



December 27, 2025

Historic Resources and Cultural Arts Department,

405 Biltmore Way, Coral Gables, FL 33134

Re: Letter of Intent for Certificate of Appropriateness

Project Name: Habib Fadel Residence Remodeling and Addition

Address: 1139 Venetia Ave, Coral Gables, FL 33134

BOA Reference: BOA-24-11-1011

Letter of Intent and Scope

Dear Historic Resources Staff and Board Members:

I, Julio Pulido, serve as architect for the owners in connection with the request for a Certificate of Appropriateness for improvements to the above-referenced property. This Letter of Intent is submitted in support of the proposed scope of work.

I. The Property

The subject property is located at 1139 Venetia Avenue and was originally constructed in 1925. The residence has undergone alterations over time, including the enclosure of the original carport under a City-issued permit in the 1970s. As a result of that alteration, the property no longer contains a front-facing vehicular opening.

The lot extends from Venetia Avenue to Venetia Terrace and includes a garage structure at the rear of the property.

II. Board of Architects Review

The proposed architectural elevations were reviewed by the Board of Architects under application BOA-24-11-1011. The Board approved the project with the following condition:

“Extend the vertical center mullion to the top of the arched windows and make the proportions consistent with the frames below, typical of the front elevation.”

All architectural drawings submitted with this Certificate of Appropriateness incorporate and reflect this condition.

In coordination with Historic Preservation staff, character-defining design elements have been reintroduced, including muntin configurations derived from the original single-hung windows located on the sides and rear elevations.

III. The Project

The proposed scope of work consists of improvements intended to rehabilitate and enhance the residence, mainly in regard to layout and systems.

Interior Improvements

The project includes interior renovations to improve functionality and livability, including reconfiguration of interior spaces, upgrades to mechanical, electrical, and plumbing systems, and installation of new finishes, fixtures, cabinetry, and appliances.

Exterior Improvements

Exterior work includes repairs to exterior wall finishes and the replacement/modification of doors and windows in accordance with the approved elevations. The project incorporates the BOA’s adjustment to the front elevation muntin proportions and the Historic Preservation Staff’s suggestion to bring back the muntin pattern from the original single-hung windows on the side and rear elevations.

The scope also includes the construction of a one-story addition of approximately 251 square feet. The addition is designed to be subordinate in scale and compatible with the existing residence. It is

located at the northwest corner of the main structure, completely blocked from street view by the existing home and garage.

IV. Driveway Condition and Request for Variance

The property currently does not have any off-street parking. The former carport was enclosed under a City-issued permit in the 1970s, eliminating its vehicular function. The garage located at the rear of the property is undersized for modern vehicles, and the limited setback depth along Venetia Terrace does not allow sufficient space to accommodate a vehicle on the driveway approach to the garage.

As a result, the property relies entirely on on-street parking within the city's public right-of-way. The applicant therefore requests approval of a variance to allow a driveway configuration on the front of the property, where it does not terminate at a garage or carport, to provide functional off-street parking for the residence.

V. Conclusion

The proposed project seeks to rehabilitate and improve the residence while maintaining compatibility with its historic character and surrounding context. The improvements reflect coordination with Historic Preservation staff, incorporate the Board of Architects' approved conditions, and balance preservation objectives with practical site constraints.

For these reasons, the applicant respectfully requests approval of this Certificate of Appropriateness.

Respectfully submitted,

Julio Pulido

Principal

Novus Archetype, LLC

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