



HISTORIC PRESERVATION  
ASSOCIATION OF CORAL GABLES

Board of Architects Meeting May 13, 2021

**Re: 1541 Sopera Avenue Coral Gables, FL CASE FILE AB20125715**

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter as a recommendation to maintain fenestration and door configuration and style and to restore (not remove) other existing features when reviewing the interior/exterior alterations being proposed. If renovating to a new chimney design, the proposal is *neither in line with existing built conditions nor the original plan*, so the recommendation would be to maintain and restore the existing or to remodel to the original Fink plan.

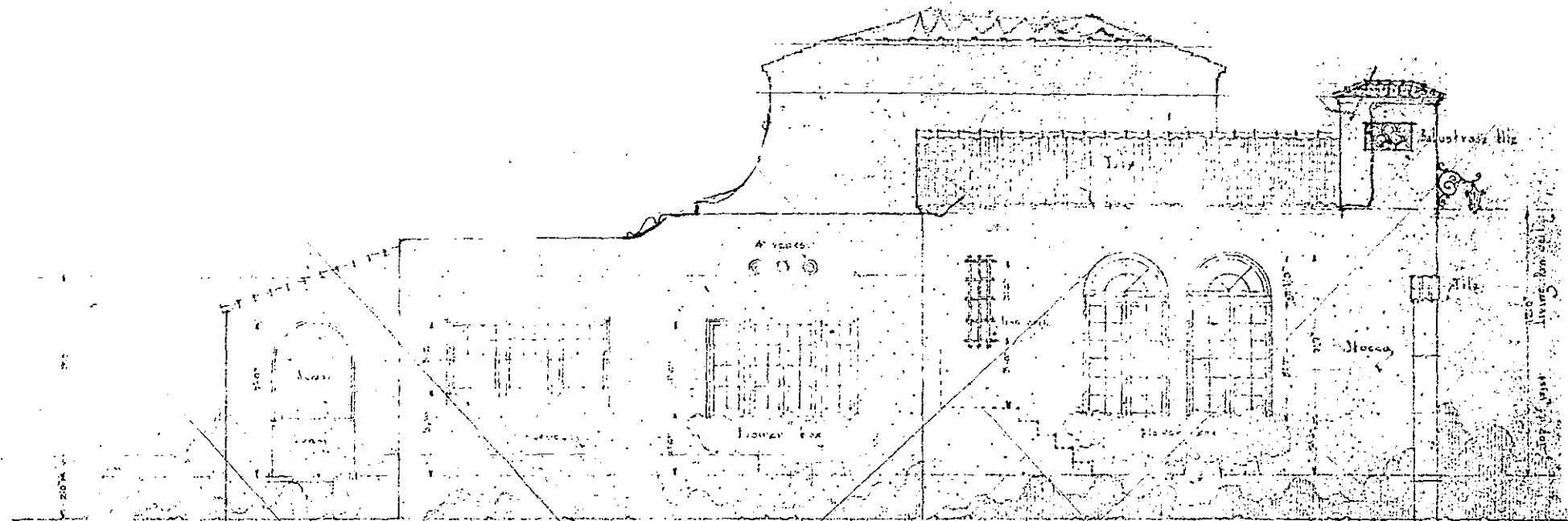
1541 Sopera Avenue was designed by George Fink for H. W. Nicholes, head of the Nicholes Construction Company, in 1925. Mr. Nicholes planned a large program of fine residences in this area of the Gables in 1925 - just at the height of the great Florida Land Boom of the 1920s. This turned out to be the greatest and largest building program contemplated to this date by a single company in Coral Gables.

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables. We ask the Board of Architects to reject any new design and maintain the original historical integrity of the property by restoring not removing any features of the original plan.

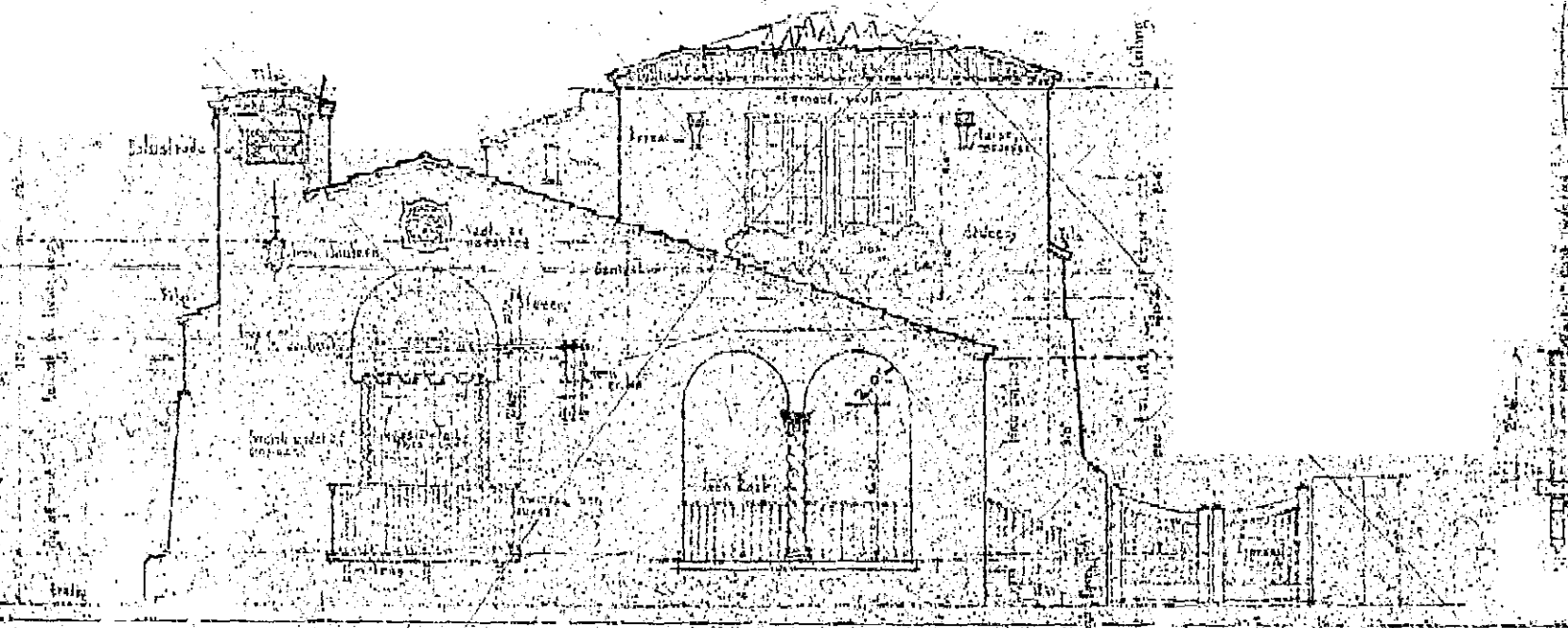
Karelia Martinez Carbonell, president Historic Preservation Association of Coral Gables

**Historic Preservation Association of Coral Gables**  
**Post Office Box 347944, Coral Gables, Florida 33234**  
**[info@historiccorgables.org](mailto:info@historiccorgables.org)**  
**[www.historiccorgables.org](http://www.historiccorgables.org)**

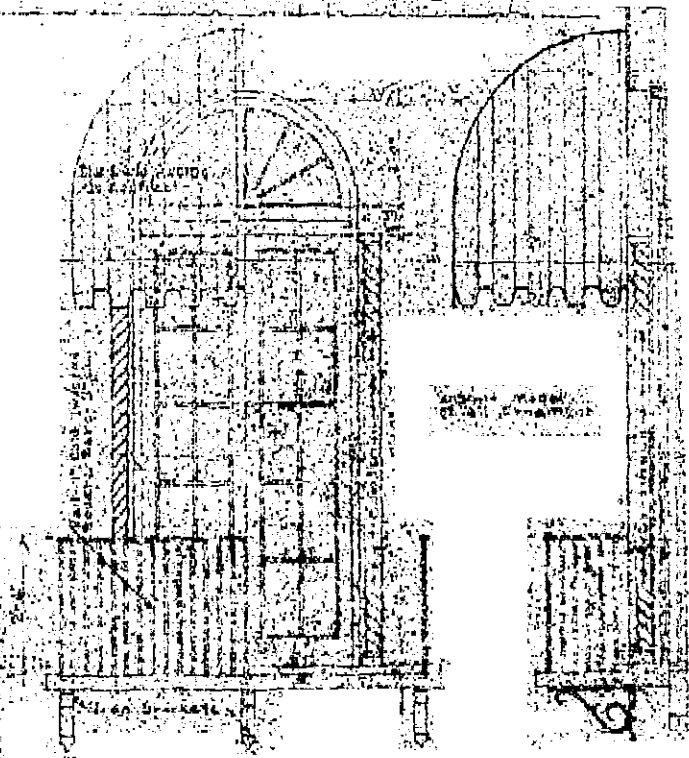




LEFT ELEVATION  
Scale 1/2"=1'-0"

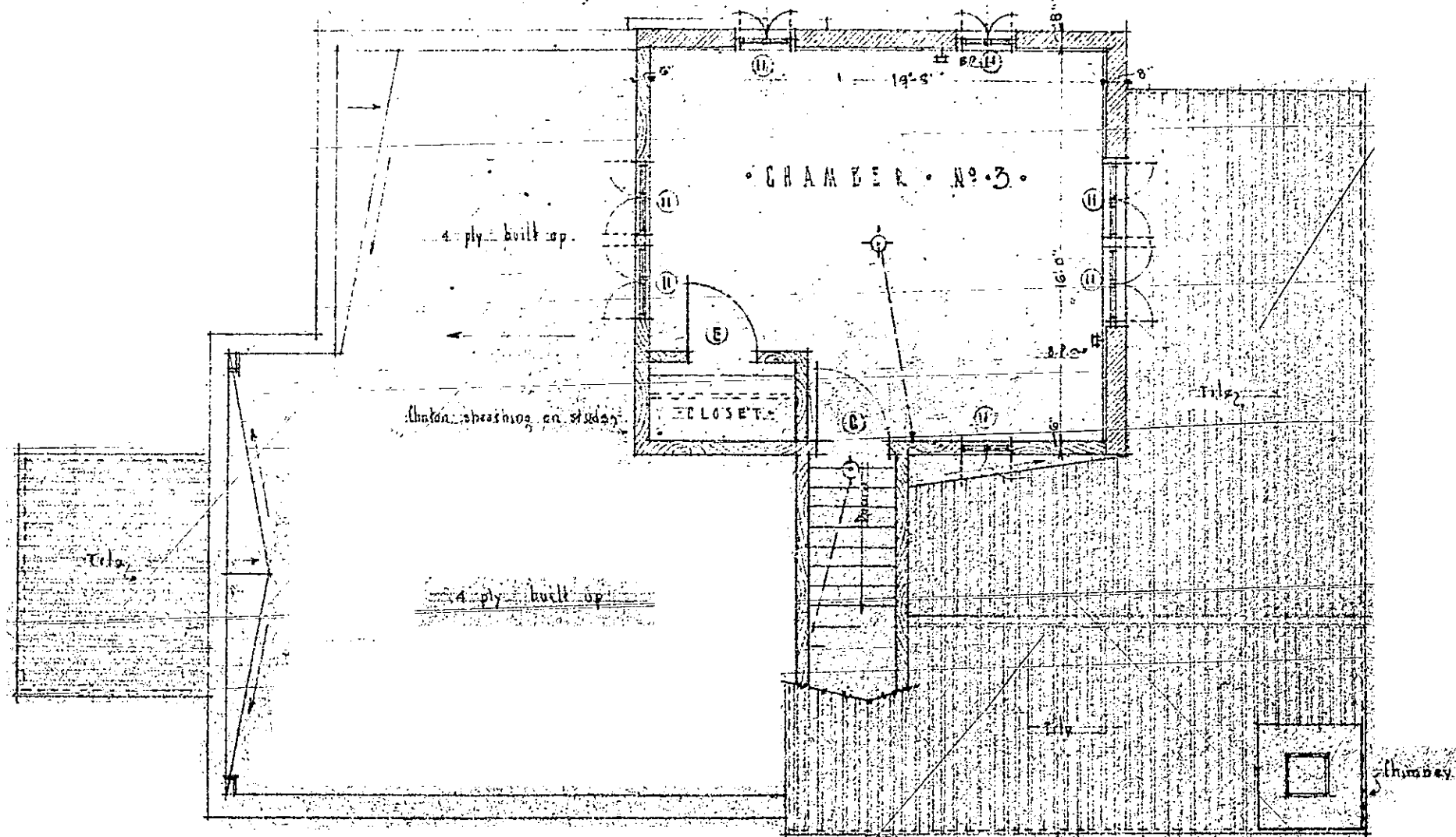


FRONT ELEVATION  
Scale 1/2"=1'-0"



SCALE	1/2"=1'-0"	COM.
HOUSE FOR	1326	
MR. H. W. NICHOLS		
DATE	4/27/18	SHEET
		4
RECD. AT A. A. ARCHT. CO. 101 N. 1st St. St. Louis, Mo. FOR MR. B. D. COOK, CHAS.		

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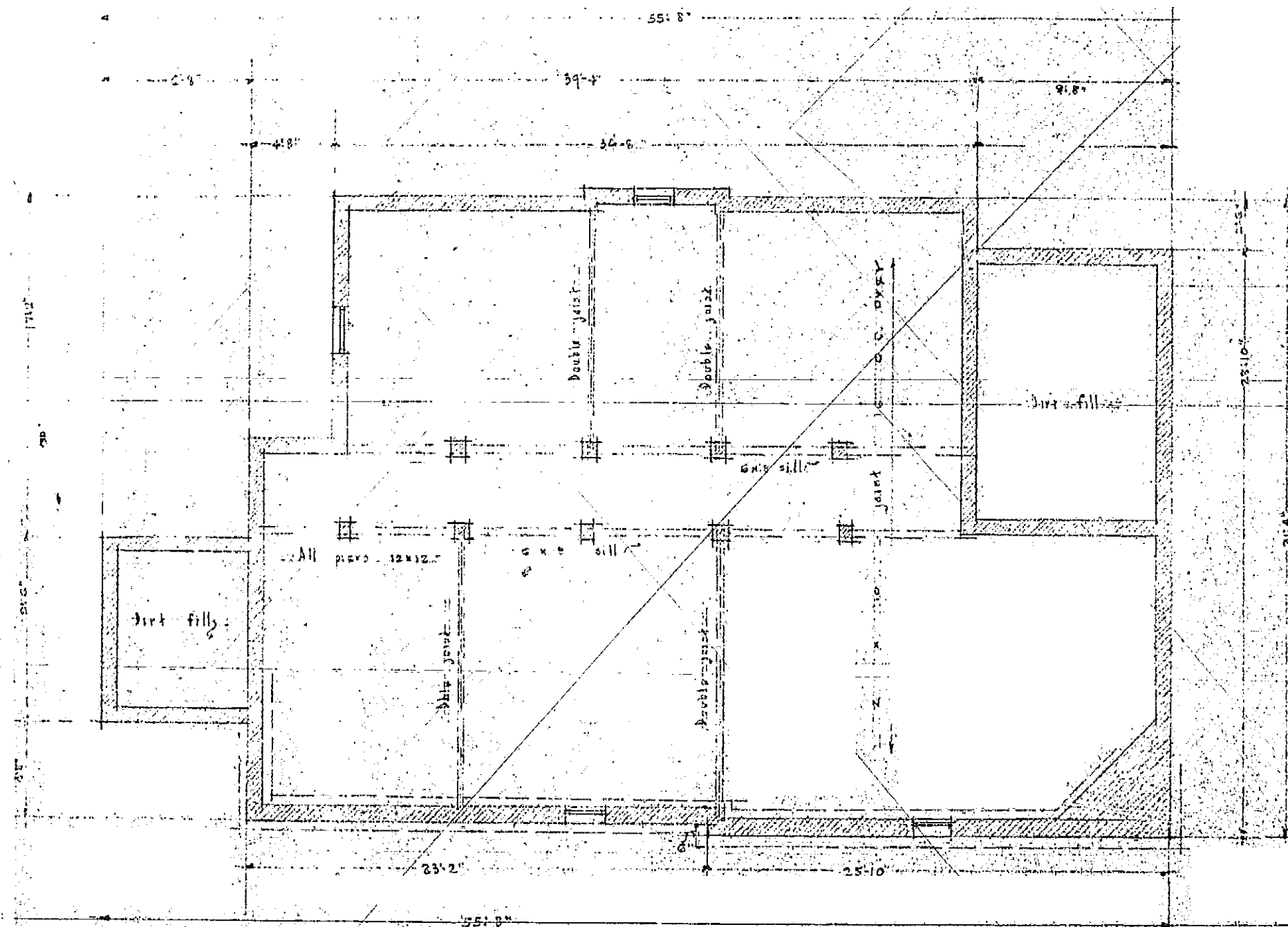


SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

SCALE	SECOND FLOOR	COM
1/4" = 1'-0"	HOUSE FOR	1321
DATE	MR. H. W. NICHOLS	SHEET
4/23/18	CORAL GABLES	3
	Wm. Lusk & Co. Architects	
	501 Congress Bldg. Miami	
	Central Bldg. Coral Gables	

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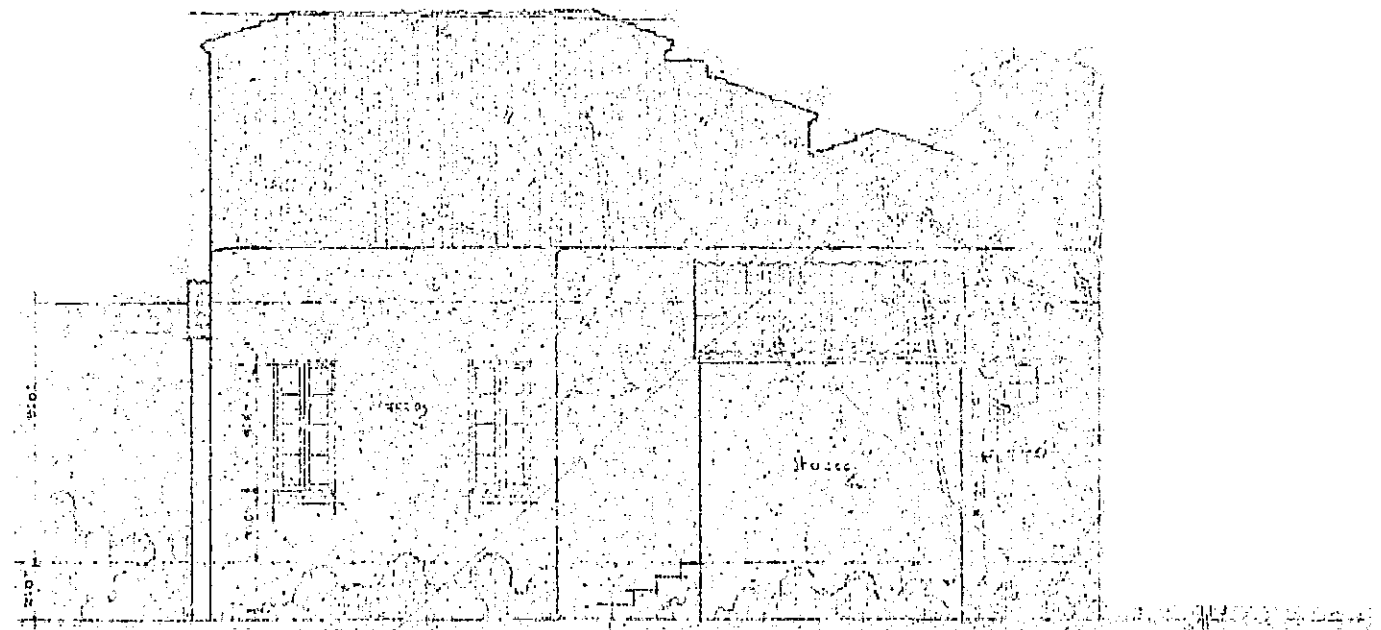


FOUNDATION PLAN  
Scale: 1/4" = 1'-0"

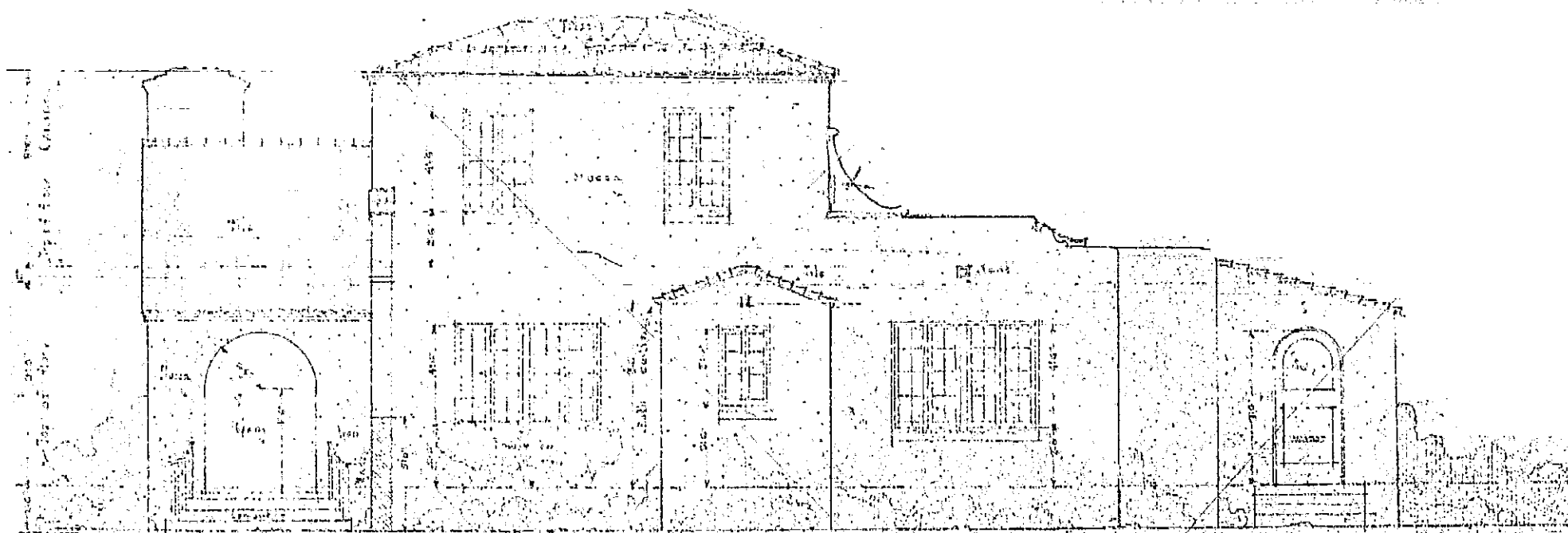
LOTS 39 & 40 Sub 17  
COCONUT GROVE No 1A

SCALE	FOUNDATION	COR
1/4" = 1'-0"	HOUSE FOR	1320
DATE	MR. H. W. NICAGLES	SHEET
4/25/25	CORAL GABLES	1

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REAR ELEVATION  
Scale: 1/4" = 1'-0"



RIGHT ELEVATION  
Scale: 1/4" = 1'-0"

SCALE	1/4" = 1'-0"	DATE	1/1/1917
WHOSE	FOR	NO.	1326
DATE	1/1/1917	BY	M. H. W. NICHOLS
		FOR	CORRAL GABLES
		FOR	CORRAL GABLES
		FOR	CORRAL GABLES

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