

February 26, 2024 (Revised March 6, 2025)

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.

Proposed Exterior Revisions to the Previously Approved COA Submission:

1. **Addition of a New One-Story Covered and Screened Terrace:** The proposed design replaces the previously approved open-air rear ground-floor terrace with a covered, screened enclosure, featuring an open-air rooftop terrace above.
2. **New Second-Floor Rooftop Terrace:** A rooftop terrace is proposed on the second floor, accessible from the new master bedroom and rear-facing bedrooms. This requires modifications to the originally approved windows, converting them into doors.
3. **Extension of the Second-Floor Master Bathroom:** The master bathroom is proposed to be extended to align with the rear wall addition, ensuring consistency with the new master bedroom layout.
4. **Expansion of the Garage Storage Room and Second-Floor Guest Room Terrace:** The remodeled garage storage room and the second-floor guest room terrace are proposed to be extended up to an 8-inch setback from the front edge of the existing garage. This extension will be located in the area of the previously demolished outdoor stair.
5. **Modification of the Front Entry Door:** The originally approved double-arched front entry door is proposed to be revised to a single-arched door.
6. **Interior Remodel Areas:** Various interior modifications are planned; however, these changes will have no impact on the building's exterior.

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