

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

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MAY 5, 2009  
3:00 P.M.

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

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**ROLL CALL**

3:05 p.m.

Present: Gary Appel, Timothy Barber, Jim Broton, Thorn Grafton, William E. Hopper, David A. Freedman, Miguel Seco, and Jorge Zamanillo  
Absent: Enid Lorenzo and Gerald Marston.

**OPENING REMARKS**

Comments by Preservation Officer regarding the demolition of St. Stephens Church chapel (circa 1902), the establishment of a committee that would advise the City on designation of historic resources, and plans for future historic surveys done by Historic Preservation staff as part of the 2010 work plan.

Briefing by Preservation Officer on the preservation efforts at the Freedom Tower copper "caravel" weathervane, authorized by Standard Certificate of Appropriateness.

**PUBLIC HEARING ITEMS**

**APPROVAL OF MINUTES FROM THE MEETING OF April 7, 2009**

Approved 8 to 0

Moved: Miguel Seco  
Second: Jim Broton  
Absent: Enid Lorenzo and Gerald Marston.

1. The Bacardi Buildings  
2100 Biscayne Boulevard  
LHD 2009-01

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

(This item was continued from the meeting of April 7, 2009.)

Resolution No. HEPB- 2009- 25  
Approved 8 to 0 and set for hearing date for final designation no sooner than September 1, 2009, subject to the following conditions:

1. The attorneys for the Bacardi corporation are to provide the HEPB with monthly status reports regarding their efforts to produce a comprehensive plan for the buildings in advance of the September 1, 2009 hearing.

2. The applicant and the city of Miami Planning Department, by mutual consent,

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**CITY OF MIAMI PLANNING DEPARTMENT**  
444 SW 2<sup>ND</sup> AVENUE, 3<sup>RD</sup> FLOOR • MIAMI, FL 33130  
PHONE: (305) 416-1400

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LHD 2009-01

(CONTINUED FROM PREVIOUS PAGE)

2. Spring Garden Historic District  
811 NW 7<sup>th</sup> Street Road  
HEPB-2009-57

Application for a Certificate of Appropriateness for the demolition of an existing residence as a result of deterioration from persistent flooding and for the construction of a single family residence.

3. Ward Rooming House  
249-255 NW 9<sup>th</sup> Street  
HP-2009-54

Application for a Certificate of Appropriateness for the installation of gates and the replacement of a portion of the chain link fence around the perimeter of the parking lot.

4. Sears Roebuck and Co. (Tower Segment )  
1300 Biscayne Boulevard  
HP-2009-58

Approval of plans for an interpretive exhibit within the Sears Tower, a condition of City Commission Resolution # 98-421 adopted on April 18, 1998, for the Major Use Special Permit issued for the construction of the "Performing Arts Center Project," located at 1300-1301 Biscayne Boulevard.

Sears Roebuck and Co. (Tower Segment )  
1300 Biscayne Boulevard

waive the 120 day moratorium placed on any building permit activity and institute an indefinite building permit moratorium until the designation hearing.

Moved: Jim Broton  
Second: Thorn Grafton  
Absent: Enid Lorenzo and Gerald Marston.

Resolution No. HEPB-2009- 26  
Denied 7 to 1

Moved: Timothy Barber  
Second: Miguel Seco  
Absent: Enid Lorenzo and Gerald Marston.

Resolution No. HEPB-2009- 27  
Approved 8 to 0:

Moved: Timothy Barber  
Second: Jim Broton  
Absent: Enid Lorenzo and Gerald Marston.

Resolution No. HEPB-2009- 28  
Approved 8 to 0 with the following conditions:

1. The photographs contained in the collage shall be identified with as much information as possible to include the subject, and the year the photograph was taken.
2. The proposed "Spirit of the Arts" plaque shall be located so that it does not obscure any of the historic photographs.

Moved: Timothy Barber  
Second: Miguel Seco  
Absent: Enid Lorenzo and Gerald Marston.

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HP-2009-58

(CONTINUED FROM PREVIOUS PAGE)

5. MiMo/Biscayne Boulevard Historic District  
7326 Biscayne Boulevard  
HPS-2009-01

Proposed historic designation of a former theater sign salvaged from Savannah, Georgia and its installation on this mixed-use building.

Resolution No. HEBP-2009- 29  
Denied 7 to 0

Moved: Jim Broton  
Second: Tim Barber  
Absent: Enid Lorenzo and Gerald Marston.

6. Bayside Historic District  
661 NE 68<sup>th</sup> Street  
HP-2009-55

Application for a Certificate of Appropriateness for the installation of metal grilles in the porch opening and on the front entrance door; enclosure of the porch sides with wooden trellises, installation of decorative tiles on the stair risers and installation of miscellaneous hardware on the framing columns of the entrance porch, all after-the-fact.

Item continued to the June 2, 2009 public meeting.

7. Adoption of revised General Design Guidelines for Historic Districts.

Item continued to the June 2, 2009 public meeting.

8. Adoption of revised Rules of Procedure.

Item continued to the June 2, 2009 public meeting.

9. Adoption of Design Guidelines for the MiMo [Miami Modern]/Biscayne Boulevard Historic District.

Item continued to the June 2, 2009 public meeting.

**CLOSING REMARKS**

HEPB petitioned for monthly updates from the City of Miami Code Enforcement Division with regards to historic properties and existing violations.

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**ADJOURNMENT**

| 8:30 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.

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