



To: Henry Paper

From: Craig Leen, City Attorney for the City of Coral Gables

A handwritten signature in black ink, appearing to be "CL", is written over the end of the "From:" line.

RE: Legal Opinion Regarding Not Of Historical Significance – Not Time Sensitive

Date: December 19, 2013

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This email confirms my opinion that unless there is a material change in circumstances that the determination by the City Commission continues to apply, has preclusive effect, and has no expiration date.

## Hernandez, Cristina

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**From:** Leen, Craig  
**Sent:** Thursday, December 19, 2013 10:53 AM  
**To:** Hernandez, Cristina  
**Cc:** Thornton Richard, Bridgette; Figueroa, Yaneris  
**Subject:** FW: 740 & 726 Valencia Avenue

Please place in opinion folder.

Craig E. Leen  
City Attorney

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**From:** Leen, Craig  
**Sent:** Thursday, December 19, 2013 10:52 AM  
**To:** 'Henry Paper'  
**Cc:** Spain, Dona  
**Subject:** RE: 740 & 726 Valencia Avenue

Henry,

This email confirms my opinion that unless there is a material change in circumstances that the determination by the City Commission continues to apply, has preclusive effect, and has no expiration date.

Craig E. Leen  
City Attorney

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**From:** Henry Paper [<mailto:henry.paper@yahoo.com>]  
**Sent:** Monday, December 16, 2013 3:59 PM  
**To:** Leen, Craig  
**Subject:** Fw: 740 & 726 Valencia Avenue

Craig:

I received the attached from Dona earlier. We are coming to the end of our due diligence period and I would appreciate confirmation of Dona's opinion that the designation "Not of Historical Significance" is not time sensitive and will not change, present conditions remaining constant. We need that to put any question(s) to rest. I also intended to speak to you last week when I sat in on the Commission meeting to thank you very much for all your help this past year and so, not having done so, let me do so now. Best wishes for a healthy and happy Holiday Season. hp

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----- Forwarded Message -----

From: "Spain, Dona" <dspain@coralgables.com>  
To: "henry.paper@yahoo.com" <henry.paper@yahoo.com>  
Sent: Monday, December 16, 2013 11:38 AM  
Subject: FW: 740 & 726 Valencia Avenue

See below and attached. Happy holidays.

Dona M. Spain  
Historic Preservation Officer  
City of Coral Gables, Florida  
(305)460-5095

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From: Spain, Dona  
Sent: Friday, December 13, 2013 4:27 PM  
To: 'Marshall Bellin'; Leen, Craig  
Subject: RE: 740 & 726 Valencia Avenue

Actually, they were never designated. I attached the resolutions adopted by the City Commission in 2004. Since this was done by the City Commission, I believe that unless there is a change in the material facts that these properties can be demolished and that there is no expiration date of the determination. I'm copying the City Attorney to verify that.

Craig?

Dona M. Spain  
Historic Preservation Officer  
City of Coral Gables, Florida  
(305)460-5095

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From: Marshall Bellin [mailto:mrbarchitect@aol.com]  
Sent: Thursday, December 12, 2013 1:32 PM  
To: Spain, Dona  
Subject:

Hi Dona,

Can you please tell me what the status of 726 & 740 Valencia Ave. with respect to the removal of the Historic Designation that was placed on both of these properties some years ago.

Thanks,

Marshall Bellin

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