



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD Tuesday, June 12, 2007 9:00 A.M.

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 3363, 1728 Lenox Avenue – **Single Family Home**. The applicant, Andreas Brandstatter, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the construction of a new 2-story home on a vacant site.

APPROVED

II. APPEALS FROM ADMINISTRATIVE DECISIONS

1. HPB File No. 4634, 1036-1052 Ocean Drive – **The Strand Ocean Drive**. The applicant, Karen Ryan, is requesting a Certificate of Appropriateness for the installation of canopy structures at the ground level between the two (2) existing buildings, to appeal an administrative decision.

NO ACTION TAKEN; any future application will require a re-notice.

2. HPB File No. 4879, 1669 Collins Avenue – **Bouley Evolution Restaurant**. The applicant, K.N.P.M. Restaurant Group, L.L.C. is requesting a Certificate of Appropriateness for the installation of a new hand railing design at the front entrance of the building, to appeal an administrative decision.

DENIED

III. MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

1. HPB File No. 2981, 1420 Michigan Avenue – **Priscal Residence**. The applicants, Antonio and Sandra Priscal, are requesting modifications to a previously issued Certificate of Appropriateness for the demolition of the existing 1-story home and the construction of a new 2-story single family home. Specifically, the applicant is proposing to change the roof material from the previously approved cement tile to a standing seam metal roof.

APPROVED

2. HPB File No. 1633, 121-135 Ocean Drive – **Villa Luisa**. The applicant, Villa Luisa, L.L.C., is requesting modifications to a previously issued Certificate of Appropriateness for the demolition and alterations of three (3) existing residential structures, and the construction of a new 7-story multifamily building. Specifically, the applicant is requesting the total demolition of the Villa Luisa Structure located at 125 Ocean Drive, along with its partial reconstruction.

APPROVED

3. HPB File No. 2887, 900 Collins Avenue & 209 9th Street – **Coral Rock, Avery Smith Home**. The applicant, 900 Collins, L.L.C., is requesting modifications to a previously issued Certificate of Appropriateness for the substantial rehabilitation, restoration and partial demolition of the existing single story coral rock structure, the partial demolition, renovation and restoration of the 2-story structure at 209 9th Street, and the construction of a new 5-story structure at the rear of the site as part of a new mixed-use development. Specifically, the applicant is requesting the total demolition of the 2-story structure at 209 9th Street, and modifications to the design of the new construction, including its reduction in height to 4-stories.

APPROVED

IV. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Items
 - a. HPB File No. 4486, 2340 Park Avenue – **23rd Street Bridge**. The applicant, The City of Miami Beach, is requesting a Certificate of Appropriateness for the closing-off of southbound access to Park Avenue from 23rd Street, and new hardscape, landscaping, and lighting to adjacent streets, as part of the demolition of the existing 23rd Street bridge, and the construction of a new, re-aligned, wider bridge.

CONTINUED TO SEPTEMBER 11, 2007

- b. HPB File No. 4167, 616-660 Washington Avenue – **Right of Way Improvements**. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for landscape and hardscape improvements to the existing plaza.

CONTINUED TO JULY 10, 2007

- c. HPB File No. 4714, 100 21st Street – **Days Inn, a.k.a. The James**. The applicant, JHMB, L.L.C., is requesting a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 8-story hotel, including the construction of a new roof-top addition on the existing structure, and a new 8-story addition on the south side of the site, and a new single story cabana addition.

APPROVED

2. New Projects

- a. HPB File No. 4873, 3025 Collins Avenue – **The Palms Hotel**. The applicant, The Palms South Beach, Inc., is requesting a Certificate of Appropriateness for the construction of two (2) new permanent roof structures, to replace the existing awnings at the ground level terrace along the hotel's east elevation.

APPROVED

- b. HPB File No. 4874, 530 Meridian Avenue – **Meridian Place Apartments**. The applicant, Miami Beach Community Development Corp., is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing 3-story structure, including the construction of a new elevator within the original lobby.

APPROVED

- c. HPB File No. 4875, 312 Ocean Drive. The applicant, Project Madison, L.L.C., is requesting an After-the-Fact Certificate of Appropriateness for the complete demolition of the former 3-story apartment building.

CONTINUED TO AUGUST 14, 2007

- d. HPB File No. 4876, 81 Washington Avenue & 230 1st Street – **Villazzo**. The applicant, 81 Washington Associates, Ltd., is requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure, including the construction of a partial roof-top addition, and new outdoor garden, to replace the existing parking lot.

CONTINUED TO JULY 10, 2007

- e. HPB File No. 4877, 1390 Ocean Drive – **Gallery Déjà Vu**. The applicant, Gallery Déjà vu, Inc., is requesting a Certificate of Appropriateness for the partial demolition of the existing ground floor façade, and the installation of new windows and awnings.

APPROVED

- f. HPB File No. 4878, 1668-1676 Collins Avenue – **Shops at Collins**. The applicant, New Rex Corp. is requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing single story structure, including new storefronts and exterior facades, and the construction of a new 2-story structure at the northeast corner of the site.

CONTINUED TO JULY 10, 2007

V. NEW BUSINESS/OLD BUSINESS

1. HPB File No. 4943, 1001 Ocean Drive – **Beach Patrol Headquarters**. The applicant, the City of Miami Beach Planning Department, is requesting that the Board classify the existing 2-story Beach Patrol Headquarters facing the Atlantic Ocean as a contributing structure in the Ocean Drive/Collins Avenue Historic District, to correct an omission from the City's Historic Properties Database.

APPROVED

- VI. NEXT MEETING DATE REMINDER:
Tuesday, July 10, 2007 @ 9:00 am

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