

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

NOVEMBER 4, 2008  
3:00 P.M.

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

**ROLL CALL**

3:00 P.M.

Present: Barber, Broton, Freedman,  
Hopper, Marston

Absent: Appel, Grafton, Lorenzo,  
Seco

Mr. Appel arrived at 3:15 p.m.; Ms.  
Lorenzo arrived at 3:10 p.m.; Mr.  
Grafton arrived at 4:00 p.m.

**APPROVAL OF MINUTES FROM THE MEETING  
OF OCTOBER 7, 2008**

Approved 6 to 0

Moved: Grafton

Second: Seco

Absent: Appel, Grafton, Lorenzo,  
Seco

**UPDATE FROM THE PRESERVATION OFFICER**

**PUBLIC HEARING ITEMS**

1. Presentation by the Preservation Officer on behalf of the Downtown Miami Partnership (DMP), seeking the Board's authorization to issue a Standard Certificate of Appropriateness for a façade improvement grant program administered by the DMP, which funds the removal and replacement of solid metal security screens with a transparent type in the Downtown area.

Resolution No. 2008-63

Approved 6 to 0 with the following  
condition:

1. The installation of awnings or signage to camouflage the housing shall be required.

Moved: Marston

Second: Hopper

Absent: Grafton, Seco

2. Buena Vista East Historic District  
The area bounded by NE 2<sup>nd</sup> Avenue, N. Miami Avenue, NE 42<sup>nd</sup> Street, and NE 48<sup>th</sup> Street  
HP-2008-182

Resolution No. 2008-64

Approved 7 to 0

Moved: Broton

Second: Marston

Absent: Grafton, Seco

Application for a Certificate of Appropriateness for the installation of new decorative street lighting comprised of poles and decorative light fixtures throughout the historic district.

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3. J. Jacob Hubbard House  
138 NW 16<sup>th</sup> Avenue  
HP-2008-186

Application for a Certificate of Appropriateness to allow office use within the Hubbard House presently zoned R-3 (multi-family residences) and recommending a conditional use be granted by the City Commission.

Resolution No. 2008-65  
Approved 8 to 0  
Moved: Lorenzo  
Second: Hopper  
Absent: Seco

4. Spring Garden Historic District  
710-720 NW N. River Drive  
HP-2008-178

Application for a Certificate of Appropriateness for the new construction of a condominium 710-720 NW N. River Drive.

(This project was the subject of multiple HEPB meetings and was given final approval in September 2006. This permit had expired and therefore the applicant must seek approval a second time).

Resolution No. 2008-66  
Approved 8 to 0  
Moved: Marston  
Second: Lorenzo  
Absent: Seco

5. Morningside Historic District  
602 NE 59<sup>th</sup> Street  
HP-2008-179

Application for a Certificate of Appropriateness for the construction of a wall on the front property line of a vacant lot.

Continued to the public hearing of December 3, 2008.  
Moved: Marston  
Second: Hopper  
Absent: Seco

6. Morningside Historic District  
645 NE 58<sup>th</sup> Street  
HP-2008-180

Application for a Certificate of Appropriateness for the relocation of the front door, the installation of pavers, the reconfiguration of walkways, the installation of a free-standing carport with a canvas cover, the installation of a canopy

Resolution No. 2008-67  
Approved 8 to 0 with the following conditions:  
1. All glass shall be clear.  
2. The amount of paving shall be reduced and replaced with plantings and landscaping to reflect the green characteristics of the historic district.

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extension on a secondary facade, the construction of an addition at the rear, the extension of the rear roof to form a loggia, and the installation of new windows and a pool.

7. Spring Garden Historic District  
965 NW 7<sup>th</sup> Street Road  
HP-2008-181

Application for a Certificate of Appropriateness for the construction of a one story addition.

8. Bayside Historic District  
692 NE 70<sup>th</sup> Street  
HP-2008-160

Application for a Certificate of Appropriateness for window replacement after-the-fact.

(This item was presented at the Public Hearing of October 7, 2008.)

3. The free-standing car canopy shall be reduced in size and set back further from the building's façade.

Moved: Marston  
Second: Appel  
Absent: Seco

Resolution No. 2008-68  
Approved 8 to 0 with the following conditions:

1. All glass shall be clear.
2. The roof of the addition shall not be higher than the existing ridge line of the existing roof.
3. If the finished floor of the addition must be higher than the height indicated on the plans presented, the applicant shall resubmit the project to the HEP Board.

Moved: Marston  
Second: Broton  
Absent: Seco

Resolution No. 2008-69  
Approved 8 to 0 with the following conditions:

1. The owner shall have sixty days to seek a permit for the connection by providing the drawings and accompanying documentation to the Preservation Officer.
2. The gravel shall be replaced with grass
3. The hedges in front of the wooden fence shall be trimmed and maintained at five feet.

Moved: Grafton  
Second: Freedman  
Absent: Seco

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**ADJOURNMENT**

| 5:35 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.