

Historic Preservation Definitions

Addition: means a construction project located on the exterior of an historic building, structure, or property.

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

Applicant: means an individual or group who provides sufficient written information to the Historical Resources Department staff to ascertain that the property meets the minimum eligibility requirements for local historic designation or in the case of a request for a Certificate of Appropriateness the property owner, or authorized representative of the property owner.

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.

Archaeological Zone: means a geographically defined area, designated pursuant in this article, which may reasonably be expected to yield information on local history or prehistoric history based upon broad prehistoric or historic settlement patterns and including items such as clothing, buckles, pottery and house wares.

Auxiliary Structure: means a structure other than the main building (whether originally incorporated, or added at a later date) typically found in conjunction with a Coral Gables Cottage include, but are not limited to, the following: Garage, Screened enclosures, Wood deck/trellises, Guest house, Greenhouse and Swimming pool.

Board: means the Historic Preservation Board.

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

Building Site: means a parcel of land having one or more platted lots, and not less than the minimum area permitted by Code for a building to be erected upon. Also included as a building site are parcels of land approved by the City under a "Unity of Title" agreement. The City's Building and Zoning Department determines whether or not a specific property may be considered a building site.

Certificate of Appropriateness: means a written document, issued pursuant to this article, permitting specified alterations, demolitions, additions, or other work to a designated historic landmark or contributing or non-contributing building within a designated historic landmark district.

Standard Certificate of Appropriateness: means those certificates based on such specific guidelines and standards as may be officially adopted by the Historic Preservation Board and for which issuance has been authorized by such board upon findings by the board's staff that proposed actions are in accord with such official guidelines and standards.

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 (CLG): means a program administered by the U. S. Department of the Interior which enables communities to have a more direct part in the federal historic preservation program.

Contributing Building or Property: means a building or property contributing to the historic significance of a district which by location, design setting, materials, workmanship, and association adds to the districts 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 local historic landmarks or local historic landmark districts.

Demolition: means the act or process of wrecking, destroying, or removing any building or structure 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, structure or district.

Designation report: means a document prepared by the historic landmark officer 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.

DEFINITIONS (continued)

Excavation: means the removal or shifting 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 pursuant to procedures described in this article.

Ground Area Coverage: means the total ground area, or "footprint", occupied by a residential structure and/or its auxiliary structures. Ground area coverage is measured in square feet and is calculated from the outside of the exterior wall, including all overhang areas greater than five feet in depth. Separate ground area coverage calculations are necessary for the property's residence by itself, and for the residence including all auxiliary structures.

Half-Story: means a space a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level and in which space no more than two-thirds (2/3) of the floor area is finished for use. A half-story containing independent apartments or living quarters shall be counted as full story.

Height of Building: means the measured vertical distance from the established grade to the highest point of the building.

Historic Landmark 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 pursuant to procedures described in this article; said 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 Landmark Officer: means the City of Coral Gables Historic landmark officer as provided for herein or his/her officially authorized representative.

Historic Preservation Board: means the local review board consisting of residents of the City.

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 Bureau of Historical Resources, Tallahassee, Florida.

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

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

Multiple Property nomination: means a group of related significant properties which share common themes, and are organized by historic contexts and property types.

National Register of Historic Places: means a federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures, and districts that have attained a quality of significance as determined by the historic preservation act of 1966, as amended.

Non-contributing Building or Property: means a building or property 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, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Unless otherwise specified, exterior alterations, additions, demolitions, etc. to non-contributing structures or properties within historic landmark districts shall be reviewed and approved by the Historic Preservation Board and/or Historical Resources Department.

Ordinary maintenance: means 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.

DEFINITIONS (continued)

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 or structure 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 landmark officer, 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; archaeological resources; and new construction in connection with an historic property.

Setback: means the minimum horizontal distance between the lot property line and the nearest front, side or rear line of the building (as the case may be), including terraces or any covered projection thereof, excluding steps.

Setback Encroachment: means any portion of a residential or auxiliary structure(s) which extends into the property's minimum setback.

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

Transfer of Development Rights (TDR): means the transfer of unused development rights or undeveloped floor area from lots containing a designated historic landmark or within a designated historic landmark district in order to encourage historic preservation and to provide an economic incentive to property owners.

Undue economic hardship: means an exceptional financial burden that would amount to the taking of property without just compensation, or failure to achieve a reasonable economic return in the case of income producing properties.

Variances: means an exception to certain development standards such as setbacks, building height, lot dimensions and other zoning code requirements as included in the "Zoning Code".