

**Miami-Dade County Historic Preservation Board  
Minutes of the April 16, 2014 Meeting**

**Trinity Cathedral  
Cathedral Hall  
464 NE 16th St  
Miami, FL 33132**

**I. ROLL CALL**

The meeting was called to order by Chair Novick at 2:05 p.m.

**Board Members**

Ruth Campbell	Present
Adriana Cantillo	Absent
Rick Cohen	Present
Paul George	Present
Robert McKinney	Present
Mitch S. Novick, Chair	Present
JoEllen Phillips	Present
Edmundo Perez	Absent for vote
Enid C. Pinkney	Present
Ronda Vangates	Absent

**Staff Members Present**

Kathleen Kauffman
Sarah Cody
Jeff Ransom
Eddie Kirtley
Assistant County Attorney

**II. APPROVAL OF MINUTES**

JoEllen Phillips moved for approval of the minutes. Robert McKinney seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Edmundo Perez	Absent for vote
Enid Pinkney	Yes
Ronda Vangates	Absent

### **III. SWEARING IN OF THE PUBLIC**

Mitch Novick swore in those who would be speaking before the Board.

Edmundo Perez arrived at the board meeting at 2:10 p.m.

### **IV. PUBLIC HEARINGS**

PH1. Historic Site Designation  
Pan Am Regional Headquarter Building  
4900 NW 36 Street  
Miami, FL 33166

This item was deferred due to a pending meeting with the Aviation Department. Ms. Kathleen Kauffman stated that this is the fifth deferral and that the moratorium would continue.

The motion was moved by Ms. Campbell. Motion was seconded by Robert McKinney. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Edmundo Perez	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent

### **OLD BUSINESS**

Old Business was moved up on the agenda to wait until the 2:15 start time for the public hearing.

Sarah Cody provided an update on the Troeger House. She stated that she has been attempting to follow-up with the City of Palmetto Bay and has received no response. She has also tried to make contact with Amy Creekmur, a member of the public who stated that she would mobilize an effort for the Troeger House at a previous meeting, but has received little to no follow-up from her. She said that the property was supposed to be auctioned off but without proper notification, it was canceled. It is supposed to be rescheduled sometime in the future. Ms. Kauffman stated that the Board can request at the next meeting that this issue be brought forth as a discussion item and requesting the presence of Palmetto Bay code compliance officers and notification of neighbors that it will be a discussion item.

Ms. Campbell motioned for approval. Mr. McKinney seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Edmundo Perez	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent

PH2. After-the-Fact Special COA #2014-14-S  
8820 NE 8 Court  
Miami, FL

The property is located in the North Shorecrest Historic District, designated in 1999 as a strong example of a concentrated collection of early to mid-20th century architectural features, and as an example of the historic context of the development of small residential subdivisions in Miami. This particular property, built in 1952, is a modest example of a mid-century style home with distinct features that convey the mid-century modern architectural style.

Ms. Cody stated that during a field survey, it was documented that the windows were all horizontal sliders. The owner had been approved for a COA in 2005 for several improvements to the property, including changing the existing jalousie windows to match the existing awning windows but they were not removed at that time. Following burglary incidents, police advised the homeowner that the jalousie windows were not adequate to secure the home. Unable to find matching awning windows that would provide impact resistance, the homeowner instead replaced all windows throughout the house with impact resistant horizontal slider windows.

Impact resistant replicas of historic mid-century jalousie windows are not available. Therefore, the open panes of glass created with the horizontal slider windows is an acceptable replacement. Staff recommended approval with the following conditions: The applicant does not undertake any future work prior to obtaining the required COA and a \$300 fee for an after-the-fact Special COA must be submitted before the approval will be processed by staff. Ms. Cody noted that the fee was paid by the homeowner prior to the meeting.

Paul George moved for approval of this item. JoEllen Phillips seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Edmundo Perez	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent

PH3. After-the-Fact Special COA #2014-16-S  
631 NE 88 Street  
Miami, FL

The property is located in the North Shorecrest Historic District. In the original designation report, this property was identified as a strong example of the Minimal Traditional Style, characterized by the low-pitch gable roof, flat concrete roof tiles, exposed rafter tails, projecting semicircular entry porch with jalousie windows, and the continuous built-in masonry planter.

The homeowner noted that the previous windows and doors were damaged in a hurricane. The reason for enclosing an original window on the semi-circular entry porch was not noted in the submitted after-the-fact COA. The windows may have been replaced both without a COA or a building permit. In addition to the after-the-fact work, the property owner is also applying to install hurricane shutters. These shutters are metal shutters that are not permanently affixed to the structure and are mounted during a hurricane threat and removed afterwards. The homeowner is also applying to paint the exterior of the home with two shades of gray. The homeowner has proposed painting the semi-circular entry, the wall surrounding the garage door, and the back of the house dark gray while the rest of the front façade and both side facades would be painted light gray. Currently, modern replicas of historic mid-century jalousie windows are not available. Therefore, the single pane of glass created by the horizontal slider window is generally considered an acceptable replacement.

Staff recommends that the after-the-fact COA be approved, with the following conditions: applicant does not undertake any future work prior to obtaining the required COA, a \$300 fee for an after-the-fact Special COA must be submitted before the approval will be processed by staff, if possible, the muntins shall be removed from the horizontal slider windows, to more accurately replicate the historic jalousie windows, the enclosed window shall be restored to its original dimension, and a window installed matching the new horizontal slider windows, the French door shall be removed and replaced with a door that is more historically appropriate, either a solid wood door or single pane glass door, the hurricane shutters shall not be permanently affixed to the house, but rather shall be affixed prior to a hurricane event and removed after, one paint color shall be used for the exterior building façade and

any new proposed colors shall be reviewed and approved by staff, and the owner shall pressure wash the roof to restore the previously approved white flat concrete tiles.

Ms. Cody stated that the applicant has expressed agreement with some of staff's recommendations but not all, including not putting back the window opening that was closed up.

Mr. McKinney motioned for approval of staff's recommendation. Dr. George seconded the motion. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Edmundo Perez	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent

## **V. NEW BUSINESS**

### **NB1. 3rd Annual County Historic Preservation Awards selection**

Ms. Kauffman spoke about the nominees for the preservation awards.

The nominee selections was moved for approval by Enid Pickney and seconded by Dr. George. Motion was approved by group vote.

Ruth Campbell	Yes
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Edmundo Perez	Yes
Enid Pinkney	Yes
Ronda Vangates	Absent

### **NB2. Chair's Report**

Mr. Novick had nothing to report.

### **NB3. Director's Report**

Ms. Kauffman spoke about the Florida Trust Conference that she would be attending next month.

## **VI. ADJOURNMENT**

With no further business to come before the Board, the meeting was adjourned at 3:19 p.m.

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Mitch Novick, Chair  
Miami-Dade County Historic Preservation Board

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Date

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Kathleen Kauffman, Historic Preservation Chief  
Regulatory and Economic Resources Department

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Date