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LETTER OF INTENT

June 3, 2021 same as Nov 23, 2020 as written by Brown and Davis on behalf of the design team.

To Whom It May Concern:

The Soria Residence, at 753 Majorca Ave, Coral Gables, was built in 1948 as a Mediterranean Revival cottage. It underwent a major renovation and addition in 2016. During that last renovation and addition much of the unique Mediterranean vernacular detailing was lost due to what we believe were cost overruns by the developer. We assume that to widen or retain a profit margin on the flip, many of the details that were on the approved architectural drawings were not completed: column capitals and column bases, trim and depth of texture / materiality. As a result the house that we have been charged to improve upon is currently void of character, architectural style, and detail.

The materials and details that we are proposing have been carefully considered, composed and detailed to bring back some the lost architectural drama, sense of place, and vernacular detailing and to improve upon the current scale-less contemporary version of the original Mediterranean Revival architectural style.

In order to achieve the goals set forth by the client, we have proposed a new more formal entry gate into the private and formal Front Garden. The Entry sequence is enhanced by a new formal layout of hardscape and landscape including a new coral stone clad fountain which will provide the pleasant sound of moving water for the Owner when using their new Front Garden as well as to the pedestrian passing by the house on the public sidewalk.

The existing Entry Portico is currently void of any detail and we have proposed to add coral stone rustication to break down the bland oversized massing to a more human scale while adding texture and architectural character that would have been typical on a true Mediterranean Revival home. To further add texture, detail and architectural interest to the home's street-facing facades, we are proposing top hinge shutters. Other benefits of the shutters are to provide protection from the sun and to help reduce solar heat gain, thereby reducing energy consumption.

All design decisions, architectural styling and details were made with the Owner, the house's history, and the history of the Coral Gables' community in mind.

Sincerely,

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