

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

October 6, 2009  
3:00 P.M.

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

**ROLL CALL**

3:10 p.m.

Present: Gary Appel, Timothy Barber (arrived at 3:15pm), Jim Broton, Thorn Grafton (arrived at 3:12pm), William E. Hopper, Miguel Seco and Jorge Zamanillo

Absent: David A. Freedman, Gerald Marston

**OPENING REMARKS**

Update from the Preservation Officer regarding the following items:

1. The Demolition by Neglect Ordinance will be heard by the City Commission on October 22, 2009.

**ITEMS FROM THE BOARD**

None

**PUBLIC HEARING ITEMS**

**APPROVAL OF MINUTES FROM THE MEETING OF SEPTEMBER 1, 2009**

Approved 6 to 0

Moved: Gary Appel

Second: Miguel Seco

Absent: Timothy Barber, Thorn Grafton, David A. Freedman, Gerald Marston

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

Consideration of approval of historic resource designation and an amendment to the Official Historic and Environmental Preservation Atlas of the City of Miami, Florida, pursuant to Chapter 23 of the Miami City Code.

(This item was continued from the meeting of September 1, 2009.)

Resolution HEPB-2009-64

Approved: 8 to 0 with the following conditions:

1. That the boundary include both the Tower and Annex structures and the plaza between and around them, and an additional portion of the property directly north of the east property line and extending northward approximately 45 ft and then west approximately 80 ft
2. That a signed and sealed survey describing this area be provided by the applicant to the city's historic preservation section for the record.
3. That any development that occurs on the westernmost parcel on the southernmost portion of the block be subject to administrative review by the Planning Department through the Internal Design Review Process, which will include the participation of the Preservation Officer.

Moved: Gary Appel

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2. Lemon City Cemetery  
Approximately 401 NW 71<sup>st</sup> Street  
LHD-2009-06

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

(This item was continued from the meeting of September 1, 2009.)

Second: Miguel Seco  
Absent: David A. Freedman, Gerald Marston

Resolution: HEPB-2009-65  
Approved: 8 to 0 with the following conditions:

1. That the staff work diligently with the Biscayne Housing Group and the Carlisle Development Group in seeking approval for their substantial modification to a Major Use Special Permit (MUSP); that modification directly a result of the company's voluntary relocation of their development to the west, thereby clearing (with the exception of the one building on the site that is under construction) the once-buildable area for its conversion into a memorial park. Because of federal guidelines that set strict timelines, the staff will be allowed to administratively approve site improvements on the memorial park. Because of federal guidelines that set strict timelines, the staff will be allowed to administratively approve site improvements on the memorial park parcel, so that the construction of the Phase I affordable housing can be completed, and a Certificate of Occupancy issued by March 10, 2010.

Moved: Gary Appel  
Second: Enid Lorenzo  
Absent: David A. Freedman, Gerald Marston

3. MiMo/Biscayne Boulevard Historic District  
5255 Biscayne Boulevard  
HP-2009-118

Application for a Certificate of Appropriateness for the installation of an ADA ramp, the replacement of the front doors, the installation of neon tubing around the front entrance, and the installation of signage.

(This item was deferred from the meeting of September 1, 2009)

Continued to the public hearing of October 6, 2009 HEP Board meeting with owner's consent.  
Approved: 4 to 3

1. Owner to submit construction documents for the installation of new windows in order to resolve an existing code violation.

Moved: Thorn Grafton  
Second: Enid Lorenzo  
Absent: David A. Freedman, Gerald Marston, Miguel Seco

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4. 83 SW 8<sup>th</sup> Street/729 SW 1<sup>st</sup> Avenue (Commercial Building[s])  
LHD-2009-03

Consideration of approval of historic resource designation and an amendment to the Official Historic and Environmental Preservation Atlas of the City of Miami, Florida, pursuant to Chapter 23 of the Miami City Code.

(This item was continued from the meeting of September 1, 2009.)

5. Gravesite of Eva Amelia Munroe  
Adjacent to 2875 McFarlane Road  
LHD 2009-04

Consideration of approval of historic resource designation and an amendment to the Official Historic and Environmental Preservation Atlas of the City of Miami, Florida, pursuant to Chapter 23 of the Miami City Code.

6. The Lindsey Residence  
1335 NW 67<sup>th</sup> Street  
LHD 2009-05

Consideration of approval of historic resource designation and an amendment to the Official Historic and Environmental Preservation Atlas of the City of Miami, Florida, pursuant to Chapter 23 of the Miami City Code.

7. 8238 NE 9<sup>th</sup> Avenue  
LHD-2009-07

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

8. Spring Garden Historic District  
641 NW 7<sup>th</sup> Street Road  
HP-2009-119

Application for a Certificate of Appropriateness for the installation of slider windows

(This item was continued from the meeting of September 1, 2009.)

Resolution: HEPB-2009-66

Approved: 6 to 1

Moved: Thorn Grafton

Second: Jim Broton

Absent: David A. Freedman, Gerald Marston, Miguel Seco

Resolution: HEPB-2009-67

Approved: 7 to 0

Moved: Tim Barber

Second: Thorn Grafton

Absent: David A. Freedman, Gerald Marston, Miguel Seco

Resolution: HEPB-2009-68

Approved: 7 to 0

Moved: Thorn Grafton

Second: Jim Broton

Absent: David A. Freedman, Gerald Marston, Miguel Seco

Resolution: HEPB-2009-69

Approved: 7 to 0

Moved: Enid Lorenzo

Second: Jim Broton

Absent: David A. Freedman, Gerald Marston, Miguel Seco

Resolution: HEPB-2009-70

Approved: 6 to 0 with the following condition:

1. All glass shall be clear

Moved: Gerald Marston

Second: Jim Broton

Absent: David A. Freedman, Gerald Marston, Miguel Seco, Jorge Zamanillo

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9. Spring Garden Historic District  
6-14 NE 43<sup>rd</sup> Street  
HP-2009-134

Application for a Certificate of Appropriateness for the installation of a (6) foot perimeter fence after-the-fact.

Resolution: HEPB-2009-71

Approved: 6 to 0 with the following conditions:

1. Install a pedestrian gate with a width of 3' and supporting posts aligned with the primary entrance to the building.
2. Fence shall be painted black.

Moved: Thorn Grafton

Second: Enid Lorenzo

Absent: David A. Freedman, Gerald Marston, Miguel Seco, Jorge Zamanillo

10. Morningside Historic District  
5701 N. Bayshore Drive  
HP-2009-135

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

Resolution: HEPB-2009-72

Approved: 5 to 0 with the following conditions:

1. All glass shall be clear
2. Roof slope should be modified to meet code and submitted to the Preservation Officer for approval.

Moved: Thorn Grafton

Second: Gary Appel

Absent: Enid Lorenzo, David A. Freedman, Gerald Marston, Miguel Seco, Jorge Zamanillo

11. Buena Vista East Historic District  
4815 N. Miami Avenue  
HP-2009-136

Application for a Certificate of Appropriateness for the installation of a metal roof.

Resolution: HEPB-2009-73

Approved: 5 to 0 with the following condition:

1. Finding the metal roof to be inconsistent with the style of the home's design; the applicant shall substitute asphalt or a flat concrete tile, and meet with the Preservation Officer to determine its color and pattern.
- 2.

Moved: Thorn Grafton

Second: Gary Appel

Absent: Enid Lorenzo, David A. Freedman, Gerald Marston, Miguel Seco, Jorge Zamanillo

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**NEW BUSINESS**

1. Update on the status of paint removal on the Shrine Building.

Resolution: HEPB-2009-74

Approved: 4 to 1 with the following conditions:

1. Grant a Certificate of Appropriateness after a report has been provided that documents their best efforts and all the steps taken for paint removal. The report shall include a brief history of the building, an explanation of why the building was painted, and a plan for future maintenance of the building.

Moved: Thorn Grafton

Second: Gary Appel

Absent: Enid Lorenzo, David A. Freedman,  
Gerald Marston, Miguel Seco,  
Jorge Zamanillo

2. Building Permits for exterior painting

Resolution: HEPB-2009-75

Approved: 5 to 0

The Board directed the staff to take whatever measures necessary to contact the Building Director and the Code Enforcement Director to ensure that in every case involving a designated historic building that both a building permit and a Certificate of Appropriateness be obtained prior to painting.

Approved: 5 to 0

Continued to the public hearing of October 6, 2009 HEP Board meeting

3. Suggested amendments to the MiMo/Biscayne Boulevard Historic District Design Guidelines

**ADJOURNMENT**

9:13 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.