

OSCAR A. CARRERA ARCHITECT

May 31, 2024

City of Coral Gables
Historic Preservation Board
407 Biltmore Way
Coral Gables, Florida 33134

Re: Tres Puentes
Addition and Renovation to Existing Historic Residence
3800 Granada Blvd
Coral Gables, Florida 33134

It is a privilege to present to the Historic Preservation Board the restoration and addition plans for the property at 3800 Granada Blvd, Coral Gables, FL. As the architect entrusted with this project, I am deeply aware of the historic significance of this home, originally designed by Robert L. Weed in 1925. Our goal is to honor its rich architectural heritage while thoughtfully enhancing its functionality and aesthetics.

The owners of this historic residence have a profound respect for its original design. They wish to restore the structure as faithfully as possible to Weed's original drawings and to introduce modest additions that harmonize with the existing architecture. Our proposed enhancements embody the spirit of Weed's design, balancing symmetry with an artful assemblage of forms.

To achieve this, we have assembled a skilled and experienced design team, including Landscape Architect Colin Brown, Interior Designer Robert Rionda, Structural Engineer Kahn & Associates, and MEP Engineer Consulting Engineering Services of FL. Each member brings a wealth of experience working within the unique context of Coral Gables.

Proposed Scope of Work

Site Enhancements

1. **East Wing Addition:** We aim to scale the existing courtyard down to a more residential-friendly size by creating two distinct exterior courtyards. The larger elevated lawn court and a smaller, intimate court will connect seamlessly to the South bedroom wing.
2. **Wayfinding Improvements:** A primary vehicular entrance will be established with garden walls and landscaping, guiding visitors to the auto court. From there, a stone path under oak trees will lead to the front door, marked by a single exterior sconce.
3. **Sound Diffusion Features:** Along the path to the entry door, visitors will pass an oolite garden wall with waterspouts designed to mitigate the vehicular noise from Granada Blvd.
4. **Pedestrian Gate:** A pedestrian gate on Granada will align with the entry arch and exterior sconce, enhancing accessibility and coherence.

Additions

1. **Inspired Massing:** The massing of the additions draws inspiration from the existing floor plan wings and roofline transitions.
2. **West Wing Expansion:** The west side will gain a Family Room and Bedroom wing, complemented by a visually delicate, wood-constructed covered terrace that connects the addition with the existing Living Room.
3. **New Pool:** A new pool will be located at the southwest corner, with a coral stone deck giving it the appearance of being naturally integrated into the landscape.
4. **Elevated Rear Lawn:** The rear lawn will be elevated to enhance privacy and to better connect the exterior garden with the Living and Family Rooms.

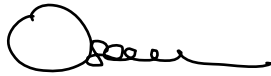
Renovations

1. **Exterior Restoration:** The exterior restoration will closely follow the 1925 drawings, maintaining the original window sizes, lite counts, operations, wall-to-roof connections, and replacing copper gutters.
2. **Roof Replacement:** The existing roof will be replaced with handmade barrel tiles to match the historic design.
3. **Re-opening Covered Terrace:** We intend to re-open a previously enclosed covered terrace at the southwest corner of the house, which will overlook the proposed pool.

We have engaged with the Historical Resources Department from the early stages of our design process, keeping them informed and seeking their guidance. Our commitment is to work collaboratively with the City staff to ensure that this project enhances the historic character of Coral Gables.

Thank you for your time and consideration. We are excited about the potential of this project to contribute to the beauty and historical integrity of our beloved city.

Respectfully,

A handwritten signature in black ink, consisting of a large, rounded initial 'O' followed by a series of loops and a long, horizontal tail stroke.

Oscar A. Carrera, AIA, ICAA