ROLL CALL

3:00 p.m.
Present: Hecht, Ryan, Freedman, Hopper, Barber, Graboski
Absent: Marston, Lewis, Kuperman, Diaz

Minutes Approved 6 to 0 with the following condition:
correct the spelling of Robert Graboski’s name in Item 4.
Moved: Graboski
Second: Hecht
In Favor: Hecht, Ryan, Freedman, Hopper, Barber, Graboski
Absent: Marston, Lewis, Kuperman, Diaz

PUBLIC HEARING ITEMS

Agenda Modifications

Item 8:
1501 BRICKELL AVENUE
SAINT JUDE MELKITE CATHOLIC CHURCH
Preliminary proposal for local designation of an individual historic resource

Item 9:
SW 8th ST – 13th AV TO 17th AV
CALLE OCHO HISTORIC DISTRICT
Preliminary proposal for local designation of a new historic district.

Item 3:
481 NE 61 STREET
PALM GROVE HISTORIC DISTRICT
Proposal for Demolition of a single-family home at the request of the Unsafe Structures Unit of the City of Miami Building Department

Item 11:
3275 SW 22 STREET
CORAL WAY SCENIC TRANSPORTATION CORRIDOR
Code Enforcement violation for tree trimming in excess of twenty-five percent of existing tree

Item Continued 7 to 0 to the October 2, 2012 HEPB meeting at 3pm at City Hall at the request of the District 2 Commissioner
Moved: Freedman
Second: Hecht
In Favor: Hecht, Ryan, Freedman, Hopper, Barber, Graboski, Kuperman
Absent: Marston, Lewis, Diaz

Item Continued 8 to 0 to the October 2, 2012 HEPB meeting at 3pm at City Hall at the request of the Preservation Officer
Moved: Freedman
Second: Kuperman

Item withdrawn by the Preservation Officer

Item withdrawn by the Preservation Officer
canopy of thirty-five trees

Old Business
Item 1:

3925 LEAFY WAY
ENVIRONMENTAL PRESERVATION
DISTRICT #74
Application of a Special Certificate of
Environment for after-the-fact tree removal,
tree removal, tree relocation, and mitigation

Item 2:

5950 BISCAYNE BOULEVARD
MIMO HISTORIC DISTRICT
Application of a Special Certificate of
Appropriateness for renovation and a multi-
story addition to a contributing motel and a
parking waiver

In Favor: Hecht, Ryan, Freedman, Hopper, Barber,
Graboski, Kuperman, Diaz
Absent: Marston, Lewis

Special Certificate of Environment Continued 8 to 0 to
the October 2, 2012 HEPB meeting at 3pm at City Hall and
to be re-noticed in accordance with Chapter 17 of the Miami
City Code

Moved: Freedman
Second: Hecht
In Favor: Hecht, Ryan, Freedman, Hopper, Barber,
Graboski, Kuperman, Diaz
Absent: Marston, Lewis

Resolution HEBP-2012-55
Special Certificate of Appropriateness Approved with
Conditions 8 to 0

Conditions:
1. The two-story addition to the building may remain at the
existing 10’ setback from the original front façade. The
horizontal banding elements on the front façade of the 2-
story addition shall be maintained in order to reduce the
verticality of the proposed addition.
2. Clear-view style, single-hung windows with clear glass
shall be used to the greatest extent possible. Especially on
the full-size windows of the motel and office rooms.
3. The rear staircase shall be redesigned to be attached to
the rear façade of the building, rather than extending out
from the main massing of the building into the rear setback
or parking area.
4. Colors from the MiMo color palette shall be used as
presented at the September HEPB meeting, replacing the
proposed blue wall color with the Bird’s Egg color.
5. The original 1950s sign shall be reinstated on the site
facing Biscayne Boulevard, in total compliance with Miami
21, Chapter 23 of the Miami City Code, the MiMo Design
Guidelines, and must comply with City and County Sign
Codes and Regulations. If the applicant wants to deviate
from neon, the applicant shall provide evidence that the
sign will appear the same as in historic postcards and
photographs, including cut-sheets, lighting levels, and
local examples of similar sign restoration projects. The
restored sign shall have the same size, appearance, font,
and styles as shown on the historic postcard in the
September HEPB staff report.
6. The landscape plan must comply with Article 9 of Miami 21.
7. A separate application for any parking waiver shall be submitted to the Board as advised by the City Attorney. No parking waivers were considered in this application.

Moved: Kuperman
Second: Diaz
In Favor: Hecht, Ryan, Freedman, Hopper, Barber, Graboski, Kuperman, Diaz
Absent:   Marston, Lewis

Special Certificate of Appropriateness Continued 8 to 0
to the October 2, 2012 HEPB meeting at 3pm at City Hall

Suggestions:
1. More information is needed on the building materials. Provide color elevations of all sides of the building, 3-D color renderings. Provide material specifications and color brochures or physical samples for windows, window frames, doors, railings, roofing materials, lighting, paint colors, louvers, and hardware.
2. The three proposed sets of glass doors on the main façade should be replaced with wooden doors to keep the historic character of the building.
3. All frosted glass windows should have a design to enhance the building’s unique architectural style. Consider incorporating a public art opportunity to create a stained glass design, or printed quotes that reflect Overtown’s history.
4. All exterior railings should be painted one color – either black, dark brown, or bronze.
5. All window frames and louvers should match and should have a wood finish appearance.
6. Additional research on the historic design and appearance of the church is recommended. Materials may be available with the Black Archives and with the current Ebenezer Methodist Church on NE 36th Street.

Moved: Barber
Second: Kuperman
In Favor: Hecht, Ryan, Freedman, Hopper, Barber, Graboski, Kuperman, Diaz
Absent:   Marston, Lewis
Item 5:

940 NE 72 STREET
BAYSIDE HISTORIC DISTRICT
Application of a Special Certificate of Appropriateness for an addition to a contributing home and the construction of a pool

Resolution HEPB-2012-56
Special Certificate of Appropriateness Approved with Conditions 8 to 0
Conditions:
1. All the glass shall be clear; bathroom windows may be frosted.

Moved: Kuperman
Second: Ryan
In Favor: Hecht, Ryan, Freedman, Hopper, Barber, Graboski, Kuperman, Diaz
Absent: Marston, Lewis

Item 6:

2526 LINCOLN AVENUE
Application for tree removal of specimen trees and mitigation as part of new construction of a single-family home

Resolution HEPB-2012-57
New Construction Site Plan Approved with Conditions 8 to 0
Conditions:
1. The three specimen oaks shall be preserved and the site plan of the proposed house shall be adjusted to stay clear of these three trees by at least a 10’ radius.
2. The five remaining trees to be removed shall be fully mitigated according to Chapter 17 of the Miami City Code.
3. New landscaping and street trees will be planted on site in accordance with Article 9 of Miami 21.

Moved: Hecht
Second: Graboski
In Favor: Hecht, Ryan, Freedman, Hopper, Barber, Graboski, Kuperman, Diaz
Absent: Marston, Lewis

Item 7:

816 NE 71 STREET
BAYSIDE HISTORIC DISTRICT
Application of a Special Certificate of Appropriateness for new construction of a single-family home

Resolution HEPB-2012-58
Special Certificate of Appropriateness Approved with Conditions 6 to 2
Conditions:
1. The ipe-wood sided volume in the center of the front façade shall be further pushed from the main façade a minimum of 3 feet.
2. Additional articulation shall be applied to the front façade to better integrate the house’s volumes, rhythm and characteristics that are typical of the homes in the Bayside Historic District. The following options should be considered and approved by the Preservation Office:
   a. An eyebrow or similar shading feature above the
Item 10:

121 SE 1 STREET
CITY NATIONAL BANK BUILDING
Application of a Special Certificate of Appropriateness for restoration and conversion into a hotel for a locally-designated and individually-listed National Register eleven-story commercial building

Conditions:
1. All the glass shall be clear.
2. All exterior finishes and fixtures including pediment-chandeliers, main doors design, loggia flooring, and loggia ceiling treatment shall be approved by the Preservation Office.

Moved: Diaz
Second: Graboski
In Favor: Hecht, Freedman, Hopper, Barber, Graboski, Diaz
Against: Ryan, Kuperman
Absent: Marston, Lewis
September 4, 2012
3:00 P.M.

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

DISCUSSION ITEMS

Moved: Kuperman
Second: Ryan
In Favor: Hecht, Ryan, Freedman, Hopper, Barber,
Graboski, Kuperman, Diaz
Absent: Marston, Lewis

A supplementary HEPB meeting may be held in October. Possible dates discussed were October 19, October 22, or October 26 in the afternoon at City Hall Commission Chambers. Members will be emailed individually to confirm quorum if necessary.

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.