



Architecture – Interiors – Construction Management
Lic. #AR0096133 / #ID0007100

VIA EMAIL

December 10, 2024

City of Coral Gables
Historic Resources and Cultural Arts Department
427 Biltmore Way
Coral Gables, FL 33134

**Re: Letter of Intent for Certificate of Appropriateness
Mercado Residence
Porch Enclosure, Windows & Doors Replacements and Roof Replacement
816 Castile Avenue, Coral Gables (the “Property”)
Folio 03-4108-001-5340**

Dear City of Coral Gables and Board Members of Historic Resources,

Castellanos Design Studio represents Mr. and Mrs. Carlos Mercado, (the “Applicant”) in connection with the land use and zoning matters relating to the Property. Please accept this Letter of Intent on behalf of the Applicant, for the request to the proposed existing entry porch enclosure, windows & doors replacement and roof structure replacement (the “Project”).

This Applicant is requesting to perform the modifications to the existing home for repairs and preservation of the structure.

I. The Property

The Property is zoned as a Single Family Residential (SFR) and the lot is 8,125 s.f. The home was constructed in 1929 (2,674 s.f.) and had an addition in 1991 (1,073 s.f.) based on the Miami Dade County Property Appraiser Records. The architecture is of a Spanish Mediterranean Revival and is designated as a Historic Structure.

II. The Project

The proposed scope of work the applicant is requesting is to renovate the home interiors to upgrade the conditions and personalize the spaces for their family.

The project has a Building Permit (BLDR-22-06-1786) issued on or about March 8, 2024. During the renovation with the general contractor, structural conditions were discovered to require the request to replace the roof structure and assembly. The installations did not prevent water intrusion and caused extreme water rot and deteriorated to the structural wood-framing joists.

The porch roof had a scupper that was creating water infiltrating the roof and allowing the porch becoming weathers. In addition the screens did not present the rain from entering causing additional damages.

7300 Biscayne Blvd., Suite 200 Miami, FL 33138
Tel: 786-218-5335 <https://castellanosdesign.com>

On October 17, 2024 the project was presented to the Board of Architects for the request of the porch enclosure and roof replacement. The Board members requested additional information to approve the conditions.

Then on November 21, 2024 the Board approved the application with the conditions to adjust the side porch muntin configuration and replicate the 2nd floor balcony to match the ground floor below.

Ground Floor

Enclose the existing 181 s.f. porch with the proposed elements.

- Replace the screened three (3) openings with a storefront glass. The storefront will have a muntin configuration in resemblance to a wooded screen pattern as requested by the Board of Architects

Second Floor

Master Bedroom French Doors and sidelights to match the existing ground floor elevation.

Roofs

The existing roof structure at the porch shall be repaired. The 2nd floor master bedroom and balcony roof structure to be replaced with a new “exactly the same pitches and slopes” with new Spanish tile.

The entire roof will be replace with a Spanish tile by SantaFe Tile Corp. Model Artisan which is hand molded to replicate an original tile (NOA: 23-0125.03 Expires: May 9, 2028)

III. Request for Variances for Hardships

The Applicant is requesting no variances.

VI. Conclusion

Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Wesley Art Castellanos, Registered Architect
Principal Architect (AR96133)

Cc: Mr. and Mrs. Carlos Mercado (Owners)