

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION AD-VALOREM TAX EXEMPTION**

PART 1 – PRECONSTRUCTION APPLICATION

INSTRUCTIONS:

Type or print clearly in black ink. You may attach additional sheets if more space is needed.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: _____

Property Address: _____

717 N. GREENWAY DRIVE, CORAL GABLES 33134

Folio Number: _____

03-4108-001-4040

Legal Description: _____

CORAL GABLES SEC B PB 5-111

Please check all that apply:

☒
☒
☐
☐

Designated as a local historic landmark or site

Designated as a contributing structure within a local historic district

Individually listed in the National Register of Historic Places

Is a contributing structure in a National Register District

Name of District COUNTRY CLUB OF CORAL GABLES HISTORIC DISTRICT

Please attach the designation report and resolution as proof the property is designated.

II. OWNER INFORMATION:

Name(s) of Owner(s): _____

LAURENCE + KATHY-ANN MARLIN

Mailing Address: _____

717 N. GREENWAY DRIVE, CORAL GABLES,

FLORIDA 33134

Phone: 305-799-1035

2nd Phone: _____

Email: kwmarlin1@gmail.com

If the property has multiple owners, please attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY:

A. General Information

Date of Construction: 1927 Architect (if known): H.B. TAYLOR

Alterations: Please provide the date and description of any physical alterations to the property. [Example: Original casement windows were replaced with jalousie windows around 1974.] ORIGINAL WOOD WINDOWS IN SUNROOM REPLACED WITH ALUMINUM WINDOWS IN 1957. ORIGINAL GARAGE CONVERTED INTO PLAYROOM IN 1963. TWO WINDOWS ON EAST SIDE OF HOME REMOVED IN 1981.

Additions: Please provide date and description of any additions which may have been made. [Example: A rear bedroom and bath were added to the house in 1981.]

A POOL AND COVERED PORCH AREA ADDED TO NORTH SIDE IN 1963. WROUGHT IRON FENCE ADDED TO SOUTH SIDE OF PROPERTY IN 1993.

B. Exterior Description

Roof Type: HIP Roof Material: BARREL TILE
Example: hip, gable, flat, etc Example: barrel tile, asphalt shingle, etc

Number of Stories: 2 Detached Garage? (Y/N) Y

Basic Floor Plan: RECTANGULAR
Example: square, "L" shaped, "U" shaped, rectangular, irregular, etc

Main Window Type(s): CASEMENT, SINGLE HUNG + JALOUSIE
Example: casement, fixed, single hung sash, jalousie, awning, etc

Siding Material(s): STUCCO
Example: stucco, wood frame, brick

Briefly describe any distinguishing Exterior Architectural Features:

[Example: the placement of the windows, chimneys, porches, columns, etc]

STAINED GLASS TRANSOM WINDOWS ABOVE ORIGINAL WOOD CASEMENT WINDOWS; ORIGINAL EXTERIOR LIGHT FIXTURES; ORIGINAL WROUGHT IRON AT BALCONIES AND PORCHES; PORCH WITH MARBLE FLOORING; DECORATIVE COLUMN AT FRONT OF PROPERTY; DECORATIVE TRIM; ORIGINAL DECORATIVE COPPER GUTTERS.

A. EXTERIOR ARCHITECTURAL FEATURES

The following represents an itemization of work to be accomplished. List each principal architectural feature affected and describe the impact that restoration/rehabilitation will have on it. Label which elevation(s) contains that feature, and include a corresponding photograph for each. Please attach additional sheets if necessary.

FEATURE 1: ORIGINAL CASSEMENT WINDOWS WITH STAINED GLASS

Elevation: SOUTH, NORTH, EAST AND WEST

Photo Number: #1, #2

Plan Number: A-401, A-402, A-403, A-404

Describe Work and Impact on Existing Feature: THE ORIGINAL CASSEMENT WINDOWS ARE A UNIQUE FEATURE ON THIS HOME. THEY ARE TOPPED WITH STAINED GLASS TRANSOMS. THE WINDOWS ARE SUFFERING FROM WOOD ROT AND SOME OF THE GLASS IS DAMAGED. WINDOWS WILL BE RESTORED TO ORIGINAL CONDITION.

FEATURE 2: ORIGINAL WROUGHT IRONWORK

Elevation: SOUTH, EAST

Photo Number: #3, #4

Plan Number: A-401

Describe Work and Impact on Existing Feature: THE ENTRY TO THE HOME FEATURES A WROUGHT IRON ARCH WITH ORIGINAL LIGHT FIXTURE. THE WROUGHT IRON IS RUSTED AND CRUMBLY, THE WROUGHT IRON WILL BE REMOVED, RESTORED AND REINSTALLED.

FEATURE 3: RE-ESTABLISHING ORIGINAL GARAGE

Elevation: NORTH

Photo Number: #5

Plan Number: A-405

Describe Work and Impact on Existing Feature: THE ORIGINAL GARAGE WAS CONVERTED TO A PLAYROOM IN 1963. WE PLAN TO RE-ESTABLISH A TWO CAR GARAGE.

FEATURE 4: RE-ESTABLISHING REMOVED WINDOWS

Elevation: EAST

Photo Number: #6

Plan Number: A-404

Describe Work and Impact on Existing Feature: WINDOWS WERE REMOVED FROM THE SECOND FLOOR KIDROOM IN 1961. WE PLAN TO RE-ESTABLISH THE REMOVED WINDOWS.

A. EXTERIOR ARCHITECTURAL FEATURES (CONTINUED)

FEATURE 5: EXTERIOR (REAR OF HOME)

Elevation: NORTH AND SOUTH

Photo Number: #19, #20, #21, #22, #23, #24, #25, #26, #27

Plan Number: A-101 and A-403

Describe Work and Impact on Existing Feature: REMOVAL OF NON-HISTORIC ADDITIONS AT HOUSE INCLUDING BREAKFAST ROOM, WOODEN STRUCTURES, LAUNDRY ROOM ADDITION, POOL ENCLOSURE MADE OF CONCRETE AND ALUMINUM, ALUMINUM FENCE, OUTDOOR SHOWER AND CONCRETE WALL.

FEATURE 6: ACCESSORY BUILDING

Elevation: NORTH

Photo Number: #28, #29, #30, #31, #32

Plan Number: A-405

Describe Work and Impact on Existing Feature: REMOVAL OF NON-HISTORIC ADDITIONS TO ORIGINAL ACCESSORY BUILDING. INCLUDES REMOVAL OF WOODEN ADDITION, ALUMINUM AND PLASTIC WALKWAY ADJACENT TO ACCESSORY BUILDING.

FEATURE 7:

Elevation:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:

FEATURE 8:

Elevation:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:

B. INTERIOR ARCHITECTURAL FEATURES

FEATURE 1: ORIGINAL MARBLE FLOORS

Room: LIVING ROOM

Photo Number: #7, #8

Plan Number: A-201

Describe Work and Impact on Existing Feature: WE PLAN TO RESTORE THE ORIGINAL MARBLE FLOORS TO THEIR ORIGINAL CONDITION.

FEATURE 2: ORIGINAL TERRAZZO FLOORS

Room: DINING ROOM

Photo Number: #9

Plan Number: A-202

Describe Work and Impact on Existing Feature: WE PLAN TO RESTORE THE ORIGINAL TERRAZZO FLOORS TO THEIR ORIGINAL CONDITION.

FEATURE 3: ORIGINAL WOOD FLOORS

Room: BEDROOMS

Photo Number: #10, #11

Plan Number: A-202

Describe Work and Impact on Existing Feature: THE ORIGINAL WOOD FLOORS ARE DAMAGED. WE PLAN TO RESTORE THE WOOD FLOORS TO THEIR ORIGINAL CONDITION.

FEATURE 4: ORIGINAL STAIRCASE

Room: FOYER

Photo Number: #12

Plan Number: A-202

Describe Work and Impact on Existing Feature: THE ORIGINAL STAIRCASE IS IN BAD CONDITION. THE BRASS RAILING NEEDS REPAIRING AND THE ORIGINAL WOOD FLOOR ON THE STAIRCASE WILL BE RESTORED TO THEIR ORIGINAL CONDITION.

B. INTERIOR ARCHITECTURAL FEATURES (CONTINUED)

FEATURE 5: RE-ESTABLISHING ORIGINAL FOYER HEIGHT

Room: FOYER

Photo Number: #13, #14, #15

Plan Number: A-202

Describe Work and Impact on Existing Feature: ORIGINAL TRIPLE HEIGHT FOYER WAS CLOSED UP AND A MASTER BATHROOM ON SECOND FLOOR WAS ADDED DURING A PREVIOUS RENOVATION. WE PLAN TO REMOVE THE BATHROOM AND EXPOSE THE ORIGINAL FOYER HEIGHT TO HIGHLIGHT THE TOWER FEATURE AT THE ENTRANCE TO THE HOME.

FEATURE 6: RE-ESTABLISHING ORIGINAL SUNROOM ON SECOND FLOOR

Room: SUNROOM

Photo Number: #16, #17, #18

Plan Number: A-202

Describe Work and Impact on Existing Feature: ORIGINAL SECOND FLOOR SUNROOM WAS DIVIDED AND PARTITIONED INTO TWO BEDROOMS DURING A PREVIOUS RENOVATION. WE PLAN TO REMOVE THE PARTITION AND RE-ESTABLISH THE LARGE UPSTAIRS SUNROOM THAT WAS ORIGINAL TO THE HOUSE.

FEATURE 7:

Room:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:

FEATURE 8:

Room:

Photo Number:

Plan Number:

Describe Work and Impact on Existing Feature:

C. LANDSCAPE FEATURES

Please list any restorative work to be done to **original landscape features**, including pathways, walls, fountains, etc. Include a site plan or sketch if necessary.

FEATURE 1:

Photo Number:

Describe Work and Impact on Existing Feature:

FEATURE 2:

Photo Number:

Describe Work and Impact on Existing Feature:

FEATURE 3:

Photo Number:

Describe Work and Impact on Existing Feature:

OWNER ATTESTATION: I hereby attest that the information provided in this application is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Miami-Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Kathy-Ann Marlin
Print Name

KMM
Signature

9/20/2020
Date

**[Please attach the photographic documentation on subsequent pages.
Submit a copy of all photographs on a CD as well, if possible.]**

PRE-CONSTRUCTION APPLICATION REVIEW
TO BE FILLED OUT BY THE
LOCAL HISTORIC PRESERVATION OFFICER

Street Address of property 717 N. Greenway Drive

Folio number 03-4108-02-4040

The local Historic Preservation Officer has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

☐ Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

☒ Determines that improvements to the above referenced property are consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

☐ Determines that improvements to the above referenced property are not consistent with the Secretary of Interior Standard's for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C.

Please list any Review Comments here:

Additional Review Comments attached? Yes ☐ No ☒

Signature: Kara Kautz

Typed or printed name: Kara Kautz

Title: Interim Historic Preservation Officer

Date of Review: 01-07-2021