

May 17, 2024

The Honorable Chair & Members
Historic Preservation Board
c/o Coral Gables Historic Resources Department
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

**Re: Certificate of Appropriateness: Letter of Intent
Historical Remodel and Addition Submittal**

Property: 4210 Santa Maria St, Coral Gables, 33146

Dear Chair and Members:

On behalf of Fuad Alkhoury and Julia Bisschops, the owners of the property referenced above, I respectfully submit this letter of intent for the approval of a Certificate of Appropriateness.

The existing 1-story, 4,017 SF house sits on a 14,000 SF site. The proposed work includes new additions (871 SF total) and full interior remodel. The proposed new updated home will total 4,888 SF and remain 1-story. The current layout provides almost no visual connectivity to the golf course views, the new proposed layouts will reorient the interior spatial layouts and visually open the entirety of the rear spaces to the golf course views. The front façade proposed balances the symmetrical nature of the house while allowing the existing hierarchy of the original main central volume to be expressed, this is accomplished by stepping back the proposed front flanking additions.

Remodel work includes replacement of several exterior doors and windows with new impact systems (high-profile muntin's), partial interior demolition and full interior remodel. The remodeling includes compliance with the latest FBC code, new mechanical, plumbing and electrical systems, structural upgrades, life-safety upgrades and refinishing of all interior areas.

New work includes additions designed to maintain the symmetrical composition of the original home. Several small additions are proposed at the front and rear of the property adding additional functional space to the home.

Site work includes driveway remodel; removal of circular drive and replaced with single-entry motorcourt, new 4'-0" high entry site walls and gates, new pool & standalone gazebo (148 SF) and landscape upgrades.

No variances are required.

We respectfully request that you approve the attached application. If you have any questions or would like to discuss this application further, please contact me at 305-740-0120. Thank you for your attention to this matter.

Respectfully Submitted,

Nelson de León, AIA.
President