



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

3:30pm Wednesday, April 30, 2008

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

II. APPROVAL OF MINUTES

Doug La Rue made the motion to approve the minutes of March 26, 2008 and Dennis Ross seconded the motion. There were no changes requested to the minutes and they were approved unanimously.

Sofya took roll call. Vice Chairman Larry Diehl was absent. All other members were present.

III. DESIGNATION OF HISTORIC STRUCTURES OR DISTRICTS

N/A

IV. DESIGNATION OF ARCHAEOLOGICAL SITES OR DISTRICTS

N/A

V. SPECIAL CERTIFICATES OF APPROPRIATENESS

N/A

VI. MAINTENANCE AND REPAIR OF DESIGNATED PROPERTIES

A. Officer Danny Avedano, Code Enforcement Updates:

i. Citations issued within historic district/historic properties

Officer Avedano reported no new citations were issued to historic properties since last month's meeting. He then discussed the enclosed list of standing citations. The painted wall along NE 2nd Drive "Homestead Television" is in violation and Officer Arzuaga issued a citation to the owner. The wall will probably be painted over by tomorrow. Doug La Rue asked about the huge sign on the back of the building (roof.) Officer Avedano said he would speak with Officer Arzuaga about it.

Chairwoman Knowles asked for an update on 51 N. Krome. Officer Avedano said the owner appeared before the Special Master and was fined \$80. The owner was given ten days to comply. Should he not comply he will be required to go before the Special Master again. Brief discussion followed about the building next to Simmon's Bar (on Flagler Avenue.) Chairwoman Knowles said it would be discussed further at the next meeting. No further questions for Officer Avedano. Chairwoman Knowles thanked Code Enforcement for providing the enclosed list of property violations. Officer Avedano said a list would be provided for every board meeting.

B. Staff report on

i. Lily Lawrence Bow Library, 212 NW 1st Avenue

Sofya announced that the City has scheduled a ribbon cutting ceremony on May 23rd, 9:30am. Invitations will be mailed to board members. This commemorates the exterior landscaping improvements made to facilitate the Chamber of Commerce moving into the building. Sofya asked Clara Waterman Powell whether she knew anything about a vendor working on a Chamber sign. Clara replied no and referred Sofya to Mary Finlan, Chamber Director. Sofya said she would work on a Certificate of Appropriateness to come before this board for approval, should the Chamber propose new signage.

ii. Shaw House, 1090 NE 18th Avenue

Pictures of the property exterior were viewed. Sofya said she has some concerns about this property (for sale) since many vehicles are parked on site and it is looking run down. Paint is chipping on the entrance columns and porch steps, the yard is littered and some furniture items are sitting outside. The property owner also owns a landscaping company and parks these vehicles on site. Sofya already sent a letter to the property owner urging they repaint, with no response. She does not see a way to enforce this type of maintenance. Discussion followed about preservation code enforcement in cases where deterioration is so bad it is damaging the structure, i.e. demolition by neglect. Chairwoman Knowles asked about the landscaping and the barbed wire fence. Sofya said that fence was up before this owner bought the property and that Officer Carlos Garcia spoke to the property owner about it. Officer Avedano replied he would look into it. He said he could also issue a citation for the peeling paint. Dennis Ross commented that it was hard to tell from the picture. Sofya encouraged them to drive by the site. Secretary Susie Petersen Randolph said she spoke to the owner weeks ago, who said he put the property up for sale after getting his tax bill. He purchased it to house his workers and park his landscaping vehicles there. Susie offered to call him to talk about the maintenance issues. She thought the fence had been there all along. This is one of Vice Chairman Diehl's properties. Chairwoman Knowles said we would allow a few more months to see whether the owner makes improvements, and that Susie will speak to the property owner in the meantime. Officer Avedano confirmed that he would look into the fencing violation and report back to this board before any citation is issued to the property owner.

C. Board Member reports on assigned properties

Chairwoman Knowles: The City posted a bid notice today to hire a contractor for renovations to Historic Town Hall. Seminole Theatre is holding bid meetings to hire a contractor for Phase 1 construction of the south building. Phase 1 is the south building and Phase 2 is the north building and fly tower. Repairs are still pending at the Sanctuary at Art South. Nothing to report on Ages Ago Antiques. The Landmark Hotel is thrilled with the results of their recent façade improvements. No issues concerning the royal palm trees along Krome Avenue.

Clara Waterman Powell: A special event will take place at the Lily Lawrence Bow Library on May 23rd – which Sofya already mentioned. The Redland Hotel is fine and the owner would like to find someone to take over the restaurant. The *For Sale* sign at 5 NE 2nd Rd. was replaced with a *For Rent* sign. The *For Sale* sign at the Hall House (217 NE 1st Rd) was taken down but is now up again. Chairwoman Knowles asked for a volunteer to research whether there is new ownership of either 5 NE 2nd Rd. or 217 NE 1st Rd. Susie volunteered to do the research and report her findings at the next meeting.

Dennis Ross: He did a drive by of his properties and they all look well maintained. However, Dennis noticed a sign nailed to one palm tree located a bit south of 296th Street, on the west side of Krome Avenue. He didn't closely inspect the sign. Sofya said she would look into it and report it to Code Enforcement.

Dou La Rue: Doug apologized for not having the time to visit his properties last month. Chairwoman Knowles commented that the Saint Paul Missionary Church (330 SW 4th Ave.) looks fine and asked staff for an update on that the Lindeman/Johnson House (906 N. Krome Ave.) The roof was repaired with matching roof tiles installed. Chairwoman Knowles asked about the Porvenir Garcia House (92 NW 20th Street.) Susie said she recently saw this property and it looks fine.

Secretary Susie Randolph: There is nothing out of the ordinary to report on these properties. Chairwoman Knowles commented the James Archer Smith House at 815 N. Krome Avenue looks cleaned up.

Dennis asked whether the Fuch's Park in Pinecrest is related to our historic Fuch's Bakery (102 S. Krome Avenue?) Doug La Rue replied yes.

Sofya asked whether Luis Avila was interested in surveying some properties. He agreed and Chairwoman Knowles assigned him Ages Ago Antiques, 102 S. Krome Avenue and the Sanctuary at Art South, 240 N. Krome Avenue. Chairwoman Knowles said we need to clarify the proper address of the Sanctuary at Art South – which they have renumbered 250. Sofya said she would discuss this with Luis.

VII. NATIONAL REGISTER NOMINATIONS

A. Staff update on Landmark Hotel nomination

Sofya reported she answered the State Historic Preservationist's calls for more information and photographs for this nomination during the last few weeks. He recently told her the report was finished and will be sent to Washington D.C. soon.

B. Chairwoman Knowles: letter of thanks to State for working on the successful nomination of the Historic Downtown District.

The board viewed one letter addressed to Mr. Carl Shiver, Historic Preservationist and one addressed to Ms. Barbara Mattick, Bureau Chief. Dennis pointed out the misspelled word "consul" in the letter to Mr. Shiver.

Chairwoman Knowles said she wrote the letters, and joked that from now on letters will be sent to Dennis beforehand for proofing.

VIII. SPECIAL STUDY ITEMS

Staff update on 139 NE 15th Street

Sofya explained that she just finished the historic designation report and pointed to enclosed photographs of the property. She reviewed steps of the designation procedure and said the report would be emailed to board members in mid May, with the public hearing to designate held May 28th (during the next board meeting.) Chairwoman Knowles asked if the property owners were participating and supportive. Sofya replied that she met with the property owner to discuss designation and was given verbal consent. The owner is the first to receive a copy of the designation report and will be invited to the May 28th public hearing.

Chairwoman Knowles reminded the board that City Management expects us to designate two properties by October 30, 2008. She assumes getting the Historic District listed in the National Register counts for one, but it would be best to designate 139 NE 15th Street plus another property by then. Chairwoman Knowles urged the board to consider other properties. Doug asked about the Seaboard Railroad Depot on 214 NW 9th Avenue. Discussion followed about past attempts. Doug said he would take it up with the property owner. Sofya suggested 140 NE 15th Street as eligible for designation. This property is across the street from 139 NE 15th Street, and was found eligible in the City's 1994 historic survey. Chairwoman Knowles said about a month ago she spoke to the new owner who was making interior improvements. She agreed it was a good candidate for historic designation and volunteered to look into it.

IX. NEW BUSINESS

N/A

X. OLD BUSINESS

A. Clara Waterman Powell: update on listing district properties in the FMSF

Clara reported she gathered more research records. She explained one property at 42 SE 1st Road is listed differently on the NR nomination. She will meet with staff to get more photographs. Chairwoman Knowles asked about the address discrepancy. Discussion followed. Chairwoman Knowles confirmed that board members were provided a list of properties in the historic district. Luis still needs this information.

B. Chairwoman Knowles: signage for downtown district

Chairwoman Knowles said she researched two national sign companies and spoke with Sally Woods about code and permitting issues with posted signs. Exceptions are made for City-owned signs. She has one estimate from Franklin Bronze, and a second from Erie Landmark Company. The President of Miami-Dade County's Office of Historic Preservation recommended Erie to her. The sign will be posted in Losner Park. Discussion followed. Chairwoman Knowles provided Sofya her paperwork. They will meet with the CRA Director to choose a vendor and place an order.

C. Dennis Ross: update on eagle statues at JGT Transportation

Photographs of the statues from a 2005 site visit were viewed. Dennis explained that Susie and he visited the bus company. They introduced themselves but did not disclose that they were board members. They saw one badly damaged eagle statue. It appears that both wing tips are sheered off, the base is cracked and the rebar is exposed. Dennis thought it could be repaired. Evidently the other eagle was in good shape but the owner trucked it off to his ranch in central Florida. The owner knew the historical value of the statues. We offered \$100 to buy the remaining statue, which he scoffed at. The owner was supposed to contact Susie with a counter offer but hasn't. Susie has the truck and loading equipment to transport the statue. Perhaps the students at Art South could repair it. Chairwoman Knowles asked whether we could enlist the Military Affairs Committee.

Susie explained the next steps would be to find someone able to repair it there or at another site, and to transport it. She thought the owner would be willing to sell the broken eagle, but would not give up the other in good shape. Discussion followed. Chairwoman Knowles said it's a great project and more time is needed.

XI. PRESENTATIONS BY BOARD MEMBERS

N/A

XII. PRESENTATIONS BY STAFF

Sofya passed out copies of the following subscriptions:

The Alliance Review, March-April 2008

The Indian River Journal, Spring/Summer 2008

Preservation, May/June 2008

Chairwoman Knowles reported that Paul Mulhern, owner of the Grove Inn, lost his daughter in a recent car accident. She was a recent graduate of FSU in Urban Planning and was looking forward to becoming more involved in Homestead revitalization projects. She worked with her father at the Grove Inn and recently chaired the Green Scene event that was held in the historic district. The memorial service will be Sunday at the Grove Inn.

XIII. SCHEDULE UPCOMING MEETING

Chairwoman Knowles announced the board would next meet at 3:30pm on May 28, 2008.

XIV. ADJOURNMENT

There being no further business, Chairwoman Knowles adjourned the meeting at 4:29 p.m.

APPROVED BY:



Chairperson/Secretary of the Board

DATE: 5-28-08