CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

NOVEMBER 4, 2008 CITY HALL, 3500 PAN AMERICAN DRIVE
3:00 P.M. DINNER KEY, MIAMI, FLORIDA

ROLL CALL

3:00 P.M.
Present: Barber, Broton, Freedman, Hopper, Marston
Absent: Appel, Grafton, Lorenzo, Seco
Mr. Appel arrived at 3:15 p.m.; Ms. Lorenzo arrived at 3:10 p.m.; Mr. Grafton arrived at 4:00 p.m.

APPROVAL OF MINUTES FROM THE MEETING OF OCTOBER 7, 2008

Approved 6 to 0
Moved: Grafton
Second: Seco
Absent: Grafton, Seco

UPDATE FROM THE PRESERVATION OFFICER

PUBLIC HEARING ITEMS

1. Presentation by the Preservation Officer on behalf of the Downtown Miami Partnership (DMP), seeking the Board’s authorization to issue a Standard Certificate of Appropriateness for a façade improvement grant program administered by the DMP, which funds the removal and replacement of solid metal security screens with a transparent type in the Downtown area.

Resolution No. 2008-63
Approved 6 to 0 with the following condition:
1. The installation of awnings or signage to camouflage the housing shall be required.
Moved: Marston
Second: Hopper
Absent: Grafton, Seco

2. Buena Vista East Historic District
The area bounded by NE 2nd Avenue, N. Miami Avenue, NE 42nd Street, and NE 48th Street
HP-2008-182

Application for a Certificate of Appropriateness for the installation of new decorative street lighting comprised of poles and decorative light fixtures throughout the historic district.

Resolution No. 2008-64
Approved 7 to 0
Moved: Broton
Second: Marston
Absent: Grafton, Seco
### J. Jacob Hubbard House
138 NW 16th Avenue
HP-2008-186

Application for a Certificate of Appropriateness to allow office use within the Hubbard House presently zoned R-3 (multi-family residences) and recommending a conditional use be granted by the City Commission.

**Resolution No. 2008-65**

Approved 8 to 0

Moved: Lorenzo

Second: Hopper

Absent: Seco

### Spring Garden Historic District
710-720 NW N. River Drive
HP-2008-178

Application for a Certificate of Appropriateness for the new construction of a condominium 710-720 NW N. River Drive.

(This project was the subject of multiple HEPB meetings and was given final approval in September 2006. This permit had expired and therefore the applicant must seek approval a second time).

**Resolution No. 2008-66**

Approved 8 to 0

Moved: Marston

Second: Lorenzo

Absent: Seco

### Morningside Historic District
602 NE 59th Street
HP-2008-179

Application for a Certificate of Appropriateness for the construction of a wall on the front property line of a vacant lot.

**Continued to the public hearing of December 3, 2008.**

Moved: Marston

Second: Hopper

Absent: Seco

### Morningside Historic District
645 NE 58th Street
HP-2008-180

Application for a Certificate of Appropriateness for the relocation of the front door, the installation of pavers, the reconfiguration of walkways, the installation of a free-standing carport with a canvas cover, the installation of a canopy

**Resolution No. 2008-67**

Approved 8 to 0 with the following conditions:

1. All glass shall be clear.
2. The amount of paving shall be reduced and replaced with plantings and landscaping to reflect the green characteristics of the historic district.
extension on a secondary facade, the construction of an addition at the rear, the extension of the rear roof to form a loggia, and the installation of new windows and a pool.

3. The free-standing car canopy shall be reduced in size and set back further from the building’s façade.

Moved: Marston
Second: Appel
Absent: Seco

7. Spring Garden Historic District
965 NW 7th Street Road
HP-2008-181

Application for a Certificate of Appropriateness for the construction of a one story addition.

Resolution No. 2008-68
Approved 8 to 0 with the following conditions:
1. All glass shall be clear.
2. The roof of the addition shall not be higher than the existing ridge line of the existing roof.
3. If the finished floor of the addition must be higher than the height indicated on the plans presented, the applicant shall resubmit the project to the HEP Board.

Moved: Marston
Second: Broton
Absent: Seco

8. Bayside Historic District
692 NE 70th Street
HP-2008-160

Application for a Certificate of Appropriateness for window replacement after-the-fact.

(This item was presented at the Public Hearing of October 7, 2008.)

Resolution No. 2008-69
Approved 8 to 0 with the following conditions:
1. The owner shall have sixty days to seek a permit for the connection by providing the drawings and accompanying documentation to the Preservation Officer.
2. The gravel shall be replaced with grass
3. The hedges in front of the wooden fence shall be trimmed and maintained at five feet.

Moved: Grafton
Second: Freedman
Absent: Seco
ADJOURNMENT | 5:35 P.M.

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.