



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

March 6, 2012  
3:00 P.M.

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

**ROLL CALL**

3:00 p.m.  
Present: Hopper, Marston, Freedman, Hecht, Lewis,  
Kuperman, Lorenzo, Zamanillo  
Absent: Appel, Diaz

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

**Motion: Minutes Approved with Conditions 8 to 0**  
*Conditions:*  
1. Correct the spelling of Kuperman's name.  
2. After the word "Motion," add a description of the  
application: "Certificate of Appropriateness," "Tree  
Appeal," etc.

Moved: Lewis  
Second: Kuperman  
In Favor: Hopper, Marston, Freedman, Hecht, Lewis,  
Kuperman, Lorenzo, Zamanillo  
Absent: Appel, Diaz

**APPROVAL OF MINUTES FROM THE MEETING OF  
FEBRUARY 7, 2012.**

**Motion: Minutes Approved with Conditions 8 to 0**  
*Conditions:*  
1. Correct the spelling of Kuperman's name.  
2. After the word "Motion," add a description of the  
application: "Certificate of Appropriateness," "Tree  
Appeal," etc.

Moved: Lewis  
Second: Hecht  
In Favor: Hopper, Marston, Freedman, Hecht, Lewis,  
Kuperman, Lorenzo, Zamanillo  
Absent: Appel, Diaz

**PUBLIC HEARING ITEMS**

- 1. **6200 BISCAYNE BOULEVARD  
MIMO HISTORIC DISTRICT**  
Application of **Certificate of Appropriateness** for  
remodeling and fencing.

**Resolution HEPB-2012-08**  
**Motion: Certificate of Appropriateness Approved with  
Conditions 8 to 0**  
*Conditions:*

- 1. That the proposed vertical railing be installed on the  
second floor to match the style of railing already installed  
on the first floor.
- 2. That railings be painted either bronze, grey, or silver.
- 3. That chain link fence replace the solid gate on the south  
side of the parking lot.

Moved: Freedman  
Second: Lewis  
In Favor: Hopper, Marston, Freedman, Hecht, Lewis,  
Kuperman, Lorenzo, Zamanillo



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2. **40 NE 43 STREET  
BUENA VISTA EAST HISTORIC DISTRICT**  
Application of **Certificate of Appropriateness** for the legalization of a concrete driveway.

Absent: Appel, Diaz

**Resolution HEPB-2012-09**

**Motion: Certificate of Appropriateness Approved with Conditions 6 to 0**

*Conditions:*

- 1. That the driveways be reconstructed to meet the current Miami 21 zoning code.

Moved: Marston

Second: Hopper

In Favor: Hopper, Marston, Freedman, Hecht, Kuperman, Lewis

Absent: Appel, Diaz, Lorenzo, Zamanillo

3. **5901 N BAYSHORE DRIVE  
MORNINGSIDE HISTORIC DISTRICT**  
Application of **Certificate of Appropriateness** for facades design refinements, including front porch, final trim, soffits, color, finish materials, new roof, new windows, doors, second floor balcony revision on the east and new balcony on south façade. New rear yard Pool Cabana along northern property line; and increase height of remodeled south privacy wall to 7 ft, plus round pilaster detailing.

**Motion: Certificate of Appropriateness CONTINUED 8 to 0**

Moved: Lewis

Second: Hecht

In Favor: Hopper, Marston, Freedman, Hecht, Lewis, Kuperman, Lorenzo, Zamanillo

Absent: Appel, Diaz

4. **549 NE 59 STREET  
MORNINGSIDE HISTORIC DISTRICT**  
Application of **Certificate of Appropriateness** for repair fire damage on interior of home and roof on the library and front room, replace seven (7) windows, add mini-split A/C unit to library, repair exterior stucco and paint with the same color.

**Resolution HEPB-2012-10**

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

*Conditions:*

- 1. The seven (7) new single-hung windows in the library shall be as simple as possible, and the radiating muntins in the arched transom shall be eliminated. The window frames shall match the color of the other windows on the house. The glass shall be clear.
- 2. The concrete column located between the two arched windows on the front façade of the library shall be retained. Repair work should avoid this area if possible; if damage to the column is unavoidable, the column shall be rebuilt as an exact replica.
- 3. The three (3) new egress windows shall match the home's original windows as closely as possible, and be in accordance with the City of Miami Design Guidelines for Historic Sites and Districts and the Morningside Historic District Design Guidelines. The color of the new window frames shall match the color of those on the rest of the



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- house. The glass shall be clear.
- 4. The proposed mini-split A/C equipment shall be relocated to the north side of the house.
- 5. The security bars on the seven (7) openings around the library and the large arched window on the front façade of the building shall be removed.

Moved: Marston  
 Second: Lewis  
 In Favor: Hopper, Marston, Freedman, Hecht, Lewis, Kuperman, Lorenzo, Zamanillo  
 Absent: Appel, Diaz

**5. 920 NW 11 AVENUE  
 SPRING GARDEN HISTORIC DISTRICT**  
 Application of **Certification of Appropriateness** for the legalization of two (2) doors replacement.

**Resolution HEPB-2012-11**  
**Motion: Certificate of Appropriateness Approved with Conditions 8 to 0**

- Conditions:*
- 1. That in keeping with the applicant’s desire for additional light and openness on the front façade, the applicant remove the security bars on the windows fronting NW 11th Avenue.
  - 2. That before undertaking any future alterations to the property, the property owner will consult with the Historic Preservation Office to ensure that the proposed alterations meet the Secretary of the Interior’s Standards, the City of Miami Design Guidelines for Historic Sites and Districts, and the Miami 21 Zoning Regulations, and will obtain a Certificate of Appropriateness.

Moved: Lewis  
 Second: Freedman  
 In Favor: Hopper, Marston, Freedman, Hecht, Lewis, Kuperman, Lorenzo, Zamanillo  
 Absent: Appel, Diaz

**DISCUSSION ITEMS**

- 1. Unsafe Structures List
- 2. Code Violation in historic districts
- 3. March 7 Downtown Conference

**MEETING ADJOURNMENT**

5:50pm

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.