



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

**3:30pm Wednesday, November 28, 2007**

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, Dennis Ross, Clara Waterman Powell, and Sofya Belair. There were no guests.

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 3:32 p.m. Roll call was taken. All members were present except Susie Petersen Randolph.

**II. APPROVAL OF MINUTES**

Vice Chairman Diehl made the motion to approve the minutes of November 1, 2007, pending one item, Doug La Rue seconded the motion. Vice Chairman Diehl asked about the cost of the lampposts as noted on Item C ii on page 4. The minutes record Sofya stating they cost the city \$2,500 each, but he recalls her saying they cost much more at that meeting. Sofya said she misspoke at the previous meeting when she said the lampposts cost \$25,000. She said she corrected the minutes to quote the correct price of \$2,500 for the lampposts. There were no further objections. The minutes were approved unanimously.

**III. DESIGNATION OF HISTORIC STRUCTURES OR DISTRICTS**

No business

**IV. DESIGNATION OF ARCHAEOLOGICAL SITES OR DISTRICTS**

No business

**V. SPECIAL CERTIFICATES OF APPROPRIATENESS**

No business

**VI. MAINTENANCE AND REPAIR OF DESIGNATED PROPERTIES**

A. Staff Report

**i. Standard C.O.A. issued to 102 S. Krome Ave. (Ages Ago Antiques)**

Sofya said one week ago she issued a standard COA to the property owner to repair the building's parapet. Chairwoman Knowles asked if the COA had a 90-day deadline, Sofya said yes. CORRECTION – Standard

*COAs expire 180 days after the date of approval. This COA was approved on November 21, 2007, to expire on May 21, 2008.*

**ii. Update on Lily Lawrence Bow Library**

Two photographs were viewed of the current construction around the Library. Discussion followed. Sofya reported the board's recommendations for lighting were passed on and installation of the two 15 foot posts at the entrance pedestals was stopped. However, it will take longer to find appropriate carriage lights and floodlights as recommended by the board. Sofya said that Katy and Rex Oleson were still researching the original tiles on the pedestals. Clara Waterman Powell asked if there was a security issue if the lights were not installed. Chairwoman Knowles asked Sofya to find out if that was required in order for the Chamber to occupy the building. Chairwoman Knowles recommended that the board choose a clay tile from those Sofya presented during the November 1<sup>st</sup> board meeting, unless the Olesons suggest a metal tile sample by the next board meeting. Discussion followed.

**iii. Update on Seminole Theatre permit review**

Sofya reported that construction plans are currently under review by the city's building official. Sofya said it would probably be a few more weeks before final approval is given. Chairwoman Knowles reported that the construction plans were approved by permit from the county fire department. She understood that the City of Homestead is the final permit step before the construction drawings can be turned into a bid document. Sofya confirmed that the City will handle the bid.

**iv. Two landmarks for sale: 217 N.E. 1<sup>st</sup> Rd. and 5 N.E. 2<sup>nd</sup> Rd.**

Sofya reported two designated properties for sale. Photographs were viewed. Vice Chairman Diehl asked what the sale price was for each property. No one knew. Regarding 5 NE 2<sup>nd</sup> Road, Sofya reported that she responded to a phone call from the realtor asking her how to reverse the historic designation. She explained to him it was protected and referred him to city code. Discussion followed. Chairwoman Knowles asked if we have the authority to install a plaque on that building. Sofya said not without the property owner's permission. Discussion followed. Sofya said she also contacted the area's Code Enforcement Officer to alert them. Vice Chairman Diehl said city code is our first line of defense, but that we must keep in mind that our actions can be appealed to city council. It is important to inform council in advance of an appeal. Discussion followed about working with other city departments in order to suspend demolition permits or other threats to the historic landmarks. Sofya added that this board must hold a public hearing anytime a request for demolition is considered.

**B. Code Enforcement Report**

Since no code enforcement officer was present, Chairwoman Knowles deferred the following items to the next meeting.

- i. 51 N. Krome Avenue  
vacant & deteriorating
- ii. 906 N. Krome Avenue  
roof tile repair
- iii. Other historic properties

**VII. NATIONAL REGISTER NOMINATIONS**

No business

### VIII. SPECIAL STUDY ITEMS

No business

### IX. NEW BUSINESS

- i. An invitation to the December 3<sup>rd</sup> Bea Peskoe Lunchtime Lecture: "History of Post Offices in South Dade" was distributed.
- ii. Sofya announced the city's tree lighting ceremony was also the evening of December 3<sup>rd</sup>.
- iii. An invitation to the City's Holiday Appreciation Dinner on December 10<sup>th</sup> was distributed.
- iv. Sofya said the county would mail invitations to the Busway Ribbon Cutting Ceremony on December 14<sup>th</sup>. It will be held at the Florida City bus shelter. Chairwoman Knowles voiced her displeasure that the ceremony wasn't going to be held at the downtown Homestead shelter. Discussion followed.
- v. **White Lion Café at 146 N.W. 7<sup>th</sup> Street**  
Dennis asked whether the White Lion Café is a designated site. Sofya replied it is not. Dennis and Vice Chairman Diehl related their conversations with the proud owner who grew up in that house. Vice Chairman Diehl thought it dated to the 1920s, and was unsure whether it would qualify for designation, but suggested the board consider commending the owners for their adaptive reuse of the building into a restaurant. They have done a beautiful job keeping its historic integrity intact. Dennis Ross made the motion to award the owner(s) of the White Lion Café a Certificate of Appreciate for their creative adaptive reuse of the building that acknowledges it's historic character. Clara Waterman Powell seconded the motion and it was approved unanimously.
- vi. Doug La Rue announced the Redland Hotel is hosting a "meet and greet" the newly elected city council members on December 4<sup>th</sup> at 5 p.m.
- vii. Chairwoman Knowles announced two upcoming downtown holiday events:
  - December 7<sup>th</sup> Christmas tree lane reception to benefit Homestead Soup kitchen at the Historic Town Hall Museum.
  - December 8<sup>th</sup> Holiday concert with Santa Claus at Losner Park.

### X. OLD BUSINESS

Chairwoman Knowles confirmed with Sofya there was no update on the nomination of the historic downtown district to the National Register.

Vice Chairman Diehl spoke about **Neva King Cooper School**. He discovered in the book *Charlotte's Story*, that the architect also built the lighthouse at Boca Chita Key and other Miami buildings. He requested the board proceed to designate the school a city landmark, with or without the school board's blessing. Dennis explained that the school principle was supportive but his hands were tied since the school board must make the decision. Sofya said the delay is due to the fact that the building is owned by the county school board, over which this board has no authority. Sofya said School Board member Evelyn Greer did offer her support for a Homestead designation, but county staff has never acted on it. Vice Chairman Diehl suggested we put the designation on the agenda (hold a public hearing) and notify the school board. Sofya explained that unlike other privately owned properties, a county public school is not required to get city permits to alter or demolish. So we have no way of preserving the building. Vice Chairman Diehl said the bottom line could be that the board recognizes it's a historic structure and retreat to a directive rather than a designation. Chairwoman Knowles asked whether the county historic preservation board could help? Sofya replied that when she contacted the county historic

preservation board, they directed her to the school board. Sofya also got legal opinion, saying this is out of our jurisdiction. Dennis suggested we ask our Mayor or City Council to send a letter to the Superintendent of Schools to urge local designation. Discussion followed. Chairwoman Knowles suggested we poll the school board to see if we can get their individual support. Sofya explained the county school board staff told her they would have to form a subcommittee to consider this designation, and that such a request has never been made. Chairman Diehl said he saw the dilemma and withdrew his request. Sofya offered to call county staff or Evelyn Greer again. It was agreed she do so. Vice Chairman Diehl said in the meantime he would copy Sofya the paragraphs from *Charlotte's Story*.

## XI. PRESENTATIONS BY BOARD MEMBERS

### A. Susie Petersen Randolph: Outcome of 11-15-07 Busway Meeting Adopt Resolution HPB 2007-11-28

Susie was absent. Sofya provided an update and spoke of the November 15<sup>th</sup> city meeting with three busway people plus Sofya, Susie and Dan Wick. Scott Brand and Jimmie Allen were there. Mr. Allen is the architect the county contracted to oversee construction of the three Homestead busway shelters. During that meeting Mr. Allen admitted receiving only one of eight city resolutions adopted in 2002 and 2003 regarding the busway. Instead of spending time trying to figure out what went wrong, Mr. Allen offered to talk about options to correct the shelter paint colors and floor patterns. The only part of the shelters painted at the manufacturers was the louvers. Mr. Allen said those could be repainted and suggested hiring an artist to paint a weathered effect. Sofya told Mr. Allen the board preferred a new solid paint color on the louvers (first), then repainting the roof and then changing the tile words "Eye for an eye" on the floor pattern of the southern Jesse Robinson shelter. Sofya said we don't know how much this would cost or whether the city would have to pay for it. She explained that by the end of that meeting Mr. Allen promised to research options and costs, and Scott Brand requested some direction from this board. Sofya said she and Susie had agreed it was best for the board to pass a resolution to forward to the busway people and our Mayor and City Council members.

Vice Chairman Diehl said he had reviewed the enclosed drafted Resolution HPB 2007-11-28 and requested two wording changes to Section 1 and Section 2. Section 1 - change "...shall meet to discuss available options to remedy shelter paint colors and floor design/ to ...shall meet to discuss available options to remedy the mistakes in bus shelter paint colors. Section 2 - change "...approval of the bus shelters by the City of Homestead shall be withheld by the City until the above discrepancies are sufficiently addressed/ to ...until the above discrepancies are satisfactorily addressed. Sofya confirmed she made these changes to the resolution earlier that day following city attorney approval. Discussion followed. Dennis pointed out a misspelled word "withheld" in the Title. Correct to withheld. Sofya then read aloud Resolution HPB 2007-11-28. Vice Chairman Diehl motioned to approve Resolution HPB 2007-11-28 with these changes and Clara Waterman Powell seconded the motion. Chairwoman Knowles requested a word change in the Title: "...certain paint color and floor design changes/ to ...certain paint color and floor design corrections. Dennis asked why the second WHEREAS stated that the City of Homestead invested *approximately* \$436,425 to fund busway related enhancements... Sofya explained that this was the amount committed in 2002 by resolution, which needs to be confirmed. Vice Chairman Diehl and Clara accepted the additional edit to the resolution. Clara said at last night's Committee of the Whole meeting there was a great deal of discussion about cost overruns and change orders, and that this council is striving to avoid additional city/tax payer expenses. Hopefully the bus shelter mistakes made by the county's contractor will be rectified and paid for by the county. Chairwoman Knowles said whether the county takes responsibility or not, we are passing this resolution to communicate our displeasure that the board's

review and comments of the shelter designs in 2002 and 2003 went unheeded. Chairwoman Knowles called for vote on the motion; it was unanimously approved.

**B. Clara Waterman Powell: Update on Florida Master Site File number listings for pending properties in the historic district.**

Clara explained she researched the website of the State Bureau of Historical Preservation and her next step is to meet with Sofya to discuss. Chairwoman Knowles thanked Clara.

**C. Dennis Ross: update on eagle sculptures at 520 S. Krome Avenue**

Dennis pointed to the enclosed photographs dated April 6, 2005. He explained the background of trying to save these sculptures to no avail. Dennis said in the last month he went twice to the business site and noticed they are closed down. He could only view one eagle sculpture and thinks it could be repaired. He wants feedback from code enforcement about this property. Dennis asked for suggestions. Chairwoman Knowles said she thought we had come to an end with this project, but suggested Dennis contact the VFW or American Legion organizations to see if they had interest in working with Dennis to save the eagles. She said it's time to reach out to the community. Sofya explained that she researched this with Dennis in 2005, and found that the eagles were once city owned but were abandoned or sold and came to be owned by JGT Transportation at this site. She added that the city attorney said the city has no legal right to reclaim the sculptures. Attempts to have JGT donate them to the city failed. Vice Chairman Diehl suggested to Dennis that together they make the owner an offer to buy the sculptures. Dennis said he wasn't sure who the current owner is. Sofya advised board members not to pair up for research projects that could later come before this board for a vote. Dennis said he liked the idea of writing a letter to the VFW. Chairwoman Knowles thanked Dennis and said it appears he has three options – to garner additional support from the VFW or American Legion, to make the owner a sales fer, or to see if the new Mayor will support him.

**D. Clara Waterman Powell: monitoring landmarks**

Clara explained she has adopted the coral rock landmark at 5 NE 2<sup>nd</sup> Road, and drives by it frequently to keep an eye on it. She asked whether board members had adopted individual properties to monitor. Vice Chairman Diehl agreed this would be helpful since many properties are under threat from developers. He believed it was also important to check landmarks following a hurricane, and for the board to have an action plan to assist property owners. Discussion followed and members volunteered to monitor the following landmarks:

<b>BOARD MEMBER</b>	<b>HISTORIC LANDMARK</b>
Yvonne Knowles	41-43 N. Krome Ave. – Historic Town Hall
	18 N. Krome Ave. – Seminole Theatre
	240 N. Krome Ave. – Sanctuary at ArtSouth
	102 S. Krome Ave.- Ages Ago Antiques
	55 S. Flagler Ave. – Landmark Hotel
	Krome Avenue royal palm trees
Clara Waterman Powell	212 NW 1 <sup>st</sup> Ave. – Lily Lawrence Bow Library
	4 S. Flagler Ave. – Redland Hotel
	5 NE 2 <sup>nd</sup> Rd. – Former Church
	217 NE 1 <sup>st</sup> Rd. – Hall House
	Krome Avenue royal palm trees
Dennis Ross	343 NW 19 <sup>th</sup> St. – Doyle Home
	199 NW 19 <sup>th</sup> St. – Bird House

	151 NW 5 <sup>th</sup> St. – Neva King Cooper School
	Krome Avenue royal palm trees
Doug La Rue	906 Krome Ave. – Lindeman/Johnson House
	92 NW 20 <sup>th</sup> St. – Porvenir Garcia House
	330 SW 4 <sup>th</sup> Ave. – St. Paul's Church
	Krome Avenue royal palm trees
Larry Diehl	1090 NE 18 <sup>th</sup> Ave. – Shaw House & landscaping
	Krome Avenue royal palm trees
*Susie Petersen Randolph	815 N. Krome Ave. – Dr. Archer Smith House
	25 NE 12 <sup>th</sup> St. – McMinn Horne House
	**69 NW 4 <sup>th</sup> St. – Faust House
	Krome Avenue royal palm trees

\*Chairwoman Knowles assigned these properties to Mrs. Randolph in her absence.

\*\* Originally assigned to Mr. La Rue, this property was re-assigned to Mrs. Randolph to avoid a conflict of interest.

Sofya thanked the board for their extra help to monitor these properties and asked them to call her to report anything they notice. Chairwoman Knowles directed Sofya to individually email members their assignments.

#### XII. PRESENTATIONS BY STAFF

Sofya distributed copies of:

*Preservation Magazine, Nov/Dec 2007*

*Forum News, Nov/Dec 2007*

*The Alliance Review, Sept/Oct 2007*

#### XIII. SCHEDULE UPCOMING MEETING

Chairwoman Knowles led discussion about when to hold the next meeting. It was unanimously agreed the board would next meet on January 30, 2008.

#### XIV. ADJOURNMENT

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

APPROVED BY:

  
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Chairperson/Secretary of the Board

DATE: 1-30-08