

City of Coral Gables
Historic Preservation Board
405 Biltmore Way
Coral Gables, Florida 33134

Re: Letter of Intent – Installation of Arched Hurricane Impact Windows at Existing Screened Porch Arch

Dear Members of the Historic Preservation Board,

I am writing to respectfully request approval to install arched hurricane impact windows within the existing screened porch arch at our residence in Coral Gables. The proposed installation is limited strictly to the current screened opening and will not alter the size, proportions, or architectural character of the façade. The new windows will match the existing arched opening exactly and will not extend beyond the existing footprint.

In addition to enhancing the home's hurricane protection, this proposal is intended to help preserve the last remaining original 1925 windows and their operation. These windows are a distinctive feature of the home and reflect the craftsmanship and character of that period. Very few windows from this era remain intact and operable within the community. Unfortunately, they have recently begun to show signs of deterioration due to ongoing exposure to moisture.

By enclosing the existing porch arches with impact-rated glazing, we aim to reduce moisture intrusion and wind-driven rain that contribute to this damage. This approach will allow us to protect and preserve these original elements rather than replace them. The installation of impact windows at the arches will serve as a protective buffer, helping to safeguard the integrity and historic charm that make these windows such a unique feature of the property.

In response to the Board's prior comments, we have revised the proposal as follows:

1. The window system will be divided horizontally at the location corresponding to the original porch railing. The lower portion will be fixed, and the upper portion will be operable and designed to swing open, maintaining a clear visual reference to the historic railing line.
2. The window frames will be black with a wood grain texture, consistent with the material and appearance currently in place.
3. The previously proposed interior railing has been removed from the design. The bottom portion of the windows will be fixed, eliminating the need for an interior guard element.
4. No modifications are proposed to the existing openings at the east and west wings. No doors or new steps will be installed at these locations. Each opening will receive a window with a fixed lower portion (to railing height) and an operable upper portion. A door will be installed where the existing door is located by the front steps.
5. The window and door muntins will be high-profile and dimensional. The design will include a horizontal muntin aligned with the original railing location and one centered vertical

dimensional muntin within the arch. This configuration was discussed with Historic Preservation staff to ensure compatibility with the home's architectural character.

6. The window will be clear, with no tint, no reflectivity, and no Low-E coating, preserving the traditional appearance of the opening.

Our goal is to strengthen the home against storms while carefully protecting and extending the life of its original architectural features. We believe this proposal strikes a thoughtful balance between resiliency and preservation.

We appreciate the Board's guidance and consideration and respectfully request approval of the revised proposal. Please let us know if any additional information would be helpful.

Sincerely,



Dr. Carina Lorenzen

547 Alcazar Ave
Coral Gables, Florida 33134



Mr. Javier Diaz