

**CITY OF MIAMI**  
**HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD**  
**MINUTES**

APRIL 4, 2006  
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE  
DINNER KEY, MIAMI, FLORIDA

**ROLL CALL**

3:10 P.M.

Present: Alvarado, Barber,  
Caporelli, Lorenzo,  
Parrish, Marston,  
Solera

Absent: Seco  
Mr. Appel arrived  
at 3:16 p.m. Mr.  
Marston arrived at  
3:40 p.m.

**APPROVAL OF MINUTES FROM THE MEETING OF  
MARCH 7, 2006**

Approved 6 to 0  
Moved: Solera  
Second: Caporelli  
Absent: Marston, Seco

**PUBLIC HEARING ITEMS**

1. Buena Vista East Historic District  
4725 NE 1<sup>st</sup> Court

Application for a Certificate of Appropriateness for the  
construction of an addition.

(This item was continued from the meetings of February 7  
and March 7, 2006.)

Resolution No. 2006-30  
Approved 6 to 0  
Moved: Solera  
Second: Caporelli  
Absent: Marston, Seco

2. Morningside Historic District  
547 NE 59<sup>th</sup> Street

Application for a Certificate of Appropriateness for the  
installation of a new gate and fence, decorative metal  
panels and doors, metal bars, and stucco finish.

(This item was continued from the meeting of March 7,  
2006.)

Resolution No. 2006-31  
Approved 8 to 0  
Moved: Solera  
Second: Marston  
Absent: Seco

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| <p>3. Buena Vista East Historic District<br/>The area approximately bounded by NE 42<sup>nd</sup> Street, North Miami Avenue, NE 2<sup>nd</sup> Avenue</p> <p>Application for a Certificate of Appropriateness for the installation of curbs, the repair and widening of sidewalks, the installation of handicap-accessible ramps, and the installation of a median along NE 1<sup>st</sup> Avenue.</p> | <p>Resolution No. 2006-32<br/>Approved 8 to 0<br/>Moved: Marston<br/>Second: Solera<br/>Absent: Seco</p>                            |
| <p>4. The Vagabond Motel<br/>7301 Biscayne Boulevard</p> <p>Application for a Certificate of Appropriateness for the complete rehabilitation of the subject property.</p>   | <p>Resolution No. 2006-33<br/>Approved 7 to 0<br/>Moved: Solera<br/>Second: Caporelli<br/>Absent: Seco<br/>Abstained: Appel</p>     |
| <p>5. Buena Vista East Historic District<br/>85 NE 47<sup>th</sup> Street</p> <p>Application for a Certificate of Appropriateness for the installation of one-over-one, single-hung windows.</p>  | <p>Deferred to the Public Hearing of May 2, 2006.<br/>Approved 8 to 0<br/>Moved: Marston<br/>Second: Caporelli<br/>Absent: Seco</p> |
| <p>6. Bayside Historic District<br/>892 NE 71<sup>st</sup> Street</p> <p>Application for a Certificate of Appropriateness for the installation of an asphalt shingle roof.</p>  | <p>Resolution No. 2006-34<br/>Approved 8 to 0<br/>Moved: Marston<br/>Second: Appel<br/>Absent: Seco</p>                             |
| <p>7. Spring Garden Historic District<br/>962 NW 8<sup>th</sup> Street Road</p> <p>Application for a Certificate of Appropriateness for the installation of an asphalt shingle roof.</p>  | <p>Resolution No. 2006-35<br/>Approved 8 to 0<br/>Moved: Marston<br/>Second: Caporelli<br/>Absent: Seco</p>                         |
| <p>8. Bryan Memorial Methodist Church<br/>3713 Main Highway</p> <p>Application for a Certificate of Appropriateness for the demolition of portions of the building and the construction of new additions.</p>   | <p>Resolution No. 2006-36<br/>Approved 5 to 0<br/>Moved: Appel<br/>Second: Barber<br/>Absent: Seco</p>                              |

9. Bayside Historic District  
785 NE 70<sup>th</sup> Street

Application for a Certificate of Appropriateness for the construction of a two-story single family house and pool.

Deferred to the Public Hearing of May 2, 2006 with consent of applicant.  
Approved 6 to 0  
Moved: Marston  
Second: Appel  
Absent: Alvarado, Barber, Seco

10. Buena Vista East Historic District  
4625 N. Miami Avenue

Application for a Certificate of Appropriateness for the installation of one-over-one, single-hung windows.

Resolution No. 2006-37  
Approved 5 to 0  
Moved: Marston  
Second: Appel  
Absent: Alvarado, Barber, Seco, Solera

11. Buena Vista East Historic District  
4726 NE Miami Court

Application for a Certificate of Appropriateness for the construction of a two-story addition, the installation of a balcony on the rear façade, and the modification of an existing masonry opening in the shed to accommodate a window and a door.

Resolution No. 2006-38  
Approved 5 to 0  
Moved: Caporelli  
Second: Marston  
Absent: Alvarado, Barber, Seco, Solera

12. Buena Vista East Historic District  
111 NE 42<sup>nd</sup> Street

Application for a Certificate of Appropriateness for the installation of a chain link fence at the front and side property lines after-the-fact.

Deferred to the Public Hearing of May 2, 2006.  
Approved 5 to 0  
Moved: Caporelli  
Second: Marston  
Absent: Alvarado, Barber, Seco, Solera

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APRIL 4, 2006  
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13. Spring Garden Historic District  
1090 NW N. River Drive

Application for a Certificate of Appropriateness for the installation of a metal picket fence on the side property line(s) after-the-fact, the installation of a masonry fence, and changes to the original approval including the extension of the balconies on the secondary facades and the relocation of the transformer to the main façade.

Resolution No. 2006-39  
Approved 4 to 1  
Moved: Appel  
Second: Marston  
Noes: Caporelli  
Absent: Alvarado, Barber,  
Seco, Solera

14. Bayside Historic District  
847 NE 72<sup>nd</sup> Street

Application for a Certificate of Appropriateness for the installation of new windows.

Resolution No. 2006-40  
Approved 5 to 0  
Moved: Appel  
Second: Marston  
Absent: Alvarado, Barber,  
Seco, Solera

**NEW BUSINESS**

1. Spring Garden Historic District  
654 NW N. River Drive

Discussion on possible demolition and new construction.

**ADJOURNMENT**

7:29 P.M.

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ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION OR EXPENSES FOR CONDUCTING LOBBYING ACTIVITIES IS REQUIRED TO REGISTER AS A LOBBYIST WITH THE CITY CLERK, PRIOR TO ENGAGING IN LOBBYING ACTIVITIES BEFORE CITY STAFF, BOARDS, COMMITTEES OR THE CITY COMMISSION. A COPY OF THE APPLICABLE ORDINANCE IS AVAILABLE IN THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA, 33133.

SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION OF THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT THIS MEETING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE INCLUDING ALL TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. (F/S 286.0105).