



Historical Resources &
Cultural Arts

March 20, 2023

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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✉ hist@coralgables.com

Nicholas Soane
1036 Andalusia Avenue
Coral Gables, FL 33134

Re: Special Certificate of Appropriateness application for the property at **1104 Malaga Avenue**, a Local Historic Landmark, legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 of the Public Records of Miami-Dade County, Florida.

Dear Mr. Soane:

On March 15, 2023 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 1104 Malaga Avenue. The application requests design approval for a Master Site Plan for future improvements.

The Historic Preservation Board found that the overall design of the proposed addition, alterations, and sitework does not detract or destroy the integrity of the local historic resource or and is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board passed a motion approving the application. You may now submit your Part One application for the Ad Valorem Tax Exemption Program. Requests for Ad Valorem Tax Relief **must** be submitted prior to construction. Moving forward, any additions or alterations to the property will require a Certificate of Appropriateness and review by Department Staff and/or the Historic Preservation Board.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,

Kara Kautz
Assistant Historic Preservation Officer

cc: File COA (SP) 2023-005
Nelson de Leon, Locus Architecture, 500 South Dixie Highway, Suite 307,
Coral Gables, FL 33146