

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

JUNE 2, 2009  
3:00 P.M.

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

**ROLL CALL**

3:05 p.m.

Present: Gary Appel, Timothy Barber, Jim Broton, Thorn Grafton, William E. Hopper, David A. Freedman, Gerald Marston, and Jorge Zamanillo (departed at 6:45 p.m.)  
Absent: Enid Lorenzo and Miguel Seco.

**OPENING REMARKS**

Update from the Preservation Officer regarding the following items:  
- Status of the Bacardi Buildings designation.  
- Code Enforcement items  
- Introduction of new Preservation Planner, Trisha Logan

**PUBLIC HEARING ITEMS**

**APPROVAL OF MINUTES FROM THE MEETING OF MAY 5, 2009**

Approved 8 to 0

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

2. Coconut Grove Library  
2875 McFarlane Road  
LHD 2009-02

Resolution No. HEPB- 2009- 30  
Approved 7 to 0, directing staff to prepare a final designation report.

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

Moved: Gary Appel  
Second: Gerald Marston  
Recused: Thorn Grafton  
Absent: Enid Lorenzo and Miguel Seco.

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

Resolution No. HEPB-2009- 31  
Approved 5 to 3, with the following conditions:

Application for a Certificate of Appropriateness for the installation of metal grilles in the porch opening and on the front entrance door; enclosure

1. The lattice be removed and either replaced with glazing or be left completely open, as directed by the previous Certificate of

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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 2 CONTINUED FROM PREVIOUS PAGE)

3. The Miami Circle Archeological Zone  
401 Brickell Avenue  
CTD-2009-07

Application for a Certificate to Dig in connection with the first phase interpretative plan which will include the installation of walkways, landscaping, and signage.

Appropriateness, within a period of two years from the date of this decision.

2. The screen door be allowed to remain temporarily for a period of up to two years from the date of this decision.

3. The glazed tile of the risers shall be removed / covered.

4. The applicant is to comply with the conditions specified or appear before the historic and environmental preservation board once the two year period for compliance has elapsed in order to update the board on the progress of compliance with this resolution.

Moved: Thorn Grafton  
Second: Timothy Barber  
Absent: Enid Lorenzo and Miguel Seco.

Resolution No. HEPB-2009- 32  
Approved 7 to 0 with the following conditions:

1. Notice of work shall be provided in writing to the City of Miami historic preservation staff at least 48 hours prior to work inception.

2. If a significant archaeological feature, deposit, or artifact is found, notice will be provided to the City of Miami historic preservation staff and state archaeologist within 48 hours of discovery.

3. A written archaeological monitoring report will be provided to the City of Miami historic preservation staff within 25 work days of completion of construction work.

Moved: Timothy Barber  
Second: Jim Broton  
Recused: Jorge Zamanillo  
Absent: Enid Lorenzo and Miguel Seco.

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4. J. Jacob Hubbard House  
138 NW 16<sup>th</sup> Avenue  
HP-2009-66

Application for a Certificate of Appropriateness for the installation of new windows on the second floor, the installation of a metal picket fence around the perimeter of the property, the construction of an ADA ramp, and a minor modification to the garage.

Resolution No. HEPB-2009- 33  
Approved 8 to 0 with the following conditions:

1. The fence shall be painted black or dark green.
2. All glass shall be clear.
3. The architect shall submit details of the gate and the new doors.
4. The portion of the perimeter fence installed along the front property line on 16<sup>th</sup> avenue shall be set back 2' from sidewalk in order for hedges or ground cover to be planted.

Moved: Thorn Grafton  
Second: Gerald Marston  
Absent: Enid Lorenzo and Miguel Seco.

5. MiMo/Biscayne Boulevard Historic District  
6730 Biscayne Boulevard (Stardust Motel)  
HP-2009-67

Application for a Certificate of Appropriateness for the installation of new single-hung windows, the installation of paneled doors, and the installation of slider windows on a storefront to accommodate a take-out restaurant.

Item continued to the July 7, 2009 public meeting.

Moved: Gerald Marston  
Second: David Freedman  
Absent: Enid Lorenzo and Miguel Seco.

6. MiMo/Biscayne Boulevard Historic District  
7200 Biscayne Boulevard  
HP-2009-70

Application for a Certificate of Appropriateness for the replacement of the existing storefront.

Resolution No. HEPB-2009-34  
Approved 8 to 0 with the following conditions:

1. The glass wall shall be divided into a series of storefronts to approximate the original storefronts.
2. The dimensions of the two indents (formerly

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(ITEM 6 CONTINUED FROM PREVIOUS PAGE)

recessed entryways for individual stores) on Biscayne Boulevard shall be substantially maintained in the new storefront glass configuration, the final design shall be subject to staff approval.

3. All glass shall be clear.

Moved: Gerald Marston  
Second: Gary Appel  
Absent: Enid Lorenzo and Miguel Seco.

7. 2110 Brickell Avenue

Appeal of a decision of the Code Enforcement Office concerning the denial of an application for a tree removal permit.

Resolution No. HEPB-2009-35  
Denied 8 to 0 with the following condition:

1. The architect and the landscape architect continue to make their best efforts to save the tree (identified as tree #1 on architectural plans) or pay the current rate for tree removal as set forth in chapter 8.1 of the Zoning Ordinance .

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

8. Buena Vista East Historic District  
56 NE 46<sup>th</sup> Street  
HP-2009-69

Application for a Certificate of Appropriateness for the installation of new windows, door, walkway, driveway, asphalt roof, and a metal fence after-the-fact; and a current request for the installation of hurricane shutters.

Resolution No. HEPB-2009-36  
Approved 7 to 0 with the following conditions:

1. The material used for the reroofing shall be an asphalt shingle.  
2. The previously installed metal fence shall be reduced in height, by the removing that portion of the fence that extends above the highest, horizontal rail (to approximately four feet, nine inches (4' 9") and shall be painted a dark green or black.

3. The windows on the main façade shall be protected by hurricane shutters comprised of transparent panels on a removable track. If

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9. Bayside Historic District  
712 NE 72<sup>nd</sup> Street  
HP-2009-68

Application for a Certificate of Appropriateness for the painting of the façade, the installation of a new door, and repaving after-the-fact.

**NEW BUSINESS**

1. Adoption of General Design Guidelines for Historic Districts
2. Adoption of Rules of Procedure for the Historic and Environmental Preservation Board (HEP Board)
3. Adoption of Design Guidelines for the MiMo/ Biscayne Boulevard Historic District

the owner chooses to install impact-resistant windows instead of the shutters, they shall be a clear-glass, impact-resistant slider type.

4. The owner may install accordion shutters or roll-down shutters on the secondary façades only.

5. The westernmost driveway shall be removed and planted with grass.

6. The easternmost driveway shall be reduced in width to meet the minimum 5' required setback.

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

Resolution No. HEPB-2009-37  
Approved: 5 to 2

Moved: Jim Broton  
Second: David Freedman  
Absent: Enid Lorenzo and Miguel Seco.

Item continued to the July 7, 2009 hearing

Item continued to the July 7, 2009 hearing

Resolution No. HEPB-2009-38  
Approved 5 to 0, as amended

Moved: Jim Broton  
Second: Gary Appel  
Absent: Enid Lorenzo and Miguel Seco.

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4. Adoption of a revision to Chapter 23 Section 23-7 (4) concerning Historic Signs.

Resolution No. HEPB-2009-39  
Approved 5 to 0

Moved: David Freedman  
Second: Timothy Barber  
Absent: Enid Lorenzo and Miguel Seco.

**ITEMS FROM THE BOARD**

1. Discussion of the existing provisions within Chapter 23 that address demolition by neglect (James Broton, Ph.D). Staff directed to prepare a "model" ordinance for the June 2, 2009 hearing.

2. Code Enforcement Update on the Shrine Building (Boulevard Shops) 1401 Biscayne Boulevard (Miguel Seco).

**ADJOURNMENT**

7:40 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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