, clear glass and associated details but in a combination of steel, aluminum and wood materials. The installation of the windows will require reinforcement of each opening and the removal of all the original window trim (interior and exterior). Details of the interior trim still need to be worked out, but any original materials should be salvaged for reinstallation.

To ensure compliance with the Secretary of the Interior's Standards for Rehabilitation, any modification of original wood windows and doors at City Hall should be carried out in a manner to protect the buildings' historical and architectural integrity. Before replacement is considered, a thorough evaluation of the current windows should be conducted to determine their condition. A visual inspection of the openings completed by staff found signs of water intrusion, termite damage missing/chipping paint and wood rot but a complete assessment is needed to understand the condition of each unit. As per the National Park Service, if the windows are deemed too deteriorated to repair, selection of the replacement windows must be guided by Standard 6.

Respectfully submitted,

  
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Anna C. Pernas  
Historic Preservation Officer