

Preserving Our Past: A Guide to Historic Preservation in Coral Gables



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CONTENTS

i.	Preface	2
I.	Introduction	3
II.	Listing in Coral Gables Register of Historic Places:	4
	Process for Nomination/Effects of Listing	
	Frequently Asked Questions about Local Historic Designation	6
III.	The National Register of Historic Places:	8
	Process for Nomination/Effects of Listing	
IV.	The "Secretary of the Interior's Standards for Rehabilitation" (English)	10
	The "Secretary of the Interior's Standards for Rehabilitation" (Spanish)	11
	The "Standards" Illustrated	12
V.	Local Tax Incentives for Rehabilitation	30
	Frequently Asked Questions	30
	Sample Application	32

APPENDICES

Appendix A.	Definitions	34
Appendix B.	Useful References (Selected Bibliography)	36
Appendix C.	Properties listed in the Coral Gables Register of Historic Places	38
Appendix D.	Key Dates, Coral Gables Historic Preservation Program	42

FIGURES

Figure 1.	Flow Diagram, Local Historic Designation Process	43
Figure 2.	Certificate of Appropriateness Application	44

PREFACE

Having administered the City of Coral Gables' dynamic historic preservation program for the last seven years, it became clear that there was no one source of information regarding the goals, processes, and effects of historic preservation within the city. We therefore applied for and received a generous Certified Local Government federal historic preservation grant, administered by the Division of Historical Resources, Florida Department of State, in order to produce this publication which serves as a compendium of information about historic preservation in the local community.

Thanks to our talented consultants Ellen Marcus (graphic design) and Elizabeth Guyton (architectural illustrator), the publication was given form and character. Michelle Sebree, the Division's Historic Preservation Assistant, was of invaluable assistance in preparing some of the copy, and in the decision-making process regarding the content.

This guide is produced to assist historic property owners, architects and designers, and all those who delight in the masterful products of another era. It is our hope that this guide will begin to answer some of the questions often asked about the program, illustrate appropriate design solutions for rehabilitation, and influence decisions regarding the ultimate disposition of historic properties.

Ellen J. Uguccioni
Historic Preservation Administrator

Historic Preservation Division
City of Coral Gables, Florida

September, 1993

I. INTRODUCTION: THE HISTORIC PRESERVATION PROGRAM IN THE CITY OF CORAL GABLES

The City of Coral Gables, Florida, has provided for the identification and protection of its unique heritage through the enactment of an Historic Preservation ordinance. The City's Historic Preservation Division, which administers the program, has as its primary goal the preservation of structures, sites, objects, and districts within the City of Coral Gables which reflect architectural, historical, and/or cultural significance. This goal is accomplished through the local Historic Landmark and Historic District designation program and through listing in the National Register of Historic Places.

CORAL GABLES HISTORIC PRESERVATION ORDINANCE

The City of Coral Gables adopted its first Historic Preservation ordinance in 1973 in response to the community's growing concern for safeguarding its irreplaceable historic resources. In 1984, a revised and expanded Historic Preservation ordinance was enacted by the City Commission and made a part of the City Code. This revised ordinance added further protective provisions and established the Historic Preservation Board. In 1990 certain sections were added which included the process for National Register Nomination review and a list of definitions. Further, the description of who may apply for local historic designation was broadened, and the requirements for the disposition of the site following demolition of an historic landmark was amended. (The entire text is contained in Chapter 11, Code of the City of Coral Gables.)

THE HISTORIC PRESERVATION DIVISION

The Historic Preservation Division is a branch of the City's Planning Department, and together with the Historic Preservation Board is responsible for identifying significant properties for listing in the local and national historic registers and for reviewing modifications, additions and alterations to locally-designated properties. Further, the Historic Preservation Division initiates grant proposals which compete for state and federal monies to help fund local preservation projects, and is active in preservation education within the community.

THE HISTORIC PRESERVATION BOARD

The Historic Preservation Board is a citizen body composed of nine members, with five members appointed by the City Commission and one member appointed by the City Manager. Those members select an additional three members, who are confirmed by the City Commission. Members of the Historic Preservation Board are required to be residents of Coral Gables for at least five years prior to their appointment. The members serve without compensation for a two-year term. The six appointments made by the City Commission and the City Manager must include a registered architect; an historian or architectural historian; a certified city planner or registered landscape architect; a professional in the field of real estate, development or licensed general contractor; a certified public accountant or an executive with a financial institution; and an attorney.

II. THE CORAL GABLES REGISTER OF HISTORIC PLACES

DEFINITION:

The Coral Gables Register of Historic Places is a listing of locally designated buildings and districts significant to Coral Gables' history.

PROCESS:

Proposals for designation of potential historic landmarks may be submitted to the office of Historic Preservation by any citizen who provides information which illustrates that the property meets the established criteria for listing. The Historic Preservation Board then conducts a public hearing to determine whether or not the property possesses sufficient historical, cultural, aesthetic or architectural significance to qualify for listing in the Coral Gables Register. Initially, the property must be at least fifty (50) years old or older to qualify for listing. The property may be considered significant if it can be associated with persons or events which have made an impact on our community, or if the property is deemed to possess architectural distinction. The positive recommendation of the Historic Preservation Board is then forwarded to the Planning and Zoning Board for a second public hearing. The proposal is then submitted to the City Commission. If the commission votes in favor of the historic designation, an ordinance is enacted which designates the property a local historic landmark and lists it in the Coral Gables Register of Historic Places. For each of the public hearings the property owner is notified and encouraged to attend. (See Figure 1 for flow diagram)

EFFECTS OF LISTING IN THE CORAL GABLES REGISTER OF HISTORIC PLACES

Listing in the Coral Gables Register recognizes the importance of historic resources to our community. In order to insure their protection and encourage their preservation by private owners, the Use and Area Maps for the City are annotated with an "HL" classification, and the administrative processing of building permits is referred to the Historic Preservation Division for the following:

1. **Certificates of Appropriateness**

Properties listed in the Coral Gables Register are subject to either Historic Preservation Board review or Historic Preservation Division staff review before building permits may be issued for exterior alterations. This process occurs as a result of an application for a "Certificate of Appropriateness."

The Historic Preservation Board will review plans if such alteration is considered to have a substantial impact to the existing architecture. For example, if a major addition is contemplated, or a major change to the exterior is proposed the matter would be referred to the Historic Preservation Board for the issuance of a "Special Certificate of Appropriateness."

In the instance of minor repairs, replacement in kind, or modifications which are considered to have a negligible impact, the staff of the Historic Preservation Division may issue a "Standard Certificate of Appropriateness." In these reviews the staff and Historic Preservation Board refer to the Secretary of the Interior's "Standards for Rehabilitation," a set of guidelines which addresses design matters and rehabilitation techniques which best achieve preservation goals. (See Figure 2 for application form).

2. **Variances from the Zoning Code**

The City of Coral Gables recognizes that many of the older, significant properties were constructed prior to the enactment of some of the provisions in the Zoning Code, and therefore are frequently in noncompliance with the provisions of the Code. As a result, many times when owners wish to make additions or modifications to their properties, they find that variances from the Zoning Code are necessary in order to maintain the distinctiveness of the setting and architecture.

The Historic Preservation Board may recommend to the city commission that variances be granted in order to insure the architectural continuity of an historic property. This process may occur when an owner applies for a "Special Certificate of Appropriateness." The City Commission will make the final decision as to whether or not to grant the recommended variances.

3. Local Tax Incentives

A property may be eligible for ad valorem tax incentives from both that portion of the taxes levied by Metropolitan Dade County, and the City of Coral Gables. The incentive provides for ad valorem taxes to be frozen at the rate paid **prior to any improvements** for ten years.

Owners of properties which are listed in the Coral Gables Register (or National Register) either individually, or that contribute to the significance of an historic district are eligible to apply.

Owners must accomplish the improvements in accordance with the "Secretary of the Interior's Standards for Rehabilitation" and enter into a covenant with the City and County stipulating that they will maintain those improvements for the duration of the exemption period.

(Further information and sample application form for the tax exemption described is contained elsewhere in this manual).

FREQUENTLY ASKED QUESTIONS ABOUT THE HISTORIC PRESERVATION PROGRAM IN CORAL GABLES

What is historic preservation?

Historic preservation encompasses a wide range of activities. It may include the identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of properties (individually or collectively) that are deemed significant to our history, and which warrant special measures for their protection.

When did the City of Coral Gables first enact legislation to address historic preservation in the community?

In 1973, the city became the first in Dade County to enact legislation which addressed the community's interest in preserving its historic resources.

What does the historic preservation program in Coral Gables consist of?

The City of Coral Gables has employed professional staff to administer its program of identification, documentation and evaluation of historic properties. The City Commission and City Manager appoint an Historic Preservation Board composed of nine citizens who make judgements regarding the designation, protection, restoration, and rehabilitation of significant properties.

What is historic designation?

Local historic designation is a process of public hearings through which properties valuable to the community are nominated to the Coral Gables Register of Historic Places.

What makes a property or district significant?

Generally the property must be at least 50 years old, and possess architectural, aesthetic or historical value. That value is judged by an:

- (a) association with events that have taken place over the course of time;
- (b) association with a person(s) who has made contributions to our history;
- (c) is the work of a master or expresses architectural distinction; and
- (d) yielded or is likely to yield information about our history or pre-history (i.e. archaeological significance).

Who may enact an historic landmark designation?

Any person who has specific information about the significance of a property may nominate it for listing. The City Commission has the final authority, and uses the deliberations of the Historic Preservation Board and the Planning and Zoning Board to assist them in their decision making.

What are the benefits of local historic designation?

The City encourages historic preservation in order to strengthen the economy of the city by stabilizing and enhancing property values in historic areas. Designation may assist a property owner to become eligible for certain Federal tax incentives (e.g. easements; investment tax credits), or become eligible to compete for Federal or State grant funds. Local tax incentives provide a ten year tax freeze on the value of improvements made to local historic properties. Further, the Historic Preservation Board may recommend to the City Commission that the provisions of the Zoning Code be varied, that transfer of development rights be granted; and that amendments to the Zoning and Building Codes be made in order to further the interests of historic preservation.

What restriction will apply if my property is designated?

Any work done to the exterior of the property which requires a building permit (e.g. alterations, additions, modifications), will be reviewed by the Historic Preservation Division office to determine the degree of impact to the existing architecture, and whether the work proposed to be accomplished is considered compatible with the historic architecture of the property. If the work is considered to be "minor" in character (e.g. reroofing, painting; repairs in-kind,) the matter may be handled administratively by the Division Staff.

If the work is considered to have a "substantial" impact (e.g. an addition, a demolition, a major exterior remodeling), the matter will be referred to the Historic Preservation Board.

Doesn't historic designation complicate and delay the issuance of building permits for my property, and make the process more costly?

Building permit requests for designated properties are first sent to the Historic Preservation Division for review. The Staff is the liaison with the Building and Zoning Department and keeps in contact throughout the process so that matters are facilitated rather than made more complicated. There are no additional fees because of the historic status of the property.

Will historic designation prevent me from making repairs or changes to my home that I wish to make?

Changes to an historic property are allowed, and are judged for their compatibility with the existing architecture. For example, an addition may be approved if it is located on a secondary facade or does not appreciably change the character of the existing architecture.

Is the interior remodeling of a designated historic structure subject to this review?

No. There are a few examples of public spaces which are specifically identified as having extraordinary character (e.g. the Biltmore Hotel lobby and tower suites), where the review requirement does apply.

Does local historic landmark designation increase the amount of assessed property taxes?

No. Properties listed in the Coral Gables Register of Historic Places are not subject to increased property taxes solely because of their designation.

Are there any local "tax breaks" given when a property is locally designated?

Yes. If improvements to an historic property are made, the owner may apply for local tax incentives. Both Dade County and the City of Coral Gables have enacted legislation which allows the ad valorem portion of taxes to be frozen for ten years at the assessed rate prior to those improvements being made.

Does local historic landmark designation enhance the value of the property?

National trends have shown that property values have increased because of historic designation programs. The reasons for that effect are difficult to isolate. For residential areas in particular, buyers have appreciated the unique and special character of the properties, and have perceived the protective measures afforded by local historic designation as a means to ensure the stability of that community.

How long does designation last?

The designation remains in effect as long as the property exists, or until such time as the property is so irreversibly altered that it no longer possesses those qualities which originally contributed to its significance.

III. THE NATIONAL REGISTER OF HISTORIC PLACES (FROM 36 CFR CH I, PART 60)

DEFINITION:

The National Register of Historic Places is an authoritative guide to the nation's historic resources, including buildings, structures, objects, sites, and monuments which are fifty years old or older and deemed to merit special recognition and preservation. The National Register was designed to be and is administered as a planning tool. The National Register Program is administered by the National Register Division, office of Archaeology and Historic Preservation, National Park Service, Department of the Interior, and had its beginnings in the Historic Sites Act of 1935, and was later expanded under the National Historic Preservation Act of 1966 as amended.

CRITERIA FOR EVALUATION:

The following criteria is used in evaluating properties for nomination to the National Register, and for evaluating National Register eligibility: the quality of significance in American history, architecture, archaeology, engineering, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Exceptions:

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

NOMINATION PROCESS

Nomination of a property or district to the National Register of Historic Places may be made by an individual or group who completes an official National Register nomination form. The nomination is first reviewed by the Historic Preservation Board of the City of Coral Gables for properties within its jurisdiction. The National Register nomination is then forwarded to the Division of Historical Resources, Bureau of Historic Preservation in Tallahassee, Florida for review by the Florida National Register Review Board. Following that review, the nomination is sent to the National Register Division office in Washington, D.C. where the final decision regarding listings is made.

EFFECTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Listing in the National Register recognizes the unique qualities of a property, and can immeasurably assist in promotional efforts. Further, National Register listing offers some economic incentives and limited protection to the property:

1. Depreciable properties (i.e. income-producing, commercial or residential rental properties) listed in the National Register may be eligible for Federal tax incentives originally established in 1981. A 20% Investment Tax Credit is available for the "substantial rehabilitation" of a property. Rehabilitation work must be accomplished using the "Secretary of the Interior's Standards for Rehabilitation."
2. "Section 106" of the National Historic Preservation Act of 1966 requires that agencies allow the Advisory Council on Historic Preservation to comment on all federally-funded projects which would affect properties listed in, or eligible for listing in, the National Register.
3. Many Florida statutes require that consideration of project impacts be made for "historically significant properties" (i.e. listed, or meeting the criteria of eligibility for listing in the National Register), in order to mitigate any adverse impact to those properties. The Division of Historical Resources, Bureau of Historic Preservation in Tallahassee makes such evaluations for other State agencies and local governments.

IV. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Standards for Rehabilitation were initially developed to determine if proposed rehabilitation projects using Historic Preservation Fund grants from the National Park Service were respectful of historic architecture. Since 1976, their most prevalent use has been to determine the appropriateness of proposed changes to National Register buildings whose owners wish to take advantage of federal tax incentives for rehabilitation. The owner must submit documentation to the state historic preservation office about the proposed changes and about the status of the building—whether it is in or eligible for listing in the National Register. If the state approves the proposed work, it is submitted to the National Park Service for final review and approval. After the work is completed, the owner must document that the rehabilitation was carried out as proposed. Upon receipt and review of that documentation by the National Park Service, the owner is issued a letter of compliance, which is submitted along with financial information to the Internal Revenue Service in order to obtain the tax credits.

The Standards for Rehabilitation provide broad direction for the design of rehabilitation projects. The U.S. Department of the Interior/National Park Service also issue Guidelines for Rehabilitating Historic Buildings, which provide more detailed directions on how to approach a preservation project. Both the Standards and Guidelines are performance-based recommendations rather than proscriptive specifications for the treatment of historic fabric and context.

The Secretary of the Interior's Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

IV. LAS NORMAS DE REHABILITACION DEL SECRETARIO DEL INTERIOR

El Secretario del Interior es responsable para el establecimiento de todo programa de preservación bajo la autoridad del Departamento del Interior y para el consejo a agencias Federales que se relacionan con la preservación de propiedades históricas que están nombradas o son elegibles para estar nombradas en el Registro Nacional de Sitios Históricos.

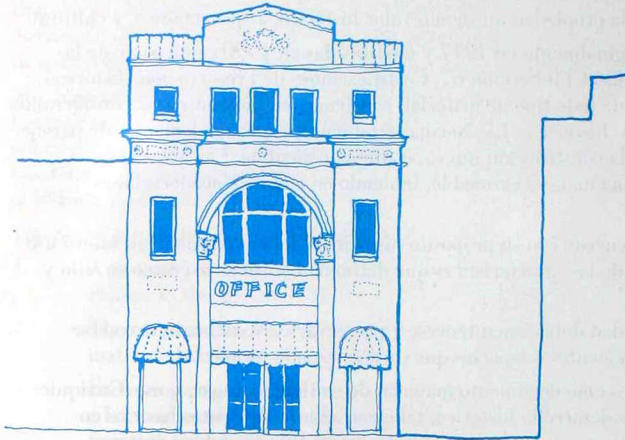
Las Normas de Rehabilitación, una sección de Las Normas para Proyectos de Preservación Histórica del Secretario del Interior, se dirigen a los tratamientos más prevalentes en preservación hoy en día: la rehabilitación. La rehabilitación se define como el proceso de restaurar una propiedad a su estado de utilidad; a través de reparación o alteración; que hace posible un uso eficiente y contemporáneo mientras que se preserva aquellas porciones o elementos de la propiedad que tienen valor histórico, arquitectónico, y cultural.

Las Normas siguientes fueron publicadas originalmente en 1977 y modificadas en 1990 como parte de las regulaciones del Departamento del Interior (36 CFR Sección 67. Certificaciones de Preservación Histórica). Las Normas se aplican a edificios históricos de todo tipo de material, construcción, tamaño y uso, considerando tanto el exterior como el interior de edificios históricos. Las Normas también consideran elementos de paisaje y el sitio y entorno del edificio, así como toda construcción nueva, contigua o añadida. Las Normas se aplicarán a rehabilitaciones específicas en una manera razonable, teniendo en cuenta consideraciones económicas y habilidad técnica.

1. Toda propiedad deberá usarse de acuerdo con su propósito histórico o deberá adquirir un nuevo uso que requiera alteraciones mínimas de las características que definen el edificio, así como su sitio y entorno.
2. El carácter histórico de toda propiedad deberá mantenerse y preservarse. No deberán extraerse materiales históricos ni alterarse elementos o espacios que caracterizan la propiedad.
3. Toda propiedad deberá reconocerse como documento material de su tiempo, lugar, y uso. Cualquier cambio que cree un falso sentido de desarrollo histórico, tal como añadir elementos basados en conjeturas, o bien elementos arquitectónicos provenientes de otros edificios, deberá evitarse.
4. La mayoría de las propiedades se alteran con el paso del tiempo; aquellas alteraciones que hayan adquirido un valor histórico deberán mantenerse y preservarse.
5. Se conservarán los elementos característicos, acabados y técnicas de construcción o ejemplos de artesanía que den carácter a un edificio histórico.
6. Todo elemento histórico en estado de deterioro deberá repararse en vez de sustituirse. Cuando la severidad de la deterioración requiera la sustitución de un elemento característico, el nuevo elemento deberá parecerse al anterior en diseño, color, textura, así como otras cualidades visuales y, cuando sea posible, materiales. La sustitución de elementos ausentes deberá basarse en pruebas documentales, materiales, o gráficas.
7. Se evitarán tratamientos químicos o físicos tales como el uso de arena a presión, que dañan los materiales históricos. La limpieza de superficies de edificios históricos deberá llevarse a cabo con las medidas más suaves posibles.
8. Se protegerán y preservarán los sitios arqueológicos que sean afectados por un proyecto. Si tales sitios se deben afectar, deberán tomarse medidas mitigantes.
9. Todo añadido, alteración del exterior o nueva construcción no deberá destruir materiales históricos que den valor a la propiedad. La nueva construcción se deberá distinguir de la existente y será compatible con el volumen, tamaño, escala, y elementos arquitectónicos para proteger la integridad histórica de la propiedad y su entorno.
10. Todo añadido y construcción nueva o contigua serán ejecutados en tal manera que si se extrajese en el futuro, la forma esencial y la integridad de la propiedad histórica y su entorno no se verán afectados.

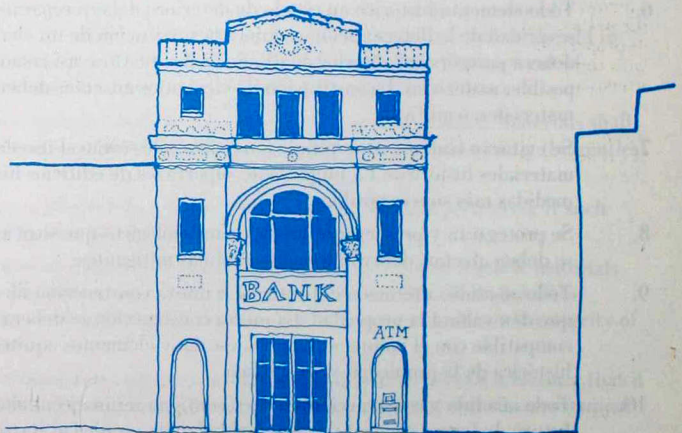
STANDARD #1

The property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.



Historic building: original use

A building may be adapted for a new use, **if** the modifications do not destroy significant "character-defining" elements. In this case, the conversion of an office to a bank requires little alteration to the exterior of the building, and therefore meets the intent of this standard.



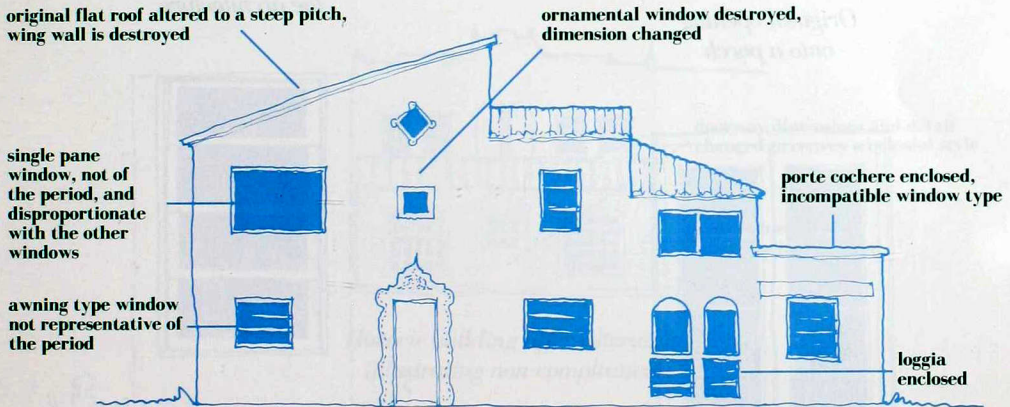
New use illustrating compliance

STANDARD #2

The historic character of a property shall be preserved.
The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.



Historic building before alterations

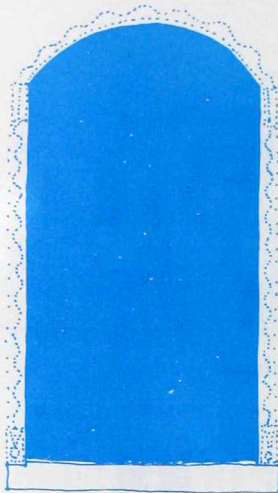


Historic building after alterations illustrating non-compliance

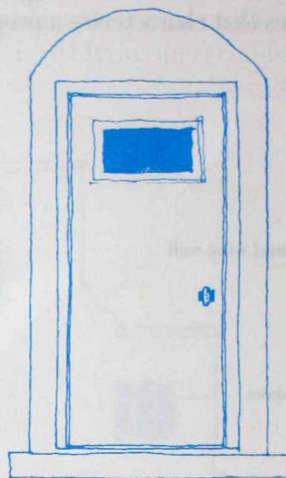
The complexity of the roof slopes and the one and two story elements create the character of this residence. The addition of another story over the one-story bay, and the alteration of the original roof pitch does irreparable damage. Further, windows are of critical importance in defining the period's character, and should be maintained.

STANDARD #2
CHARACTER DEFINING FEATURES

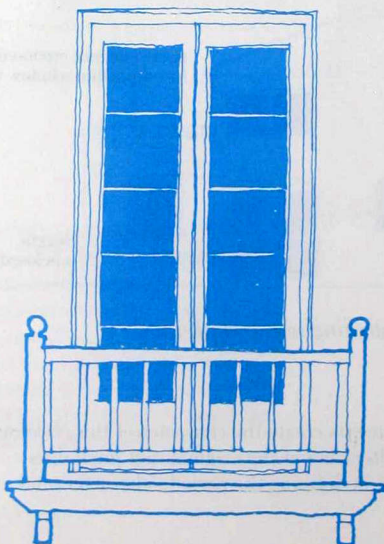
Special care should be taken to identify those important character-defining elements, so that they will not be negatively impacted in a rehabilitation effort.



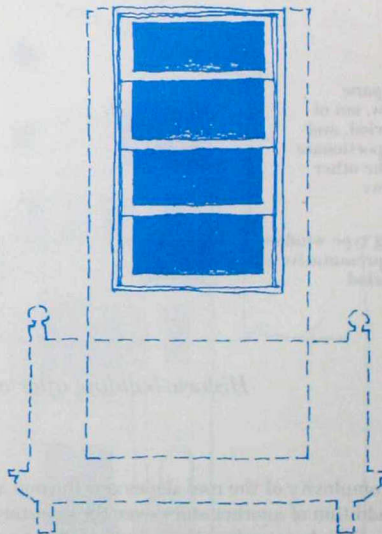
Original opening onto a porch



After its enclosure, the space now "reads" as a solid. Further, the door selected does not in any way reflect the "flavor" of the architecture.



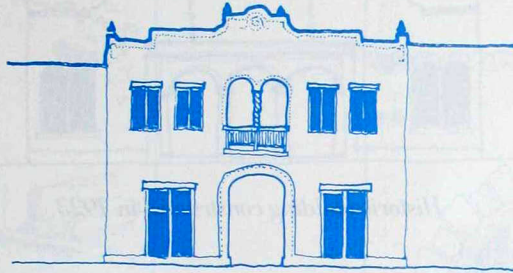
Original french doors leading onto a balcony



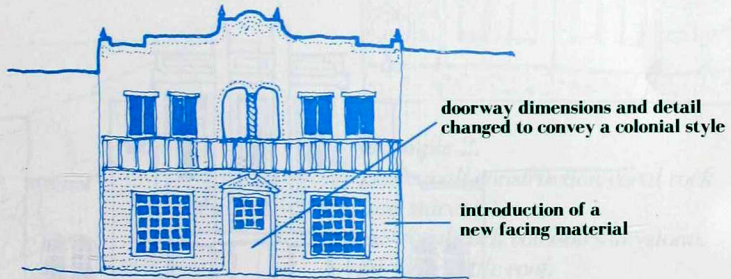
After balcony removed, the doors replaced with a single jalousie window. The shape, proportion, and effect of the original element is lost.

STANDARD #3

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



Historic building before alteration

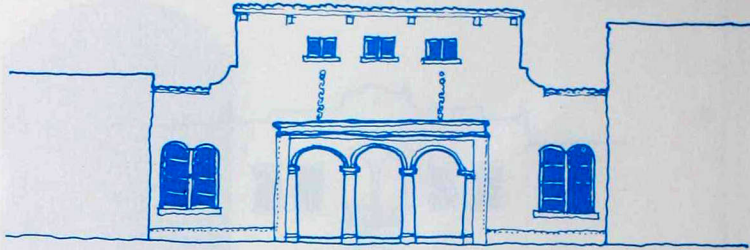


*Historic building after alteration
(illustrating non-compliance)*

Over the course of time, some “character-defining” features of the original architecture may have been lost. In rehabilitation, the most desirable approach is to recreate the lost elements if adequate historical, pictorial, or physical documentation exists. Elements from another period or style that create a false historical impression; or **elements that are added to make the architecture “better”** are not acceptable approaches.

STANDARD #4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



Historic building constructed in 1923

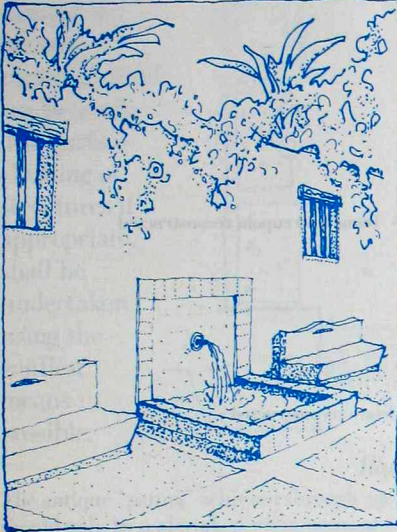


Remodeling occurred in 1935

In rehabilitation, changes which are a part of the historic life of the building (i.e. which were made over fifty (50) years ago) are respected, and become the "character-defining" elements of the architecture.

STANDARD #5

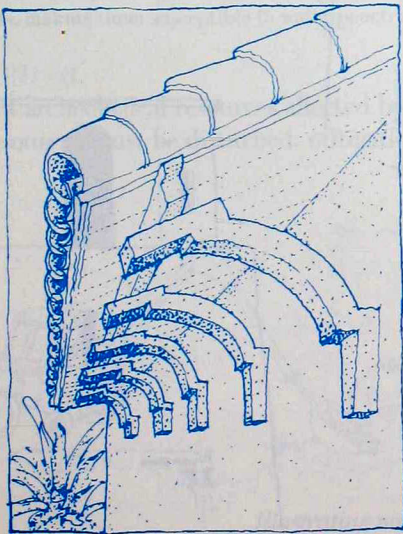
Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



*Example 1.
Wall fountain with ceramic tile border;
masonry benches.*



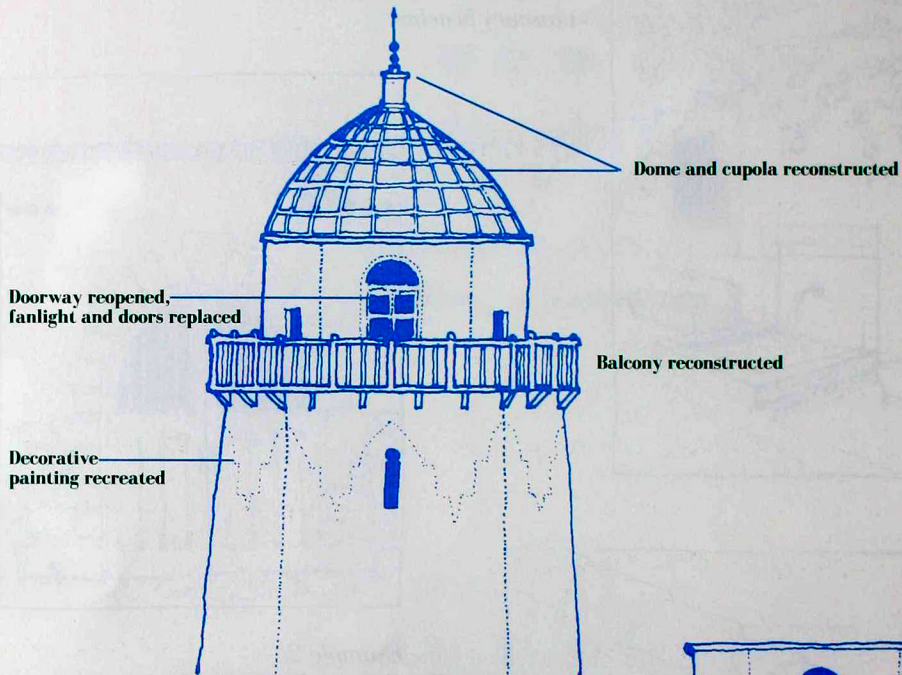
*Example 2.
Basic wall construction coral rock
and stucco;
(a) coral rock voussoirs/keystone,
(b) barrel tile roof;
(c) clay vents
(d) double -leafed wooden doors with
turned wooden spindles*



*Example 3.
Carved wooden brackets
supporting a tiled roof eave*

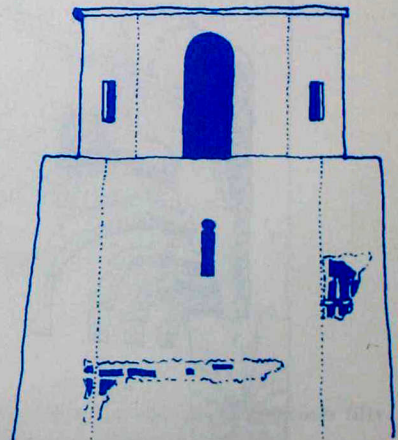
STANDARD #6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



*Alhambra Water Tower
(After rehabilitation)*

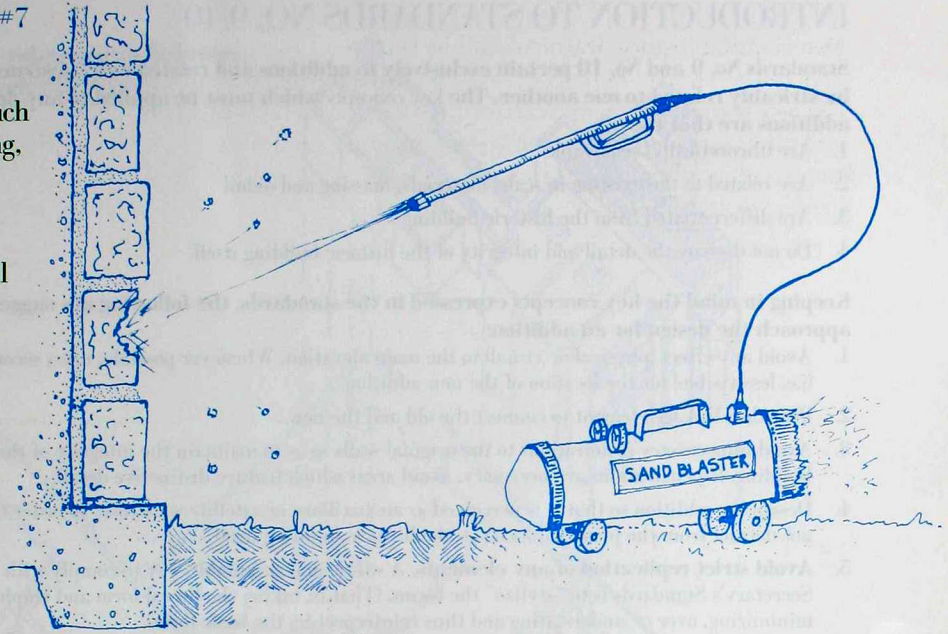
After over sixty years of exposure to the elements (including the 1926 hurricane), the Alhambra Water Tower suffered the loss of its lower balustrade and decorative painting. The upper balcony, and ribs of the dome were in serious disrepair. Further, doorways and "keyhole" windows had been blocked in sometime during the past. Given the degree of deterioration of the dome and upper balcony, the decision was made to reconstruct those elements. By using vintage photographs and scrutinizing the physical evidence at the Tower itself the City of Coral Gables' Architectural Division was able to reclaim the character of this remarkable monument.



*Alhambra Water Tower
(Before rehabilitation)*

STANDARD #7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate, shall be undertaken using the gentlest means possible.



Illustrating non-compliance

The antique “patina” achieved through age is a desirable visual quality of an historic building, and cleaning should only be undertaken when necessary to halt deterioration or remove heavy soiling.

For masonry, the “gentlest means possible” include low pressure water and detergents using natural brushes. Note that even water cleaning methods, if the pressure is high enough, can damage historic masonry and the mortar joints, making them susceptible to water penetration and erosion.

STANDARD #8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.



Illustrating non-compliance!

Significant subsurface resources may exist which should if possible, be preserved in place. If infeasible, mitigative measures would be evaluated and might include: excavation; relocation; and data recovery by means of notes, records, photographs, and drawings.

Note: If unknown archeological resources are suspected in the project area, the site should be surveyed by professional archeologists prior to the commencement of the project.

INTRODUCTION TO STANDARDS NO. 9/10

Standards No. 9 and No. 10 pertain exclusively to additions and related new construction, and are inextricably related to one another. The key concepts which must be applied to any design for new additions are that they:

1. Are (theoretically) removable
2. Are related to the existing in scale, materials, massing and detail
3. Are differentiated from the historic building
4. Do not destroy the detail and integrity of the historic building itself

Keeping in mind the key concepts expressed in the standards, the following are suggested as ways to approach the design for an addition:

1. Avoid any effect (physical or visual) to the main elevation. Whenever possible, use a secondary elevation (i.e. less visible) for the location of the new addition.
2. Provide a linkage element to connect the old and the new.
3. Avoid unnecessary penetrations to the original walls so as to maintain the integrity of the historic building. If penetrations are necessary, avoid areas which feature distinctive detail.
4. Design the addition so that it is perceived as an auxiliary or satellite structure, in order that the addition not detract from the principal focus on the historic building itself.
5. **Avoid strict replication of any elements.** A subtle and acceptable way to comply with the intent of the Secretary's Standards is to "stylize" the forms. (That is, taking the literal form and emphasizing, minimizing, over or understating and thus reinterpreting the basic form).

The following provides some examples:

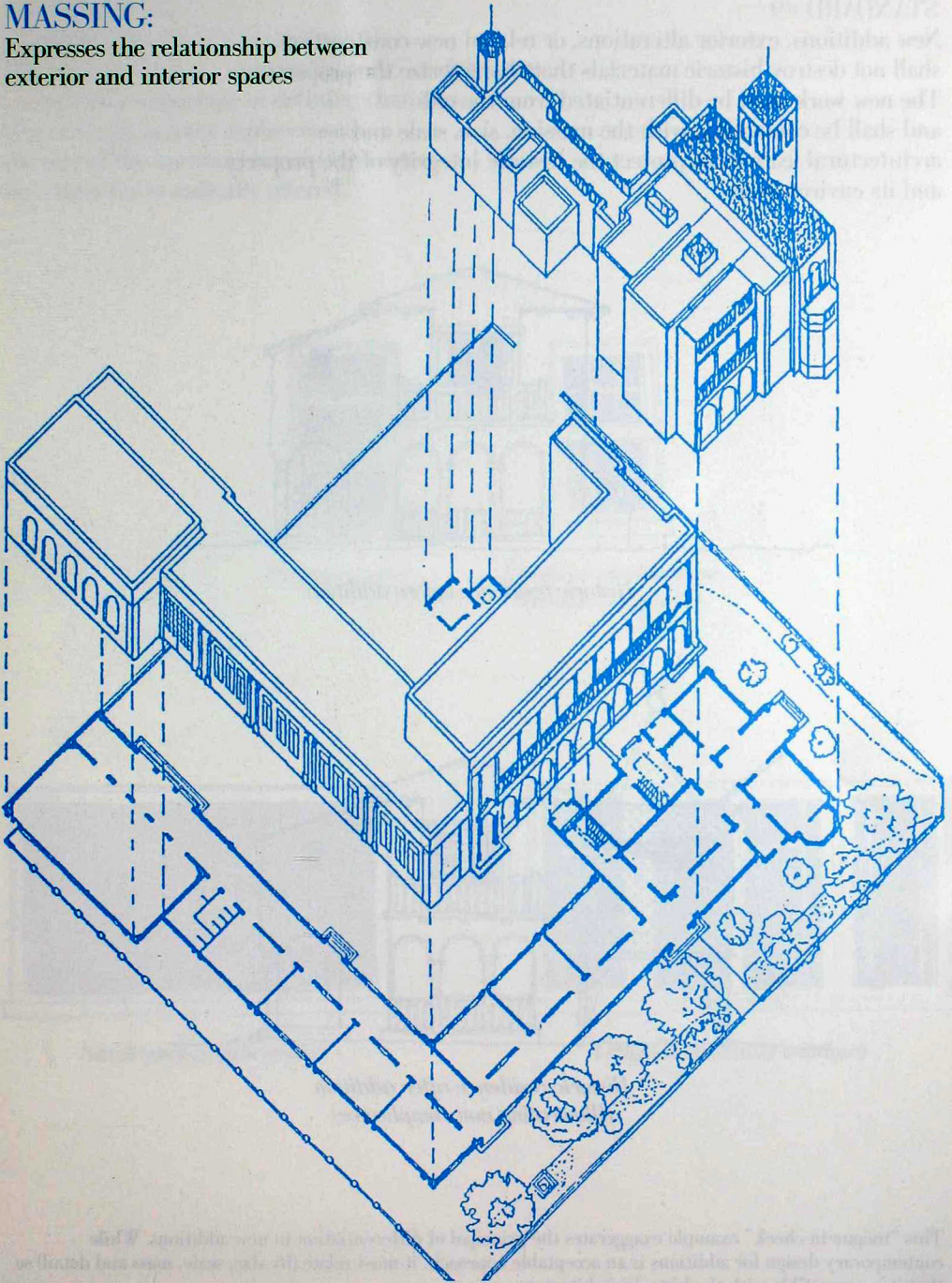
Historic feature (literal)	Stylized version (some possibilities for interpretation)
1. Rectangular window with six panes	Proportionately wider window with ten panes; or proportionately narrower window with three panes.
2. Round arches	Change in the curve of the arch to segmental, flat, elliptical
3. Spiral or twisted columns terminating in a capital of the classical order, (i.e. Ionic, Doric, Corinthian)	Column: Simple cylinder in form Capital: freely interpreted and derivative of the classical orders.
4. Finishes: a. smooth stucco b. coursed and finished rock stucco	a. textured stucco b. random course rubble
5. Decorative moldings	New designs based on the extrapolation from the original design elements

Remember that while individual elements are more easily isolated, the successful addition will make the transition from old to new based on how well the new design respects the physical integrity of the historic building with regard to its scale and massing.

Massing may be defined as that particular combination of the individual building components which reflect the interior requirements on the exterior.

MASSING:

Expresses the relationship between exterior and interior spaces

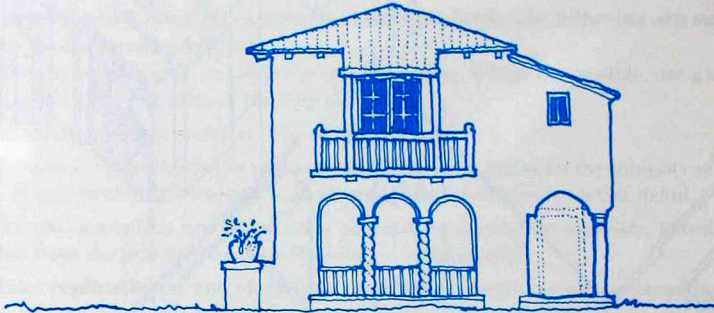


When referring to design for new construction, the term “massing” is frequently used. Its meaning is illustrated above.

Illustration courtesy of Silvia Ovide, architect

STANDARD #9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.



Historic residence before addition



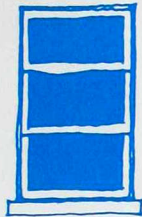
*Historic residence after addition
(Illustrating non-compliance)*

This “tongue-in-cheek” example exaggerates the principal of differentiation in new additions. While contemporary design for additions is an acceptable approach, it must relate (by size, scale, mass and detail) so that it is compatible with the historic architecture.

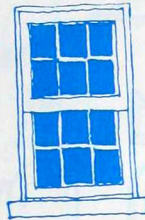
In this example, the addition uses a design vocabulary which is totally foreign to the historic architecture. Further, its massive scale and direct attachment to the main elevation of the original structure overwhelms, competes for attention, and destroys the integrity of the historic building.

STANDARD #9
CHARACTER-DEFINING FEATURES

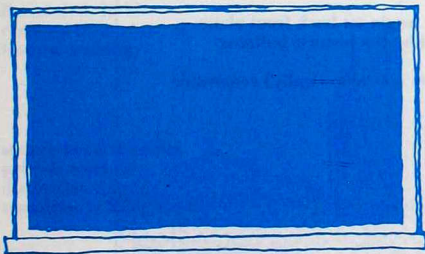
The type of windows used in "historic" architecture is especially important in defining character. Even though in some replacements the size of the aperture remains the same, the character is radically altered.



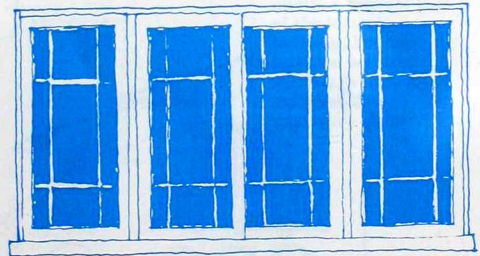
Awning window



*Original window type
(double-hung sash)*



Single pane replacement

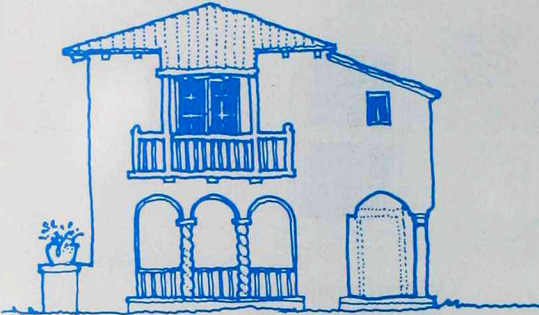


Original casement windows

In rehabilitation, the best solution is always the return to the original window configuration.

STANDARD #10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Historic residence before addition



connecting loggia set back from plane
established by the historic building

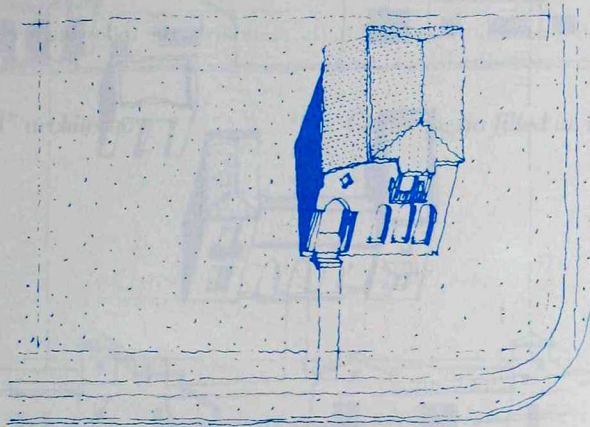
the addition is (theoretically) removable

Historic residence after addition

EXAMPLE: ADDITION ON A CORNER LOT

Applicable standards #9 and #10 illustrating compliance with:

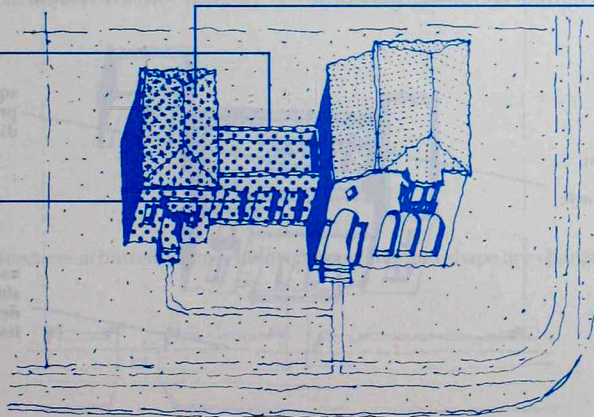
- (A) Differentiation
- (B) "Removability"
- (C) Compatibility with scale and massing



Historic building before addition

flat roofed "link"
recessed from plane of
historic building

square-headed arches
provide a subtle
distinction that a
transition is being made



Hipped roof of the
addition mirrors that
of the historic
building, but the
addition is made
smaller in scale so as
to "read" as a
secondary element

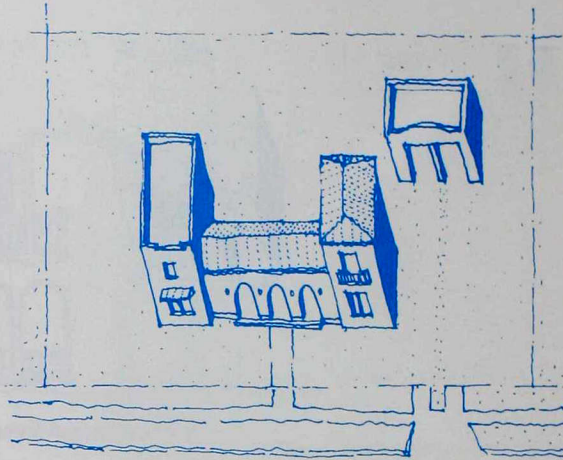
Historic building after addition

Corner lots pose special design problems as the addition will most likely be visible from any perspective. In these instances, the use of a connecting "link" is especially important as it clearly makes the transition between the old and new. By recessing the linkage element, the historic integrity of the architecture is better maintained.

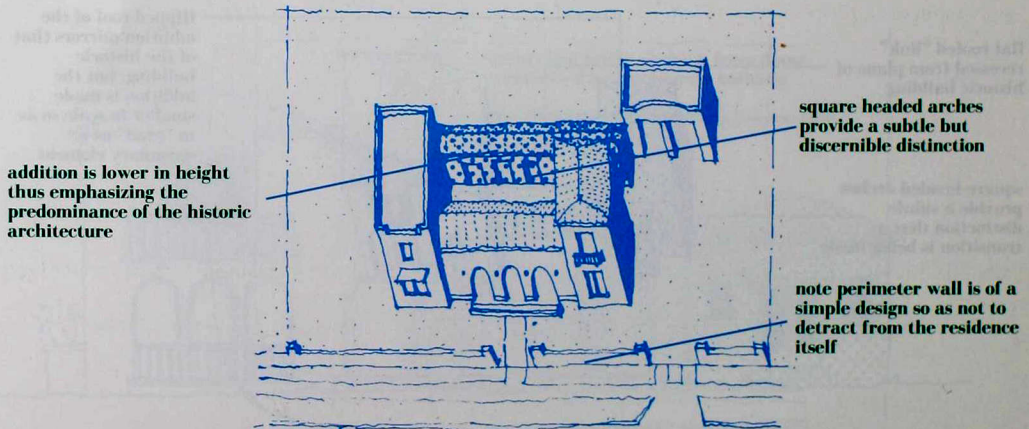
EXAMPLE: ADDITION ON AN INTERIOR LOT

Applicable standards #9 and #10 illustrating compliance with:

- (A) Differentiation
- (B) "Removability"
- (C) Compatibility with scale and massing



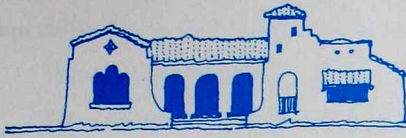
Historic building before addition



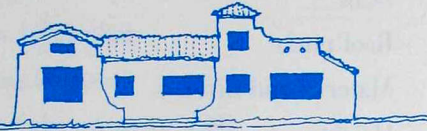
Historic building after addition

In this illustration, the addition to the rear functions as a discrete element within the overall composition. From the street (the public point of view), the addition is not visible, thus visually preserving the integrity of the original architecture.

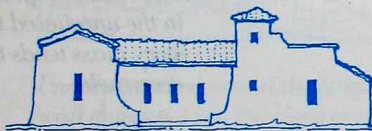
ILLUSTRATION: ALTERATION OF CHARACTER-DEFINING FEATURES



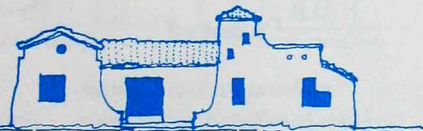
Original "model" architecture



Center loggia filled in, windows replaced



Center loggia filled in, windows replaced, proportions radically altered



Loggia partially infilled, window dimensions and configurations changed

Note the dramatic differences achieved when window proportions and shape are changed, and the center loggia infilled.

NEW CONSTRUCTION WITHIN AN HISTORIC DISTRICT

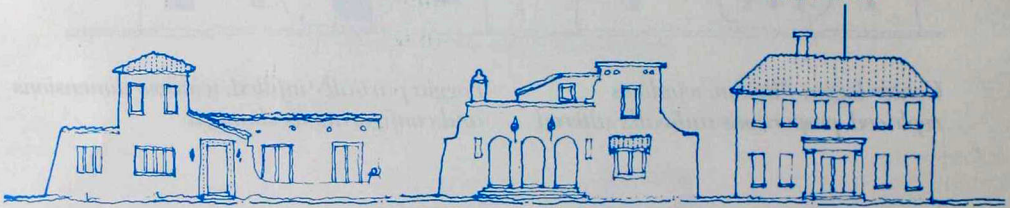
“Infill” refers to new construction designed to fill gaps in the streetscape. When designing an infill structure the goal is compatibility rather than mimicry.

Compatibility is achieved by identifying common characteristics of the new design. Those characteristics include:

- Scale
- Roof pitch
- Material and finishes
- Height
- Massing
- Window types and placement
- Relationship of voids and solids

Infill Example A

- *Mansard roof and classical portico not reflective of the predominant Mediterranean style*
- *The volume expressed in the unrelieved two story mass tends to overwhelm*



Infill Example B

- *Too low-no relief to break the horizontal massing*
- *Window types and shed roof of porch incompatible*

Infill Example C

- *Respects scale, finishes and material*
- *Varying roof slopes, height and tower element reflects massing qualities of the historic architecture*
- *Uses a Mediterranean vocabulary of detail*



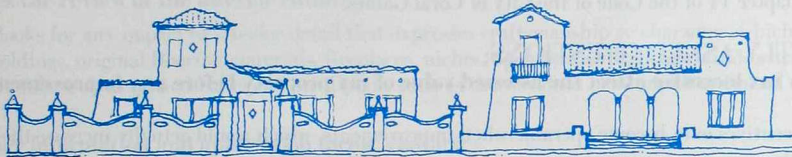
THE SITE AND ITS ENVIRONMENT

Illustration: Related New Construction, walls and fences

The relationship between an historic building and the features of the site and its environment are an integral part of creating the character of the property. In an urban environment site characteristics can include: setbacks, driveways, walls, fountains, courtyards, plants and trees, and open green spaces.

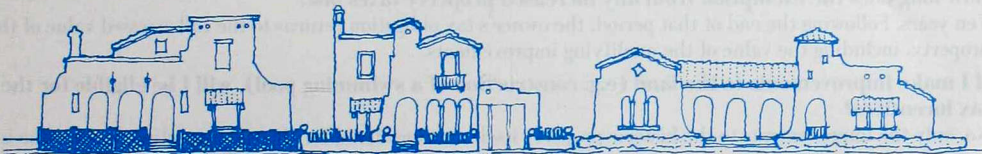
When designing new site features, care should be taken that:

- They do not disturb important pre-existing features.
- They do not detract from the main focus of the property itself



Undulating design and the height of this wall detracts from the historic architecture

Simple low wall provides unobtrusive, functional solution



Chain link does not convey permanence, and detracts from the attractive qualities of the home

Simple vertical pickets on top of the masonry raises height, but does not visually distract the emphasis from the home

Landscape hedge serves as a buffer and creates a "softer" alternative to masonry

V. LOCAL TAX INCENTIVES FOR IMPROVEMENTS TO HISTORIC PROPERTIES

STATE CONSTITUTIONAL AMENDMENT/BACKGROUND:

In November of 1992, voters across the State of Florida overwhelmingly passed an amendment to the State Constitution which allows a county or municipality to grant historic preservation ad valorem tax exemptions to owners of historic properties who are engaged in rehabilitation which meets approved historic preservation guidelines.

METROPOLITAN DADE COUNTY:

In March of 1993, the County became the first in the State to adopt an ordinance allowing for historic preservation tax incentives on that portion of the taxes levied by the County.

CITY OF CORAL GABLES:

In May of 1993, the City Commission enacted an ordinance allowing for the City's portion of the ad valorem taxes to be frozen at the rate before any improvements for a period of ten years. This provision is codified in Division 5, Chapter 11 of the Code of the City of Coral Gables.

FREQUENTLY ASKED QUESTIONS:

Does the new tax incentive affect the assessed value of my property before any improvements are made?

No, the tax incentives only become operable when improvements, which would actually increase the assessed value, are made.

What properties are eligible for the property tax incentive?

Income-producing or owner-occupied residential properties that are: (a) designated under local ordinance, or (b) listed in the National Register of Historic Places.

My property is located in an historic district. Would it be eligible for the tax incentives?

Yes, if it is identified in the designation document as a "contributing structure".

How long does the exemption from any increased property taxes last?

Ten years. Following the end of that period, the owner's tax obligation returns to the full assessed value of the property, including the value of the qualifying improvements.

If I make improvements to the land (e.g. construction of a swimming pool), will I be eligible for the tax incentives?

No, only the improvements to the historic property itself are considered for the tax exemption. Land value is not affected.

If I sell my property sometime during the ten year exemption period, will the new owner still be able to take advantage of the tax savings?

Yes, the exemption continues for the ten year period regardless of any change in ownership.

Are the tax incentives retroactive?

No, improvements must have been completed **after** March 2, 1993 for the County's portion of the property taxes; and after May 11, 1993 for the City of Coral Gables portion of the taxes.

Are there any restrictions to my property if I claim the tax exemptions, and they are approved by the County and City Commissions?

Yes, the owner must enter into a covenant with the City and County agreeing that the qualifying improvements will be maintained during the period for which the exemption is granted.

What if I or a subsequent owner decide(s) to make changes to the improvements which were qualified for the tax exemption, after the exemption was already in effect?

The covenant is binding on the current owner, transferees, and their heirs, successors, or assigns. Failure to maintain the qualifying improvements constituting a violation of the covenant will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect, had the property not received the exemption. The difference will be subject to an interest penalty.

How do I apply for the property tax exemption?

Application for relief from both the City and County portions of the property tax will be initially processed by the City of Coral Gables Historic Preservation Division, on forms provided. Following review by the City of Coral Gables, the application will be forwarded to the County's Historic Preservation Division, for its approval by the Metro-Dade County Historic Preservation Board, and the County Commission.

Does the property tax exemption application take the place of the Certificate of Appropriateness process?

No, the Certificate of Appropriateness is still required for any improvements to an historic property, and must be processed **whether or not** the owner is applying for the tax incentives.

On what basis are the improvements judged to be qualifying?

Both the City and County use the Secretary of the Interior's Standards for Rehabilitation as a means for judging the appropriateness of the alterations or additions proposed.

Are improvements to the interior of the historic property reviewed upon application for the historic property tax exemption?

Yes, although the City's own preservation ordinance requires only the review of exterior changes to the property, for tax exemption purposes the **entire** project is reviewed for its compliance with the Secretary of the Interior's Standards for Historic Preservation projects.

What does the review of the interior entail?

The staff looks for any impact to interior detail that expresses craftsmanship or character, which might include moldings, original flooring materials, fireplaces, niches, open beamed ceilings, window treatments, staircase details such as turned balusters, etc. Details such as these should be retained or reused whenever possible.

For further information and application forms, contact:

Historic Preservation Division, City Hall
405 Biltmore Way
Coral Gables, Florida 33134
(305) 460-5216/5217

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name:

Property Address:

Legal Description (subdivision, lot, block):

The property is:

- A. Designated as an individual structure: yes ()
- B. Designated as a "contributing" structure within a local district: yes ()
Designation or Ordinance Number:
District Name (if applicable):
Date Enacted:
- C. Listed in the National Register of Historic Places
Individually: yes ()
As a "contributing" structure in a district: yes ()

II. OWNER INFORMATION

Name of individual or organization owning the property:

(If the property is in multiple ownership please attach list of all owners and their mailing addresses)

Mailing Address:

City: State: Zip:

Daytime telephone number:

Contact person:

III. PROPERTY DESCRIPTION

Date of construction:

Alterations: Provide date and description of physical alterations to the property. (For example, "casement windows replaced with jalousie type, approximately 1974").

Additions: Provide date and description of any additions which may have been made. (For example, "rear bedroom added, 1974").

IV. DESCRIPTION OF PHYSICAL APPEARANCE

The application must include labeled photographs of both interior and exterior (minimum size: 3 1/2" x 5", black and white or color) which describe the property and its characteristics.

A. Exterior

Exterior Construction Materials:

Type of Roof (e.g., hipped, gable, flat, etc.)

Number of Stories:

Basic Floor Plan:

Rectangular () Square () "L"-shaped () "H"-shaped ()

"U"-shaped () Irregular () Other ()

Distinguishing Architectural Features - exterior (e.g. placement and type of windows; chimneys; porches, etc.

B. Interior

Distinguishing features (e.g. decorative molding - dining room, limestone fireplace - living room; etc.)

C. Auxiliary Structures

Describe the present appearance of any auxiliary structures on the property (e.g. out buildings; garage; walls; etc.)

V. DESCRIPTION OF PROPOSED IMPROVEMENTS

All improvements to historic properties will be evaluated for their consistency with the current Secretary of the Interior's Standards for Rehabilitation which are appended to this application. Applications must contain sufficient information to enable those judgements and will be returned for insufficient documentation.

Use of building before improvements:

Use of building after improvements:

Estimated project start date:

Estimated project completion date:

Type of work proposed:

Addition () Alteration () Upgrade () Restoration () Rehabilitation ()

The following represents an itemization of work to be accomplished. List each principal elevation affected and describe the impact to the existing features. Use additional pages if necessary. Include a numbered photograph of each elevation or detail and plans or drawings.

A. Architectural Feature - Exterior

Elevation (e.g., north; south; east; west. Please specify principal facade):

Photo and/or plan number: #

Describe work:

B. Architectural Feature - Interior

(Architectural features, finishes, details)

Room:

Photo and/or plan number: #

Describe work:

C. Site Plan - Landscape features:

(Landscape plan e.g., trees and shrubbery, paths, walls, fountains, etc.)

Site sketch and/or landscape plan number: #

Describe work:

OWNER ATTESTATION:

I hereby attest that the information I have provided 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.

Signature:

Typed or printed name:

Title of duly authorized representative if signing for organization or multiple owners:

Date:

APPENDIX A. DEFINITIONS

The following definitions are frequently encountered when addressing historic preservation-related matters. The definitions provided include concepts that are widely accepted on the local, State and National levels.

Adaptive Use means the process of converting a building to a use other than that for which it was designed, e.g. changing a factory into an apartment building. Such a conversion should be accomplished so as not to change the basic character-defining features of the original building.

Addition means a construction project physically connected to the exterior of an historic building.

Alteration means any change affecting the exterior appearance of an existing improvement by additions, reconstruction, remodeling or maintenance involving changes in color, form, texture or materials, or any such changes in appearance of specially designated interiors.

Archaeological site means a single specific location which has yielded or is likely to yield information on local history or prehistoric history. Archaeological sites may be found within historic sites or historic districts.

Building means a structure or an edifice designed to stand permanently and intended for use, occupancy or ornamentation.

Certificate of appropriateness means a written document permitting specified alterations, demolition, or other work to a designated historic landmark or for a building within a designated historic district.

1. **Standard certificate of appropriateness** means those certificates which may be issued administratively by the historic preservation division staff. Generally, they are issued in cases of work involving repairs-in-kind; alterations not visible from the street; or work that is considered to have minimal impact on the designated site, structure or object.
2. **Special certificate of appropriateness** means those certificates involving the demolition, removal, reconstruction, alteration or new construction at an individual site or in a district which requires determination by the historic preservation board before such certificate can be issued.

Certified local government means a program initiated by the Department of the Interior which

enables local communities to have a more direct part in the federal historic preservation program. The program is administered by the Florida Division of Historical Resources, Florida Department of State.

Contributing building means a building contributing to the historic significance of a district which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time, and place, and historic development.

Coral Gables Register of Historic Places means a listing of the properties within the city that have been designated as historic landmarks or historic landmark districts by action of the City Commission.

Demolition means the act or process of wrecking, destroying, or removing any building or any part thereof.

Designated exterior means all outside surfaces of any improvement listed in the designation report as having significant value to the historic character of the building or district.

Designation report means a document prepared for all properties or districts which are proposed for local historic designation. The designation report includes the boundaries of the proposed historic property or district, a summary of its historic significance, and contains location maps and a review guide which describes the physical characteristics of the property or district.

Excavation means the removal of earth from its original position.

Exterior means all outside surfaces of any building or structure.

Historic landmark means any site, building, structure, landscape feature, improvement, or archaeological site, which property has been designated as an historic landmark and listed in the Coral Gables Register of Historic Places.

Historic district means a geographically defined area possessing a significant concentration, linkage, or continuity of landmarks, improvements, or landscape features united by historic events or aesthetically by plan or physical development, and which area has been designated as an historic landmark district pursuant to procedures described in this article; such district may have within its boundaries non-contributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.

Historic Preservation Board means a nine member board consisting of residents of the city appointed by the City Commission (5), the City Manager (1), and the Board (3). Members have expertise in areas which may factor into the Board's decision which include architecture, law, real estate, finance and landscape architecture.

Historic survey means the results of a systematic process of identifying significant buildings, sites and structures through visual reconnaissance and research for compilation in the Florida Master Site File maintained by the Division of Historical Resources, Tallahassee, Florida.

Infill is descriptive of buildings that have been designed and built to replace missing structures or otherwise fill gaps in the streetscape. Infilling can mean replacing a house destroyed by fire, for example. Infill architecture should be compatible in such elements as height, proportion, and materials.

Improvement means any building, structure, fence, gate, wall, walkway, parking, facility, light fixture, bench, fountain, sign, work of art, earthworks, or other man-made objects constituting a physical betterment of real property, or any part of such betterment.

Landscape feature means any improvements or vegetation including, but not limited to, outbuildings, walls, courtyards, fences, shrubbery, trees, sidewalks, planters, plantings, gates, street furniture and exterior lighting.

National Register of Historic Places means a federal listing maintained by the Department of the Interior of buildings, sites, structures, objects and districts that have attained a quality of significance as determined by the National Historic Preservation Act of 1966, as amended.

Non-contributing building means a building which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

Ordinary maintenance or repair means any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any physical deterioration or damage of an improvement, or any part thereof by restoring it, as nearly as practical, to its appearance prior to the occurrence of such deterioration or damage.

Preservation means the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. It may include

initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials and vegetation.

Reconstruction means the process of reproducing by new construction the exact form and detail of a demolished building, structure, or object as it appeared at a certain point in time.

Rehabilitation means the process of repairing or altering an historic building so that an efficient contemporary use is achieved, while preserving those significant, historical, architectural or cultural features which establish the character of the property.

Relocation means the act of preserving an historic structure which cannot remain on its existing site by physically moving it to a new location.

Restoration means the act of accurately recovering the form and details of a property as it appeared at a particular period of time, which may involve the removal of later additions or alterations, or the replacement of missing features.

Review guide means the component of the designation report prepared by the historic preservation office which lists some of the more prominent features which contribute to the overall character of a structure and/or district. The review guide may be used to address the impact of new construction, additions, modifications, alterations and/or renovations which may become the subject of some future certificate of appropriateness or to address the existing physical characteristics, and may be used to determine whether or not elements which create the character of the structure and/or district are present, or whether subsequent changes to the property have rendered it ineligible for listing.

Secretary of the Interior's Standards for Rehabilitation (Revised March, 1990) means measures which provide guidance on the sensitive rehabilitation of an historic property. The ten (10) standards generally address design issues which include: character defining elements; changes which have occurred over the course of the property's history; desirable approaches to the repair of damaged features; appropriate cleaning methods; archeological resources; and new construction in connection with an historic property.

Stabilization means the act or process of applying measures necessary to reestablish the stability of unsafe, damaged, or deteriorated property while retaining the essential form as it exists at present.

Structure means a combination of material to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below the surface of land or water.

APPENDIX B.

USEFUL REFERENCES

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NATIONAL AND FEDERAL ORGANIZATIONS

National Park Service

Southeast Regional Office
75 Spring Street, N.W.
Atlanta, Georgia 30303
404-331-2632

National Trust for Historic Preservation

Southern Regional Office
456 King Street
Charleston, South Carolina 29403
803-722-8552

STATE ORGANIZATIONS

State Historic Preservation Office

Department of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250
904-487-2333

Florida Trust for Historic Preservation

P.O. Box 11206
Tallahassee, Florida 32302
904-224-8128

LOCAL HISTORIC PRESERVATION OFFICES/ORGANIZATIONS

City of Coral Gables

Historic Preservation Division
405 Biltmore Way
Coral Gables, Florida 33134
305-460-5216

Dade Heritage Trust

190 Southeast 12 Terrace
Miami, Florida 33131
305-358-9572

Metro-Dade Historic Preservation Division

111 Southwest 5 Avenue
Suite 101
Miami, Florida 33130
305-545-4228

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APPENDIX C.

CORAL GABLES REGISTER OF HISTORIC PLACES (current as of August 1993)

Name	Address/location	Date of Construction	Architect/builder
1. Coral Gables/ Merrick House*	907 Coral Way	completed 1906	
2. Coral Gables City Hall*	405 Biltmore Way	1927-28	Phineas Paist and Denman Fink, Architects
3. Miami Biltmore Hotel and Country Club*	1200 Anastasia Ave.	1925-26	Schultze and Weaver, Architects
4. Douglas Entrance/ "La Puerta del Sol"*	S.W. corner Douglas Rd. and S.W. 8 St.	1925-27	Walter DeGarmo, Phineas Paist and Denman Fink Architects
5. Alhambra Water Tower	Inter. Alhambra Circle, Greenway Ct. & Ferdinand St.	c. 1925	Denman Fink, Designer
6. Venetian Pool and Casino*	2701 DeSoto Blvd.	completed 1924	Denman Fink & Phineas Paist
7. Ponce de Leon Plaza	Coral Way and Granada Blvd.	1925	Denman Fink and Phineas Paist, Designers
8. Le Jeune Plaza	Coral Way and Le Jeune Rd.	1925	Denman Fink and Phineas Paist, Designers
9. Granada Plaza	Granada Blvd. and Alhambra Circle	1925	Denman Fink, Designer
10. Segovia Plaza	Intersection Coral Way, Segovia St. and N. Greenway Dr.	1925	Denman Fink, Designer
11. Columbus Plaza	Coral Way, Intersection Columbus Blvd. and Indian Mound Trail	1925	Denman Fink, Designer
12. Balboa Plaza	Coral Way, Intersection S. Greenway Dr., DeSoto Blvd. and Anderson Rd.	1925	Denman Fink, Designer
13. DeSoto Plaza and Fountain	Intersection Sevilla Ave., Granada Blvd. and DeSoto Blvd.	1925	Denman Fink, Designer
14. Alhambra Plaza	Alhambra Plaza St. Median	1925	Denman Fink, Designer
15. Commercial Entrance	Intersection Alhambra Circle, Madeira Ave. and Douglas Rd.	1924	Denman Fink, Designer
16. Country Club Prado Entrance	Country Club Prado and S.W. 8 St.	1927	Denman Fink, Designer
17. Granada Entrance	Granada Blvd. and S.W. 8 St.	1925	Denman Fink, Designer
18. Coral Way (S.W. 42 Ave.)	That portion of Coral Way lying between LeJeune Rd. on the east and Red Rd. on the west		

* PROPERTY ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

Name	Address/location	Date of Construction	Architect/builder
19. Lang/Adams Residence	6810 Maynada Street	c. 1899	
20. Coral Gables Woman's Club*	1001 Ponce de Leon Blvd.	1936	Work Projects Admin. (W.P.A.)
21. Old Police and Fire Station*	285 Aragon Ave. (n.e. corner of Aragon Ave. and Salzedo St.)	1938	Phineas Paist, Architect (W.P.A.)
22. Cocoplum Woman's Club	1375 Sunset Rd.	1926	R.G. Howard, E.A Early Architects
23. Coral Gables Congregational Church*	3010 DeSoto Blvd.	1923	Kiehnel and Elliot, Architects
24. Telfair Knight/Norman House	4419 University Dr.	1926	J. Skinner and J. Pierson, Architects
25. Dammers/Emkjer House	1141 Coral Way	1924	H. George Fink, Architect
26. Briggs/Haddock House	920 Coral Way	1915-16	H. George Fink, Architect
27. Dutch South African Village	6612 LeJeune Rd. 6700 LeJeune Rd. 6710 LeJeune Rd. 6704 LeJeune Rd. 6705 San Vicente St.	1925	Marion Sims Wyeth, Architect
28. Warr/Hoffman House	1104 Malaga Ave.	1925	H. George Fink, Architect
29. Merrick/Cleys House	937 Coral Way	1916	
30. French Normandy Village Historic District (a/k/a "French Provincial Village")	400, 408 and 412 Alesio Ave 3622 LeJeune Rd., 400, 401, 404, 405, 408, 409, 412, 413 and 416 Viscaya Ave. 3615 and 3621 Viscaya Court	1926-27	John and Coulton Skinner, Architects
31. Coral Gables Elementary School*	105 Minorca Avenue	1924-26	Kiehnel and Elliott, Architects
32. "White Way" Street Lights	University Dr., Anastasia Ave. and Riviera Dr.	Installed 1926-27	Phineas Paist/Denman Fink, Designers
33. Freeland/Beckham House	4209 Santa Maria St.	1925-26	Robert Law Weed, Architect
34. Residence	1246 Asturia Avenue	1923-24	Lewis Brumm, Architect
35. Taylor/Parks House	1006 South Greenway Drive	1923	Walter DeGarmo, Architect
36. Granada Shops/Charade Restaurant	2900 Ponce de Leon Boulevard	1925	Phineas Paist, Architect
37. Merrick/Maidique House	832 South Greenway Drive	1924	H. George Fink, Architect
38. Bennett Building	713 Biltmore Way	1925	H. George Fink, Architect
39. Douglas/Trager House	36 Phonetia Avenue	1927	H. George Fink, Architect
40. John M. Stabile Building "Books and Books"	296 Aragon Ave.	1924	John Davis, Architect (add.)
41. Peacock/Tyson House	1498 Sevilla Ave.	1926	

* PROPERTY ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

Name	Address/location	Date of Construction	Architect/builder
42. Colonnade Building Florida National Bank	169 Miracle Mile	1925	Phineas Paist, Architect; Walter DeGarmo and Paul Chalfin, Assoc.
43. H. George Fink Offices and Studio	2506 Ponce de Leon Blvd.	1925	H. George Fink, Architect
44. Parmalee/Dewey House	2715 Toledo St.	1935	E. Dean Parmalee, Architect
45. Lummis House, Demolished 1988	3800 LeJeune Rd.	before 1924, c. 1910-20	Unknown
46. Newkirk House, Demolished 1989	1418 Salzedo St.	1924-25	H. George Fink, Architect
47. Reedy/Parsons Residence	2723 Country Club Prado	1923	Walter C. DeGarmo, Architect
48. The Chinese Village Historic District	Block bounded by Sansovino Ave., Castania Ave., Maggiore St. and Riviera Dr./Menendez Ave.	1926-27	Henry Killam Murphy, Architect
49. The Steven A. Ryan Residence	3305 Alhambra Circle	1926-27	Walter C. DeGarmo, Architect
50. Pinewood Cemetery	Sunset and Erwin Roads	1895 (first acre deeded to Pinewood Cemetery Association)	
51. Arts Center Building	2901 Ponce de Leon Blvd.	1925	Phineas Paist, Architect
52. Cla-Reina/La Palma Hotel	116 Alhambra Circle	1924-25	H. George Fink, Architect
53. Zinsmaster Estate	1510 Madrid St.	1925; 1935	William Bossman; E. Dean Parmalee, Architects
54. "Java Head" Residence	200 Edgewater Drive	1936	Robert Fitch Smith, Architect
55. The Venetia Apartments	2800 Toledo St.	1925	Martin Hampton, Architect
56. The Coliseum Demolished 1993	1500 Douglas Road	1925-27	Anthony Ten Eyck Brown, Architect
57. The Country Club of Coral Gables Historic District	The area generally bounded by N. and S. Greenway Drives surrounding and including the Granada Golf Course	Multiple	Multiple
58. The Church of the Little Flower (Parish Hall)	s.e. corner Anastasia Ave. and Palermo Ave.	1927	Gerald A. Barry, Architect
59. Residence	1032 Coral Way	c. 1922	Unknown
60. The Florida Pioneer Village Historic District	4320, 4409, 4515, 4520 and 4620 Santa Maria Street	1925-26	Skinner and Pearson, Architects
61. MacFarlane Homestead Subdivision Historic District	The area generally bounded by Oak Ave. on the north, Grand Ave. on the south, Jefferson St. on the west and Brooker St. on the east	1926-41	Primarily owner built

* PROPERTY ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

Name	Address/location	Date of Construction	Architect/builder
62. Residence	4501 Granada Blvd.	1925-26	Phineas Paist, Architect
63. The French Country Village Historic District	The area generally bounded by Caligula Ave., Barbarossa Ave., Maggiore St. and San Vicente St.	1925-26	Edgar Albright, Philip Goodwin, Frank Forster, Architects
64. Residence	900 El Rado St.	1926-27	H.B. Copeland, Architect
65. Residence	2114 Granada Blvd., listed individually and within the "Country Club of Coral Gables Historic District"	1922	H. George Fink, Architect
66. Residence	4855 Ponce de Leon Blvd.	c. 1935	D.L. Clarke, Architect
67. Dr. McShane Residence	1253 Anastasia Ave.	1940	Carl Apuzzo, Architect
68. George Washington Carver School	238 Grand Avenue	1925	Walter DeGarmo, Phineas Paist, Architects
69. Residence	2715 Alhambra Circle	1924-25	F. McM. Sawyer, Architect
70. The Italian Village Historic District	The area generally bounded by San Antonio Ave., San Esteban Ave., Monserrate St. and Segovia St.	1925-27	A.L. Klingbeil; John and Coulton Skinner, R.F. Ware; and Robert Law Weed, Architects
71. Matheson Hammock Park Historic District	Generally bounded by Journey's End Sub. and a portion of the Coral Gables deep waterway to the north; the Snapper Creek property to the south; Old Cutler Bay Sub. and Avocado Land Co. to the west; and Biscayne Bay to the east	1935-40	Civilian Conservation Corps under direction of R.C. Ward, William Lyman Phillips and A.D. Barnes
72. The Church of the Little Flower Historic District	Generally bounded by Valencia Ave., Palermo Ave., Palos St. and Indian Mound Trail	1927-51	Gerald A. Barry; H. George Fink and Steward and Skinner, Architects
73. Residence	1227 Columbus Blvd.	1926	H. George Fink, Architect
74. Residence	2109 Country Club Prado	1925-26	Skinner and Pearson, Architect
75. Residence	1141 N. Greenway Dr., listed individually and within the "Country Club of Coral Gables Historic District"	c. 1945; 1986; 1993	P.E. Robinson, Architect
76. Girl Scout "Little House"	3940 Granada Blvd.	1941	Upton C. Ewing, Architect
77. Coral rock chimney and fireplace, remaining from the original Boy Scout Troop 7 log cabin	southside of Granada Golf Course	1926	Phineas Paist, Architect

* PROPERTY ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

APPENDIX D

KEY DATES, CORAL GABLES HISTORIC PRESERVATION PROGRAM

1972	Coral Gables establishes Historic Monument Board of Review.
1973	Coral Gables' historic preservation ordinance created, becoming the first in Dade County. Historic Preservation Board established.
1984	Coral Gables' historic preservation ordinance substantially amended; professional requirements established for Historic Preservation Board; Historic Landmark Officer position created.
Nov. 1986	City of Coral Gables certified by the National Park Service as a Certified Local Government, becoming the sixth so designated in the State of Florida. The certification recognizes the credentials and authority of the historic preservation program and allows the city to compete for specifically allocated grant funds, and to participate in the nomination process for the National Register of Historic Places.
1989	Endangered Properties Fund created with funds generated through special volunteer fund raising efforts (e.g. Historic Preservation Auction, candlelight Homes Tour).
Nov. 1990	Coral Gables' historic preservation ordinance amended; procedure for review of National Register nominations established; decisions and limitations regarding the issuance of Special Certificates of Appropriateness clarified; allows the nomination of a property to the local register to be made by anyone who possesses sufficient information to justify such nomination.
May 1991	Coral Gables' historic preservation ordinance technically amended; addition of certain definitions and correction of technical errors.
Nov. 1992	Passage of State constitutional amendment enabling counties and municipalities to enact legislation providing tax relief to owners of historic properties.
Mar. 1993	Dade County passes ordinance providing ad valorem tax relief to historic property owners who make qualified improvements to their properties, which would affect their assessed value.
May 1993	Coral Gables passes ordinance providing ad valorem tax relief to historic property owners who make qualified improvements to their properties, which would affect their assessed value.

FIGURE 1
LOCAL HISTORIC DESIGNATION PROCESS



FIGURE 2

CERTIFICATE OF APPROPRIATENESS APPLICATION

Certificate of Appropriateness Application

HISTORIC PRESERVATION DIVISION

1. _____
Building address _____ Historic name of building (if any) _____
District name _____ Legal description: Lot(s)/Block(s)/Section _____
Owner's name _____ Address _____ Phone number _____
Applicant's name _____ Address _____ Phone number _____
Contractor/Arch./Engineer's name _____ Address _____ Phone number _____

2. **Please indicate the category which describes the work which you propose to undertake:**

Minor alteration New construction Addition Demolition Rehabilitation
 Variance Other: _____

3. **Work Proposed**—Brief narrative or work to be performed (e.g. re-roofing of existing structure to replace asphalt shingle with barrel tile)

4. **The following supplementary information (where applicable) shall be provided:**

Site plan Floor plan(s) Elevation(s) Photo Survey
 Color sample Material sample Other: _____

- Application will not be scheduled for a hearing unless received in completed form no later than **21 days** prior to the next meeting.
- Applications will be accepted only when a completed application form is submitted together with the necessary supplementary materials.
- Applicant or his/her representative must attend hearing and present his/her proposal to the Board.
- The Historic Preservation Board will act on completed applications only. Decisions made by the Board may be appealed to the City Commission no later than **14 days** after the ruling is made. If there is no appeal or Commission action, the Historic Preservation Board decision shall be final.

5. I, _____, as owner of Lot(s) _____ Block(s) _____ Section _____ do
hereby authorize the filing of this application on my behalf. _____

HPB Use
Date received: _____
HPB meeting: _____
Case file #: _____

(Owner's Signature)
City of Coral Gables
Historic Preservation Division
405 Biltmore Way
Coral Gables, Florida 33134
305/460-5216

CREDITS

HISTORIC PRESERVATION STAFF

Ellen J. Uguccioni, M.A.
Historic Preservation Administrator

Michelle Sebree, M.H.P.
Historic Preservation Assistant

ADMINISTRATIVE SUPPORT

Lorraine Durkan, Planning Department

CONSULTANTS

Ellen Marcus
Graphic Design

Elizabeth Guyton
Architecture and Urban Design

1993 City of Coral Gables
Planning Department
Historic Preservation Division

This publication has been financed in part with historic preservation grant assistance provided by the National Park Service, U.S. Department of the Interior, administered through the Bureau of Historic Preservation, Florida Department of State, assisted by the Historic Preservation Advisory Council. However, the contents and opinions do not necessarily reflect the views and opinions of the Department of the Interior or the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Florida Department of State. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

