



AV 2025-001
July 16, 2026

**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
720 MADEIRA AVENUE
CORAL GABLES, FLORIDA
A LOCAL HISTORIC LANDMARK
PART 2**

Historical Resources &
Cultural Arts

2327 Salzedo Street
Coral Gables
Florida, 33134

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<u>Owner:</u>	Charles L. Bynum
<u>Original Date of Construction:</u>	1937
<u>Original Permit No.:</u>	unknown
<u>Architect for Alterations:</u>	Locus Architecture (Nelson de Leon)
<u>Contractor for Alterations:</u>	Torre Construction & Development
<u>Estimated Cost of Project:</u>	\$1,166,282**
<u>Estimated Cost of Work on Historic Buildings:</u>	\$1,030,039**
<u>Legal Description:</u>	Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida.
<u>Folio Number:</u>	03-4108-002-0770
<u>Date of Listing in Coral Gables Register of Historic Places:</u>	December 19, 2024 (LHD 2024-013)

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

The single-family home at 720 Madeira Avenue (aka 710 Obispo Avenue) was built in early 1937 when new construction in south Florida was sparse. Located in the Coral Estates subdivision, the home was in unincorporated Dade County at the time of construction - the subdivision was annexed by Coral Gables in 1948. In late 1936 Marshall Laigle, a construction engineer who had built homes in Coral Gables in the 1920s, purchased twenty lots in Coral Estates to build homes that blended with the adjacent Coral Gables aesthetic. Laigle hired the Coral Gables firm of Paist & Steward to design the homes, and he solicited realtor George Merrick, founder of Coral Gables, to handle the sales. For ten homes Laigle secured Federal Housing Administration (FHA) insured loans. Part of the

Housing Act of 1934, the loans were to provide affordable homes for families after the lean Depression years. 720 Madeira Avenue was amongst these homes.

Designed in the Minimal Traditional style, the home responded to the economics and aesthetics of the times. Its simplicity was a response to the economic hardships of the Depression and the burgeoning modern aesthetic of subtle ornamentation and streamlined homes. In Coral Gables a variant of this style emerged in the mid-1930s embracing the Modernistic aesthetic while thoughtfully retaining Mediterranean Revival influences. The home at 720 Madeira Avenue home retains its historic integrity and is an example of how this style manifested in the Coral Gables area.

The applicant is requesting Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the residence. 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) 2024-040 (approved by the Historic Preservation Board on January 16, 2025. 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

- New impact-resistant casement windows and doors to match existing on house
- Removal of aluminum awnings and installation of fabric awnings
- Restoration of original front door and hardware
- New white tile roof
- Painting of house
- Removal and/or stuccoing of non-original brick planters
- Restoration of the arched brick-framed porte-cochere as an open-air carport
- Cleaning of existing stonework at north facade
- Ironwork restoration
- Stucco repair
- Full interior remodeling and renovation of home and auxiliary structure
- Restoration of original wood ceiling and beams
- Restoration of original wood and tile floors
- New mechanical, electrical, and plumbing systems

B. Additions

- One-story addition connecting the existing residence and the auxiliary structure in the rear yard consisting of a full bath, corridor, and master bedroom closet (approx. 285 SF)
- New rear deck with cascading steps

C. Site improvements

- New wing wall and aluminum gate and new privacy wall at the rear
- Installation of new paver walkways and driveway
- Installation of new swimming pool and new pool deck
- Installation of new landscaping

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anna Pernas", written over a horizontal line.

Anna Pernas
Historic Preservation Officer

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