

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

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April 5, 2011  
3:00 P.M.

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

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**ROLL CALL**

3:20 p.m.  
Present: Appel, Graboski, Hecht, Hopper,  
Kuperman, Lewis  
Absent: Marston, Zamanillo

**PUBLIC HEARING ITEMS**

**APPROVAL OF MINUTES FROM THE MEETING  
OF MARCH 01, 2010.**

Approval of Minutes from the meeting of March 01,  
2010.  
Motion Approved 6 to 0  
Moved: Lewis  
Second: Graboski  
Absent: Zamanillo, Marston

1. **835 NW 7<sup>th</sup> Street Road**  
**Spring Garden Historic District**  
Application for a **Certificate of**  
**Appropriateness** for the addition to the rear of  
a single family home.  
(This item was continued from the meeting of  
March 01, 2011.)

This item was differed until the next meeting.

2. **7035 NE 4<sup>th</sup> Court**  
**Palm Grove Historic District**  
Application for a **Certificate of**  
**Appropriateness** for replacement of wall  
mounted air conditioning with new split function  
air conditioning units.  
(This item was continued from the meeting of  
March 01, 2011.)

Resolution HEPB-2011-09  
Motion Approved 6 to 0 with the following  
conditions:  
1. The applicant shall provide a landscaped hedge  
and remove existing chain link fence along NE 4<sup>th</sup>  
Court to be approved by the preservation officer and  
mitigate any views of the air conditioning equipment  
from the street.  
2. The applicant shall paint the exterior conduit the  
same color as the existing structure.  
Moved: Kuperman  
Second: Hecht  
Absent: Zamanillo, Marston

3. **3481 Hibiscus Street**  
**Christ Episcopal Church**  
Application for Historical Designation of a  
church.

Resolution HEPB-2011-10  
Motion Approved 6 to 0  
  
Moved: Kuperman  
Second: Appel  
Absent: Zamanillo, Marston

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| <p><b>4. 3802 Little Avenue</b><br/><b>Wyatt / Thomas House</b><br/>Application to Approve Historical Designation of a single family home.</p>  | <p>Resolution HEPB-2011-11<br/>Motion Approved 6 to 0</p> <p>Moved: Graboski<br/>Second: Appel<br/>Absent: Zamanillo, Marston</p>  |
| <p><b>5. 784 NE 70<sup>th</sup> Street</b><br/><b>Bayside Historic District</b><br/>Application for <b>Certificate of Appropriateness</b> for window replacement.</p>                                   | <p>Resolution HEPB-2011-12<br/>Motion Approved 6 to 0 with the following conditions:</p> <ol style="list-style-type: none"><li>1. The applicant shall present window manufacturer specifications with mutins to appear as a single hung or casement window as set forth in the historic district guidelines being consistent with the historic and architectural character of the district and complies with the Secretary of the Interior's Standards.</li></ol> <p>Moved: Lewis<br/>Second: Appel<br/>Absent: Zamanillo, Marston</p> |
| <p><b>6. 5911 NE 6<sup>th</sup> Street</b><br/><b>Morningside Historic District</b><br/>Application for a <b>Certificate of Appropriateness</b> to modify windows and install residences A/C units.</p> | <p>Resolution HEPB-2011-13A<br/>Denied 4 to 2</p> <ol style="list-style-type: none"><li>1. The applicant shall be allowed to replace the French doors with side lights in the same configuration as today resembling the original porte cochere entry and leave curved lenthil.</li><li>2. Windows shall be full clear glass and clear view.</li></ol> <p>Moved: Graboski<br/>Second: Lewis<br/>Absent: Zamanillo, Marston</p>   |
| <p><b>7. 5911 NE 6<sup>th</sup> Street</b><br/><b>Morningside Historic District</b><br/>Application for a <b>Certificate of Appropriateness</b> to modify windows and install residences A/C units.</p> | <p>Resolution HEPB-2011-13B<br/>Approved 4 to 2 with the following conditions:</p> <ol style="list-style-type: none"><li>1. Replace French doors and side lights to reflect the art deco style.</li><li>2. Lenthil shall be straight and with mutins.</li><li>3. Front windows may be picture windows as allowed by code to mimic the style of the house.</li><li>4. Windows shall be clear glass and with mutins in all three openings</li></ol> <p>Moved: Graboski<br/>Second: Lewis<br/>Absent: Zamanillo, Marston</p>              |

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**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.