



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

January 3, 2012  
3:00 P.M.

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

**ROLL CALL**

3:00 p.m.

Present: William Hopper, Lynn Lewis, Robert Graboski,  
Jorge Kuperman, Enid Lorenzo, David Freedman.  
Absent: Gerald Marston, Gary Appel, Gary Hecht, and  
Jorge Zamanillo.

**APPROVAL OF MINUTES FROM THE MEETINGS OF  
NOVEMBER 1 AND DECEMBER 6, 2011.**

**Motion Approved 6 to 0**

Moved: Hopper  
Second: Graboski  
In Favor: William Hopper, Lynn Lewis, Robert Graboski,  
Jorge Kuperman, Enid Lorenzo, David Freedman.  
Decline: none  
Recused: none  
Absent: Gerald Marston, Gary Appel, Gary Hecht, and  
Jorge Zamanillo.

**PUBLIC HEARING ITEMS**

**1. 101 NE 44 ST  
BUENA VISTA EAST HISTORIC DISTRICT**  
Application of **Certificate of Appropriateness** for  
the demolition of an ancillary building and its  
replacement in the same location, scale, and style.

**Resolution HEPB-2012-01**

**Motion Approved with Conditions 6 to 0**

**Conditions:**

1. That the original height of rooms be maintained, so that the second floor terrace and the roof height match the original building;
2. That the profile of the parapet on the second-floor terrace matches the profile of the existing parapet;
3. That an eyebrow over the front entrance be included in the proposed design, to match the eyebrow on the existing building;
4. That the side walls enclosing the second floor terrace match the original solid, curving walls of the original building;
5. That the exterior surface of the walls matches the existing surface-rough textured stucco;
6. Submit window and door information to the Historic Preservation Officer prior to receiving a permit;
7. Submit paint chips of the proposed color of the exterior wall to the Historic Preservation Officer for approval;
8. That the new construction follows the City of Miami Building and Zoning codes.

Moved: Kupperman  
Second: Lewis  
In Favor: William Hopper, Lynn Lewis, Robert Graboski,  
Jorge Kuperman, Enid Lorenzo, David Freedman.  
Decline: none  
Recused: none



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**2. 102 WEST FLAGLER ST**  
**DOWNTOWN MIAMI BUS TERMINAL**  
Appeal of Tree Removal Permit.

Absent: Gerald Marston, Gary Appel, Gary Hecht, and Jorge Zamanillo.

**Item Continued to February 7<sup>th</sup> HEPB meeting.**

A letter to the appellant should be sent re-scheduling the item for the HEPB meeting of 02/07/2012. The County also to be informed.

Moved: Kupperman

Second: Lorenzo

In Favor: : William Hopper, Lynn Lewis, Robert Graboski,  
Jorge Kuperman, Enid Lorenzo, David  
Freedman

Decline: none

Recused: none

Absent: Gerald Marston, Gary Appel, Gary Hecht, and Jorge Zamanillo.

The Board asked that the Preservation Office contact the appellant to determine if they still would like to move forward with the appeal and be in attendance at the February meeting.

**MEETING ADJOURNMENT**

4:15pm

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.