

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

JANUARY 6, 2009  
3:00 P.M.

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

**ROLL CALL**

3:05 P.M.

Present: Barber, Broton, Freedman,  
Grafton, Hopper, Lorenzo,  
Marston, Seco

Absent: Appel, Lorenzo  
Mr. Appel arrived at 3:35 p.m.; Ms.  
Lorenzo arrived at 3:10 p.m.

**UPDATE FROM THE PRESERVATION OFFICER**

**PUBLIC HEARING ITEMS**

4. The Vagabond  
7301 Biscayne Boulevard  
HP-2008-208

Application for a Certificate of Appropriateness for the Vagabond Motel, 7301 Biscayne Boulevard in order to convert windows into a double doorway at four locations and to review signage plans for various locations on the building.

Continued to the public hearing of March 3, 2009 with an opportunity granted to the property owner to give the Board a brief update.

Approved: 7 to 0  
Moved: Marston  
Second: Seco  
Absent: Appel

**APPROVAL OF MINUTES FROM THE MEETING OF DECEMBER 3, 2008**

Approved 8 to 0  
Moved: Broton  
Second: Hopper  
Absent: Appel

1. Archaeological Conservation Zones

Consideration of a resolution to adopt and update a revised location map of the City of Miami's archaeological zones, prepared by the city's consultant, Archaeological Consultants, Inc., identified in terms of the likelihood of discovery categorized as high, medium, and low.

Resolution No. 2009-01  
Approved 8 to 0  
Moved: Marston  
Second: Hopper  
Absent: Appel

(This item was continued from the Public Hearing of December 3, 2008.)

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2. Spring Garden Historic District  
Humpback Bridge – NW 7<sup>th</sup> Street between NW  
7<sup>th</sup> Avenue and NW 7<sup>th</sup> Street Road  
HP-2008-207

Application for a Certificate of Appropriateness for the design of a handrail that will be adjacent to the recently restored “hump-back” bridge in the Spring Garden Historic District.

Resolution No. 2009-02  
Approved 9 to 0 with the following conditions:  
1. The new handrail shall be an aluminum picket rail with a powder coating measuring a maximum of 3'-7" high measured vertically above the edge of the existing sidewalk to meet the desired function as a protective barrier.  
2. The pickets shall be plain pickets with a square profile, shall be 4" apart, and terminate in a cap rail.  
3. The color shall be black.

Moved: Grafton  
Second: Marston

3. New Providence Lodge  
937-939 NW 3<sup>rd</sup> Avenue  
LHD-2008-07

Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic site.

Resolution No. 2009-03  
Approved 9 to 0  
Moved: Hopper  
Second: Marston  
The Board directed staff to complete a final designation report for the meeting scheduled for February 3, 2009.

4. The Vagabond  
7301 Biscayne Boulevard  
HP-2008-208

Personal appearance by Eric Silverman.

Opportunity granted to the property owner to give the Board a brief update on the progress of the building's rehabilitation (10 minutes).

5. Pan American Seaplane Base and Terminal Building  
3500 Pan American Drive  
EPD-2008-96

Application for a Certificate of Approval for the installation of ecologically-friendly trees and shrubs surrounding the City Hall by the City's Office of Sustainable Development.

Continued to the public hearing of March 3, 2009 with the consent of the applicant.

Moved: Marston  
Second: Grafton

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6. Bayside Historic District  
624 NE 71<sup>st</sup> Street  
HP-2008-209

Application for a Certificate of Appropriateness for the installation of a fence along the west property line extending into the front yard in order to screen the property from the commercial use immediately to the west.

Resolution No. 2009-04  
Approved 9 to 0  
Moved: Marston  
Second: Grafton

7. Upper East Side Warehouse Historic District  
Bounded on the north by the Little River; on the south by north side of NE 60<sup>th</sup> Street; on the west by the FEC Railway tracks and on the east by the west side of NE 4<sup>th</sup> Court.  
LHD-2008-06

Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic site.

Resolution No. 2009-05  
Approved 9 to 0 with the following conditions:  
1. Staff shall complete a final report for the Palm Grove Neighborhood to be presented at the February 3<sup>rd</sup> HEP Board meeting which will include the warehouses on the west side of NE 4<sup>th</sup> Court.  
2. The list of contributing/non-contributing structures shall be revised so that "recognizable" buildings will be changed to reflect a contributing status. This reevaluation concerns the buildings where there was a disagreement between the staff and the consultant.  
3. The period of significance shall be extended through 1959.  
4. The designation of the "Upper Eastside Warehouse District" shall not be pursued further.

Moved: Marston  
Second: Grafton  
Absent: Freedman

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**NEW BUSINESS**

1. Consideration of an initial draft of Design Guidelines for the MiMo/Biscayne Boulevard Historic District.

The Board endorsed the method of drafting the guidelines and directed the staff to proceed with the work and start an outreach to the stakeholders to receive their opinions.

2. Election of William Hopper as Chairman.

Resolution No. 2009-06  
Approved 8 to 0  
Moved: Barber  
Second: Appel  
Absent: Freedman

3. Election of Thorn Grafton as Vice-Chairman.

Resolution No. 2009-07  
Approved 8 to 0  
Moved: Marston  
Second: Appel  
Absent: Freedman

**ADJOURNMENT**

7:15 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.