



COA (SP) 2026-006
July 16, 2026

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE PROPERTY AT
410 MINORCA AVE
A LOCAL HISTORIC LANDMARK**

*Historical Resources &
Cultural Arts*

2327 Salzedo Street
Coral Gables
Florida, 33134

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Proposal: The application requests design approval for an addition and alterations to the residence and sitework.

Architect: Vertical Design Studio (Jorge Gonzalez)

Owner: MacGregor J Wilkie and Nathalia Paulinelli

Folio Number: 03-4108-001-0620

Legal Description: Lots 10 and 11, Block 4, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

Site Characteristics: The property is located on the interior south side of Minorca Avenue, between LeJeune Road and Hernando Street. The property is approximately 100' x 100'.

BACKGROUND/EXISTING CONDITIONS

The single-family residence at 410 Minorca Avenue was permitted in March 1935. It was one of the earliest homes built in Coral Gables during the New Deal Era and it aided in ushering in a new architectural age. Coral Gables was founded in the early 1920s by George Merrick, a fully-conceived and cohesively-designed Mediterranean-inspired city. In the late 1920s, the dire downturn in the economy and the aftermath of the 1926 hurricane had a drastic impact on new construction and, despite valiant efforts, Merrick's grand plans for completing his Mediterranean-inspired city ended.

In the six years from 1930-1935 there were fewer than 90 new CBS single-family homes built in Coral Gables. Over half of these were built in 1935 as relief expanded under the New Deal administration. 410 Minorca Avenue was amongst them. As construction in the City tried to regain its footing, it shifted away from the elaborate and embellished Mediterranean Revival style of the 1920s towards simpler and more modern designs that reflected the new aesthetic and priorities of society. The Mediterranean Transitional style, which blended the 1920s Mediterranean Revival style with the contemporary, was first seen at this time. There were only several hundred homes built in this style in Coral Gables. 410 Minorca Avenue was amongst the earliest homes designed in the Mediterranean Transitional style in Coral Gables. It is part of the collection of quality residences that contributes to the story and the City's sense of place over time.

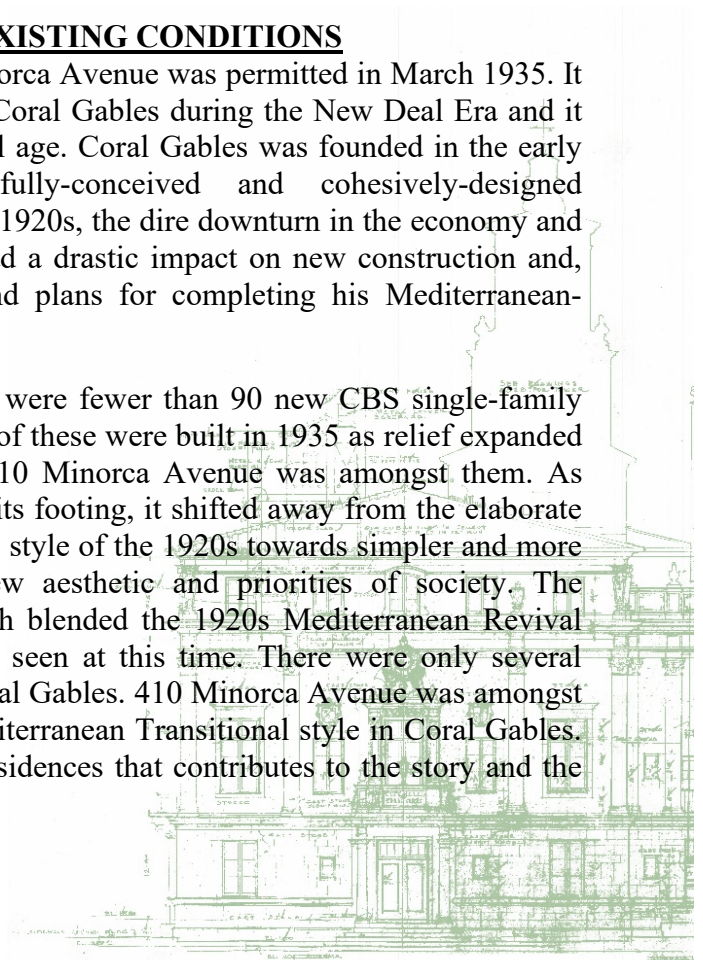




Figure 1: ca. 1940s photo



Figure 2: Current Photo, MLS 2023



Figure 3: Aerial Photo, Google Earth 2025

PROPOSAL

The application requests design approval for a second story addition to the rear, one story to the east side of the residence and alterations to the residence. Limited sitework is also proposed. (See Figure 3)

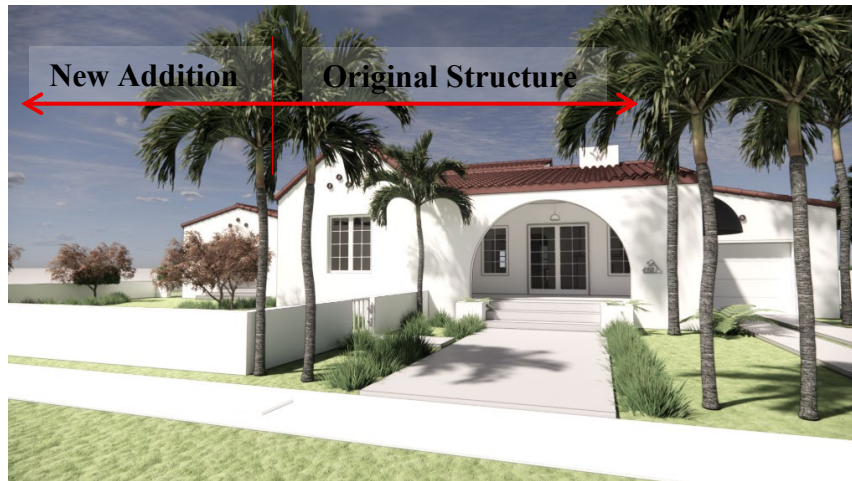


Figure 3: Proposed Front Elevation of Minorca Avenue | Vertical Design Studio

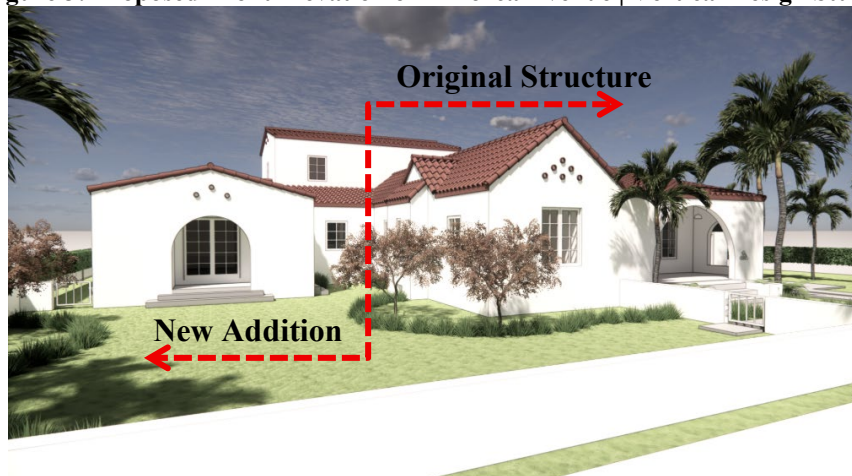


Figure 4: Proposed Front Elevation of Minorca Avenue | Vertical Design Studio

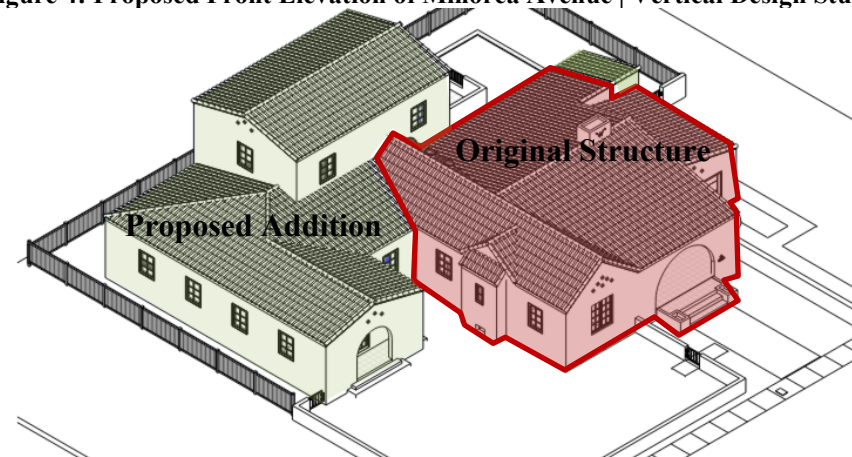


Figure 5: Proposed Axonometric of Alteration | Vertical Design Studio

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The applicant is requesting design approval for a second story addition to the rear (south) and one story to the side (east) of the existing residence, alterations to the residence, and limited sitework. The work proposed in the application consists of:

Historic Structure:

- Demolition of southeast corner rear walls to attached to the “L” shape rear and side addition.
- Interior removal of walls and original layout. Including the relocation of the kitchen, along with a new location of the Family Room. On the southwest corner of the original home, a bathroom has been added to be aligned with the existing roof.
- Modifications to the roof to allow for new addition connection to the original structure.
- At the front (north) elevation, new impact-resistant windows will be replaced to match the original configuration (see Figure 1 and 3) with the correct muntin pattern. The original “W” detail at the chimney will be added to match the original as well as the house number. The original screen is currently not existing and will not be added as part of this project. The front door entry is proposed to be enlarged and the windows removed, staff would recommend restudying the opening to maintain the original size and configuration evident in the historic photo.
- At the rear (south) elevation, original windows and door openings will be removed and/or modified to allow for the new addition. These modification are minimally visible and are compatible with the proposed modifications.

Additions:

- Design approval of a one and two story addition at the southeast corner of the property. The one story addition is an “L” shape composition with an open terrace facing Minorca Avenue. The addition includes primary bedroom suite, two new bedrooms and bathrooms, dining room and stairs to the second floor and a covered terrace facing the

pool and rear yard. The new addition is an extension of both common and private spaces. The window types and sizes compliment the existing style of the house.

The second-floor addition is a smaller footprint than the first. The second floor consists of an open terrace facing west, accessible from the new TV Room, a stair that leads to the level below and a Guest Bedroom with a shared bathroom on the east side of the addition. All efforts were made to minimize the impact of the second floor to the original one story structure. The top of ridge of the second story is 23'-2" from finish floor elevation, the original home ridge is approximately 15'-3" from finish floor elevation. The addition is set back significantly from the front wall of the historic home.

- A one-story, bathroom addition is proposed at the southwest corner of the existing house and will extend the existing roof line approximately 5'-0".

Sitework:

- Sitework is limited to the removal of pavers in the rear yard, new pool and pool deck and an addition of a concrete walkway at the front yard. A new 30" wall will be added to the front yard on the northeast corner, returning to the front wall of the historic home rather than extending the length of the front yard. At the west side a 4'-0" wall is proposed connecting to the new addition extension.

VARIANCES

No variances have been requested in conjunction with this application.

BOARD OF ARCHITECTS

This proposal was Approved as Noted by the Board of Architects on October 9, 2025 with the following comments: 1) ADD WINDOW ON SECOND FLOOR FRONT TO MATCH THE ONE ON THE LEFT. 2) CENTER PROPOSED WINDOW ON SECOND FLOOR SIDE TO THE CENTER OF THE VOLUME. The revisions to address the comments were resubmitted to the board of Architects on June 18, 2026 and approved on June 29, 2026.

STAFF CONCLUSION

The application presented requests design approval for an addition and alterations to the residence and sitework. The addition occurs at the rear portion of the home and side which is pushed back from the front street, giving the historic home prominence on the lot. The proposed modifications preserves the building's character by being clearly distinguishable from the original structure yet visually compatible. Staff would recommend restoring the screened in porch evident in the 1940s photos. The restoration work including installation of appropriate window and doors types, returning the "W" motif to the chimney and maintaining the original entry configuration would make this a candidate for the Ad Valorem program.

Staff requests the following conditions to be incorporated into any motion for approval:

1. Maintain the original front entry door and window configuration as evident in the historic 1940s photo. Consider restoring the screened porch.
2. Window/door muntins are to be high-profile / dimensional.
3. Window/door glass to be clear / no tint / no reflectivity / no low-e.

4. The roof is to be true two-piece barrel tile, S-tile will not be accepted. Staff to review submittals
5. French doors are to have a higher bottom rail / kickplate.
6. All replaced windows to match the original type and configuration (casements), staff to review submittals prior to installation.
7. Stucco is to be differentiated from the existing home. Staff to review a sample for approval prior to application.
8. Stucco on the original structure is to remain and not be restuccoed.

Therefore, Historical Resources Department Staff recommends the following:

A motion to **APPROVE WITH THE CONDITIONS NOTED ABOVE** the design proposal for an addition and alterations to the residence and sitework on the property located at **410 Minorca Avenue**, a Contributing Resource, legally described as Lots 10 and 11, Block 4, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida and **APPROVE** the issuance of a Special Certificate of Appropriateness with the conditions noted above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna C. Permas", written over a horizontal line.

Anna C. Permas
Historic Preservation Officer