

Kautz, Kara

From: Meyers, Joyce [JoyceMeyers@miamibeachfl.gov]
Sent: Thursday, April 15, 2010 2:31 PM
To: Kautz, Kara
Cc: ARVAMIAMI
Subject: 1044 Coral Way

Dear Kara,

Please relay to the Historic Preservation Board my strong objection to the application for de-designation of the property at 1044 Coral Way. The tragic loss of that outstanding historic home, due to failure by the owners to take remedial action, cannot be allowed to set a precedent in Coral Gables for demolition by neglect. The property must remain historically designated so that the Board retains jurisdiction to enforce the Certificate of Appropriateness requiring replication of a major portion of the historic structure.

Just for information, I have copied below a portion of the City of Miami Beach's Historic Preservation Ordinance, which speaks to replacement and replication of demolished historic structures. This is to show that other cities are facing similar problems with demolition by neglect, and are taking steps to ensure that it is not profitable for property owners to try to avoid compliance with historic preservation laws.

Sec. 118-503. Scope, policies and exemptions.

(2) Replacement of existing structures. The policy of the City of Miami Beach shall be that a contributing building demolished without obtaining a certificate of appropriateness from the historic preservation board, shall only be replaced with a new structure that incorporates the same height, massing and square footage of the previous structure on site, not to exceed the maximum FAR and height permitted under the City Code, with no additional square footage added. This policy shall be applicable in the event a building permit for new construction or for repair or rehabilitation is issued, and demolition occurs for any reason, including but not limited to, an order of the building official or the county unsafe structures board. This policy shall also be applicable to any request for an "after-the-fact" certificate of appropriateness. This policy may be rebutted, and the historic preservation board may allow for the addition of more square footage, where appropriate, not to exceed the maximum permitted under the City Code, if it is established to the satisfaction of the historic preservation board that the following criteria have been satisfied:

a. The proposed new structure is consistent with the context and character of the immediate area; and

b. The property owner made a reasonable effort to regularly inspect and maintain the structure free of structural deficiencies and in compliance with the minimum maintenance standards of this Code.

(3) Replication of demolished contributing structures. The historic preservation board shall determine, on a case-by-case basis, whether the replication of an original, contributing structure is warranted. For purposes of this subsection, replication shall be defined as the physical reconstruction, including all original dimensions in the original location, of a structure in totality, inclusive of the reproduction of primary facade dimensions and public area dimensions with appropriate historic materials whenever possible, original walls, window and door openings, exterior features and finishes, floor slab, floor plates, roofs and public interior spaces. The historic preservation board shall have full discretion as to the exact level of demolition and reconstruction required. If a building to be reconstructed is nonconforming, any such reconstruction shall comply with all of the requirements of Chapter 118, Article IX, of these land development regulations.

Sincerely,
Joyce Meyers
3110 Segovia Street #2
Coral Gables, FL 33134