
February 19th, 2024

City of Coral Gables
Historic Preservation Board
405 Biltmore Way
3rd Floor
Coral Gables, FL 33134

Re: 1318 S Greenway Drive – Letter of Intent / Scope of Work

Dear Board Members,

In addition to our previously granted certificate of appropriateness #SP2023-016, we are submitting for an additional Certificate of Appropriateness to address the following unresolved issues:

- The addition of a covered walkway connecting the Main House to the existing Cottage, in order to obtain zoning variance and approval.
- The existing Carport (previously requested to be widened) to remain as-is and lengthened only towards the rear of the property. The existing façade and structure will remain, but for structural repairs as needed.

The existing house was built in the 1920's and is a wonderful example of the Coral Gables Coral Cottage Style. Through this renovation project, we are seeking to improve the interior layout of the house and create a Covered Terrace that is more appropriate to the scale of the historic house, as well as a longer carport that will accommodate vehicles of today's standards. Our intent is to keep to materials and colors prevalent not only in Coral Gables, but in accordance with the style.

Regards,

Jordi Esteban, AIA, NCARB, LEED Green Associate

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