

Martinez Alvarez
Urban Design, Architecture & Interior Design
2211 NW 4th Terrace, Miami, Florida 33125 ~ MartinezAlvarezArchitects.com ~ AA26002213
Tel: (305) 643-6958

November 30, 2023

City of Coral Gables
Board of Architects
407 Biltmore Way
Coral Gables, Florida 33134

Re: Patel Residence
Addition and Renovation to Existing Historic Residence
517 Aragon Avenue
Coral Gables, Florida 33134

The existing historic 2-story residence was designed by William Merriam in 1937 in the Minimal Traditional Style.

The proposed scope of work for the Additions and Renovation of the Residence includes:

- Interior Renovation
- 2 Additions: a 1-Story Addition on the east portion of the house to accommodate Bedrooms and porch & a 2-Story Addition consisting of a Kitchen/Family Room, Breakfast Room and Gym downstairs; and Master Bathroom Suite and Nursery above. Total New Area of 2,251 sq.ft. (AC Space) and 194 sq.ft. (Porch and Balcony)
- Currently the house has 2 garages: the west garage is not original, added in 1961 (only 10'-6" wide); the garage to the east of it was originally a carport (labelled "port-cochere" in the original microfilm drawings). The proposed plans show an extension on the existing non-original garage towards the west. It would encroach 1'-2" into the required 9'-2" west setback (leaving a 8'-0" setback proposed just at the garage). We are looking to bring back the original carport with a new gate and enlarge the non-original garage to 11'-8" wide and create a thicker wall to improve the weak thin structure on the west end of the front façade. (Request for a historic variance.) The newly opened carport would have a view of a new open courtyard from the street; creating a landscape area between the existing 1-story house and the new 2-story addition.
- New Windows and Doors by Palm City Windows (to match the thin profile of the original steel windows), New Aluminum Gates, New Barrel Tile Roof and Select Demolition. We studied examples of 1 and 2 story Art Deco and Minimal Traditional houses in the neighborhood. The additions are designed in the spirit of the transitional style of the Minimal Traditional homes which has some features

- of the precursor Mediterranean Style with the barrel tile roof and exposed rafters in select areas; and looks to the dominant regional Art Deco and Art Moderne style with smooth stucco, horizontal emphasis, no window sills, simple stucco belt course simplified roof types, eyebrows, and corner windows.
- New Courtyard and Landscape/Hardscape Improvements

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Existing residence has light texture stucco finish. New additions shall have smooth stucco to distinguish from existing; new wood eaves details, banding and wood rafters at balcony shall have different profiles; new windows with stucco sills without sills. The design addresses the scale of the street and complements the composition of the house by recessing the 2-story addition from the front façade; breaking down the massing with a smaller transition flat roof connection and by adding towards the rear of the property.

The design of the additions to the house are original designs and do not duplicate any existing building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Alvarez', written in a cursive style.

Ana Alvarez,
Architect