CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES
SEPTEMBER 7, 2010
CITY HALL, 3500 PAN AMERICAN DRIVE
DINNER KEY, MIAMI, FLORIDA

ROLL CALL

Present: Freedman, Graboski, Hopper, Marston, Zamanillo
Absent: Appel, Barber, Kuperman, Lorenzo

PUBLIC HEARING ITEMS

APPROVAL OF MINUTES FROM THE MEETING OF JULY 6, 2010

Approved 6 to 0
Moved: Marston
Second: Graboski
Absent: Appel, Barber, Lorenzo

1. 5830 NE 6th Court
Morningside Historic District

Application for a Certificate of Appropriateness for the construction of an entry feature, additional perimeter walls, and alterations to the existing garage.

(This item was continued from the meetings of June 1 and July 6, 2010.)

Resolution HEPB-2010-36
Approved 6 to 1 with the following conditions:
1. No walls shall be allowed along the front property line or side facing the street unless equal to one foot behind the front façade (as would be extended to the property line).
2. The proposed extension of the 8 foot wall towards the garage is not allowed facing a public street per the Morningside guidelines and appears to be in conflict with Public Works sight triangle regulations for a driveway meeting the public right of way. This wall shall be reduced to 6 feet and meet all Public Works guidelines.
3. The proposed entry sidewalk shall be allowed and a pair of palms (no more than two) shall be used at the entry without any structures, gates, hedges, or barriers.
4. The 6 foot wall, vehicular and pedestrian gates located southeast of the existing garage shall be permitted as shown.

Moved: Marston
Second: Freedman
No: Barber
Absent: Appel, Lorenzo,

2. 3802 Little Avenue
Ye Little Wood Subdivision

Preliminary evaluation for historic designation of a single family home.

Resolution HEPB-2010-37
Approved 8 to 0
Moved: Graboski
Second: Kuperman
Absent: Lorenzo

3. 592 NE 60th Street
Cushman School

Application for a Certificate of Appropriateness

Resolution HEPB-2010-38
Approved 8 to 0
Moved: Barber
Second: Marston
after-the-fact for the installation of fixed windows.

4. 5910 N. Bayshore Drive
    Morningside Historic District

    Application for a Certificate of Appropriateness
    for the installation of sliding glass garage doors.

    Absent: Lorenzo

    Resolution HEPB-2010-39
    Approved 6 to 2 with the following condition:
    1. The applicant/property owner shall provide an interior screening device to screen the light emitted from the garage at night.
    Moved: Freedman
    Second: Kuperman
    No: Barber, Marston

This item was continued to the end of the public hearing.

5. 1300 Biscayne Boulevard (Sapphire Lounge)
    Sears Roebuck & Co. Tower

    Application for a Certificate of Appropriateness
    for the installation of a monument sign.

    Resolution HEPB-2010-40
    Approved 8 to 0 with the following conditions:
    1. All glass shall be clear.
    2. The applicant shall add windows or additional details to the blank east façade of the addition that shall be subject to approval by staff.
    Moved: Marston
    Second: Graboski

6. 455 NE 55th Terrace
    Morningside Historic District

    Application for a Certificate of Appropriateness
    for the construction of an addition behind the existing home along the west facade.

    Resolution HEPB-2010-41
    Approved 5 to 1 with the following conditions:
    1. All fencing and gates facing the street shall not exceed 6 feet in height.
    2. Tile steps to be used on the front entry stair shall be consistent with the home's contemporary style and shall be approved by the Preservation Officer.
    3. The driveway material shall be consistent with the South Florida environment and typical materials and shall be approved by the Preservation Officer.
    4. The windows shall be clear glass, multi-light casements to simulate the historic windows.
    Moved: Marston
    Second: Appel
    No: Graboski

7. 890 NE 72nd Street
    Bayside Historic District

    Application for a Certificate of Appropriateness
    for the expansion to the rear of the home, the addition of a terrace structure and pool, and the replacement of the windows, front steps, walkway and driveway.

    Resolution HEPB-2010-41
    Approved 5 to 1 with the following conditions:
    1. All fencing and gates facing the street shall not exceed 6 feet in height.
    2. Tile steps to be used on the front entry stair shall be consistent with the home's contemporary style and shall be approved by the Preservation Officer.
    3. The driveway material shall be consistent with the South Florida environment and typical materials and shall be approved by the Preservation Officer.
    4. The windows shall be clear glass, multi-light casements to simulate the historic windows.
    Moved: Marston
    Second: Appel
    No: Graboski
    Absent: Barber, Freedman, Lorenzo
8. 1159 NW N. River Drive and 1000 NW 11th Court
   Spring Garden Historic District
   Application for a Certificate of Appropriateness for the demolition of two single family homes
   Application for a Certificate of Appropriateness for the installation of impact resistant windows.

This item was continued to the October 5, 2010 public hearing.
Approved 6 to 0
Moved: Appel
Second: Kuperman
Absent: Freedman, Lorenzo, Zamanillo

9. 2620 S. Bayshore Drive (Shake a Leg)
   U.S. Coast Guard Air Station at Dinner Key
   Application for a Certificate of Appropriateness and Certificate of Approval for the installation of a wall and signage at the 27th Avenue intersection along a Scenic Transportation Corridor.

This item was continued to the October 5, 2010 public hearing.
Approved 6 to 0
Moved: Marston
Second: Barber
Absent: Freedman, Lorenzo, Zamanillo

10. 5811 N. Bayshore Drive
     Morningside Historic District
     Application for a Certificate of Appropriateness for the modification and replacement of windows, doors, landscape fountain, replacing the driveway and walkways, 2nd story expansion, addition of a bath house, front entry gate and wall, landscape lighting.

Resolution HEPB-2010-42
Approved 4 to 2 with a modified south elevation with the following conditions:
1. The applicant shall retain the shape of the existing garage doors adding window panes to open this space becoming a portion of the home.
2. The modification of the south façade of the addition as presented at the HEPB meeting is approved.
Moved: Marston
Second: Appel
No: Barber, Graboski
Absent: Freedman, Lorenzo, Zamanillo

12. 3224 Biscayne Boulevard
     Beverly Terrace Historic District
     Application for a Certificate of Appropriateness for the installation of new windows on the west elevation.

Resolution HEPB-2010-43
Approved 6 to 0 with the following condition:
1. All glass shall be clear.
Moved: Barber
Second: Marston
Absent: Freedman, Lorenzo, Zamanillo

13. 2450 SW 1st Street
     Miami Senior High School
     Appeal Tree Root Pruning Permit along SW 3rd Street.

Resolution HEPB-2010-44
Denied 4 to 1 with the following condition:
1. Mitigation of 120% shall be applied if any tree dies as a result of construction.
Moved: Appel
Second: Kuperman
Recused: Marston
No: Barber
Absent: Freedman, Lorenzo, Zamanillo
5. 1300 Biscayne Boulevard (Sapphire Lounge) Sears Roebuck & Co. Tower

Application for a Certificate of Appropriateness for the installation of a monument sign.

This item was continued to the October 5, 2010 public hearing.

Approved 5 to 0

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

11. 1750 NW 3rd Avenue St. Agnes’ Episcopal Church

Application for a Certificate of Appropriateness for the construction of new restrooms onto the sanctuary building and renovation and expansion of the parish hall center.

Resolution HEPB-2010-45

Approved 5 to 0 with the following conditions:
1. The proposed mechanical equipment shall be located as close to the existing mechanical equipment as possible.
2. The proposed entrance landing to the restroom foyer door from the exterior shall be reduced to the width of the stairs and shall be less ornamental so as to not obstruct the view of the church.
3. A concrete sidewalk shall extend from the parish hall handicap ramp on the southeast to NW 3rd Court (internal driveway). A similar concrete sidewalk shall be constructed from the sanctuary’s south side existing walkway to NW 3rd Court (internal driveway) to provide direct ADA access between the two sites.

Moved: Barber
Second: Graboski
Absent: Freedman, Lorenzo, Marston, Zamanillo

A HEPB workshop shall be conducted in November. The HEPB members shall be sent a series of possible dates.

NEW BUSINESS

ADJOURNMENT

7:10 p.m.