



Historical Resources

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

Summary of changes to the Goals, Objectives and Policies

This element was updated to include the changes recommended in the 2006/2007 EAR and to reflect the newly re-written land development regulations. The changes to this element were made for the purpose of enhancing historical, cultural and heritage related programs, projects and activities and to increase funding opportunities. The policies related to Transfer of Development Rights were strengthened for the purpose of the City to use this as a tool to promote historic preservation. A new policy provides for tax incentives for designated historic properties.

Amendment (addition/deletion) pursuant to the EAR



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Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)

Revised Goals, Objectives and Policies

~~Goal 10-4 HIS-1. RECOGNIZE VISIBLE REMINDERS OF THE HISTORY AND CULTURAL HERITAGE OF THE CITY. To Preserve and promote the recognition of recognize 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 eCity.~~

~~Objective 10-1.1 HIS-1.1. INCREASE THE NUMBER OF DOCUMENTED HISTORIC RESOURCES. To 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 1000 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.~~

~~Policy 10-1.1.1. EXISTING DOCUMENTED HISTORIC RESOURCES. As of December 1995, 95 individual buildings, structures, objects, and formal landscape features as well as 10 districts are listed in the Coral Gables Register of Historic Landmarks. (3243)~~

~~Policy 10-1.1.2 HIS-1.1.1. PROJECTED INCREASE IN LOCAL HISTORIC LANDMARKS. The City of Coral Gables shall continue to identify, and attempt to increase the number of locally designated historic landmarks on the Coral Gables Register of Historic Places an average rate of one per month, by 10% by December 31, 2006. (3243) This policy was revised beyond the EAR recommendation due to further review.~~

~~Policy 10-1.1.2 HIS-1.1.2. The City shall continue to identify and annually add one local historic district to the Coral Gables Register of Historic Places.~~

~~Policy 10-1.1.3. PROJECTED INCREASE IN THE POTENTIAL HISTORIC RESOURCES BY TYPE. By December 31, 2006, the City of Coral Gables shall attempt to increase the number of identified potential historic resources by 5% utilizing existing and future surveys of historic structures. (3243) This policy was revised beyond the EAR recommendation due to further review.~~

~~Policy 10-1.1.4 HIS-1.1.3. EXISTING AND PROJECTED NUMBER OF PROPERTIES LISTED IN THE NATIONAL REGISTER. The number of historic properties and historic districts properties in the City of Coral Gables presently listed in on the National Register of Historic Places is twelve (12) eight sites. The City shall annually add one two listing additional listing sites to the National Register. by December 31, 2006. (3243) This policy was revised beyond the EAR recommendation due to further review.~~

~~Goal 10-2 HIS-2. EDUCATIONAL OUTREACH PROGRAM. To Continue an educational outreach program to the public increasing their awareness of the value in the preservation of our historic resources.~~

~~Objective 10-2.1 HIS-2.1. IMPLEMENTING ACTIVITIES. To Implement educational programs, create publications, and promote technical assistance in order to increase the awareness of historic preservation in the community.~~

~~Policy 10-2.1.1 HIS-2.1.1. COMPREHENSIVE OVERVIEW OF THE HISTORIC PRESERVATION PROGRAM. A Continue the comprehensive promotion overview of the historic preservation programs in the City Coral Gables, which includes a guide outlining the City's historic preservation programs information about assistance The Historical Resources Department shall update the guide annually and provide this information on the City web page. is projected for publication in 1989. This policy was revised beyond the EAR recommendation due to further review.~~

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 1000 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.

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 an average rate of one per month.

Policy HIS-1.1.2. The City shall continue to identify and annually add 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. To 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); 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.

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.

Amendment (addition/deletion) pursuant to the EAR





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Revised Goals, Objectives and Policies

~~Policy 10-2.1.2 HIS-2.1.2. HISTORIC PRESERVATION WORKSHOPS. 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); 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, involving the repair and maintenance of building materials, and the sensitive interpretation of design for additions, alterations, and modifications to historic buildings are projected. This policy was revised beyond the EAR recommendation due to further review.~~

~~Policy 10-2.1.3 HIS-2.1.3. CONTINUED PUBLIC OUTREACH EFFORTS. The City will Continue to be made to reach the public outreach through various avenues including, but not limited to, the following: Public notices, events, City web page enhancements, media contacts, etc. Press releases on historic preservation activities will continue to be produced. This policy was revised beyond the EAR recommendation due to further review.~~

~~Policy 10-2.1.4 HIS-2.1.4. OUTREACH TO ELEMENTARY AND HIGH SCHOOL STUDENTS. 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 10-2.1.5 HIS-2.1.5. OUTREACH TO COLLEGE STUDENTS. 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 through research and survey programs, student historic program certification, ongoing internships, etc. This policy was revised beyond the EAR recommendation due to further review.~~

~~Goal 10-3 HIS-3. PRESERVATION AND PROTECTION OF THE HISTORICAL RESOURCES. To provide for Continue the preservation and protection of the historical and cultural resources within in the City of Coral Gables. This policy was revised beyond the EAR recommendation due to further review.~~

~~Objective: 10-3.1 HIS-3.1. ENHANCE THE PROTECTIVE PROVISIONS. To enhance the Continue the enhancement of the City's protective provisions established under Chapter 11 of the City Code, pursuant to the Zoning Code, other applicable City Codes and regulations and other Miami-Dade County, State and National provisions. This objective shall be achieved through the implementation of the following policies. This policy was revised beyond the EAR recommendation due to further review.~~

~~Policy 10-3.1.1. PROPOSED ENDANGERED HISTORIC PROPERTIES EMERGENCY FUND. As an additional safeguard to the demolition of historic landmarks, the City should consider the establishment of an "endangered historic properties emergency fund."~~

~~Policy 10-3.1.2 HIS-3.1.1. REVIEW THE IMPACT OF EXISTING LAND DEVELOPMENT REGULATIONS ON HISTORIC PRESERVATION. By January 2006, The City completed shall 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 then amend any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly. by December 2009.~~

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 insure 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.
- Monitoring and supervision of 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 a historic resource, such as buildings, structures, archaeological sites, landscapes, places, objects, and properties now or hereafter;

- 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 demolitions 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.

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Revised Goals, Objectives and Policies

~~Policy 10-3.1.3 HIS-3.1.2. IMPACT ANALYSIS WITHIN PLANNING STUDIES.~~ 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.

~~Policy 10-3.1.4. PROCEDURES FOR EXPANDING THE PRESERVATION OF ALL ARCHITECTURAL STYLES.~~ The City by December 2001 shall have developed procedures to be included in the City's Historic Preservation Ordinance which allows for the addition of architectural styles to the list of styles to be preserved. This policy was deleted due to further review.

~~Goal 10-4 HIS-4. IDENTIFYING IMPACTS OF DEVELOPMENT ON HISTORIC PROPERTIES.~~

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

~~Policy 10-4.1.1 HIS-4.1.1. IMPROVE INTER-DEPARTMENTAL COORDINATION RELATED TO HISTORIC PRESERVATION.~~ By January 1999, The City Historical Resources Department shall continue to participate with ~~develop strategies to improve coordination between the Historic Preservation Department and other City departments in an effort to minimize conflict including addressing, at a minimum, to complete~~ the following issues:

- Educating ~~Educate~~ City employees about historic preservation activities.
- Continue review of building permits to insure 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.
- ~~Informing the Historic Preservation Department about~~ Monitoring and supervision of construction work being performed by the City.
- ~~Recommend increasing the involvement of the Historic Preservation Department in 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. This policy was revised beyond the EAR recommendation due to further review.

~~Policy 10-4.1.2 HIS-4.1.2. CITY TO CONSIDER IMPLICATIONS ON HISTORIC RESOURCES OF CITY ACTIONS SPECIFIED HEREIN.~~ The City of Coral Gables, through its commission, each of its boards, and its administration, including, without limitation, the city manager and all agencies, departments, and officials, should, when making any decision establishing any ~~POLICY~~ policy or undertaking, funding or licensing of any activity, affirmatively consider and take into account the effect and impact of such decision, ~~POLICY~~ policy or undertaking on any building, archaeological site, landscape, place, object, or property which is a historic resource, ~~which historic resources shall include, without limitation, all those such as~~ buildings, structures, archaeological sites, landscapes, places, objects, and properties now or hereafter;

- Designated or eligible for designation by the Historic Preservation Board of the City of Coral Gables.
- Listed or eligible for listing in the National Register of Historic Places. ~~by the United States Secretary of the Interior.~~
- Included or eligible for inclusion in any eCity survey of historic properties. ~~including, without limitation, the Central Business District, Survey and the Plantation District survey, or~~

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. This policy was revised beyond the EAR recommendation due to further review.

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 (TDR's) 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.

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~~Policy 10-4.1.3 HIS-4.1.3. BUILDING AND ZONING DEPARTMENT'S PROCEDURES TO CONSIDER HISTORIC PRESERVATION.~~ Historic preservation concerns should be included within the plans processing system of the Building and Zoning Department. The Historical Resources Department shall continue to review and monitor issuance of all building permits and demolitions 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. This policy was revised beyond the EAR recommendation due to further review.

Goal 10-5 HIS-5. ESTABLISHMENT OF ECONOMIC INCENTIVES.

Objective HIS-5.1. ~~To~~ 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 10-5.1.1 HIS-5.1.1. INVESTIGATE SPECIFIC PRESERVATION ASSISTANCE PROGRAMS.~~ By December 1999, The City shall continue its monitoring, involvement and application of local and state historic preservation programs investigate the availability of National Trust for Historic Preservation programs as well as other sources to fund the City's continued historic preservation activities. This policy was revised beyond the EAR recommendation due to further review.

~~Policy 10-5.1.2 HIS-5.1.2. POSSIBLE (TDR'S).~~ That the City request the Planning Department study the ~~The City shall continue its current use and documentation of Transfer of Development Rights (TDR's) for use with regard to~~ 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 10-5.1.3 HIS-5.1.3. USE OF REVOLVING FUND PROGRAMS AND LOW INTEREST REHABILITATION LOANS.~~ 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 10-5.1.4 HIS-5.1.5. TAX-EXEMPT NON-PROFIT PRESERVATION ORGANIZATIONS.~~ After January 1998, ~~The City shall~~ 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 10-5.1.5 HIS-5.1.6. ESTABLISHING FISCAL PROGRAMS FOR PRESERVATION.~~ By December 2004 2010, ~~the City shall~~ coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants. (3243) ✓

✓ Amendment (addition/deletion) pursuant to the EAR

