

June 3rd, 2025

City of Coral Gables Historic Resource  
2327 Salzedo St  
Coral Gables Florida 33134

Re: Ferreiro's Residence Addition  
1541 Sopera Avenue  
Coral Gables, FL 33156  
Process Number: AB-20-12-5715

Dear Mr. or Mrs. Historic Preservation Board Official:

The project in scope consist of an addition to an existing single family home. It consists of a second level rear addition to the main house and a two story addition to the detached accessory building in the rear yard. In the front façade, it is proposed the restoration of the existing chimney to the original state.

In order to address comments from BOA, we adjusted the design in the following way:

- 1) Chimney modification from existing condition to match original state
- 2) Addition massing is made to match the ceiling height of existing residence
- 3) Arches at rear terrace and detached addition were modified to match character of existing house (round arches)
- 4) Window muntins have been updated to match windows shown in historical microfilms
- 5) Roof at main entrance was eliminated to match the historical character of the house
- 6) Balcony and railings on rear elevation and pilasters were reduced to 36" minimum allowable height

In order to address comments from Hisoric Department, we adjusted the design in the following way:

- 1) Two story addition to existing detached garage, consisting of one garage at the ground level and a gym in the second level. Addition proposed rear setback 5'-0" (variance). For reference, the existing detached garage rear setback is 4'-7". The massing of the existing detached garage portion is to remain.

Sincerely,

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Lester Perez Pizarro, AIA, LEED AP  
Principal

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