



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

April 3, 2012  
3:00 P.M.

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

**ROLL CALL**

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

**APPROVAL OF MINUTES FROM THE MEETING OF MARCH 6, 2012.**

**Minutes Approved with Conditions 5 to 0**  
Condition: Page 2, Item 2 of the minutes should be corrected show Lynn Lewis as a present, voting board member

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

**DISCUSSION ITEMS**

Order of Agenda:

- Item 8: New Business (660 NE 68<sup>th</sup> Street) requesting to be continued to May HEPB meeting
- Item 3: New Business (Mary Street and Virginia Street Tree Appeal) requesting to be heard as the first item of New Business
- Item 9: New Business (1001 NW North River Drive) requesting to be heard as the second item of New Business.

**PUBLIC HEARING ITEMS**

**Old Business**

**Item 1:**

**5901 North Bayshore Drive  
Morningside Historic District**  
Application of a **Certificate of Appropriateness** for major renovations, additions, and site work to a contributing home.

**Resolution HEPB-2012-12  
Certificate of Appropriateness Approved with  
Conditions 7 to 0**

Conditions:

1. The application shall be approved based on the three (3) revised, marked-up drawings submitted at the HEPB meeting. Sheets A3.01: West Elevations, A3.02: East Elevations depict the following updates to the original, 1940s portions of the home:
  - a. Louvered shutters around the ground floor windows and door on the west elevation rather than flat shutters.
  - b. Wider louvered shutters around the second floor french doors more in scale with the size of the door on the east elevation rather than flat shutters.
  - c. Stylized pediments over the ground floor windows and front door on the west elevation.
  - d. A smooth honed granite base around the



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perimeter of the home.  
The applicant also submitted a revised, marked-up rendering of the cabana (IM1.01: Renderings) which depicts the following changes to the Cabana columns:

- e. 1. An eighteen inch (18") stone base on the columns, made of honed Corinthian granite to match the proposed base on the main house.
  - f. 2. A six inch (6") capstone on the columns, made of honed Corinthian granite to match the column base.
  - g. 3. Stylized fluting on the columns to match the proposed stylized fluting on the new columns on the main house's front porch
2. The proposed louvered shutters on the two ground-floor windows and front door on the West Elevation and the three second-floor french doors on the East Elevation will be placed touching the edge of the window as is typical in neo-classical, colonial-revival homes.
  3. The reconstructed, two-story columns on the west façade of the house will be no more than 15" in width and will be detailed to match the existing columns.
  4. The privacy wall on the south side of the property shall be built in accordance with the Morningside Design Guidelines at no more than 6' in height, including piers and decorative features.

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

**New Business**

**Item 8:**

**660 NE 68<sup>th</sup> Street  
Bayside Historic District**

Application of **Certificate of Appropriateness** for partial demolition, additions, and renovations to a contributing building.

**Certificate of Appropriateness Continued to May 1<sup>st</sup>,  
2012 HEPB Meeting at 3pm at City Hall 7 to 0**

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



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**Item 3:**

**Mary Street and Virginia Street from Main Highway to Florida Avenue Business Improvement District Enhancements Project B-30687**  
**Appeal of Tree Removal Permit** in conjunction with roadway reconstruction.

**Resolution HEPB-2012-13**  
**Appeal of Tree Removal Permit Denied with Conditions 6 to 0**

Conditions:

1. That removed trees be relocated within one mile if possible.
2. That replacement trees be of the largest and highest quality commercially available.

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

**Item 9:**

**1001 NW North River Drive**  
**Spring Garden Historic District**  
Application of an after-the-fact **Certificate of Appropriateness** for alterations to a contributing home completed without any building permits and with code violations.

**Certificate of Appropriateness Continued to May 1<sup>st</sup>, 2012 HEPB Meeting at 3pm at City Hall 7 to 0**

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

**Item 1:**

**6200 Biscayne Boulevard**  
**MiMo Historic District**  
Application of **Certificate of Appropriateness** for the installation of two (2) historic signs on a contributing motel.

**Resolution HEPB-2012-14**  
**Certificate of Appropriateness Approved with Conditions 6 to 0**

Conditions:

1. The final construction drawings for the proposed signage on the southeastern and northeastern signs, including elevations and plans with exact dimensions for the placement of the neon letters on the signs, shall be approved by the Historic Preservation Officer prior to obtaining a permit.
2. The vertical, brick architectural features of the sign boards on the Southeastern sign shall be painted to match the painted brick color palette of the restored motel.
3. The Northeastern sign shall be reconstructed with a floating, geometric frame to match the historic 1950s photograph.
4. Both the southeastern and northeastern sign shall be reconstructed to match historic 1950s photographs.

Moved: Lewis  
Second: Marston



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**Item 2:**

**681 NE 57 Street**  
**Morningside Historic District**  
Application of a **Certificate of Appropriateness** for the expansion of a previously approved garage on a new single-family construction.

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

**Resolution HEPB-2012-15**  
**Certificate of Appropriateness Approved with Conditions 6 to 0**

Conditions:  
1. All glass shall be clear  
2. All materials shall match the approved project.

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

**Item 4:**

**700 NE 69 Street**  
**Bayside Historic District**  
Application of **Certificate of Appropriateness** to change previously-approved casement windows to slider windows on new single-family construction.

**Certificate of Appropriateness Continued to May 1<sup>st</sup>, 2012 HEPB Meeting at 3pm at City Hall 6 to 0**

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

**Item 5:**

**6500 Biscayne Boulevard**  
**MiMo Historic District**  
Application of a **Certificate of Appropriateness** for the removal of four (4) historic signs on a contributing motel.

**Resolution HEPB-2012-16**  
**Certificate of Appropriateness Approved with Conditions 6 to 0**

Conditions:  
1. The three (3) "MOTEL New Yorker" signs on the central brick structure will be reconfigured using the original letters "T," "H," and "E" to read "THE New Yorker".  
2. The remaining letters will be stored safely on site for future restoration or for artwork.

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

**Item 6:**

**80 NE 42 Street**  
**Buena Vista East Historic District**  
Application of **Certificate of Appropriateness** for

**Resolution HEPB-2012-17**  
**Certificate of Appropriateness Approved with Conditions 5 to 1**

Conditions:



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existing color not specified in the Design Guidelines.

1. The applicant shall repaint the house an approved color and obtain a Certificate of Appropriateness (COA) for the repainting. Compliance with Preservation Office paint color and COA process must be completed within 60 days of sale of the house or at time of repainting, whichever is sooner.

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

**Item 7:**

**530 NE 73 Street**  
**Palm Grove Historic District**  
 Application of **Certificate of Appropriateness** for additions and renovations to a contributing building.

**Resolution HEPB-2012-18**  
**Certificate of Appropriateness Approved with Conditions 6 to 0**

Conditions:

1. The driveway color shall be compatible with the historic house. The outside edging of the driveway shall match the color of the brown roof tiles.
2. All windows shall have clear glass.

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

**DISCUSSION ITEMS**

**6151 Biscayne Boulevard**  
**MiMo Historic District**  
 A public request that the City investigate construction work on the Milebella project to verify whether work is in accordance with approved HEPB plans. Staff directed to stop work if needed and report back to the HEPB at the May 1<sup>st</sup> meeting.

**Motion Approved 6 to 0**

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

**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.