



City of Miami
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

September 4, 2012
3:00 P.M.

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

ROLL CALL

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

APPROVAL OF MINUTES FROM THE MEETING OF JULY 20, 2012.

Minutes Approved 6 to 0 with the following condition:
correct the spelling of Robert Graboski's name in Item 4.

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

PUBLIC HEARING ITEMS

Agenda Modifications

Item 8:

**1501 BRICKELL AVENUE
SAINT JUDE MELKITE CATHOLIC CHURCH**
Preliminary proposal for local designation of an individual historic resource

Item withdrawn by the Preservation Officer

Item 9:

**SW 8th ST – 13th AV TO 17th AV
CALLE OCHO HISTORIC DISTRICT**
Preliminary proposal for local designation of a new historic district.

Item withdrawn by the Preservation Officer

Item 3:

**481 NE 61 STREET
PALM GROVE HISTORIC DISTRICT**
Proposal for Demolition of a single-family home at the request of the Unsafe Structures Unit of the City of Miami Building Department

Item Continued 7 to 0 to the October 2, 2012 HEPB meeting at 3pm at City Hall at the request of the District 2 Commissioner

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

Item 11:

**3275 SW 22 STREET
CORAL WAY SCENIC TRANSPORTATION CORRIDOR**
Code Enforcement violation for tree trimming in excess of twenty-five percent of existing tree

Item Continued 8 to 0 to the October 2, 2012 HEPB meeting at 3pm at City Hall at the request of the Preservation Officer

Moved: Freedman
Second: Kuperman



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canopy of thirty-five trees

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

Old Business

Item 1:

**3925 LEAFY WAY
ENVIRONMENTAL PRESERVATION
DISTRICT #74**

Application of a Special Certificate of Environment for after-the-fact tree removal, tree removal, tree relocation, and mitigation

Special Certificate of Environment Continued 8 to 0 to the October 2, 2012 HEPB meeting at 3pm at City Hall and to be re-noticed in accordance with Chapter 17 of the Miami City Code

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

Item 2:

**5950 BISCAYNE BOULEVARD
MIMO HISTORIC DISTRICT**

Application of a Special Certificate of Appropriateness for renovation and a multi-story addition to a contributing motel and a parking waiver

**Resolution HEPB-2012-55
Special Certificate of Appropriateness Approved with
Conditions 8 to 0**

Conditions:

1. The two-story addition to the building may remain at the existing 10' setback from the original front façade. The horizontal banding elements on the front façade of the 2-story addition shall be maintained in order to reduce the verticality of the proposed addition.
2. Clear-view style, single-hung windows with clear glass shall be used to the greatest extent possible. Especially on the full-size windows of the motel and office rooms.
3. The rear staircase shall be redesigned to be attached to the rear façade of the building, rather than extending out from the main massing of the building into the rear setback or parking area.
4. Colors from the MiMo color palette shall be used as presented at the September HEPB meeting, replacing the proposed blue wall color with the Bird's Egg color.
5. The original 1950s sign shall be reinstated on the site facing Biscayne Boulevard, in total compliance with Miami 21, Chapter 23 of the Miami City Code, the MiMo Design Guidelines, and must comply with City and County Sign Codes and Regulations. If the applicant wants to deviate from neon, the applicant shall provide evidence that the sign will appear the same as in historic postcards and photographs, including cut-sheets, lighting levels, and local examples of similar sign restoration projects. The restored sign shall have the same size, appearance, font, and styles as shown on the historic postcard in the



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- September HEPB staff report.
- 6. The landscape plan must comply with Article 9 of Miami 21.
- 7. A separate application for any parking waiver shall be submitted to the Board as advised by the City Attorney. No parking waivers were considered in this application.

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

New Business

Item 4:

**300 NW 11 STREET
 EBENEZER METHODIST CHURCH**
 Application of a Special Certificate of Appropriateness for renovations and conversion into a community center for a locally-designated and individually-listed National Register historic church

Special Certificate of Appropriateness Continued 8 to 0
 to the October 2, 2012 HEPB meeting at 3pm at City Hall

- Suggestions:
1. More information is needed on the building materials. Provide color elevations of all sides of the building, 3-D color renderings. Provide material specifications and color brochures or physical samples for windows, window frames, doors, railings, roofing materials, lighting, paint colors, louvers, and hardware.
 2. The three proposed sets of glass doors on the main façade should be replaced with wooden doors to keep the historic character of the building.
 3. All frosted glass windows should have a design to enhance the building's unique architectural style. Consider incorporating a public art opportunity to create a stained glass design, or printed quotes that reflect Overtown's history.
 4. All exterior railings should be painted one color – either black, dark brown, or bronze.
 5. All window frames and louvers should match and should have a wood finish appearance.
 6. Additional research on the historic design and appearance of the church is recommended. Materials may be available with the Black Archives and with the current Ebenezer Methodist Church on NE 36th Street.

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



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Item 5:

**940 NE 72 STREET
BAYSIDE HISTORIC DISTRICT**
Application of a Special Certificate of
Appropriateness for an addition to a
contributing home and the construction of a
pool

**Resolution HEPB-2012-56
Special Certificate of Appropriateness Approved with
Conditions 8 to 0**

Conditions:

1. All the glass shall be clear; bathroom windows may be frosted.

Moved: Kuperman

Second: Ryan

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

Absent: Marston, Lewis

Item 6:

2526 LINCOLN AVENUE
Application for tree removal of specimen trees
and mitigation as part of new construction of a
single-family home

**Resolution HEPB-2012-57
New Construction Site Plan Approved with Conditions 8
to 0**

Conditions:

1. The three specimen oaks shall be preserved and the site plan of the proposed house shall be adjusted to stay clear of these three trees by at least a 10' radius.
2. The five remaining trees to be removed shall be fully mitigated according to Chapter 17 of the Miami City Code.
3. New landscaping and street trees will be planted on site in accordance with Article 9 of Miami 21.

Moved: Hecht

Second: Graboski

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

Absent: Marston, Lewis

Item 7:

**816 NE 71 STREET
BAYSIDE HISTORIC DISTRICT**
Application of a Special Certificate of
Appropriateness for new construction of a
single-family home

**Resolution HEPB-2012-58
Special Certificate of Appropriateness Approved with
Conditions 6 to 2**

Conditions:

1. The ipe-wood sided volume in the center of the front façade shall be further pushed from the main façade a minimum of 3 feet.
2. Additional articulation shall be applied to the front façade to better integrate the house's volumes, rhythm and characteristics that are typical of the homes in the Bayside Historic District. The following options should be considered and approved by the Preservation Office:
 - a. An eyebrow or similar shading feature above the



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- second-floor master bedroom window
- b. Replacement of the second-floor master bedroom windows with a balcony and doors.
- c. An eyebrow or similar shading feature above the first-floor family room glass
- d. An additional window in the second-floor laundry/utility room
- e. Articulation of front façade details such as scuppers along the parapet, gutters along the front façade, and light fixtures
- f. Recessing the windows into the wall to create a window sill and create shadow lines
- 3. A natural wood picket fence at the front setback line shall be a maximum height of four feet (4'). Landscaping around the fence shall be more naturalistic in character, with multiple native species, multiple layers and heights, and a more organic, meandering line of planting between the parking area and the fence, to be more in keeping with the character of front yards in Bayside.
- 4. All glass shall be clear.
- 5. The applicant shall present the Preservation Office with a tree protection plan to ensure that the two (2) Royal Poinciana trees and the Oak tree are not damaged during construction. This tree protection plan must be presented prior to obtaining a permit for construction.
- 6. All requirements of Article 9, the landscaping chapter of Miami 21, shall be met, including planting of new street trees.
- 7. A landscape plan shall be submitted to the Preservation Office, including species and specifications of all proposed landscaping.

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

Item 10:

**121 SE 1 STREET
CITY NATIONAL BANK BUILDING**
Application of a Special Certificate of Appropriateness for restoration and conversion into a hotel for a locally-designated and individually-listed National Register eleven-story commercial building

**Resolution HEPB-2012-59
Special Certificate of Appropriateness Approved with
Conditions 8 to 0**

Conditions:

- 1. All the glass shall be clear.
- 2. All exterior finishes and fixtures including pediment-chandeliers, main doors design, loggia flooring, and loggia ceiling treatment shall be approved by the Preservation Office.



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

DISCUSSION ITEMS

A supplementary HEPB meeting may be held in October. Possible dates discussed were October 19, October 22, or October 26 in the afternoon at City Hall Commission Chambers. Members will be emailed individually to confirm quorum if necessary.

MEETING ADJOURNMENT

7:00pm

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.