

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

SEPTEMBER 7, 2010  
3:00 P.M.

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

**ROLL CALL**

3:00 p.m.

Present: Freedman, Graboski, Hopper,  
Marston, Zamanillo

Absent: Appel, Barber, Kuperman, Lorenzo

**PUBLIC HEARING ITEMS**

**APPROVAL OF MINUTES FROM THE MEETING  
OF JULY 6, 2010**

Approved 6 to 0

Moved: Marston

Second: Graboski

Absent: Appel, Barber, Lorenzo

**1. 5830 NE 6<sup>th</sup> Court  
Morningside Historic District**

Application for a **Certificate of Appropriateness** for the construction of an entry feature, additional perimeter walls, and alterations to the existing garage.

(This item was continued from the meetings of June 1 and July 6, 2010.)

Resolution HEPB-2010-36

Approved 6 to 1 with the following conditions:

1. No walls shall be allowed along the front property line or side facing the street unless equal to one foot behind the front façade (as would be extended to the property line).

2. The proposed extension of the 8 foot wall towards the garage is not allowed facing a public street per the Morningside guidelines and appears to be in conflict with Public Works sight triangle regulations for a driveway meeting the public right of way. This wall shall be reduced to 6 feet and meet all Public Works guidelines.

3. The proposed entry sidewalk shall be allowed and a pair of palms (no more than two) shall be used at the entry without any structures, gates, hedges, or barriers.

4. The 6 foot wall, vehicular and pedestrian gates located southeast of the existing garage shall be permitted as shown.

Moved: Marston

Second: Freedman

No: Barber

Absent: Appel, Lorenzo,

**2. 3802 Little Avenue  
Ye Little Wood Subdivision**

**Preliminary evaluation for historic designation** of a single family home.

Resolution HEPB-2010-37

Approved 8 to 0

Moved: Graboski

Second: Kuperman

Absent: Lorenzo

**3. 592 NE 60th Street  
Cushman School**

Application for a **Certificate of Appropriateness**

Resolution HEPB-2010-38

Approved 8 to 0

Moved: Barber

Second: Marston

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after-the-fact for the installation of fixed windows.

**4. 5910 N. Bayshore Drive**  
**Morningside Historic District**

Application for a **Certificate of Appropriateness** for the modification of the front entry, the addition of shutters, louvers and an after-the-fact installation of sliding glass garage doors.

Absent: Lorenzo

Resolution HEPB-2010-39

Approved 6 to 2 with the following condition:

1. The applicant/property owner shall provide an interior screening device to screen the light emitted from the garage at night.

Moved: Freedman

Second: Kuperman

No: Barber, Marston

Absent: Lorenzo

**5. 1300 Biscayne Boulevard (Sapphire Lounge)**  
**Sears Roebuck & Co. Tower**

Application for a **Certificate of Appropriateness** for the installation of a monument sign.

This item was continued to the end of the public hearing.

**6. 455 NE 55<sup>th</sup> Terrace**  
**Morningside Historic District**

Application for a **Certificate of Appropriateness** for the construction of an addition behind the existing home along the west facade.

Resolution HEPB-2010-40

Approved 8 to 0 with the following conditions:

1. All glass shall be clear.

2. The applicant shall add windows or additional details to the blank east façade of the addition that shall be subject to approval by staff.

Moved: Marston

Second: Graboski

Absent: Lorenzo

**7. 890 NE 72<sup>nd</sup> Street**  
**Bayside Historic District**

Application for a **Certificate of Appropriateness** for the expansion to the rear of the home, the addition of a terrace structure and pool, and the replacement of the windows, front steps, walkway and driveway.

Resolution HEPB-2010-41

Approved 5 to 1 with the following conditions:

1. All fencing and gates facing the street shall not exceed 6 feet in height.

2. Tile steps to be used on the front entry stair shall be consistent with the home's contemporary style and shall be approved by the Preservation Officer.

3. The driveway material shall be consistent with the South Florida environment and typical materials and shall be approved by the Preservation Officer.

4. The windows shall be clear glass, multi-light casements to simulate the historic windows.

Moved: Marston

Second: Appel

No: Graboski

Absent: Barber, Freedman, Lorenzo

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- 8. 1159 NW N. River Drive and 1000 NW 11<sup>th</sup> Court  
Spring Garden Historic District**
- Application for a **Certificate of Appropriateness** for the demolition of two single family homes  
Application for a Certificate of Appropriateness for the installation of impact resistant windows.
- This item was continued to the October 5, 2010 public hearing.  
Approved 6 to 0  
Moved: Appel  
Second: Kuperman  
Absent: Freedman, Lorenzo, Zamanillo
- 9. 2620 S. Bayshore Drive (Shake a Leg)  
U.S. Coast Guard Air Station at Dinner Key**
- Application for a **Certificate of Appropriateness** and **Certificate of Approval** for the installation of a wall and signage at the 27<sup>th</sup> Avenue intersection along a Scenic Transportation Corridor.
- This item was continued to the October 5, 2010 public hearing.  
Approved 6 to 0  
Moved: Marston  
Second: Barber  
Absent: Freedman, Lorenzo, Zamanillo
- 10. 5811 N. Bayshore Drive  
Morningside Historic District**
- Application for a **Certificate of Appropriateness** for the modification and replacement of windows, doors, landscape fountain, replacing the driveway and walkways, 2<sup>nd</sup> story expansion, addition of a bath house, front entry gate and wall, landscape lighting.
- Resolution HEPB-2010-42  
Approved 4 to 2 with a modified south elevation with the following conditions:  
1. The applicant shall retain the shape of the existing garage doors adding window panes to open this space becoming a portion of the home.  
2. The modification of the south façade of the addition as presented at the HEPB meeting is approved.  
Moved: Marston  
Second: Appel  
No: Barber, Graboski  
Absent: Freedman, Lorenzo, Zamanillo
- 12. 3224 Biscayne Boulevard  
Beverly Terrace Historic District**
- Application for a **Certificate of Appropriateness** for the installation of new windows on the west elevation.
- Resolution HEPB-2010-43  
Approved 6 to 0 with the following condition:  
1. All glass shall be clear.  
Moved: Barber  
Second: Marston  
Absent: Freedman, Lorenzo, Zamanillo
- 13. 2450 SW 1<sup>st</sup> Street  
Miami Senior High School**
- Appeal Tree Root Pruning Permit** along SW 3<sup>rd</sup> Street.
- Resolution HEPB-2010-44  
Denied 4 to 1 with the following condition:  
1. Mitigation of 120% shall be applied if any tree dies as a result of construction.  
Moved: Appel  
Second: Kuperman  
Recused: Marston  
No: Barber  
Absent: Freedman, Lorenzo, Zamanillo

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**5. 1300 Biscayne Boulevard (Sapphire Lounge)  
Sears Roebuck & Co. Tower**

Application for a **Certificate of Appropriateness**  
for the installation of a monument sign.

This item was continued to the October 5,  
2010 public hearing.

Approved 5 to 0

Moved: Kuperman

Second: Appel

Absent: Freedman, Lorenzo, Marston,  
Zamanillo

**11. 1750 NW 3<sup>rd</sup> Avenue  
St. Agnes' Episcopal Church**

Application for a **Certificate of Appropriateness**  
for the construction of new restrooms onto the  
sanctuary building and renovation and expansion  
of the parish hall center.

Resolution HEPB-2010-45

Approved 5 to 0 with the following conditions:

1. The proposed mechanical equipment shall  
be located as close to the existing mechanical  
equipment as possible.

2. The proposed entrance landing to the  
restroom foyer door from the exterior shall be  
reduced to the width of the stairs and shall be  
less ornamental so as to not obstruct the view  
of the church.

3. A concrete sidewalk shall extend from the  
parish hall handicap ramp on the southeast to  
NW 3<sup>rd</sup> Court (internal driveway). A similar  
concrete sidewalk shall be constructed from  
the sanctuary's south side existing walkway to  
NW 3<sup>rd</sup> Court (internal driveway) to provide  
direct ADA access between the two sites.

Moved: Barber

Second: Graboski

Absent: Freedman, Lorenzo, Marston,  
Zamanillo

**NEW BUSINESS**

A HEPB workshop shall be conducted in  
November. The HEPB members shall be sent  
a series of possible dates.

**ADJOURNMENT**

7:10 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.