



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093
✉ hist@coralgables.com

COA (SP) 2025-018
JUNE 12, 2025

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
405 VISCAYA AVENUE
A CONTRIBUTING RESOURCE WITHIN
THE FRENCH NORMANDY VILLAGE HISTORIC DISTRICT**

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

Architect: n/a

Owner: Harris Levine and Kamila Przytula

Folio Number: 03-4117-016-0050

Legal Description: Portions of Lots 10 & 11, Block 4, The French Village of Coral Gables, according to the Plat thereof, as recorded in Plat Book 29, at Page 71, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on an interior parcel within the French Normandy Village on Viscaya Avenue between LeJeune Road and Viscaya Court. The approximate dimensions of the lot are 39.5' x 63.'

BACKGROUND/EXISTING CONDITIONS

The property located at 405 Viscaya Avenue was designated as a contributing structure within the "French Normandy Village Historic District" in April 1987. The French Normandy Village exists as a unique assemblage of townhouses which share distinctive designs inspired by the Village architecture of the French provinces, notably Normandy. The architects translated their frame construction to South Florida by simulating half-timbering by its application to exterior stucco surfaces. By siting the townhouses so that they faced one another on the block, and by continuing an almost unbroken roof-line, the architects were able to capture the intimate scale and relationship of buildings which are characteristic of European villages. The French Normandy Village was one of a number of villages planned for the City of Coral Gables in the 1920's to add diversity to its predominantly Mediterranean character. These private homes were designed and adapted to the South Florida region by architects John and Coulton Skinner and constructed ca 196-7.

PROPOSAL

The application requests after-the-fact design approval for the installation of impact-resistant windows and doors, specifically for the reflectivity of the glass and the muntin pattern.

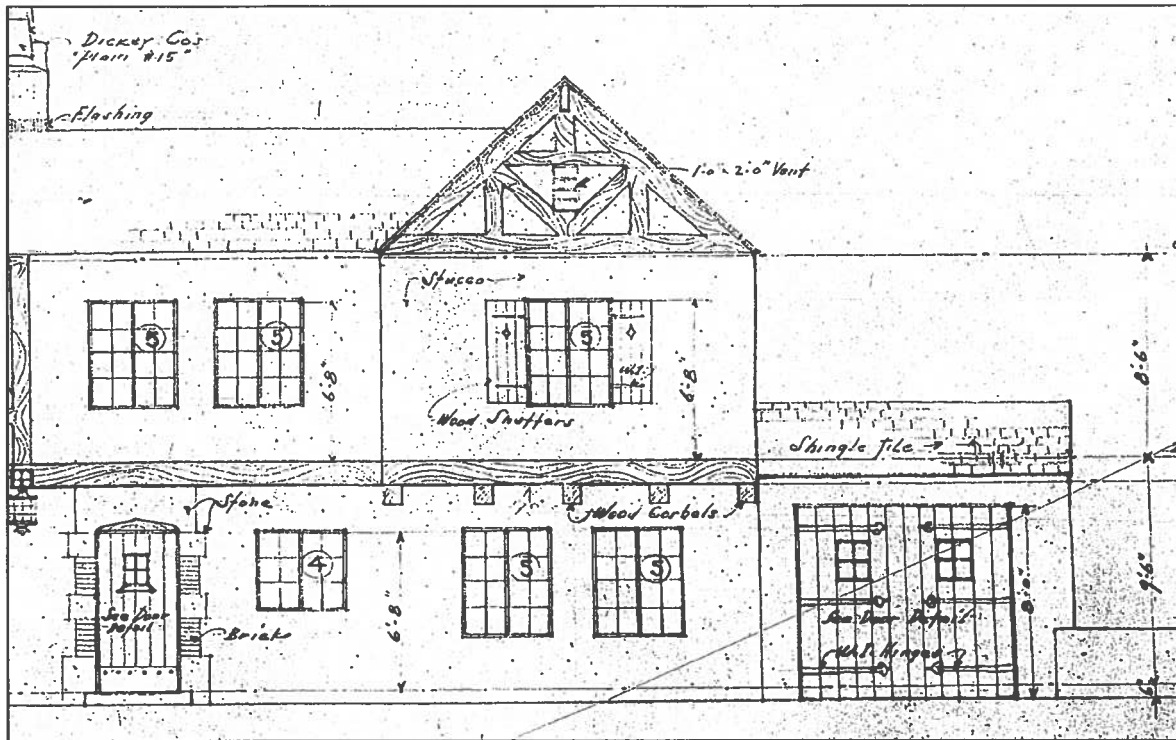


Figure 1: South (Front) Elevation, House #9, Permit 3041



Figure 2: Current Photo, June 2025

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 April 2024, a permit application was submitted to install impact-resistant windows and doors on the property at 405 Viscaya Avenue. Historic Resources and Cultural Arts Department Staff worked diligently with the window company to guide and review the final set of permit drawings so that the windows and doors would accurately reflect the type and style of windows and doors originally found on the residence. Staff went so far as to mark up each window and door for the window installer so there would be no confusion (see attached).

ITEM REVIEWS (3)					NOTES
Order	Correction Type	Category	Corrective Action	Resolved	Comments
0	Historic Correction	Historic Correction		Yes	PROVIDE PHOTOS OF ALL FACADES. WINDOWS ARE TO BE DOUBLE CASEMENTS EXCEPT WHERE REQUIRED FOR EGRESS WITH MUNTIN PATTERNS THAT MATCH THE ORIGINAL DRAWINGS. SEE UPLOADED ELEVATIONS FOR 'HOUSE #9'. SPECIFY FRAME COLOR. PROVIDE SAMPLE OF THICKER VERTICAL MUNTIN. PROVIDE NOTE THAT GLASS WILL BE CLEAR / NO TINT / NO REFLECTIVITY. WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS. The form may be accessed online on the City's website under Historic Resources Applications and Forms. Found here: https://www.coralgables.com/sites/default/files/mediaexport/Historical%20Resources/Applications%20and%20Forms/COAapp-August2021%20FILLABLE%20FORM.pdf
1	Historic Correction	Historic Correction		Yes	SEE UPLOADED CORRECTIONS. PROVIDE SAMPLE OF THICKER VERTICAL MUNTIN. PROVIDE NOTE THAT GLASS WILL BE CLEAR / NO TINT / NO REFLECTIVITY. NOTE THAT WINDOWS ON SHEET 400 ARE NOT CONSISTENT WITH BUILDING ELEVATIONS
2	Historic Correction	Historic Correction		Yes	PREVIOUS COMMENTS STILL NOT ADDRESSED. EMAIL KKAUTZ@CORALGABLES.COM TO SET UP MEETING TO REVIEW PLANS IN PERSON.
3	Historic Correction	Historic Correction		Yes	WINDOWS 9 AND T ARE TO HAVE TWO HORIZONTAL MUNTINS AS PER MARKED UP SET I EMAILED. THICKER VERTICAL MUNTIN IS NOT CORRECT IT IS MEANT TO LOOK LIKE A FRAME OF A WINDOW. PROVIDE PHOTOGRAPH SAMPLE
4	Historic Correction	Historic Correction		Yes	THICKER VERTICAL MUNTIN, AS SHOWN, DOESN'T WORK. IT CAN'T RECEIVE A HIGH-PROFILE MUNTIN BECAUSE IT IS FLAT THE VERTICAL HAS TO HAVE A THICKNESS.

Figure 3: Permit review rejection comments

The permit was ultimately approved, after five previous rejections (see Figure 3), with the following conditions:

1. GLASS TO BE CLEAR / NO TINT / NO REFLECTIVITY.
2. MUNTINS TO BE AS PER APPROVED DRAWINGS.

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. At issue are the glass reflectivity and the muntin pattern.

Staff has consistently required property owners to adhere to original plans and/or photographic documentation when replacing windows and/or doors. The windows on this home were typically pairs of steel casements in an opening (see original elevations attached). Because the steel original windows have a much thinner frame and muntins, Staff routinely works with applicants to come up with a solution that works with the thicker aluminum window assemblies. The thicker vertical muntin has been allowed to give the appearance of a pair of casements to a single-leaf window unit when it is not feasible to install pairs. Normally, this allowance is made on windows required for emergency egress purposes or when the window opening is too narrow to accommodate a pair of aluminum impact-resistant windows. The windows and doors that Staff approved are the appropriate configuration for this property.

Staff has also consistently approved window and door applications with the condition that the glass be clear/no tint/no reflectivity. The windows and doors installed on the property are reflective with a green tint/sheen. The effect detracts from the historic site.

The window company was aware of these conditions through multiple email and telephone conversations as well as through the permit review cycles. Their own permit drawings contain the following note:

NOTE: FRAME COLOR: AAMA 2604 BRONZE GLASS COLOR: CLEAR / NO TINT / NO REFLECTIVITY	PAT 6175 MIAMI
	DATE 03/12/2024
	SCALE 3/16"=1'-0"
	DRAWN AA
	CHECKED BY JRO
PROJECT 24-143	
DRAWING NO SD24-143	
SHEET 400	

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 405 Viscaya Avenue, legally described as Portions of Lots 10 & 11, Block 4, The French Village of Coral Gables, according to the Plat thereof, as recorded in Plat Book 29, at Page 71, of the Public Records of Miami-Dade County, Florida and **DENY** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



Kara Kautz

Acting Historic Preservation Officer