

CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

NOVEMBER 6, 2007
3:00 P.M.

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

ROLL CALL

3:10 P.M.

Present: Barber, Broton,
Grafton, Lorenzo,
Marston, Parrish,
Seco, Solera

Absent: Appel, Grafton,
Hopper

Mr. Appel arrived at 3:19
p.m.; Mr. Marston arrived at
3:15 p.m.; Mr. Seco arrived
at 3:16 p.m.

**APPROVAL OF MINUTES FROM THE MEETING OF
OCTOBER 2, 2007**

Approved 7 to 0

Moved: Seco

Second: Marston

Absent: Appel, Grafton,
Hopper

PUBLIC HEARING ITEMS

Resolution in appreciation of Andy Parrish's service to the
Historic and Environmental Preservation Board (HEPB).

Resolution No. 2007-56

Approved 7 to 0

Moved: Solera

Second: Seco

Absent: Appel, Grafton,
Hopper

1. Buena Vista East Historic District
111 NE 43rd Street

Application for a Certificate of Appropriateness for the
installation of shutters, brick pavers, awnings, and the
alteration of the façade after-the-fact.

(This item was continued from the Public Hearing of October
2, 2007.)

Resolution No. 2007-57

Approved 8 to 0 with the
following conditions:

1. The current windows on
the main building and
garage shall be replaced
with double-leaf, clear glass
operable casement windows
matching the original
windows in terms of size,
dimensions, operation,
configuration, and finish.

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2. The new windows shall fit completely into the masonry openings thereby restoring the original window configuration.

3. The front door shall be replaced with a wooden door that matches the original door in terms of size, scale, dimension, color, material, finish, and details.

4. The wooden spindles located underneath the windows flanking the front door shall be replaced to match the originals in size, scale, dimension, color, finish, and materials of the historic features.

5. The metal balustrade at the front areaway shall be replaced with a wood balustrade matching the spindles on the original front door.

6. The driveway and walkway will curve around the replaced buttress-like end wall.

7. The enclosure and change of use of the secondary building in the rear yard must be legally permitted.

8. The air conditioning equipment shall be relocated to the area specified on the permit – in the non-visible rear yard behind the building.

Moved: Marston

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2. Lummus Park Historic District
342 NW 4th Avenue

Application for a Certificate of Appropriateness for the rehabilitation of the subject property including the installation of new windows, doors, roofing, awning, mechanical equipment, lighting, and an aluminum picket fence.

(This item was continued from the Public Hearing of October 2, 2007.)

3. Plymouth Congregational Church
3249 Devon Road

Application for a Certificate of Appropriateness for the installation of concrete ramps.

4. Morningside Historic District
5725 N. Bayshore Drive

Application for a Certificate of Appropriateness for the installation of a metal gate at the front property line after-the-fact.

(This item was continued from the Public Hearing of October 2, 2007.)

Second: Solera
Absent: Grafton, Hopper

Resolution No. 2007-58
Approved 7 to 0 with the following condition:

1. All glass shall be clear.

Moved: Solera
Second: Lorenzo
Absent: Grafton, Hopper, Parrish

Resolution No. 2007-59
Approved 7 to 0

Moved: Marston
Second: Solera
Absent: Grafton, Hopper, Parrish

Resolution No. 2007-60
Approved 6 to 1 with the following conditions:

1. The current gate shall be replaced with the metal picket gate approved by the Board in 1996.

2. The owner shall return to the HEP Board by next month for approval of the installation of the artwork on the property.

Moved: Marston
Second: Solera
Dissented: Appel
Absent: Grafton, Hopper, Parrish

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5. Bayside Historic District
700 NE 69th Street

Application for a Certificate of Appropriateness for new construction on an empty lot.

(This item was continued from the Public Hearing of September 4, 2007.)

Resolution No. 2007-61
Approved 7 to 0 with the following conditions:

1. The shutters on the second floor shall be removed.
2. The additional parking strip at the west end of the property shall be removed.
3. All glass shall be clear.

Moved: Solera

Second: Marston

Absent: Grafton, Hopper,
Parrish

6. Bayside Historic District
937 NE 72nd Street

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

Resolution No. 2007-62
Approved 7 to 0 with the following conditions:

1. The current windows on the main façade shall be replaced with double-leaf, clear glass operable casement windows matching the original windows in terms of size, dimensions, operation, configuration, and finish.

2. The windows on the secondary facades shall be replaced with clear glass sash windows.

3. The new front doors shall be clear glass double leaf French doors.

Moved: Solera

Second: Marston

Absent: Grafton, Hopper,
Parrish

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7. 2840 Shipping Avenue

Appeal of a decision of the Department of Public Works concerning the denial of an application for a tree removal permit.

Resolution No. 2007-63
Denied 5 to 2
Moved: Marston
Second: Solera
Dissented: Appel, Broton
Absent: Grafton, Hopper,
Parrish

8. Spring Garden Historic District
North River Drive between NW 7th Street Road and NW 11th Place

Application for a Certificate of Appropriateness for roadway reconstruction, resurfacing, curb and gutter replacement, landscaping, tree removal and replacement, the installation of new lighting, and site improvements.

Resolution No. 2007-64
Approved 7 to 0
Moved: Marston
Second: Solera
Absent: Grafton, Hopper,
Parrish

(This item was continued from the Public Hearings of June 5, July 3, and September 4, 2007.)

9. Buena Vista East Historic District
144 NE 45th Street

Application for a Certificate of Appropriateness for the removal of the historic portico.

Resolution No. 2007-65
Approved 6 to 0 with the following conditions:
1. The portico shall be removed and replaced within six months.
2. No permits for this property shall be approved until the portico is replaced to match the original.
Moved: Solera
Second: Broton
Absent: Grafton, Hopper,
Parrish

10. Morningside Historic District
5968 NE 6th Avenue

Application for a Certificate of Appropriateness for the installation of a concrete wall along the front property line and the replacement of the driveway and walkway with flagstone.

Resolution No. 2007-66
Approved 6 to 0 with the following conditions:
1. The masonry wall shall incorporate some level of architectural interest.

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2. The masonry wall shall be set back three feet from the front property line.

3. The placement of the wall shall also be modified so that it is set back one foot behind the front façade of the house, then is parallel with the sidewalk until it reaches three feet from the front property line.

4. The portion of the hedge which sits on the same lot as the house shall be removed completely.

5. The walkway and driveway shall be replaced with a more compatible material to be approved by staff.

Moved: Solera

Second: Appel

Absent: Grafton, Hopper,
Parrish

ADJOURNMENT

8:45 P.M.

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.