

BELLON ARCHITECTURE INC.

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October 18, 2025

City of Coral Gables
Board of Architects
Biltmore Way.
Coral Gables, Fl. 33134

Re: Letter of Intent. (Valladares Residence)
1144 Milan Ave. Coral Gables, Fl.
Folio Number: 03-4107-018-2950
Permit Number: BLDR-25-04-7331

Dear members of the board.

The referenced residence was originally constructed in 1925. This modest, single-story, single-family home exemplifies the architecture common during that period. The property has remained unoccupied for the past five years and, as a result, is currently in a state of disrepair.

Our client proposes to remodel and expand the existing structure to better accommodate their requirements, while updating the entire residence to meet contemporary standards and preserving its Mediterranean architectural style.

To this end, our client has engaged in multiple consultations with the Historic Preservation Office and has reached a verbal understanding to extend the house towards the rear of the property, maintaining the original condition of the front façade. It is our belief that the planned improvements will not only enhance the visual appeal of the home but also contribute positively to the character of the surrounding neighborhood. The plans prepared by our office reflect these intentions clearly.

Furthermore, the Historic Preservation Board designated the residence as a Local Historic Landmark on August 21, 2024. Please find the attached letter of approval for your reference.

Following approval from the Coral Gables Board of Architects, the building permit process began under permit BLDR-25-04-733.

We trust that the proposed plans align with and complement the existing homes within the North Gables neighborhood.

Please feel free to contact the undersigned if additional information is needed.

Very truly yours:



Leopoldo Bellon AIA, principal
Bellon Architecture Inc.