

August 20, 2025

City of Coral Gables
Board of Architects
405 Biltmore Way
Coral Gables, FL 33134

Re: **Preliminary BOA Submittal**
Letter of Intent and Scope of Work
New 2-story Addition & Remodel
607 University Drive, Coral Gables FL 33134

Legal Description: Lots 9 and 10, in Block 139, of "CORAL GABLES COUNTRY CLUB SECTION PART SIX", according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Miami-Dade County, Florida.

Folio: 03-4117-004-2170

Zoning: SFR and MF1

Letter of intent: The intent is to remodel a single-family 2-story home along with a new 2-story addition. The home is pending review for historic designation, the additions are treated in a manner that's sensitive to the original homes massing and detailing.

Scope of Work: Partial demolition of 1-story wing, new 2-story addition, new 1-story covered terraces to replace existing and at rear a new 2-story garage and bedroom connected to main house via a covered walkway. Interior remodel consists mainly of kitchen and bathroom upgrades along with miscellaneous repairs. Site work includes driveway remodel at rear, septic system replacement and landscape upgrades.

Architectural Style: American Colonial

The existing design style is 1950's colonial featuring a double-height entry porch, brick and ship-lap siding, single-hung windows with shutters, and shallow overhangs.

The neighborhood context consists of mostly 1960's-and 1970's homes including several American Colonial styled, along with several recent 2-story homes of various styles.

Sincerely,

Nelson de León, AIA.
President