



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

July 20, 2012
12:30 P.M.

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

ROLL CALL

12:30 p.m.
Present: Graboski, Marston, Hopper, Hecht, Ryan
Absent: Lewis, Kuperman, Diaz, Barber, Freedman

APPROVAL OF MINUTES FROM THE MEETING OF JUNE 5, 2012.

Minutes Approved 5 to 0

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

PUBLIC HEARING ITEMS

Old Business

Item 1:

FISHER RESIDENCE
3518 S MOORINGS WAY
Historic Resource Designation of a single-family home

Resolution HEPB-2012-41
Historic Designation Approved 5 to 1

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

Item 2:

WATER PUMP HOUSE
5808 NE 4TH COURT
Historic Resource Designation of a commercial property

Resolution HEPB-2012-42
Historic Designation Approved 6 to 0

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

Item 3:

EVANGELIST STREET / CHARLES AVENUE
CHARLES AVENUE – MAIN HIGHWAY TO 37TH AVENUE
Historic Resource Designation of the public right-of-way

Resolution HEPB-2012-43
Historic Designation Approved 6 to 0

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



City of Miami
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New Business

Item 4:

**MARY BRICKELL PARK
501 BRICKELL AVENUE**
Initial Archaeological Site Designation Proposal

**Resolution HEPB-2012-44
Archaeological Site Designation Approved 6 to 0**

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

Item 5:

**1814 BRICKELL PARK
1814 BRICKELL AVENUE**
Initial Archaeological Site Designation Proposal

**Resolution HEPB-2012-45
Archaeological Site Designation Approved 6 to 0**

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

Directing Staff to research Archaeological Site Designation for the entire Santa Maria Archaeological Site

**Resolution HEPB-2012-46
Archaeological Site Designation Investigation Approved 6 to 0**

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

Item 13:

**COMMODORE PLAZA
BUSINESS IMPROVEMENT DISTRICT
ENHANCEMENTS PROJECT B-30687**
Appeal of Tree Removal Permit in conjunction with roadway-sidewalk reconstruction.

**Resolution HEPB-2012-47
Tree Removal Permit Appeal Denied with Conditions 5 to 0**

Conditions:
1. All tree mitigation shall be satisfied according to Chapter 17 of the City Code, with new trees planted within one (1) mile of the removal site.
2. The twenty-two (22) replacement trees planted on Commodore Plaza shall be of the largest size commercially available.
3. The twenty-two (22) replacement trees planted on



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Commodore Plaza shall be of one (1) species, or two (2) species that are similar in appearance, to create a more uniform streetscape.

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

Item 6:

81 NE 48 STREET
BUENA VISTA EAST HISTORIC DISTRICT
Application of a Special Certificate of Appropriateness for the construction of a privacy fence, driveway and landscaping in front of a non-contributing single-family home

Resolution HEPB-2012-48
Certificate of Appropriateness Approved with Conditions 6 to 0

Conditions:

1. The wood fence shall be finished (stained or painted in an approved color) within six months of issuance of the HEPB Resolution. Future replacement of the fence will be re-evaluated for materials, finishes, and height.
2. During the phased construction of the improvements, all permits must be presented to the Preservation Office and any permit extensions and fees paid.
3. No colored or tinted glass.
4. Paint chip colors will be required at time of permits consistent with current submittal.
5. Future driveway is limited to Miami 21 standards and street trees will be required.

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

Item 7:

820 NW 9TH AVENUE
SPRING GARDEN HISTORIC DISTRICT
Ad Valorem Tax Exemption Preconstruction Application for the rehabilitation of a contributing single-family residence and the construction of an addition

Resolution HEPB-2012-49
Ad Valorem Tax Exemption Preconstruction Application Approved with Conditions 6 to 0

Conditions:

1. The built-in cabinetry in the living room shall be restored and kept in its original configuration.
2. The pair of French doors in the living room shall be restored and kept in their current location and configuration.
3. The roof-top air conditioning units shall not be visible from the front property line of the neighbor across the street.
4. Upon completion of construction and commencement of the term of tax exemption, the property owner must enter



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into a covenant or agreement with the city, in accordance with Section 23-23 of the City Code, requiring that the character of the property and the qualifying improvements to the property be maintained during the period that the exemption is granted.

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

Item 9:

**7301 BISCAYNE BOULEVARD
MIMO HISTORIC DISTRICT**

Application of a Special Certificate of Appropriateness for renovation of a contributing motel and parking waiver to its original use and original configuration

**Resolution HEPB-2012-50
Certificate of Appropriateness Approved with
Conditions 5 to 0**

Conditions:

1. THE LANDSCAPING, SIGNAGE, POOL, CABANA, LIGHTING AND EXTERIOR NON BUILDING FEATURES MUST BE SUBMITTED SEPARATELY AS A COMPLETE PACKAGE TO THE HEPB FOR APPROVAL.
 - a. A complete signage plan shall be submitted to HEPB, including a historic photos of all signs, a site plan, all elevations, specifications, materials, lighting, and colors of proposed signs. The signage plan shall include reconstruction and restoration of all of the motel's original signage, including the historic free-standing pole sign.
 - b. A complete landscape plan shall be submitted to the HEPB for approval, including:
 - i. Historic and existing conditions photos of each proposed area of the property
 - ii. Detailed plans including species, photos, and specifications of all proposed landscaping
 - iii. All landscaping must meet Article 9 of Miami 21.
 - iv. Additional information on the pervious paver and grass band pool deck, including grass species and maintenance plan. This design for a pool deck presents a number of challenges, foremost keeping the grass alive in a high traffic area and with chlorine or salt water splashing. Moreover, it can present a tripping hazard. An alternative strategy may be pervious pavers placed side-by-side without grass in between, or a standard concrete pool deck with landscaped areas around the edge of the courtyard. The pool deck was original built with keystone pavers; these should be considered for the



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restoration material.

- c. Architectural plans for the Pool Bar Canopy Structure shall be submitted to the HEPB, including plans and all four elevations, as well as material specifications and photos of materials.
 - d. A restoration plan for the pool mosaics should be submitted to the HEPB.
 - e. Additional information on the design of the parking area shall be submitted to the HEPB Board, including detailed drawings and specifications for the light gray and black drivable pervious pavers, as well as product samples.
2. Additional information about windows and doors, including a complete window and door schedule, detailed elevations of all seven sides of the building, product brochures, and NOAs, shall be submitted to HEPB. All glass shall be clear, and windows shall be clear-view type without divided lights. All operable windows shall be casement or horizontal slider.
 3. A complete color and material package shall be submitted to the HEPB, including paint chips, glass samples, veneer samples, or other proposed materials. One complete set of colors from the MiMo color palette shall be chosen.
 4. Additional information on the design and materials of the balconies shall be submitted to HEPB.
 5. Provide additional information about the metal "wheel" on the west elevation.
 6. PROVIDE A SEPARATE APPLICATION FOR DETAILING the location and layout of the proposed restaurant, café, reception area, lobby, and spa including detailed floor plans, materials, signage, outdoor seating, etc. Indicate the location of any proposed outdoor dining areas.
 7. All future HEPB submissions shall have an appropriate level of detail.
 8. A parking waiver shall be granted for five (5) spaces.
 9. The metal grille covering the wall A/C units shall have a half inch (1/2") opening between the metal pieces.

Moved: Kuperman

Second: Marston

In Favor: Graboski, Marston, Hopper, Hecht, Kuperman

Absent: Lewis, Diaz, Barber, Freedman, Ryan



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Item 8:

**5950 BISCAYNE BOULEVARD
MIMO HISTORIC DISTRICT**
Application of a Special Certificate of
Appropriateness for renovation and a second-
story addition to a contributing motel

Resolution HEPB-2012-51
**Certificate of Appropriateness Continued to September
4th, 2012, 3pm at City Hall, 5 to 0**

Considerations for the new submittal:

1. The addition shall be pushed back from the front façade.
2. The front façade shall be rehabilitated in its original design and configuration.
3. The Secretary of the Interior's Standards for Rehabilitation shall apply.
4. The City of Miami MiMo Design Guidelines, including recommendations for windows, roofs, signage, additions, open-air breezeways, colors, and architectural features shall apply.
5. Clear-view style, casement or slider windows with clear glass are the preferred window replacement type.
6. The original 1950s sign should be reinstalled on the site facing Biscayne Boulevard to replace the contemporary signage on the building.
7. Future submittals shall include a survey by a licensed surveyor and a landscape plan.
8. A parking waiver of four (4) spaces is being requested.
9. Future submittals shall include accurate and consistent labels, dimensions, materials, and colors.

Moved: Kuperman

Second: Hecht

In Favor: Graboski, Marston, Hopper, Hecht, Kuperman

Absent: Lewis, Diaz, Barber, Freedman, Ryan

Item 11:

**592 NE 60 STREET, 6000 BISCAYNE
BOULEVARD, 593 NE 60 STREET, 577 NE
60 STREET, AND 576 NE 61 STREET
PALM GROVE HISTORIC DISTRICT AND
MIMO HISTORIC DISTRICT**
Application of a Special Certificate of
Appropriateness for the After-the-Fact
installation of a fence around multiple school
properties

Resolution HEPB-2012-52
**Certificate of Appropriateness Approved with
Conditions 3 to 2**

Conditions:

1. The fence shall be painted black or bronze.

Moved: Marston

Second: Hecht

In Favor: Marston, Hecht, Kuperman

Against: Graboski, Hopper

Absent: Lewis, Diaz, Barber, Freedman, Ryan



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Item 10:

5973 NE 5TH AVENUE AND 5990 NE 5 COURT

PALM GROVE HISTORIC DISTRICT

Application of a Special Certificate of Appropriateness for the Demolition of a contributing single-family home, the After-the-Fact Demolition of a second contributing single-family home, and creation of playing fields for the adjacent school

Resolution HEPB-2012-53

Certificate of Appropriateness for After-the Fact Demolition of 5990 NE 5 Court Approved with Conditions 5 to 0

Conditions:

The applicant shall submit the following items to the Preservation Office for staff approval:

1. A complete survey of all properties owned by the school, created by a licensed surveyor.
2. Evidence that all outstanding code violations have been cleared, including windows and interior renovation work from 2011.
3. A Florida Master Site File, including photos of all sides of the exterior of buildings, for each property owned by the Cushman School.
4. A complete tree survey by a certified arborist or landscape architect of all properties owned by the Cushman School.
5. A plan to plant shade trees along all street frontages planted at a maximum spacing of thirty feet (30') on center.
6. A master plan of the campus, illustrating the school's long-term vision for growth and its impact on historic resources in the MiMo Historic District and Palm Grove Historic District.
7. Evidence that the school has met with the Palm Grove Neighborhood Association and the MiMo Biscayne Association to discuss future plans for historic properties on the school campus.

Moved: Marston

Second: Hecht

In Favor: Marston, Hecht, Kuperman, Graboski, Hopper

Absent: Lewis, Diaz, Barber, Freedman, Ryan

Resolution HEPB-2012-54

Certificate of Appropriateness for Demolition of 5973 NE 5 Avenue Denied 5 to 0

Recommendation:

The applicant should meet with the Preservation Office to discuss options for rehabilitation and reuse of the building, and integration of this historic resource into the school's long range vision for the future.



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

Item 12:
1901 TIGERTAIL AVENUE
Appeal of a proposed Tree Removal Permit.

Item removed from the agenda.

MEETING ADJOURNMENT

6:10pm

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.