



March 1, 2024

Historic Preservation Board (HPB)
City of Coral Gables Historical Resources and Cultural Arts
2327 Salzedo Street, 2nd Floor, Coral Gables, FL 33134

**Re: Historic Preservation Board / Letter of Intent
1256 South Greenway Drive, Coral Gables, FL 33134
Folio # 03-4107-016-0630 / BOAR-24-01-0799**

Dear Historic Preservation Board Members & City Staff,

Pursuant to the listed requirements for Historic Preservation Board Certificate of Appropriateness (COA) Submittal, this letter is to serve as our written response to the requested submittal information.

Scope of Work

A proposed new single-family residence of approximately 4,500 SF FAR to be built on the above referenced site replacing an existing structure to be demolished. Proposed new residence to be a two-story structure with a covered Evening Terrace overlooking the Granada Golf Course on the north side (Front) of the residence. The client is very fond of the various activities generated by the golf course and wishes to organize the living spaces and family functions to maximize this view. This central feature is a most important element for her.

Architectural Style

The proposed new residence is designed in a Contemporary Art Deco Style. The front elevation is composed on a central axis of the main front entry with balanced symmetrical elements containing the two-story tower with chamfered corners on the west and covered Evening Terrace on the east. These elements create a bookending to the open glazed public family space on the front elevation. The eastern portion of the front elevation is maintained as a single story to match the one story historically designated coral stone adjacent residence. The front elevation contains multiple planes to enrich the north (Front) façade as well as accommodate the existing adjacent residences and maintain the primary front first and second level clean volume.

Compatibility & Context

The site, 1256 South Greenway Drive is within the Country Club of Coral Gables Historic District . The proposed new two-story residence will work within the existing traditional character of the adjacent one & two-story homes. Please see Sheet A0-3, & A0-4 for Site & Contextual Photos.

Design Affidavit

This letter is to serve as our written statement certifying that the proposed residence is an original design and not a duplicate of an existing building.

Should you have any questions please feel free to contact us at your convenience.

Sincerely,

David Fuentes, Architect, NCARB, LEED AP BD+C
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