



Miami Historic and Environmental Preservation Board

Resolution: HEPB-R-17-023

File ID 1960

April 4, 2017

Item HEPB.3

Mr. Todd Tragash offered the following resolution and moved its adoption:

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING, WITH CONDITIONS (ATTACHED HERIN AS EXHIBIT "A") AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE MASTER SITE PLAN TO INCLUDE THE PARTIAL DEMOLITION OF AN EXISTING STRUCTURE, THE RECONSTRUCTION OF A THEATRE, AND THE NEW CONSTRUCTION OF A PARKING GARAGE WITH RESIDENTIAL UNITS AT THE INDIVIDUALLY DESIGNATED HISTORIC SITE AND KNOWN AS THE COCONUT GROVE PLAYHOUSE, LOCATED AT APPROXIMATELY 3500 MAIN HIGHWAY

Upon being seconded by Mr. Najeeb Campbell the motion passed as amended and was adopted by a vote of 4-1:

Mr. Najeeb Campbell	Yes
Mr. David Freedman	Absent Unexcused
Mr. Jonathan Gonzalez	Yes
Dr. William E. Hopper, Jr.	Yes
Ms. Lynn B. Lewis	No
Mr. Hugh Ryan	Absent Unexcused
Mr. Jordan Trachtenberg	Absent Unexcused
Mr. Todd Tragash	Yes

Efren Nuñez
Interim Preservation Officer

4-7-17

Execution Date

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Personally appeared before me, the undersigned authority, Efren Nuñez, Preservation Officer of the City of Miami, Florida, and acknowledges that she executed the foregoing Resolution.

SWORN AND SUBSCRIBED BEFORE ME THIS 7 DAY OF April, 2017.

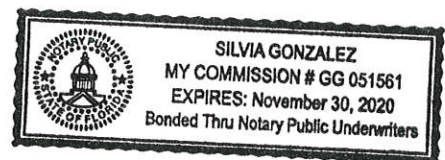
Silvia Gonzalez

Print Notary Name

Notary Public State of Florida

Personally know or Produced I.D. _____
Type and number of I.D. produced _____
Did take an oath or Did not take an oath _____

My Commission Expires:



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EXHIBIT "A"

1. The original Kiehnel structure containing the South and East façades shall be preserved.
2. The South and East façades shall be restored to the Kiehnel phase of architecture.
3. The storefronts on the ground floor shall be reopened.
4. Any additions to the original building shall be in keeping with the Secretary of Interior's Standards for New Additions to Mid-size buildings.
5. Glass shall be clear with an option of low-E Coating.
6. All windows and doors that are visible from the right of way (as determined by staff) must match the configuration as shown in the historic photo attached to the staff report as Exhibit B.
7. Any ground disturbing work associated with the master plan shall be monitored by an archaeologist and an archaeological report detailing the monitoring which shall be submitted to the Historic Preservation Office.
8. This Certificate of Appropriateness is subject to approval by zoning, building, and all other required city and county departments.
9. The restoration of the facades of the historic structure shall be restored in accordance with the plans as prepared by Architectonica entitled "Coconut Grove Playhouse" consisting of 16 pages dated stamped received by the Preservation Office on March 6, 2016.
10. Staff recommends approval of the conceptual master plan as prepared by Architectonica entitled "Coconut Grove Playhouse" consisting of 16 pages dated stamped received by the Office of Historic Preservation on March 6, 2016. The Final Master Plan shall be developed in accordance with Section 5.7.2 entitled "Civic Institutional" of the Miami 21 Code.
11. No demolition permit will be issued until the plan comes back to the HEPB and is approved.
12. The concept that is being approved in this plan is in concept only, the HEPB has the purview to require different configurations, heights, setback etc. for the development of each individual building.
13. All the buildings will come collectively in one application to the HEPB.