



**City of Homestead
Historic Preservation Board
Meeting Minutes**

3:30pm Wednesday, January 30, 2008

The Homestead Historic Preservation Board met on this date in the City Hall Council Chambers. The following were present: Chairwoman Yvonne Knowles, Vice Chairman Larry Diehl, Doug La Rue, Susie Petersen Randolph, Dennis Ross, Clara Waterman Powell, and Sofya Belair. Carlos Garcia, Code Enforcement Officer was a guest.

The following is an abridged section of the meeting as prepared by Sofya Belair, Historic Landmark Officer.

I. CALL TO ORDER

Chairwoman Knowles called the meeting to order at 3:37p.m. Roll call was taken. All members were present.

II. APPROVAL OF MINUTES

Vice Chairman Diehl made the motion to approve the minutes of November 28, 2007, Clara Waterman Powell seconded the motion. Clara asked about Item VI ii, Lily Lawrence Bow Library, and the deadline to find metal tiles for the two pedestals. Chairwoman Knowles deferred discussion to Item X. Old Business. There were no changes requested to the minutes and they were approved unanimously.

III. DESIGNATION OF HISTORIC STRUCTURES OR DISTRICTS

A. Update on Homestead Historic Downtown District

Sofya said this board held a Special Call meeting December 12, 2007, after she saw the downtown district listed on the National Register website. Since then the city received the enclosed official letter from Kurt S. Browning, Secretary of State, dated December 19, 2007. She and Chairwoman Knowles compiled a press release and made an announcement at the city council meeting on December 17th, and Sofya mailed letters to all property owners. One property owner called in response. The announcement was also posted to the city website. Chairwoman Knowles thanked Sofya and added that the Director of the Florida Main Street program passed on her congratulations.

Sofya said street signage in the district should next be considered to post along Krome Avenue, and/or US-1 and the Florida Turnpike. She asked for a board volunteer to help her research the sign styles, costs and ordering options. Discussion followed. Chairwoman Knowles volunteered to assist. Discussion followed

about holding a ribbon cutting ceremony at Losner Park. It was agreed that CRA would coordinate a March event with the Chairwoman.

B. Staff update on 139 NE 15th Street

This was Dr. Zolten's medical office. Sofya said Dr. Zolten never returned her phone messages about the nomination. Chairwoman Knowles said it was sold to Dr. Gutleber, who spoke to Dr. Zolten, wanting to know more about the benefits of historic designation. Vice Chairman Diehl volunteered to assist Sofya if needed.

IV. DESIGNATION OF ARCHAEOLOGICAL SITES OR DISTRICTS

No business

V. SPECIAL CERTIFICATES OF APPROPRIATENESS

No business

VI. MAINTENANCE AND REPAIR OF DESIGNATED PROPERTIES

A. Officer Carlos Garcia, Code Enforcement Updates:

Chairwoman Knowles said on January 23rd she joined CRA staff for a meeting with Lieutenant Graham and Officer Ollivierre, to discuss the National Register listing and code issues downtown. She said it was a good meeting and thanked Code Enforcement.

i. 51 N. Krome Ave.

Officer Garcia reported that Officer Arzuaga cited this property for deteriorated awnings. Last September the owner stated he had bid out the job, but there has been no activity. The violation is scheduled for the Special Master meeting on February 7th.

ii. Palm tree on N. Krome Ave.

Officer Fields cited someone for stapling a yard sale sign onto a royal palm tree on the 1600 block of N. Krome Avenue.

iii. 906 N. Krome Ave. & 240 N. Krome Ave.

Violations for these properties went before the Special Master hearing held January 17th. Both property owners were given sixty days from January 17th to comply. Chairwoman Knowles reported that 240 N. Krome/The Sanctuary at ArtSouth finished repairs and painted the building's front façade, but the sides and back of the building still need work.

iv. City Ordinance change to Section 30-552 re window signs

Chairwoman Knowles explained that during the recent meeting with Code Enforcement, she was made aware of a city code change passed by Ordinance 2006-08-34 in August 2006. Ten percent window coverage was the old rule. Section 30-552 (12) addressing window signage was changed and now allows for more coverage. She said this is unfortunate, since we worked with Code Enforcement to improve the window signage problem in the downtown district. Chairwoman Knowles deferred further discussion to Item IX New Business.

B. Staff update: Standard COAs

Sofya said she attended the Special Master hearing in January 17th, when citations against 240 N. Krome Ave. and 906 N. Krome Ave were heard. She gave a summary of the rulings that gave each property owner 60 days in which to comply. 906 was also fined. 240 N. Krome must strip the peeling paint from the walls and window frames, repaint the walls and window frames, paint over graffiti on the north wall, and replace all broken windows. 906 N. Krome must replace missing roof tiles. She said Mr. Levine provided her the name and number of his roofer that Girard Title could use to make their roof repairs. Sofya will pass on this information. Sofya said she spoke at the hearing and said property owners must contact her and complete a COA application with samples, prior to conducting repairs. Sofya pointed to the enclosed letters dated January 23, 2008 and January 22, 2008, mailed to these property owners.

Sofya discussed the discrepancies between the citation deadline to comply within 60 days, and the COA allowing for 180 days to make repairs. She said she spoke to Officer Fields about staying flexible with the deadline, as long as a property owner showed an effort to make repairs. Sofya conferred with an historic preservation officer at the City of Coral Gables, and decided it was best to work with property owners on a COA before code violations are issued. Discussion followed.

VII. NATIONAL REGISTER NOMINATIONS

Staff update on Landmark Hotel nomination

Sofya explained that although the national register nomination for the Landmark Hotel was approved before the State Review Board at the same time the historic downtown district was approved, no progress has been made on its listing. The owner of the Landmark Hotel is anxious and when Sofya called Carl Shiver, State Historic Preservationist, he told her that his boss had him prioritize other nominations before the Landmark Hotel. He has done no work on it and suggested we write a letter to his boss, Barbara E. Mattick, Deputy State Historic Preservation Officer, asking for an explanation. Chairwoman Knowles who was at the State hearing, said revisions were required to the Landmark Hotel's nomination. Vice Chairman Diehl made the motion to have Chairwoman Knowles write a letter to Ms. Mattick, on behalf of the board, urging progress on the Landmark Hotel nomination. Susie Peterson Randolph seconded the motion and it passed unanimously.

Chairwoman Knowles asked Sofya for an update on **Seminole Theatre's** nomination. Sofya said the last discussion was with Frank May, Seminole Theatre Board President, who was considering either getting volunteers to work with Sofya on it, or hiring a consultant to write the nomination. Neither has happened yet.

VIII. SPECIAL STUDY ITEMS

No business

IX. NEW BUSINESS

Restaurant at 109 N. Krome Avenue

Clara Waterman Powell asked about the new pale green paint color. Chairwoman Knowles replied that the owner received a façade improvement grant from Main Street to paint, and the colors were reviewed and approved. She described the paint colors.

Wall signage

Clara asked whether the painted sign "Homestead Television" along the wall on NE 2nd Drive, between NE 2nd Rd. & NE 1st Rd., violated any code. Officer Garcia said he would look into it. Sofya commented this property was not an historic landmark nor located in the historic district.

79 NE 17th Street

Vice Chairman Diehl said he got a phone call from someone living in the northeast neighborhood, concerned that this property was scheduled to be demolished. The caller said it was a pioneer house of the Morrison family. He drove by and wrote down the enclosed notes. A for sale sign by Coldwell Banker is posted on site. The house is plain and looks to be of 1920s construction. Its condition is impossible to tell without an interior inspection. Vice Chairman Diehl was told that the Dade-county pines in the yard were planted from seed by the original owner. The caller is going to research whether they can be protected from being torn down. Sofya offered to check the Florida Master Site File to see if the property is listed. Susie Randolph said she would check the tax roll for a construction date. Vice Chairman Diehl volunteered to continue to monitor this site. He asked the board to consider that there are many such properties in the northeast neighborhood that are simply

old with no particular significance. Are they all eligible for historic designation? Discussion followed. Vice Chairman Diehl said he would also speak with Ms. Ruth Campbell about the pioneer Morrison family that may have lived at 79 NE 17th Street. Chairwoman Knowles and Sofya referred to Section 14-42 of the historic preservation ordinance listing the criteria to designate a historic landmark. Chairwoman Knowles said the next steps to take are to research the Morrison family significance and the actual construction date of the house for a report at the next board meeting.

Dennis said he visited 343 NW 19th Street & 199 NW 19th Street, and found them in good condition. He said some homes in this neighborhood along NW 19th and NW 20th Streets are probably older and could also be of interest to designate. Dennis asked how to go about researching whether a house is eligible to designate. Chairwoman Knowles suggested checking the Florida State Master File and county records first, then mailing a letter of interest to the property owner. Initial research should be conducted to indicate the property is significant before we approach a property owner suggesting designation.

Sofya reported that City Management requested the Historic Preservation Board meet an annual goal of designating at least two properties. Brief discussion followed.

X. OLD BUSINESS

Staff Update on new member search – February 15th deadline

Sofya reported that Dr. Marino Facelo and Mr. Luis Avila had inquired about the vacancy. Mr. Avila submitted the enclosed application, dated December 19, 2007. There are two more weeks until the deadline. Discussion followed. Chairwoman Knowles moved that the Board accept Mr. Avila as a qualified applicant, pending review of other applications received by the deadline. Clara Waterman Powell seconded the motion and it passed unanimously.

Lily Lawrence Bow Library

Clara said she spoke to Katy Oleson who is reviewing historic photographs of the pedestals to determine the type of original tile insets, in order for us to order replacements. Clara said Mrs. Oleson was not aware of today's deadline to provide a sample. Sofya said she spoke to the Olesons, who recommended Sofya call a contractor for metal tiles. Sofya was unable to reach the contractor by phone. Discussion followed. Clara volunteered to work on this project with the Olesons. Sofya said CRA would allow additional time to research the tiles, since this does not affect the Chamber of Commerce occupying the building. Chairwoman Knowles deferred the item until there are sample tiles to consider.

5 NE 2nd Rd.

Chairwoman Knowles asked for an update on this property that is for sale. Susie Petersen Randolph reported she found it listed for sale under commercial and industrial properties as well as residential income. The historic designation is noted on its posting. Susie said she also looked up another landmark for sale, 217 NE 1st Rd., but found nothing actively listed. Sofya said she spoke to Rey Ortiz, Planning Associate, to confirm no permits or other requests were made regarding these properties. Vice Chairman Diehl confirmed with Sofya that a record of each historic designation is on property file in the Dade County Courthouse.

XI. PRESENTATIONS BY BOARD MEMBERS

A. Dennis Ross: Certificate of Appreciation for the White Lion Café

Following up on Dennis's request to honor the White Lion Café during the last board meeting, the enclosed certificate to the owners was viewed. No changes were requested. It was decided that the Councilperson

appointed to oversee the CRA should present this item at a future city council meeting. Dennis made a motion to approve this certificate for presentation to the owners of the White Lion Café at the city council meeting on February 19, 2008. Vice Chairman Diehl seconded the motion and it was unanimously approved.

B. Clara Waterman Powell: Update on district property listings in the Florida Master Site File

Clara reported that Sofya and she met December 29th and spoke to a state officer about the required forms to list a property in the FMSF. Sample forms were viewed. This is a big project to list 30-35 properties within the district by the end of the year. One form and one USGS map is required per property. Sofya said the city is unable to produce the required GIS maps and she would call the state back about map sources. Clara said she would update her property database to present at the next board meeting. Chairwoman Knowles thanked Clara for her volunteerism and said the board would help if needed.

C. Vice Chairman Diehl: Review of Article IV, Section 14-66 re deadlines to comply with Certificates of Appropriateness.

Vice Chairman Diehl reported that Sofya and he researched this section of code, which was revised in 2005 when we adopted code from Coral Gables. The COAs Coral Gables issues have a 365-day deadline, with another 180-day permissible extension. That seems like an exceptionally long time for a COA to remain open. Perhaps our code needs to be revised. Chairwoman Knowles and Vice Chairman Diehl conferred. Vice Chairman Diehl said he thought a 180-day deadline with a possible extension of 90 days is adequate, then asked for staff opinion. Sofya explained that our current COA application has a 180-day deadline, which she thought could remain in effect since Section 14-66 states that *unless* the certificate provides otherwise, all certificates shall expire after 365 days. Since our COA provides otherwise, this was legally covered. Sofya recommended we keep the application deadline of 180 days, rather than attempt to amend code. She explained that up to 365 days might be required for work on a property that requires a Special COA, such as alterations, additions or demolition. Chairwoman Knowles asked whether there was a hardship on property owners if a code enforcement officer then issued a citation. Officer Garcia explained that we try to get compliance before we cite a historical property. Staff will already have allowed plenty of time for a property owner to conduct routine maintenance as approved on a COA, before they are cited and ordered to answer before the Special Master. The Special Master will then allow additional time for the property owner to comply. That would be the final ruling. Discussion followed. Vice Chairman Diehl said he thought this section of code could remain as is pending a future amendment.

Vice Chairman Diehl returned to Item A.iv. City Code Section 30-552, Window Signage. He recommended the parenthetical phrase be inserted ...”that except for signage within a historic district or on an historic building, covered in Chapter 14...” Chairwoman Knowles asked if the city could adopt a separate code for window signage within the historic district, like the alternative paint palette for the historic district. Sofya said this could be accomplished once the district is city designated and all buildings must comply with historic preservation code. Officer Garcia said it must be in code in order for them to enforce it. Discussion followed. There are safety and aesthetic issues within the historic district. Chairwoman Knowles said we should keep this as an open item, while understanding that at this point we have no authority over this. Chairwoman Knowles made a motion to have a board representative and staff, meet with Shari Kamali, Director of Development Services/Planning & Zoning, in order to address board concerns over the ordinance revision. Clara Waterman Powell seconded the motion and it passed unanimously.

XII. PRESENTATIONS BY STAFF

Sofya distributed copies of these subscriptions:

- *Preservation*, Jan/Feb 2008
- *The Alliance Review*, Nov/Dec 2007
- *Forum News*, Jan/Feb 2008
- *Common Ground*, Winter 2007
- *Forum Journal*, Winter 2008

XIII. SCHEDULE UPCOMING MEETING

Chairwoman Knowles announced the board would next meet on February 27, 2008.

XIV. ADJOURNMENT

Chairwoman Knowles adjourned the meeting at 5:04 p.m.

APPROVED BY:



Chairperson/Secretary of the Board

DATE: 2-27-08