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

3:30pm Wednesday, February 27, 2008

The Homestead Historic Preservation Board met on this date in the City Hall Council Chambers. The following were present: Chairwoman Yvonne Knowles, Doug La Rue, Susie Petersen Randolph, Dennis Ross, Clara Waterman Powell, and Sofya Belair. Guests included Luis Avila, Elaine Navarre and Daniel Avedano, Code Enforcement Officer.

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 3:31p.m. Roll call was taken. Vice Chairman Diehl was absent, and all other members were present.

II. APPROVAL OF MINUTES

Clara Waterman Powell made the motion to approve the minutes of January 30, 2008; Susie Peterson Randolph seconded the motion. There were no changes requested to the minutes and they 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. Officer Danny Avedano, Code Enforcement Updates:

i. Citations issued within historic district/historic properties

A list of properties cited within the downtown district was viewed. Chairwoman Knowles asked the status of 51 N. Krome Avenue. Officer Arzuaga cited the property owner for the awning, with fifteen days to comply. The inspection date is March 4th. Chairwoman Knowles asked Officer Avedano to note that the awning on the

back of the building is torn and also needs repair. She then asked about the Sanctuary at ArtSouth at 240 N. Krome Avenue. The owner was called to the Special Master meeting on January 17th and has sixty days to comply. Sofya said she wrote to the owner reminding him that a Certificate of Appropriateness (COA) must be completed before repairs are done. She has not heard from him, and will call in early March to remind him of the March 17th deadline. Sofya said she did the same for the owner of Girard Title at 906 N. Krome Avenue. Discussion followed.

ii. NE 2nd Drive wall sign "Homestead Television"

Officer Avedano reported that Officer Arzuaga issued the property owner a citation today. They are required to paint the wall over and were given five days to comply.

iii. Other

Dennis Ross described to Officer Avedano his efforts to save two eagle statues from the property at SW 4th Street and S. Krome Avenue -- JGT Transportation. The business was closed for a while and is now open again. Dennis asked if there was a lien on the property due to citations. He asked Officer Avedano to visit the business and ask about the statues.

B. Chairwoman Knowles: Window signage code

Chairwoman Knowles explained she met with Rey Ortiz, and Sally Woods of Planning and Zoning to discuss the proliferation of window signs. The section of city code addressing window signs will soon be revised to allow "no more than an aggregate number of ten percent of windows and doors to be covered." Specific numbers and percentages in this new code will replace current ambiguous code. The first reading will go before City Council on March 3rd. Chairwoman Knowles explained to Officer Avedano how this board worked with Code Enforcement previously to clear up window clutter in the downtown area but it has become a problem again. This is not just to maintain attractive businesses in the downtown, but a safety issue.

C. Staff update:

~~**i. McMiinn Horne House at 25 NE 12th Street - For Sale**
Guest: Ms. Donna Crouch, potential buyer (enc.)~~

ii. Shaw House at 1090 NE 18th Ave. - For Sale

Sofya explained two letters she mailed. One dated 2/1/08 was sent to the owner asking they repair and repaint peeling paint on the porch steps and columns. She requested they do so within two months. The house is now for sale. The owner moved in less than six months ago. Sofya called then emailed information to Nancy O'Brien, the Real Estate Agent. A copy of her letter dated 2/7/08 was viewed. Sofya said Ms. O'Brien told her that another landmark was for sale - 25 NE 15th Street. That property is listed in the National Register, and not a city landmark. Chairwoman Knowles confirmed with Sofya that the new owners of the Shaw House were made aware that the landscaping is also protected. Clara confirmed with Sofya that a plaque was on the house.

iii. Hall House at 217 NE 1st Road - Sold

Sofya said she understands that Ms. Miller (who owns a vacant apartment complex next door,) purchased this house. Her intention is to build a parking lot. Sofya pointed to her letter to Ms. Miller dated 2/12/08, which referenced city code protecting the building and Ms. Miller's need to work with city staff on changes. No response yet. Clara asked who is watching the Hall House. Sofya said she is, along with Planning and Code Enforcement. Chairwoman Knowles asked whether we should notify the city attorneys and Sofya said not until there is a legal violation.

iv. Historic Town Hall construction plans complete, bid pending

Sofya said the plans are to make exterior repairs to cracked stucco, chipped paint, install hurricane proof windows, new signage and lighting. Chairwoman Knowles asked whether hurricane screens would be installed like those on Lily Lawrence Bow Library. No. Clara asked if the fire escape steps in the back would be repaired since they are rusting through. Sofya was unsure and said she would check if that was included in the bid.

VII. NATIONAL REGISTER NOMINATIONS

Chairwoman Knowles: update on Landmark Hotel nomination

Chairwoman Knowles said she spoke to Ms. Barbara Mattick, Chief of the State Bureau of Historic Preservation, but has not yet written her a letter. Ms. Mattick said they felt that since the district was listed in the National Register, this individual listing was no longer a priority. Chairwoman Knowles said she would write a letter on behalf of this Board urging they make it a priority.

VIII. SPECIAL STUDY ITEMS

A. Staff update on 139 NE 15th Street

Sofya explained that she forwarded a fax to the new owner, which was an informational letter sent to Dr. Zolten. The letter stated we are interested in researching the property for a nomination. No response yet. A picture of Dr. Gutleber's sign posted in the front yard of the property was discussed. Chairwoman Knowles asked whether it was a code violation. Discussion followed.

~~**B. Vice Chairman Diehl: update on 75 NE 17th Street (enc.)**~~

IX. NEW BUSINESS

A. Krome Plaza rezoning between NW 18th Street & NW 19th Street

Chairwoman Knowles welcomed Ms. Elaine Navarre, owner of the historic Bird House at 199 NW 19th Street. Sofya explained that the Krome Plaza rezoning request was to change the zoning of a vacant property off Krome Avenue between NW 18th Street and NW 19th Street, from One Family District to Parking District. It was approved by the Planning and Zoning Board and forwarded for City Council approval on February 19th. A neighborhood petition of 19 signatures opposing the rezoning was attached. Ms. Navarre called Sofya the afternoon of February 19th to ask for the board's help to oppose it. She told Sofya she was not notified and thought this development would have an adverse effect on her historic neighborhood. Since the Board had not heard of this proposal and had no time to learn more before that night's city council meeting, Sofya invited Ms. Navarre to this board meeting. The City Council vote was split that night so the Krome Plaza rezoning was denied.

Ms. Navarre stated her name and address. She said she spoke at the City Council meeting and was very upset over not being notified beforehand. She reported her conversation with Shari Kamali, Director of Planning and Zoning. Ms. Navarre said Dade County is required to notify everyone within one mile of a proposed rezoning, but the city attorney told her it is not governed by the county, and notifies properties within 365 feet. She said that is questionable since the people next door to the property were unaware of the rezoning request. She was concerned that although properties along the area are commercial, they are older, one-story buildings close to a residential area and this proposed property is overkill for that area. It's a traditional historic neighborhood with houses built between 1927-37 and very important to save. That project is going to be 48' tall – three stories, and two city blocks wide. She thought it would spur similar development along the Krome Avenue and King's Highway corridor. Ms. Navarre said the Mayor voted for the proposal, saying it's zoned commercial so we might as well work with it, and wanted to offer two additional residential acres nearby for parking. Ms. Navarre said now is the time to resist this kind of development in historic parts of the city. It might be a beautiful

project, but why can't they move into the available commercial space downtown? This city is not being responsible to the historic areas. Ms. Navarre said maybe the neighborhood could be designated an historic district. She said the developer had a neighborhood meeting, saying a parking lot would benefit the neighborhood, but residents don't realize it would support his big complex down the street. Chairwoman Knowles replied that this Board's role of responsibility is to designate landmarks and districts. We have no authority beyond that. The Board might support neighborhood opposition to development of a high-rise if it would be an adverse affect on designated landmarks. If there are other buildings nearby that qualify for historic designation, we would be interested in talking to the property owners. Then we could perhaps pursue a district designation. There are five to six designated houses in the northwest neighborhood. Ms. Navarre held up a copy of the city's 1994 historical survey and said it listed many homes in her neighborhood eligible to designate. She asked if we had a copy. Chairwoman Knowles replied yes.

Dennis Ross said Ms. Navarre's home is one of the landmarks he monitors. He noticed other homes in the neighborhood that look like they were eligible for designation. Dennis suggested Ms. Navarre speak with those neighbors to encourage them to come to this Board to consider historic designation. A district designation might follow. Ms. Navarre said she would be happy to do the leg- work. She complained that the City did not properly notify residents of this proposal. The proposal could come back to council again. Susie Petersen Randolph asked if Ms. Navarre were not properly notified, what would be her next step? What is to prevent this from happening again? Sofya reported her earlier conversation with the City Planning Associate, since other city staff was not here to explain their side of this story. She said Rey Ortiz explained that the city has a smaller area of notification than the county – and that they had complied with advance notifications. Plus the City held a series of public hearings some six months ago, to develop the northwest neighborhood master plan. These seem to be planning and zoning issues, which are truly outside of our jurisdiction. Sofya said there is an established procedure to designate a house, so she wouldn't want Ms. Navarre speaking to property owners without referring them to her. Houses must meet the criteria to designate as established in city code. Chairwoman Knowles agreed. She encouraged Ms. Navarre to research the neighborhood for designated houses and potential designations, and to also follow the City Council agendas posted to the City website. Ms. Navarre recounted the developer's neighborhood meeting and said the neighbors should have gone to the city council meeting. Chairwoman Knowles asked Ms. Navarre to prepare a site map of her home and historic landmarks in her neighborhood, which also shows the proposed development. Ms. Navarre agreed to do so and said she could also take pictures of houses that might be landmark designations. She thanked the board and repeated her concerns that her historic neighborhood would be adversely affected, and asked for the board's help to influence city council to reject the proposal, since they could reverse their decision. Chairwoman Knowles said we need more information and asked her to follow up at our next meeting on March 26th. At that point we might consider preparing a letter of support. Sofya confirmed Ms. Navarre had her phone number.

Other

Sofya discussed the feedback problems with the Chamber audio system microphone. Doug La Rue suggested system repairs that Sofya agreed to pass along to the Clerk's Office.

X. OLD BUSINESS

A. Staff Update on board appointment of Mr. Luis Avila

Chairwoman Knowles welcomed Mr. Avila and said we look forward to his pending appointment at the March 3rd city council meeting. His two-year term would commence on March 4, 2008. Clara added that she was very pleased he applied, since Mr. Avila served on the Planning & Zoning Board. Dennis Ross asked Mr. Avila to comment. Mr. Avila said this is like a Planning & Zoning Board meeting. Chairwoman Knowles discussed this board's mission with him and the historic downtown district.

B. Clara Waterman Powell:

update on listing 30+ district properties in the Florida Master Site File

Chairwoman Knowles said this is a huge project and thanked Clara for working on it. Clara reported she will work with Sofya to get 35 properties listed, and that the State provided us a range of numbers and directed us to use a digital template instead of paper forms. Sofya explained there is a difference between the count of buildings that we took and the inventory the state officer listed on the National Register nomination. In an effort to make this task easier, we will work from the National Register list. We can always request more numbers if needed. Chairwoman Knowles asked how the two structures at 240 N. Krome Avenue were listed. Sanctuary and Associates owns the building on Krome Avenue, with a different owner for the ArtSouth building behind it. Clara and Sofya agreed to report back at the next meeting.

Clara asked whether city staff could produce the special maps that are required of each property. Sofya replied the State Officer approved using our existing National Register map for one of the required maps. Then second is supposed to be a USGS map. Since the city doesn't have that capability, the State Officer confirmed that we could submit a GIS map or a Topographic map – and supplied Sofya a sample. Sofya said she would still need some assistance from Planning & Zoning to produce those maps.

C. Chairwoman Knowles: Certificate of Appreciation for the White Lion Café

Chairwoman Knowles reported that she and Vice Chairman Larry Diehl presented a framed certificate to the family owners of White Lion Café at the City Council meeting on February 19th. Clara said she met them on the steps, and that the family was very proud and pleased to have received it. They told her they would hang it up in the restaurant. Chairwoman Knowles commented that the public information officer took no pictures and never does whenever they make a presentation at city council meetings. Sofya said she would ask the Public Information Officer to take a photograph at the next presentation.

D. Chairwoman Knowles: update on Homestead Historic Downtown District

Sofya announced that a ceremony would be held March 12th 11:00 am in Losner Park. Chairwoman Knowles asked members to please attend and said Main Street could supply refreshments.

E. Chairwoman Knowles: update on signage for the historic district

Chairwoman Knowles said she researched everywhere for signage regulations and found there are none. The State Main Street Office recommended four sign companies who produce bronze plaques, and she is getting price quotes. The 7-foot signpost must meet state and county wind resistance code. Chairwoman Knowles said she is also researching getting way-finding signage on the turnpike and streets. She spoke to Rey Ortiz about this plus a few other cities. She was told that we need to get our lobbyist involved in order to fast track this project. Chairwoman Knowles said she would work with staff to write a letter to the lobbyist.

XI. PRESENTATIONS BY BOARD MEMBERS

Chairwoman Knowles said she received a very nice letter of support from Congresswoman Ileana Ros-Lehtinen, who congratulated our board for listing the downtown district in the National Register.

XII. PRESENTATIONS BY STAFF

A. Councilman Melvin McCormick assigned to oversee CRA

Sofya explained that Councilman McCormick was unable to attend and sent his regrets. Chairwoman Knowles confirmed with her that he would be invited to the next board meeting.

B. Staff distributed copies of subscriptions:

The Alliance Review, Jan/Feb 2008

Preservation, Mar/Apr 2008

Forum News, Mar/Apr 2008


XIII. SCHEDULE UPCOMING MEETING

Chairwoman Knowles announced the board would next meet at 3:30pm on March 26, 2008.

XIV. ADJOURNMENT

Chairwoman Knowles adjourned the meeting at 4:51 p.m.

APPROVED BY:



Chairperson/Secretary of the Board

DATE: 3-26-08