



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

September 6, 2011
 3:00 P.M.

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

ROLL CALL

3:05 p.m.
 Present: Graboski, Hecht, Hopper, Lewis, Zamanillo
 Absent: Appel, Kuperman, Lorenzo, Marston

BOARD ITEMS

The HEPB asks the Preservation Officer to meet with Code Enforcement and produce a survey of liens within Historic Districts due to code violations and report back to the next meeting.

APPROVAL OF MINUTES FROM THE MEETING of July 05, 2011.

Approval of Minutes from the meeting of 7/05/2011.
 Motion Approved 5 to 0

 Moved: Hecht
 Second: Graboski
 Absent: Appel, Kuperman, Lorenzo, Marston

PUBLIC HEARING ITEMS

1. 5500 NE 7th AVENUE
Morningside Historic District
 Application for a **Certificate of Appropriateness** for demolition of existing home. Preliminary schematic approval of concept for new home and accessory features

Item continued to October HEPB hearing
 Motion Approved 6 to 0

 Moved: Lewis
 Second: Zamanillo
 Absent: Kuperman, Lorenzo, Marston

6. 5943 BISCAYNE BOULEVARD
MiMo Historic District
 Application for a **Certificate of Appropriateness** to partially demolish and convert existing single family residence to a new commercial showroom

Item continued to October HEPB hearing
 Motion Approved 6 to 0

 Moved: Appel
 Second: Hecht
 Absent: Kuperman, Lorenzo, Marston, Zamanillo

8. 469 NE STREET
Palm Grove Historic District
 Application for a **Certificate of Appropriateness** to convert current garage structure into interior living space and an addition on the rear of the structure.

Item was withdrawn from the Agenda by the applicant. No further action required.

2. 635 NE 56th STREET
Morningside Historic District
 Application for a **Certificate of Appropriateness** to replace asphalt driveway with old Chicago brick driveway in the same

Resolution HEPB-2011-29
 Motion Approved 6 to 0 with the following conditions:
 1. A regional brick is chosen to be used on the driveway closely resembling in color and in



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configuration.

- shape, the brick accents located on this ranch style home.
- 2. The driveway is laid out in a horizontal pattern.

Moved: Lewis
 Second: Appel
 Absent: Kuperman, Lorenzo, Marston

3. SOUTH MIAMI AVENUE
Historic Roadway Designation
 Application for historic road designation for South Miami Avenue from 15th to 26th Roads.

- Resolution HEPB-2011-30
 Motion Approved 6 to 0 with the following conditions:
- 1. A final designation report including landscaping to be created for the historic roadway designation of South Miami Avenue which will include 15th to 26th roads.

Moved: Lewis
 Second: Appel
 Absent: Kuperman, Lorenzo, Marston

4. 3251 SOUTH MIAMI AVENUE
Vizcaya Museum & Gardens
 Application for a **Certificate of Appropriateness** to install new skylight over main courtyard of residence.

- Resolution HEPB-2011-31
 Motion Approved 6 to 0 with the following conditions:
- 1. The skylight may be E-coated for less heat gain with a light grey/clear appearance. No colored blue, green, tan, etc.
 - 2. The landscaping shall be documented from historic photos and new landscape replaced after construction to closely match historic landscape.
 - 3. The color of the skylight frame shall closely match the existing building wall colors in the courtyard and is subject for approval by the Preservation Officer.

Moved: Hecht
 Second: Zamanillo
 Absent: Kuperman, Lorenzo, Marston

5. 5255 BISCAYNE BOULEVARD
MiMo Historic District
 Application for a **Certificate of Appropriateness** for addition of a new restaurant, hotel rooms, and parking waiver.

- Resolution HEPB-2011-32
 Motion Approved 4 to 1 with the following conditions:
- 1. The new restaurant should be reduced in total height to be at least 2 (two) feet lower than the existing hotel's roof line (not



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- marquee height).
- 2. The restaurant's large horizontally banded stucco blank wall shall have a colored (other than white) lighting effect at night, while also down lighting the hotel signage to provide a shadow effect that gives architectural interest.
- 3. All signage sizes to be approved by zoning.
- 4. The signage on the new hotel room to be located at the corner of 52nd Terrace and Biscayne Boulevard should be reduced to a max height of 18", and should be secondary to the main sign.
- 5. The original hotel building balconies, main entry projection, and trim shall be painted the same grey tone as the new building to integrate the two projects. All hotel doors and railings shall be a complimentary pastel color approved for MiMo.
- 6. A buffer of palms and shade trees need to be planted in the rear of the property to buffer the neighboring residential property. All reasonable steps shall be taken into consideration in order to comply with noise and lighting limiting spillover.
- 7. The applicant shall file a covenant in Miami-Dade Court documenting the prior 2007 HEPB and City Commission Resolution R-07-0617 and the current HEPB resolution prior to receiving any building permit. (Replacing illegal after-the-fact windows with casement windows as outlined in City Commission action and this resolution.) Any change to the Covenant must come back to HEPB.
- 8. All parking associated restaurant patrons shall have an offsite valet agreement in a covenant to meet parking requirements. No parking is to be on residential streets.
- 9. Construction must be completed within 42 months of HEPB approval for both 2007 and 2011 resolutions.

Moved: Lewis
 Second: Hecht
 Denied: Hopper
 Absent: Kuperman, Lorenzo, Marston, Zamanillo



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7. 1711 NW 62nd TERRACE
Historic Site Designation
Application for historic site designation and
presentation of preliminary designation report

Resolution HEPB-2011-33
Motion Approved 5 to 0 with the following
conditions:
1. A final designation report be created for the
historic site designation of Eunice Liberty
Watson's home located at 1711 NW 62nd
Terrace. The final report shall have more
historic information about the home, and
should include more community
input/comments.

Moved: Lewis
Second: Hecht
Absent: Kuperman, Lorenzo, Marston, Zamanillo

MEETING ADJOURNMENT

6:05 p.m.



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