

June 5, 2026

The City of Coral Gables
Board of Architects
Coral Gables, FL 33134

RE: CITY OF CORAL GABLES COA LETTER OF INTENT

COA Board,

We are proposing work on a 1936 single-story residence owned by the Wilkie Paulinelli family, currently designated as historic.

The scope of work includes restoring several of the home's original exterior features, as documented in the earliest known photograph of the property, remodeling the interior, and constructing a two-story addition at the rear to meet the client's current needs. Throughout the project, we aim to respect and emphasize the historical value of the existing architecture.

The design has been reviewed and approved by the BOA with minor comments, which have since been addressed and incorporated into this COA submission. The BOA approval includes a historic designation incentive per Code Section 2-101(D)(6)(a), which raises the allowable maximum to 45%, or 4,500 SF on our 10,000 SF lot; our proposed coverage is 39.48%. The current proposal reflects those modifications and maintains alignment with the approved design intent.

The proposed addition has been carefully designed to remain subordinate to the original historic residence while providing the space necessary for the family's current needs. The design seeks to preserve and highlight the historic structure by maintaining its visual prominence and reinforcing its architectural character. The addition has been located and massed to be compatible with the existing residence while clearly distinguishable as a contemporary intervention.

The project balances the preservation of the property's historic significance with the practical requirements of a modern family residence. Restoration efforts will retain and reintroduce character-defining features of the original home, while the new construction has been designed to complement, rather than compete with, the historic structure.

I affirm that this proposal represents an original design and is not a replication of any existing house or project.

Thank you for your consideration.

The property is located at:

410 Minorca Avenue
Coral Gables, FL 33134

Folio: 03-4108-001-0620

Legal Description:

CORAL GABLES SEC B PB 5-111
LOTS 10 & 11 BLK 4
LOT SIZE 100 X 100
OR 20891-1898 12/2002 1

Regards,

Jorge E. Gonzalez AIA, NCARB, LEED AP
Vertical Design Studio, P.A.