



Historical Resources

Vision Statement: Provide the comprehensive plan foundation for the protection and enhancement of the City of Coral Gables’ historic and cultural resources, including buildings, structures, sites, districts, objects, archaeological sites, and other landmarks.

Goals, Objectives and Policies:

Goal HIS-1. Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.

Objective HIS-1.1. Increase the number of documented historic resources within the City of Coral Gables for the purpose of recognition and planning for their protection and preservation. As of December 2008, over 1,000 buildings, structures, objects and formal landscape features are listed on the Coral Gables Register of Historic Places, either as individual local landmarks or as sites within the City’s established 21 local historic districts (see HIS-1: Historic Landmark Districts Map).

Policy HIS-1.1.1. The City shall continue to identify, and increase the number of locally designated historic landmarks on the Coral Gables Register of Historic Places at an average rate of one per month.

Policy HIS-1.1.2. The City shall continue to identify and add, as appropriate, one local historic district to the Coral Gables Register of Historic Places.

Policy HIS-1.1.3. The number of historic properties and historic districts in the City of Coral Gables presently listed on the National Register of Historic Places is twelve (12). The City shall annually add one additional listing to the National Register.

Goal HIS-2. Continue an educational outreach program to the public increasing their awareness of the value in the preservation of our historic resources.

Objective HIS-2.1. Implement educational programs, create publications, and promote technical assistance in order to increase the awareness of historic preservation in the community.

Policy HIS-2.1.1. Continue the comprehensive promotion of the historic preservation programs in the City which includes a guide outlining the City’s historic preservation programs. The Historical Resources Department shall update the guide annually and provide this information on the City web page.

Policy HIS-2.1.2. The City shall continue its efforts to educate, advise and increase awareness of all available historic preservation programs, historic preservation opportunities and incentives including but not limited to the following efforts: development of educational brochures (i.e., Merrick House brochure series, Financial Incentives for Historic Preservation, etc.); continued tours (both physical and/or audio) and increased visitorship of existing historic landmarks (i.e., Merrick House, Venetian Pool, etc.); publishing of reports; one-on-one training, seminars and workshops; increasing the number of volunteer docents; increasing the number volunteer outreach programs and promotion of the upcoming 100th year anniversary (1910-2010) of the Coral Gables Merrick House.

Policy HIS-2.1.3. Continue public outreach through various avenues including, but not limited to, the following: Public notices, events, City web page enhancements, media contacts, etc.



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Policy HIS-2.1.4. Greater efforts will be made to reach the student audience by producing presentations and lectures aimed at the elementary and high school levels. Sponsorship of essay contests, and activities designed to foster an awareness of history will be promoted.

Policy HIS-2.1.5. College-level students will be afforded an opportunity to participate in the City's historic preservation program including, but not limited to the following: participation in research and survey programs, student historic program certification, ongoing internships, etc.

Goal HIS-3. Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.

Objective HIS-3.1. Continue the enhancement of the City's protective provisions established pursuant to the Zoning Code, other applicable City Codes and regulations and other Miami-Dade County, State and National provisions.

Policy HIS-3.1.1. The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities. The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly.

Policy HIS-3.1.2. All public and private sector planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities as well as all new land development regulations shall conduct an impact analysis to identify the presence of historic, architectural and archaeological resources and analyze the impact, if any, on those resources.

Goal HIS-4. Identifying impacts of development on historic properties.

Objective HIS-4.1. Maintain and strengthen communication between City departments in order to identify the potential impacts of developmental decisions on historic properties.

Policy HIS-4.1.1. The Historical Resources Department shall continue to participate with other City departments - to complete the following:

- Educate City employees about historic preservation activities.
- Continue review of building permits to ensure new construction, additions, and modifications to structures is consistent with established local and state historic preservations code provisions including but not limited to the following: City historic preservation land development regulations, established historic districts, etc.
- Continue to review all demolition permits of potentially historic structures.
- Monitor and supervise construction work being performed by the City.
- Recommend the development of new regulations to the City's land development regulations to continue to strengthen the program.

Improve and increase dialogue with Board of Architects with reference to preservation and protection of non-designated and/or potentially historically significant structures or areas.

Policy HIS-4.1.2. The City should, when making any decision establishing any policy or undertaking, funding or licensing of any activity, affirmatively consider and take into account the effect and impact of such decision, -policy or undertaking on any building, archaeological site, landscape, place, object, or property which is an historic resource, such as buildings, structures, archaeological sites, landscapes, places, objects, and properties now or hereafter;



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- Designated or eligible for designation by the Historic Preservation Board of the City.
- Listed or eligible for listing in the National Register of Historic Places.
- Included or eligible for inclusion in any City survey of historic properties.
- Included or eligible for inclusion in the Florida Master Site File established by the Bureau of Historic Preservation, Division of Historical Resources, Department of State, State of Florida.

Policy HIS-4.1.3. The Historical Resources Department shall continue to review and monitor issuance of all building permits and demolition permits related via the established electronic permit tracking program to ensure consistency with the City’s and other applicable established historic preservation rules and regulations.

Goal HIS-5. Establishment of economic incentives.

Objective HIS-5.1. Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives; continue with the established ad-valorem tax incentive program for historic properties; and offer incentives to owners of significant historic resources as a means of encouraging the preservation of historic resources.

Policy HIS-5.1.1. The City shall continue its monitoring, involvement and application of local and state historic preservation programs to fund the City’s continued historic preservation activities.

Policy HIS-5.1.2. The City shall continue its current use and documentation of Transfer of Development Rights (TDRs) to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation.

Policy HIS-5.1.3. Encourage the City and private sector to preserve its historic resources through such currently existing programs as the revolving fund program administered through the Dade Heritage Trust and Florida Trust for Historic Preservation, and low interest loans for rehabilitation of structures in low and moderate income neighborhoods for the benefit of low and moderate income persons administered through the Dade Heritage Trust Revolving Fund.

Policy HIS-5.1.4. The City shall continue to process tax abatement applications for qualified improvements. The City shall implement a 50% tax exemption program or other programs for historic properties.

Policy HIS-5.1.5. Actively provide and seek support for and from Section 501(C) (3) tax-exempt non-profit preservation organizations in an effort to secure funding for preservation related activities.

Policy HIS-5.1.6. By December 2010, coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants.