



March 13th, 2025

Nandez Design & Development

2234 Coral Way Ave

Miami, FL 33145

Letter of Intent

Project Address: 1234 Country Club Prado, Coral Gables 33134

Historic and Preservation Board,

We hereby submit this request for a Certificate of Appropriateness (COA) for the renovation and expansion of the property located at [address], which has been previously designated as a historic building by this honorable board.

We acknowledge and deeply respect the historical significance of this home, which was built in 1937 and represents an important architectural legacy for the city. When the current owners purchased the property, it had not yet been designated as historic, and they did so with the hope of improving critical areas such as the kitchen, bathrooms, and bedrooms, making the house more functional and livable for their daily needs. However, since its designation as a historic property, the approval process for the necessary renovations and expansions has become extremely complex, to the point where four years have passed without being able to obtain the necessary construction permit to carry out these essential improvements.

The proposed design has been carefully developed with the goal of preserving the historical and architectural values of the existing structure, limiting exterior interventions solely to the restoration of original finishes while maintaining the proportions, style, and materials. The windows and doors will be replaced to comply with current safety codes, but without altering their appearance or essential characteristics.

Regarding the additional volumes, these have been meticulously designed to ensure that they do not compromise the historic integrity of the building or overshadow its prominence. The proportions and heights have been maintained in accordance with the existing house, faithfully replicating its architectural style and overall design. These expansions will allow for much-needed

improvements in the home's livability, providing the family with the necessary space while preserving the integrity of the original design.

We trust that this project aligns with the department's guidelines and respectfully request its approval so that we may proceed with the necessary improvements. We sincerely appreciate your time and consideration and remain available for any further observations or clarifications required during the review process.

Ralph Puig Jr.