

February 26, 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: 1104 Malaga Avenue  
Coral Gables, FL 33134**

Dear Chair and Members:

On behalf of Nicholas Soane, the owner of the property referenced above, I respectfully submit this letter of intent for the approval of a Certificate of Appropriateness.

The intent of the project is the restoration of the historically designated house along with a small 2-story rear addition.

The existing 2-story, 7,780 SF (under-roof) house sits on a 43,150 SF site. The proposed work includes exterior restoration, partial interior demolition, and remodel. The restoration of the interior includes replacement of exterior doors and windows with new impact systems (high-profile muntin), mechanical/electrical systems, structural repairs and refinish of all areas including wood coffer and pecky cypress ceilings, original tile floors, cabinetry, wrought iron light fixtures and plumbing fixtures. Exterior work includes the addition of a new 2-story wing with 967 AC SF and a 1-story screen enclosure of 143 SF located at the rear and comprising of a family room and a new master suite. Site work includes an entry driveway remodel, new perimeter site wall and fence, and landscape improvements.

The design intent is to restore the house as much as feasible to its original 1920s charm. Referencing the historical 1920s and 1940s photos along with original house drawings will help us recreate much of the original door and window patterns, wood shutters with crescent moon carvings, decorative wingwall pop-outs, decorative stucco panels, tile surrounds and openings framed inside with vertical spindle elements.

Respectfully Submitted,

Nelson de León, AIA  
Locus Architecture Inc.

cc: Nicholas Soane