ROLL CALL

3:20 p.m.
Present: Freedman, Graboski, Appel, Kuperman
Absent: Barber, Zamanillo, Lorenzo, Marston

PUBLIC HEARING ITEMS

APPROVAL OF MINUTES FROM THE MEETING OF NOVEMBER 2, 2010 AND JANUARY 4, 2011

Approval of Minutes from the meeting of November 2, 2010.
Motion Approved 4 to 0
Moved: Appel
Second: Graboski
Absent: Barber, Zamanillo, Lorenzo, Marston

Approval of Minutes from the meeting of January 4, 2010.
Motion Approved 4 to 0
Moved: Appel
Second: Graboski
Absent: Barber, Zamanillo, Lorenzo, Marston

1. 681 NE 57TH Street
   Morningside Historic District
   Application for a Certificate of Appropriateness
   for the construction of a new single family home
   on a vacant lot.

   Resolution HEPB-2011-05
   Motion Approved 4 to 0 without conditions:
   Moved: Barber
   Second: Appel
   Recused: Graboski
   Absent: Zamanillo, Lorenzo, Marston

2. 835 NW 7TH Street Road
   Spring Garden Historic District
   Application for a Certificate of Appropriateness
   for the addition to the rear of a single family
   home.

   Item continued to the April 5th meeting
   Motion Continued 5 to 0 with the following suggestions:
   1. Submit completed Elevations showing present and future conditions.
   2. Submit completed drawings with Elevation heights, material details, railings, porches, etc.

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

3. 2 E. Flagler Street
   Downtown Miami Historic District
   Application for a Certificate of Appropriateness
   for alterations to ground level of a contributing
   historic structure.

   Resolution HEPB-2011-06
   Motion Approved 4 to 1 with the following conditions:
   1. Approve the modification to the ground floor
elevation to allow an outdoor covered dining
entry at the corner of Miami Ave and Flagler St.
2. Specify the aluminum storefront windows will be clear glass with non painted aluminum framing.
3. Channel lettering signage to be approved by Preservation Officer.
4. Submit to the Preservation Officer pictures of the interior and exterior existing conditions.
5. Notify the Preservation Officer 48 hours before any demolition activities to inspect for historical significance. Exploratory spot demolition of columns and floor to be inspected by Preservation Officer.
6. Any historic features found that are of character defining features, would be brought back to the board.
7. The Preservation Officer will report back to the board on progress of project.
8. Applicant will provide the Preservation Officer with a copy of the building’s historic designation report.
10. All other future tenant improvements will appear separately before the board.

Moved:     Appel
Second:   Barber
Denied:    Kuperman
Absent:    Zamanillo, Lorenzo, Marston

4. 7610 NE 4th Court
    Palm Grove Historic District
Application for a Certificate of Appropriateness for alterations to warehouse.

Resolution HEPB-2011-07
Motion Approved 5 to 0 with the following conditions:
1. Any further renovations to the building shall come before the board.

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

5. 7035 NE 4th Court
    Palm Grove Historic District
Application for a Certificate of Appropriateness for alterations to windows and installation of AC units on building façade.

Continued to the April 5th meeting.
Motion to Continue 5 to 0
Moved:     Graboski
Second:   Kuperman
Absent:    Zamanillo, Lorenzo, Marston
6. 413 NW 3rd Street
Lummus Park Historic District
Application for a Certificate of Appropriateness
for demolition of a contributing single family home.

Resolution HEPB-2011-08
Motion Approved 3 to 2 with the following conditions:
1. Any redevelopment will be reviewed by the HEPB under the historic preservation design guidelines and shall be characteristic of the historic surrounding buildings in Lummus Park Historic District.
2. Subject to recording that any future development to replicate the existing building.

Moved: Appel
Second: Kupperman
Denied: Freedman, Graboski
Absent: Zamanillo, Lorenzo, Marston

ADJOURNMENT

6:30 p.m.