



**COA (SP) 2019-014**  
**September 19, 2019**

*Historical Resources &  
Cultural Arts*

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**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR THE PROPERTY AT  
717 NORTH GREENWAY DRIVE  
A CONTRIBUTING RESOURCE WITHIN  
THE "COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT"**

**Proposal:** The applicant is requesting design approval for alterations and construction of a two-story addition to the principal / main building and reconfiguration of the accessory building at the rear of the property.

**Architect:** Eastshore Architects (Luis Jáuregui)

**Owner:** Laurence and Kathy Marlin

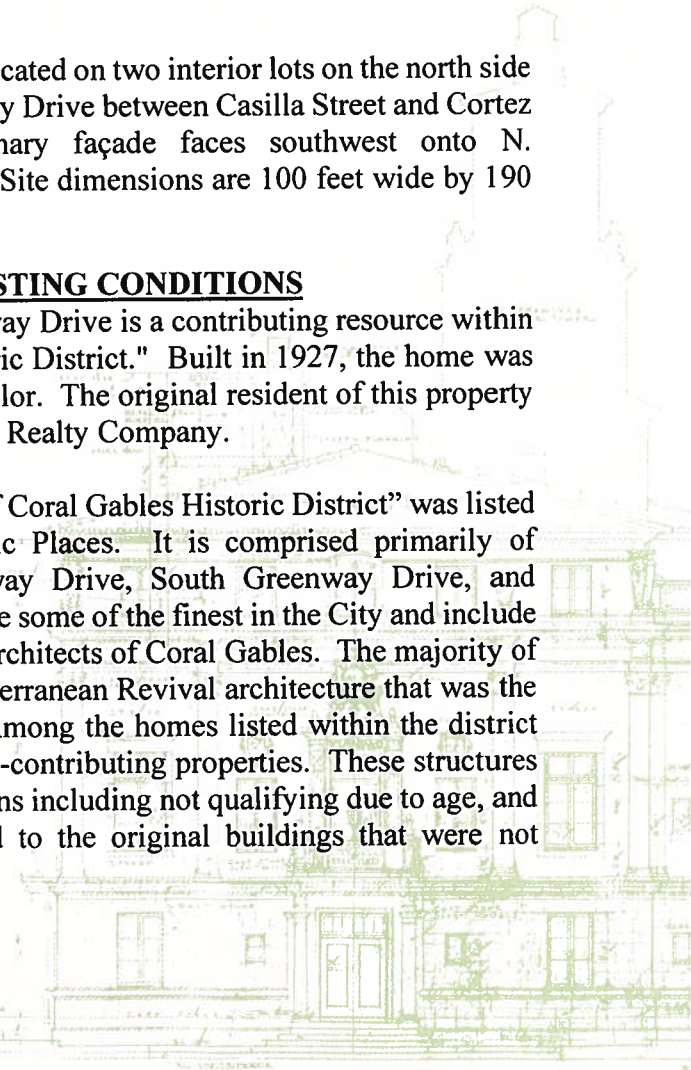
**Legal Description:** Lots 23 and 24, Block 23, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida

**Site Characteristics:** This property is located on two interior lots on the north side of North Greenway Drive between Casilla Street and Cortez Street. The primary façade faces southwest onto N. Greenway Drive. Site dimensions are 100 feet wide by 190 feet deep.

**BACKGROUND/EXISTING CONDITIONS**

The building located at 717 North Greenway Drive is a contributing resource within the "Country Club of Coral Gables Historic District." Built in 1927, the home was originally designed by architect H. B. Taylor. The original resident of this property was Achille Renuart, president of Renuart Realty Company.

In February of 1989, the "Country Club of Coral Gables Historic District" was listed in the Coral Gables Register of Historic Places. It is comprised primarily of residences located along North Greenway Drive, South Greenway Drive, and Granada Boulevard. These residences were some of the finest in the City and include designs of some of the finest pioneering architects of Coral Gables. The majority of the designs reflect the predominant Mediterranean Revival architecture that was the standard for the City of Coral Gables. Among the homes listed within the district were residences that were considered non-contributing properties. These structures were deemed as such for a varied of reasons including not qualifying due to age, and because of alterations that had occurred to the original buildings that were not sympathetic.



### **PROPOSAL**

The applicant is requesting design approval for alterations and construction of a two-story addition to the principal / main building and reconfiguration of the accessory building at the rear of the property.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

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 property currently consists of a two-story residence with detached guest house, covered terrace, pool and patio at the rear of the property.



Fig. 1 1940s photograph of front facade

A later addition on the rear of the principal building / main residence will be removed and replaced with a two-story addition. This addition consists of a kitchen and family room with a dining terrace on the first floor and a master bedroom suite on the second floor. The detached building at the rear of the property will be reconfigured to contain a cabana bath, a bar, a playroom, a covered porch with BBQ and a storage room. Two of the original three garage door locations will be re-established and an aluminum canopy porch will be removed.

Sitework consists of removing the existing swimming pool and screen enclosure, removing a trellis, dog run, garden walls, statues and urns, repaving and extending the existing driveway to reach the re-established garages, and providing new landscaping. An aluminum canopy and porch will be removed.

**Principal Building / Main residence**

**Front Elevation – Sheet A-401:**

On the front elevation of the residence the awnings will be removed. All original windows and wrought iron will be restored. The existing barrel tile roofs and front door will remain. The proposed addition will not be visible from the front.

**Left Side Elevation – Sheet A-402:**

An awning and a roll down shutter will be removed. Existing historic windows will be restored. The barrel tile on the existing house will remain. The proposed addition is visible on the left side elevation and will have new casement windows that are similar. The larger windows will have a winder center post to simulate double casements. Barrel tile on the new addition will match the existing roof tiles.

**Rear Elevation – Sheet A-403:**

Awning windows will be replaced with new single casement windows. The existing historic windows will be restored. The arched door with transom and side lites will be restored. The proposed addition is visible on the rear elevation and will have new casement windows that are similar, but not identical to the historic windows. The roof on the proposed addition is lower than the roof on the historic residence. Barrel tile on the new addition will match the existing roof tiles.

**Right Side Elevation – Sheet A-404:**

Awning and jalousie windows will be removed and replaced with new fixed windows to match existing historic windows. The proposed addition is visible on the rear elevation and will have new casement windows that are similar, but not identical to the historic windows. The existing historic windows will be restored.

**General Notes:**

Cove stucco molding will be put on the proposed addition to harmonize with the existing rafter tails on the historic residence. Hand troweled stucco on the addition will be slightly different from that of the historic residence.

**Accessory Building**

**Front Elevation (facing principal building) – Sheet A-405:**

Two sliding glass doors that were installed in the location of the original garage doors will be removed to re-establish the garages. New impact garage doors will be installed. The third sliding glass door will be replaced with a new single casement window within a recess to provide a “memory” of the original garage door. A non-historic wood frame building will be removed as well as the gutter and fascia board of the old screen enclosure. Awnings will be removed and new single casement windows will be installed. The existing non-historic covered porch will be reconfigured and a new gable-end opening will be installed.

**Left Side Elevation – Sheet A-406:**

Existing windows will be removed and replaced with new fixed casement windows. The existing wood porch balcony will be restored and new aluminum stairs will be installed.

**Right Side Elevation – Sheet A-406:**

Lattice will be removed and new aluminum double doors will be installed. A through wall A/C unit will be removed.

**Rear Elevation – Sheet A-407:**

Lattice will be removed. New single casement windows will be installed. A chimney for the BBQ will be installed

**Sitework**

The existing swimming pool remnants of an old screen enclosure will be removed. This will be replaced with a new swimming pool, natural stone pool patio, and walls and gates. A gravel driveway with stone border will replace the existing driveway and extend to the new garage. A new natural stone walkway will be installed to the front door.

**VARIANCES**

No variances have been requested with this application.

**BOARD OF ARCHITECTS**

The proposal was reviewed and approved by the Board of Architects on July 25, 2019 with no comments.

**STAFF CONCLUSION**

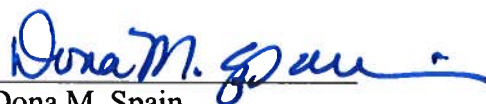
The application presented requests design approval for alterations and construction of a two-story addition to the principal / main building and reconfiguration of the accessory building at the rear of the property.

The proposed addition and alterations do not overwhelm the historic residence. Per the Secretary of the Interior's Standards, the new construction needs to be distinguishable from the historic residence. This is accomplished by a differentiation in the stucco, modification of the windows on the addition, and cove stucco molding on the proposed addition vs. existing rafter tails on the historic residence.

**Therefore, Historical Resources Department Staff recommends the following:**

A motion to **APPROVE** the design proposal for the property located at **717 North Greenway Drive**, a contributing resource within the "Country Club of Coral Gables Historic District," legally described as Lots 23 and 24, Block 23, 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.

Respectfully submitted,

  
Dona M. Spain  
Historic Preservation Officer