



Historical Resources &  
Cultural Arts

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AV 2020-001  
March 13, 2025

**REPORT OF THE CITY OF CORAL GABLES  
HISTORICAL RESOURCES DEPARTMENT  
TO THE HISTORIC PRESERVATION BOARD  
ON THE AD VALOREM TAX EXEMPTION REQUEST  
FOR THE IMPROVEMENTS TO THE PROPERTY AT  
717 NORTH GREENWAY DRIVE  
CORAL GABLES, FLORIDA  
A LOCAL HISTORIC LANDMARK  
PART 2**

|                                                                         |                                                                                                                                                                                          |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Owner:</u>                                                           | Laurence and Kathy-Ann Marlin                                                                                                                                                            |
| <u>Original Date of Permit:</u>                                         | March 4, 1927                                                                                                                                                                            |
| <u>Original Permit No.:</u>                                             | 2962                                                                                                                                                                                     |
| <u>Architect for Alterations:</u>                                       | Luis Jáuregui (Eastshore Architects)                                                                                                                                                     |
| <u>Contractor for Alterations:</u>                                      | FXD Construction                                                                                                                                                                         |
| <u>Estimated Cost of Project:</u>                                       | \$2,00,000**                                                                                                                                                                             |
| <u>Estimated Cost of Work<br/>on Historic Buildings:</u>                | \$2,000,000**                                                                                                                                                                            |
| <u>Legal Description:</u>                                               | Lots 23 and 24, Block 23, Coral Gables Section<br>"B," according to the Plat thereof, as recorded in<br>Plat Book 5, at Page 111 of the Public Records of<br>Miami-Dade County, Florida. |
| <u>Folio Number:</u>                                                    | 03-4108-001-4040                                                                                                                                                                         |
| <u>Date of Listing in Coral Gables<br/>Register of Historic Places:</u> | February 1989 (LHD 88-04)                                                                                                                                                                |

(\*\*Dollar amounts supplied by Applicant and are not verified by Historical  
Resources Staff)

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.

The residence 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.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic residence and auxiliary structure, the construction of a two-story addition and alterations to the residence, alterations to the auxiliary structure, and sitework. The information contained within this staff report reflects all the improvements to the property (exterior, interior and site improvements,) as reflected in the Certificate of Appropriateness Case File COA (SP) 2019-014. Only portions of the proposed work will actually apply to the tax exemption.

### **IMPROVEMENTS TO THE PROPERTY**

Improvements to the property, as reported by the owner, include:

#### **A. General restoration/renovation**

- Restoration and repair of original wood windows and doors and stained glass transoms
- New impact-resistant windows and doors to match existing on house
- Restoration and repair of original wrought iron details
- Restoration of original marble fireplace
- Restoration of original staircase and railing
- Removal of later additions at the north (rear of the house)
- Removal of later additions to the original auxiliary structure
- Removal of a second floor bathroom in order to restore the entry tower into a triple-height volume
- Re-establishing an original sunroom at the second floor
- Re-establishing a previously enclosed garage
- Restoration of the original black and white marble flooring, terrazzo flooring, and wood floors.
- Removal of dropped ceilings to re-establish original ceiling heights
- Re-established various original plan features and archway in living room
- New barrel tile roof
- Installation of copper gutters
- Paint house and detached garage
- Stucco repair and replacement
- Mechanical, electrical, and plumbing system upgrades

#### **B. Additions**

- Two-story addition (approx. 1,200 SF) to rear (north) of home consisting of a family room and kitchen on the first floor and master bedroom suite on the second floor
- One-story addition to the auxiliary structure consisting of a playroom, covered porch and storage area

#### **C. Site improvements**

- Restoration and repair of original wrought iron gateway arch and fencing
- Removal of existing swimming pool and installation of new swimming pool and pool deck

- Installation of new walkways and gravel driveway
- New site walls
- Installation of new landscaping

Please see the attached Certificate of Appropriateness applications and corresponding submitted documents for further information.

Respectfully submitted,



Anna Pernas  
Historic Preservation Officer

Attachments: Part One and Part Two Applications for Ad Valorem Tax Relief, Before & After Photographs, Local Historic Designation Report, Special COA Report, COA Results Letter, As-built Permit Drawings