



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

May 1, 2012  
3:00 P.M.

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

**ROLL CALL**

3:00 p.m.  
Present: Barber, Graboski, Hopper, Hecht, Freedman, Ryan  
Absent: Lewis, Kuperman, Diaz, Marston

**APPROVAL OF MINUTES FROM THE MEETING OF APRIL 3, 2012.**

**Minutes Approved 6 to 0**

Moved: Hecht  
Second: Ryan  
In Favor: Barber, Graboski, Hopper, Hecht, Freedman, Ryan  
Absent: Lewis, Kuperman, Diaz, Marston

**PUBLIC HEARING ITEMS**

**Item 11:**  
**785 NE 70 Street**  
**Bayside Historic District**  
Application of **Certificate of Appropriateness** for new construction of a single-family residence.

**Certificate of Appropriateness Continued 8 to 0 to June 5<sup>th</sup>, 2012 HEPB Meeting at 3pm at City Hall**  
Due to advertising posted at applicant's address rather than the address of the subject property.

Moved: Freedman  
Second: Hecht  
In Favor: Barber, Graboski, Hopper, Hecht, Freedman, Ryan, Lewis, Kuperman  
Absent: Diaz, Marston

**Old Business**

**Item 1:**  
**700 NE 69 Street**  
**Bayside Historic District**  
Application of a **Certificate of Appropriateness** to change previously-approved casement windows on new single-family construction. Continuation of item from April HEPB meeting based on submittal of new evidence of economic hardship.

**Resolution HEPB-2012-19**  
**Certificate of Appropriateness Approved with Conditions 5 to 4**

- Conditions:
1. All glass shall be clear as shown in the approved November 2007 plans. All windows shall have divided lights as shown in the approved November 2007 plans.
  2. The driveway shall be concrete with a textured salt finish to resemble pitted concrete (limestone).
  3. The wall around the property shall be revised to be a bronze picket fence.
  4. All railings and exterior lighting shall be bronze.
  5. All building details and moldings originally approved in November 2007 will be constructed.
  6. The entry arch will be allowed to be simplified as shown in the current 2012 revisions.



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7. The front door and garage door shall be designed and installed according to the designs submitted at the May 2012 HEPB meeting, including the red chestnut wood paneling on the garage door and the Knotty Alder Wood Exterior Door.

Moved: Kuperman  
Second: Diaz  
In Favor: Hopper, Kuperman, Lewis, Diaz, Ryan  
Against: Graboski, Hecht, Freedman, Barber  
Absent: Marston

**Item 2:**

**660 NE 68<sup>th</sup> Street**  
**Bayside Historic District**

Application of **Certificate of Appropriateness** for partial demolition, additions, and renovations to a contributing building.

**Resolution HEPB-2012-20**  
**Certificate of Appropriateness Approved with**  
**Conditions 9 to 0**

Conditions:

1. The addition shall be pushed back away from the street to the back edge of the first new window on the east elevation.
2. The roof of the original portion of the home shall be of grey synthetic slate, in keeping with the original slate roofing material.
3. The metal roof on the addition to the home shall be of a flat grey or silver color to coordinate with the original portion of the home's roof color.
4. All glass shall be clear.
5. Additional information on the railing for the second story deck shall be provided to the Preservation Officer.
6. All trim shall be painted in a contrasting color such as white.
7. A complete landscape plan specifying tree mitigation, tree planting, and all proposed hardscape shall be submitted.

Moved: Graboski  
Second: Kuperman  
In Favor: Barber, Kuperman, Lewis, Diaz, Graboski,  
Hopper, Hecht, Freedman, Ryan  
Absent: Marston



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**Item 3:**

**1001 NW North River Drive**  
**Spring Garden Historic District**

Application of an after-the-fact **Certificate of Appropriateness** for alterations to a contributing home completed without any building permits and with code violations.

**Resolution HEPB-2012-21**

**Certificate of Appropriateness Approved with Conditions 7 to 2**

Conditions:

1. The house shall be repainted to meet an approved color found in the City of Miami's Guidelines for Historic Districts and Sites.
2. The driveway shall be reduced in size to allow drainage from the side yard to the street frontage and meet all side setback requirements of zoning. The maximum driveway width at the sidewalk shall be twelve feet (12') and the maximum driveway width at the house shall be eighteen feet (18').
3. That the wall formerly the location of the rear garage door be improved with a faux wood treatment on the façade within the old garage opening, with final design details to be presented to the Preservation Officer.
4. That the applicant must obtain all electrical and building permits for completed work and must pay the double After-The-Fact fees for all permits.
5. That the density of the property be consistent with that permitted under Miami 21 as determined by the Zoning Administrator.
6. A landscape plan shall be submitted to the Preservation Office.
7. A site plan shall be submitted to the Preservation Office that is drawn to scale, showing all revised dimensions of the proposed and completed work and the site grading proposed.
8. All future alterations to the exterior of the property shall be approved by the Preservation Office through the Certificate of Appropriateness process. Any revisions to this resolution will require HEPB action.

Moved: Diaz

Second: Freedman

In Favor: Barber, Kuperman, Diaz, Graboski, Hecht, Freedman, Ryan

Against: Lewis, Hopper

Absent: Marston



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**New Business**

**Item 4:**

**613 NW 7 Street Road**  
**Spring Garden Historic District**  
Application of **Certificate of Appropriateness** for the demolition of a contributing parks building and the reconstruction of a replica building as a community center.

**Resolution HEPB-2012-22**  
**Certificate of Appropriateness Denied 8 to 1**

Conditions:

1. The City acting through its Grants, Parks, or other appropriate department(s) shall investigate available grants to restore the Seybold Canal House and report findings back to the HEPB in six (6) months time.

Moved: Kuperman  
Second: Lewis  
In Favor: Barber, Kuperman, Lewis, Diaz, Graboski, Hopper, Hecht, Ryan  
Against: Freedman  
Absent: Marston

**Item 5:**

**820 NW 9 Avenue**  
**Spring Garden Historic District**  
Application of **Certificate of Appropriateness** for the rehabilitation of a contributing building and construction of an addition.

**Resolution HEPB-2012-23**  
**Certificate of Appropriateness Approved with Conditions 8 to 0**

Conditions:

1. All glass for windows and doors shall be clear.
2. The applicant will comply with tree mitigation for all trees displaced by construction, as per Chapter 17 of the City Code.
3. The applicant will present the Preservation Office with a tree protection plan to ensure that the four (4) large oaks at the side yard and backyard are not damaged during construction. This tree protection plan must be presented prior to obtaining a permit for construction.

Moved: Freedman  
Second: Kuperman  
In Favor: Barber, Kuperman, Lewis, Diaz, Graboski, Hopper, Hecht, Freedman  
Absent: Marston, Ryan

**Item 6:**

**668 NW North River Drive**  
**Spring Garden Historic District**  
Application of **Certificate of Appropriateness** for the installation of awnings on a contributing building.

**Resolution HEPB-2012-24**  
**Certificate of Appropriateness Approved with Conditions 8 to 0**

Conditions:

1. The applicant shall install awnings that are closer in design to the type of awning that would originally have been found on the building, with a high slope, tucked into



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- the window frame, and closed on all sides.
- 2. The applicant shall use a historically accurate color or striped canvas for the awning.

Moved: Hecht  
 Second: Lewis  
 In Favor: Barber, Kuperman, Lewis, Diaz, Graboski,  
                   Hopper, Hecht, Freedman  
 Absent: Marston, Ryan

**Item 7:**  
**828 NW 9 Court**  
**Spring Garden Historic District**  
 Application of **Certificate of Appropriateness** for a white metal fence around a contributing property.

**Resolution HEPB-2012-25**  
**Certificate of Appropriateness Approved with Conditions 8 to 0**  
Conditions:  
 1. The fence shall have a horizontal bar along the top, without pickets.

Moved: Freedman  
 Second: Lewis  
 In Favor: Barber, Kuperman, Lewis, Diaz, Graboski,  
                   Hopper, Hecht, Freedman  
 Absent: Marston, Ryan

**Item 8:**  
**4790 NE 2 Avenue**  
**Buena Vista East Historic District**  
 Application of **Certificate of Appropriateness** for new construction of a commercial building, waiver of parking, and side setback variance.

**Resolution HEPB-2012-26**  
**Certificate of Appropriateness Approved with Conditions 8 to 0**  
Conditions:  
 1. Approval of this design is contingent on receiving approval from zoning for setback variance, parking waiver and any other zoning/ building approval required by the City's land development regulations. .  
 2. The applicant should consider an alternative solution for parking, such as valet, an easement from the adjoining property to the north to have access from NE 48<sup>th</sup> Street, or off-site parking.  
 3. The three glass storefront bays should be designed with a solid base of a minimum of one foot (1') in height to provide a sturdy, permanent feel to the building and to protect the storefront from everyday wear and tear. The solid base should match the walls in material, finish, and color.  
 4. The grassy area located in front of the building shall be redesigned with a more urban landscaping solution, so that it can be used for outdoor dining. Consider permeable pavers, rocks or some form of a plaza rather than grass.



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**Item 9:**

**3242 Charles Avenue  
E.W.F. Stirrup House**

Application of **Certificate of Appropriateness** and a **Bed and Breakfast Exception** for rehabilitation of an individually-designated building and adaptive reuse of the property as a bed and breakfast.

5. The blank wall along the north side of the building shall be designed with a pattern inset, feature or art to provide visual interest.

Moved: Lewis

Second: Freedman

In Favor: Barber, Kuperman, Lewis, Diaz, Graboski,  
Hopper, Hecht, Freedman

Absent: Marston, Ryan

**Resolution HEPB-2012-27**

**Certificate of Appropriateness Approved with  
Conditions 8 to 0**

Conditions:

1. Full documentation of the Stirrup House, including all four elevations and floor plans, shall be completed prior to obtaining permits for site work and construction on the property. The documentation standards set by the Historic American Buildings Survey shall be used.
2. The Florida Master Site File for the Stirrup House shall be updated and filed with the State prior to obtaining permits for site work and construction on the property.
3. Proposed color elevations of all four sides of the four buildings shall be provided.
4. The applicant shall incorporate a vibrant Bahamian color palette (main bldg and accents) into the design of the three buildings on site, in keeping with the tradition of Charles Street and the Stirrup home.
5. Tropical fruit trees shall be incorporated into the landscape plan. If any existing fruit trees are removed from the site, they shall be relocated or mitigated on-site. These were primary features along Charles Avenues settlement.
6. Archaeological monitoring shall be required for all new construction and landscape.
7. The white picket fence shall be constructed of wood, rather than white vinyl.
8. A commemorative plaque with information about E.W.F Stirrup and his important role in the building of Coconut Grove will be placed fronting Charles Avenue so that the public can learn about the history of the site.
9. All conditions of the Declaration of Restrictions between Stirrup Properties, Inc, 3242 Charles, LLC, and the Coconut Grove Village West Homeowners and Tenants Association will apply to this resolution, including a one-foot strip of T3-R remaining on the property, that the adjacent property must remain T3-R, that the owner or lessee must maintain adequate insurance to rebuild the



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historic home, that there shall be no vehicular access from Charles Avenue, and that the property shall have a landscape buffer to the west.

- 10. The applicant shall amend the voluntary profer of the covenant running with the land presented on the record to to HEPB at this meeting and accepted by HEPB. The amendment to the accepted covenant will provide that if damage should occur the the historic structure, that the applicant will restore and/or rebuild the historic structure according to the Secretary of the Interior's Standards, as guided by the HEP Board, within a reasonable timeframe.
- 11. The amended Declaration of Restrictions shall be recorded by the applicant at his own cost in the public records of Miami-Dade County and with the State of Florida Division of Historical Resources prior to obtaining permits for site work and construction on the property. The City HEPB Officer will be furnished a recorded copy of the covenant by the applicant and the City shall retain a copy.

Moved: Diaz  
 Second: Freedman  
 In Favor: Barber, Kuperman, Lewis, Diaz, Graboski,  
                   Hopper, Hecht, Freedman  
 Absent: Marston, Ryan

**Item 10:**

**5501 & 5445 Biscayne Boulevard  
MiMo Historic District**

Application of **Certificate of Appropriateness** for new construction of two commercial buildings connected by a pedestrian bridge over NE 55th Street, and the reconfiguration of NE 55th Street as a roundabout with a fountain.

**Resolution HEPB-2012-28  
Certificate of Appropriateness Approved with  
Conditions 7 to 0**

Conditions:

- 1. Approval is based on the package submitted on 4/18/2012. Any and all revisions to the designs of the buildings, including materials, landscaping, etc will require new HEPB approval.
- 2. Any and all revisions must be clearly stated in a scope of work including construction drawings.
- 3. An eight foot (8') concrete wall and a multi-layer, lush buffer planting between the single family residences and commercial buildings shall consist of shade trees, palms and understory trees as is possible.
- 4. Replace all missing palms within existing FDOT tree wells with new royal palms.
- 5. Remove existing FDOT curb cuts to properties and add new tree wells to match existing planters with new shade trees trimmed up to fifteen feet (15') to allow retail visibility.
- 6. The site's street tree requirement shall be satisfied by adding palms within small half-moon shape cut-outs on



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- the private frontage line similar to other places on Biscayne Blvd.
- 7. Transplant all existing shade trees proposed for relocation onto 55<sup>th</sup> Street and 55<sup>th</sup> Terrace immediately adjacent to the site within the Morningside neighborhood swales.
- 8. If the applicant cannot meet the complete street tree, landscape and mitigation requirement for the property, mitigation must be planted in the Biscayne Boulevard median at the rate of 3 small palms per required tree.
- 9. All signage will be reviewed separately at time of permit, subject to zoning codes, historic guidelines and may require HEPB approval.
- 10. Provide screening devices or sunshade features on some bays to break up the continuous horizontal façade.
- 11. Consider breaking up the top windows with a pattern of colored glass, solid panels or thick artistic angled mullions. This will also help to reduce heat gain facing westward.
- 12. Provide a contrasting color, material or design for the pedestrian bridge to accentuate the entry and separate the buildings.
- 13. The round-a-bout must include a water feature as shown or sculpture.
- 14. The existing Morningside non-standard right-of-way improvements at 55<sup>th</sup> Street and 55<sup>th</sup> Terrace shall be cleaned of all invasive species and any modifications to these will require tree mitigation and Public Works approval.
- 15. All the materials shall be clearly specified and detailed on Building plans as shown at HEPB.

Moved: Hecht  
 Second: Freedman  
 In Favor: Barber, Kuperman, Lewis, Graboski, Hopper, Hecht, Freedman  
 Absent: Marston, Ryan, Diaz

**Item 12:**  
**665 NE 58 Street**  
**Morningside Historic District**  
 Application of **Certificate of Appropriateness** for after-the-fact alterations to a contributing building.

**Resolution HEPB-2012-29**  
**Certificate of Appropriateness Approved with**  
**Conditions 7 to 0**  
Conditions:

- 1. The wooden window shutters and front door shall be replaced as the original design, size, proportions, and color.
- 2. The historic railings shall be replaced with original or exact replicas,
- 3. The applicant needs to provide an updated landscape



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- plan that meets current zoning code including street trees and landscape trees.
- 4. The applicant has agreed to paint the home in a 2-tone color scheme to replicate the original difference in colors and materials between the upper floor and one story wings versus the first floor of the main house.
- 5. All future external alterations shall be applied for a COA prior to construction.

Moved: Kuperman  
 Second: Lewis  
 In Favor: Barber, Kuperman, Lewis, Graboski, Hopper, Hecht, Freedman  
 Absent: Marston, Ryan, Diaz

**Item 13:**  
**Section 106 Programmatic Agreement**  
 Agreement between City of Miami and the Florida Division of Historical Resources.

**Resolution HEPB-2012-30**  
**Resolution of support to City Commission Approved 7 to 0**

Moved: Kuperman  
 Second: Lewis  
 In Favor: Barber, Kuperman, Lewis, Graboski, Hopper, Hecht, Freedman  
 Absent: Marston, Ryan, Diaz

**Item 14:**  
**Historic and Environmental Preservation Atlas**  
 Updated Atlas of all Historic, Archaeological and Environmental Resources in the City of Miami.

**Resolution HEPB-2012-31**  
**Adopting HEP Atlas as the official Atlas for Historic, Environmental and Archaeological resources within the City of Miami Approved 7 to 0**

Moved: Kuperman  
 Second: Lewis  
 In Favor: Barber, Kuperman, Lewis, Graboski, Hopper, Hecht, Freedman  
 Absent: Marston, Ryan, Diaz

**DISCUSSION ITEMS**

**3925 Leafy Way**  
**Environmental Preservation District 74**  
 A public request that the City issue an After-the-Fact Special Certificate of Environment to the property owner for the removal of large specimen trees without a permit in an Environmental Preservation District.

**Staff directed to investigate the case and report back to the HEP Board at the June 5, 2012 meeting.**



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**MEETING ADJOURNMENT**

9:00pm

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.