

CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

March 1, 2011
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE
COCONUT GROVE, MIAMI, FLORIDA

ROLL CALL

3:20 p.m.

Present: Freedman, Graboski, Appel,
Kuperman

Absent: Barber, Zamanillo, Lorenzo, Marston

PUBLIC HEARING ITEMS

**APPROVAL OF MINUTES FROM THE MEETING
OF NOVEMBER 2, 2010 AND JANUARY 4, 2011**

Approval of Minutes from the meeting of
November 2, 2010.

Motion Approved 4 to 0

Moved: Appel

Second: Graboski

Absent: Barber, Zamanillo, Lorenzo, Marston

Approval of Minutes from the meeting of
January 4, 2010.

Motion Approved 4 to 0

Moved: Appel

Second: Graboski

Absent: Barber, Zamanillo, Lorenzo, Marston

- 1. 681 NE 57TH Street**
Morningside Historic District
Application for a **Certificate of Appropriateness**
for the construction of a new single family home
on a vacant lot.

Resolution HEPB-2011-05

Motion Approved 4 to 0 without conditions:

Moved: Barber

Second: Appel

Recused: Graboski

Absent: Zamanillo, Lorenzo, Marston

- 2. 835 NW 7th Street Road**
Spring Garden Historic District
Application for a **Certificate of Appropriateness**
for the addition to the rear of a single family
home.

Item continued to the April 5th meeting
Motion Continued 5 to 0 with the following
suggestions:

1. Submit completed Elevations showing
present and future conditions.
2. Submit completed drawings with Elevation
heights, material details, railings, porches,
etc.

Moved: Kuperman

Second: Appel

Absent: Zamanillo, Lorenzo, Marston

- 3. 2 E. Flagler Street**
Downtown Miami Historic District
Application for a **Certificate of Appropriateness**
for alterations to ground level of a contributing
historic structure.

Resolution HEPB-2011-06

Motion Approved 4 to 1 with the following
conditions:

1. Approve the modification to the ground floor
elevation to allow an outdoor covered dining

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entry at the corner of Miami Ave and Flagler St.
2. Specify the aluminum storefront windows will be clear glass with non painted aluminum framing.
3. Channel lettering signage to be approved by Preservation Officer.
4. Submit to the Preservation Officer pictures of the interior and exterior existing conditions.
5. Notify the Preservation Officer 48 hours before any demolition activities to inspect for historical significance. Exploratory spot demolition of columns and floor to be inspected by Preservation Officer.
6. Any historic features found that are of character defining features, would be brought back to the board.
7. The Preservation Officer will report back to the board on progress of project.
8. Applicant will provide the Preservation Officer with a copy of the building's historic designation report.
10. All other future tenant improvements will appear separately before the board.

Moved: Appel
Second: Barber
Denied: Kuperman
Absent: Zamanillo, Lorenzo, Marston

4. **7610 NE 4th Court**
Palm Grove Historic District
Application for a **Certificate of Appropriateness** for alterations to warehouse.

Resolution HEPB-2011-07
Motion Approved 5 to 0 with the following conditions:
1. Any further renovations to the building shall come before the board.

Moved: Appel
Second: Kuperman
Absent: Zamanillo, Lorenzo, Marston

5. **7035 NE 4th Court**
Palm Grove Historic District
Application for a **Certificate of Appropriateness** For alterations to windows and installation of AC units on building façade.

Continued to the April 5th meeting.
Motion to Continue 5 to 0
Moved: Graboski
Second: Kuperman
Absent: Zamanillo, Lorenzo, Marston

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- 6. 413 NW 3rd Street**
Lummus Park Historic District
Application for a **Certificate of Appropriateness**
for demolition of a contributing single family home.

Resolution HEPB-2011-08
Motion Approved 3 to 2 with the following conditions:
1. Any redevelopment will be reviewed by the HEPB under the historic preservation design guidelines and shall be characteristic of the historic surrounding buildings in Lummus Park Historic District.
2. Subject to recording that any future development to replicate the existing building.

Moved: Appel
Second: Kupperman
Denied: Freedman, Graboski
Absent: Zamanillo, Lorenzo, Marston

ADJOURNMENT

6:30 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.