



**C i t y o f M i a m i**  
**HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD**  
**MINUTES**

December 6, 2011  
 3:00 P.M.

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

**ROLL CALL**

3:10 p.m.  
 Present: Marston, Hecht, Graboski, Kuperman,  
           Lewis, Hopper  
 Absent: Lorenzo, Appel, Zamanillo

**DISCUSSION ITEMS:**

**1. Venetian Causeway Bridges Renovation or Replacement**

Resolution HEPB-2011- 44  
 Motion Approved 7 to 0  
 A letter should be written to FDOT supporting the Causeway historic bridges to be restored instead of replaced.

**PUBLIC HEARING ITEMS:**

**OLD BUSINESS:**

**1. 1709 NW 62<sup>ND</sup> TERRACE**  
**Eunice Watson Liberty House**  
 Application for a **Certificate of Appropriateness** for the designation of a site.

Resolution HEPB-2011- 45  
 Motion Approved 7 to 0  
 Staff should work with Dr. Dorothy Fields on the designation review  
 Moved: Lewis  
 Second: Marston  
 In Favor: Marston, Hecht, Graboski, Kuperman,  
           Appel, Hopper, Lewis  
 Decline: None  
 Absent: Lorenzo, Zamanillo

**2. 548 NE 70<sup>TH</sup> Street**  
**Palm Grove Historic District**  
 Application for a **Certificate of Appropriateness** for a new single family home

Resolution HEPB-2011- 46  
 Motion Approved 5 to 2 with the following conditions:

1. The colors should be consistent with the general district design guidelines;
2. The narrow horizontal wrapping window on the northwest corner will be more historically representative as a standard size wrapping window;
3. The windows and door frames will be silver metal;
4. No existing trees will be removed and tree protection barricades will be installed during construction;
5. Pavers shall be a solid color and should complement the house colors.

Moved: Marston  
 Second: Appel



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**3. 552 NE 70<sup>th</sup> Street**  
**Palm Grove Historic District**  
 Application for a **Certificate of Appropriateness** for a new single family home

In Favor: Marston, Graboski, Kuperman, Appel, Hopper  
 Decline: Hecht, Lewis  
 Absent: Lorenzo, Zamanillo

Resolution HEPB-2011- 47  
 Motion Approved 5 to 2 with the following conditions:

1. The color of the main house shall be one solid color and one accent color to be consistent with the historic district guidelines;
2. Pavers shall be a solid color and should complement the house colors;
3. The windows and door frames will be white metal frames;
4. No existing trees will be removed and tree protection barricades will be installed during construction.

Moved: Marston  
 Second: Appel  
 In Favor: Marston, Graboski, Kuperman, Appel, Hopper  
 Decline: Hecht, Lewis  
 Absent: Lorenzo, Zamanillo

**NEW BUSINESS:**

**6. 68 NE 43<sup>RD</sup> Street**  
**Buena Vista East Historic District**  
 Application for a **Certificate of Appropriateness** for new concrete driveways

Resolution HEPB-2011- 48  
 Motion Approved 7 to 0 with the following conditions:

1. A circular driveway in front of the house is declined;
2. The driveway on the east side of the house shall not exceed 12' in width;
3. The driveway on the west side should have concrete wheel ribbon with grass in between;
4. A landscape strip in between the house and the driveway should be kept in both sides of the building;
5. No existing trees will be removed.

Moved: Marston  
 Second: Graboski  
 In Favor: Marston, Graboski, Kuperman, Appel, Hopper, Hecht, Lewis



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**8. 937 NW North River Drive**  
**Spring Garden Historic District**  
 Application for a **Certificate of Appropriateness** for new single family home

Decline: none  
 Absent: Lorenzo, Zamanillo

Resolution HEPB-2011- 49  
 Motion Approved 7 to 0 with the following conditions:

1. All glass should be clear;
2. The two large trees near the home's construction shall be pruned by a certified arborist before construction and include protective barriers during all construction.

Discussion: The application above should be kept as a model for future applicants as an example of understanding compatibility, context, scale and package materials.  
 Moved: Lewis  
 Second: Kuperman  
 In Favor: Marston, Graboski, Kuperman, Appel, Hopper, Hecht, Lewis  
 Decline: none  
 Absent: Lorenzo, Zamanillo

**7. Florida Avenue B-30687**  
 Appeal of Tree Removal Permit in conjunction with roadway reconstruction between Mary and Virginia Streets

Resolution HEPB-2011- 50  
 Motion Denied 6 to 0

1. The city shall meet all mitigation requirements as set forth in Sec. 8.1.6. Tree replacement in the City of Miami Code;
2. Trees planted should be the largest commercially available.

Moved: Hecth  
 Second: Graboski  
 In Favor: Graboski, Appel, Hopper, Hecht, Lewis  
 Decline: Marston  
 Absent: Lorenzo, Zamanillo,

**DISCUSSION ITEMS:**

**3. NW South River Dr historic swing bridge relocation.**

No motions taken

**3. SW 1<sup>st</sup> Avenue replacement.**

No motions taken



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**ADJOURNMENT**

7:05 PM

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.