

VILLAGE ARCHITECTS

OF KEY BISCAYNE, INC

ARCHITECTS, PLANNERS, INTERIOR DESIGN & PURCHASING

Letter of Intent/Scope of Work

5 May 2025

City of Coral Gables Board of Architects

Ref: Single Family Residence
118 Florida Avenue
Coral Gables, Florida 33133

To Whom it May Concern:

Our client has purchased this home and has plans to remodel the existing residence and make an addition to accommodate a new master bedroom and relocate the kitchen for a larger living and dining area.

The existing residence is a wood frame structure built in 1930 with wood siding and a simple pitched shingle roof sloping to the front and rear. A covered porch crosses the front of the home and is covered by a lower slope roof that is supported by steel post columns. The entry door is centered on the façade with two double casement windows on each side. The characteristics of the design such as having the bedrooms open directly on the linear living space. The rear of the house has a low sloped addition that will be removed and replaced by a new addition and patio.

The new work will be differentiated from the original house by the addition being wider and expanding into the east and west side yard 5'-8". A window will be placed on this elevation facing the street. The addition will also have a simple sloped shingle roof that slopes to the front and rear. A new connecting roof will join the two roofs and will slope to the sides. The new roof ridges will be lower than the original roof ridge limiting their view from the front.

The addition will require a variance to allow the same wood framing to be used for the new construction. Section 5-300 Exterior walls and other elements. Where Section 5-301 does not allow wood frame construction. The existing home is wood frame construction and the new addition is requesting a variance to match the same wood frame construction instead of using the required concrete construction. Using the same wood frame construction would keep with the historical character of the home with the wood siding finish.

Per Section 10-110 Amount of required parking a single family dwelling is required to provide one parking space consisting of a roofed structure, which utilized the same materials as the principal structure and that is a garage, carport or port-cochere. The existing home does not meet this requirement and there is no parking under a roofed structure. A variance is requested to allow the non-conforming parking to remain without a roofed structure.

It is our opinion, this addition will have a minimum impact on this historic structure. The addition is placed at the rear and is in the same scale and character as the original while also being a product of its time.

We ask that you approve the proposed remodeling and addition as we meet and follow the Secretary of the Interiors guide for Historic Structures.

Thank you,

Robert John Graboski
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