

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, JANUARY 5, 2004- 5:00 P.M.
CITY HALL
1st FLOOR CONFERENCE ROOM
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

Cumulative Attendance

	<u>Present/Absent</u>	<u>From January, 2004</u>
<u>Board Members</u>		
Christopher Eck	P	1-0
Todd Fogel	P	1-0
Mary-Jane Graff	P	1-0
Margi Glavovic-Nothard, Chair	P	1-0
Rachel Bach	P	1-0
William Saunders, Vice-Chair	P	1-0
Carolyn Dandy	P	1-0
Tom Tatum	P	1-0
Barbara Walker	P	1-0
Clay Wieland	P	1-0

Staff Present

James Cromar, Planner, Staff Liaison to HPB
Merrilyn Rathbun, Ft. Lauderdale Historical Society, Consultant to HPB
Assistant City Attorney
Margaret A. D'Alessio, Recording Secretary
Don Morris, Planner
Alexandra Rampy, Service Clerk

Guests Present

Scott Backman	Marguerite Wilson	Thomas Jackson
Henry Cussen	Charles Moores	Mario Suarez
Lisa Maxwell	Sandra Seals	Dan Fee
Bernard Zyscovich	Susan Detegel	Kevin Pittman
Nolan Haan	Jason Dynan	Justin Raby
Heidi Siegel	Diane Smart	

Call to Order

Chair Margi Glavovic-Nothard called the meeting of the Historic Preservation Board to order at approximately 5:05 p.m. Roll call was taken with the following Board Members being present: Rachel Bach, Mary-Jane Graff, Williams Saunders, Barbara Walker, Clay Wieland and Margi Glavovic-Nothard.

New Member

Chair Margi Glavovic-Nothard welcomed Barbara Walker as a new member of the Historic Preservation Board.

Christopher Eck entered the meeting at approximately 5:07 p.m.

Approval of Minutes

Motion made by William Saunders and seconded by Clay Wieland to approve the minutes of the December 1, 2003 meeting. Board unanimously approved.

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All individuals wishing to speak in regard to the cases listed on the agenda were sworn in.

1. **Applicant:** Charles Moores **Case No. 33-H-03(SB)**
Location: 703 S.W. 4th Street (10-units)
Request: Certificate of Appropriateness for Alteration:
 - Addition of a retaining wall (stucco)
 - Installation of an aluminum fence
 - Installation of aluminum railing on 2nd floor
 - Installation of a dumpster and wood fence (shared with 709 SW 4th St.)Zoned: RML-25/Sailboat Bend Historic District Overlay
Legal: Bryan Subdivision, Block 33 of Town of Fort Lauderdale, Lots 2 less the East 10 feet and Lot 4 P.B. 10, P. 29(D)
- Applicant:** Charles Moores **Case No. 44-H-03(SB)**
Location: 709 S.W. 4th Street (4-units)
Request: Certificate of Appropriateness for Alteration:
 - Installation of a dumpster and wood fence (shared with 703 SW 4th St.)Zoned: RML-25/Sailboat Bend Historic District Overlay
Legal: Bryan Subdivision, Block 33 of Town of Fort Lauderdale, Lots 2 less the East 10 feet and Lots 4 and 6. P.B. 10, P. 29(D)

Tom Tatum and Todd Fogel entered the meeting at approximately 5:11 p.m.

James Cromar stated that these were applications for Certificates of Appropriateness, and reminded the Board of the criteria they should consider when making their decision.

Merrilyn Rathbun, Consultant, stated that the applicant had provided a narrative for his project. She stated that the properties at 703 and 709 SW 4th Street were non-historic in the SBHD. The 709 building was first listed in the 1955 City of Fort Lauderdale City Directory; the 703 building was not listed in that directory and was not shown on City Sanborn maps until 1967.

Ms. Rathbun explained that the applicant wanted to fence the property with a white aluminum picket fence, build a retaining wall (2' high with the fence on top of the wall) around the perimeter of the large parking lot. The applicant wanted to relocate the dumpster to a new enclosure at the south end of the property which would be an improvement over the present placement that was visible from the entrance to the neighborhood.

Ms. Rathbun advised the Board to consider criteria Section 47-17.7.B when making their decision. She also stated that the materials being used were appropriate for the SBHD, and that the new placement of the dumpster would be appropriate.

Ms. Rathbun advised the Board that they could approve the application, approve it with modifications, or deny the application.

Charles Moores, owner, proceeded to show photographs of the site.

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There being no other individuals who wished to speak on this matter, the public hearing was closed and discussion was brought back to the Board.

Motion made by William Saunders and seconded by Clay Wieland to approve the application for Case No. 33-H-03 as presented in accordance with the criteria listed in Section 47-17.7. Roll call showed: YEAS: Christopher Eck, Clay Wieland, Mary-Jane Graff, Barbara Walker, William Saunders, Rachel Bach, Tom Tatum, and Margi Glavovic-Nothard. NAYS: None. Todd Fogel abstained from voting due to arriving late. Motion carried 8-0 with one abstention.

Motion made by William Saunders and seconded by Clay Wieland to approve the application for Case No. 33-H-03 as presented in accordance with the criteria listed in Section 47-17.7. Roll call showed: YEAS: Christopher Eck, Clay Wieland, Mary-Jane Graff, Barbara Walker, William Saunders, Rachel Bach, Tom Tatum, and Margi Glavovic-Nothard. NAYS: None. Todd Fogel abstained from voting due to arriving late. Motion carried 8-0 with one abstention.

2. Applicant:	<u>City of Fort Lauderdale</u>	<u>Case No. 34-H-03</u>
	Annie Beck House	
Location:	310 S.E. 11 Avenue	
Request:	Historic Designation of Annie Beck House	
Zoned:	RS-8	
Legal:	<u>Himmarshee Park</u> , Subdivision of an unnumbered Block in Colee Hammock, according to the plat Thereof, Lot 27 P.B. 1, P. 20	

James Cromar announced that this was a request for historic designation and reminded the Board to consider Criteria under Section 47-24.11.B.6 when making their decision.

Merrilyn Rathbun, Consultant, stated that under the City of Fort Lauderdale's ULDR, the City's Historic Preservation Board would consider properties for historic designation in accordance with the criteria in Section 47-24.11.B.

Ms. Rathbun explained that the Alfred J. and Annie Beck House, which was presently located at 310 S. E. 11th Avenue, was a traditional Craftsman style, front-facing gable bungalow with a small front-facing gable end porch, a style that was prevalent throughout the United States in the early 20th century. The house was built circa 1916 at 334 E. Las Olas Boulevard. In August 1977, the house was moved to its present location to avoid demolition and make way for a parking lot. The then 89-year old Mrs. Beck still owned the house. She and some of her friends from her study group found the present site and purchased it. She lived in the house until she died in 1985.

Ms. Rathbun continued, advising the Board to consider criteria in Section 47-24.11.B.6.c when making their decision. The criteria in Section 47-24.11.B.6.c is, "Its identification with a person or persons who significantly contributed to the development of the city, state, or nation."

Ms. Rathbun continued, stating that Alfred J. Beck was a graduate of the New York College of Pharmacy who had come to Fort Lauderdale in 1915, and with a partner opened up a drugstore. He was popularly called "Doc" Beck and was one of the first pharmacists to practice in the town. Previously, he had practiced in Ocala, Florida for 12 years and in 1916 he returned to Ocala and married his sweetheart Miss Annie Margaret Atkinson. On returning to Fort Lauderdale, the young couple became active in the organization of All Saints Episcopal Church.

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Ms. Rathbun further stated that Dr. Beck was a charter member of the local Rotary Club and treasurer of the Episcopal Church for 28 years, along with being Vice-President of the Chamber of Commerce. She stated that Annie Beck was active in the Women's Club and that gardening was one of her primary interests. She founded the first garden club and later founded the Federated Garden Club Circles. Mrs. Beck helped to establish the Garden Club's library, which was named after her. After the 1926 hurricane, Mrs. Beck and the Garden Club were actively involved in the re-landscaping of the devastated town. Mrs. Beck planted a yellow Tabebuia tree in her front yard that became a local landmark. The tree was relocated to DDA Park a few years ago. The City planted Tabebuias in a park located on Victoria Park Road that was named in Annie Beck's honor.

Ms. Rathbun also stated that Mrs. Beck was one of the founding members of the 1919 Study Club, and that the venerable organization was still in existence. The organization had grown out of a series of social teas that were hosted by Mrs. Hugh C. Quinn and her daughter Lucille, both members of All Saints Episcopal Church at their home on Waverly Road. Among their guests were Annie Beck and the Rev. Robert Tracy of All Saints. The company enjoyed the intellectual exchange of the teas so much that they decided to form a formal study group which they named for the year of its founding. Mrs. Beck was actively involved in drawing up the club's charter and establishing rules for the meetings. The members insisted that the club was to be a study club only and casual conversation about topics such as shopping, fashions, and child care were not tolerated. At every meeting, each member was required to talk for about 5 minutes on a topic of intellectual interest, and then one member presented the main topic. Refreshments were not served and gentlemen, as well as ladies, could be members of the club. Such rules still exist. Mrs. Beck was the longest surviving charter member of the club and many of their meetings took place in this house.

Ms. Rathbun explained that study clubs were a home education initiative that developed in the 19th century America. A national organization of such clubs was formed which provided syllabi and study materials to member clubs. It is not known if the 1919 Study Club was a part of such organization. The clubs were particularly popular in rural and pioneer areas where formal educational institutions, such as academies, colleges and universities, were scarce.

Ms. Rathbun continued to advised the Board to consider criteria in Section 47-24.1.B.6.f when making their decision. The criteria in Section 47-24.1.B.6.f is, "Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials."

Ms. Rathbun explained that this house was characteristic of the vernacular style houses of early Fort Lauderdale and such houses were built throughout the 1940's. She stated that Dr. and Mrs. Beck had rented a house on Summit Avenue when they first arrived in town. Originally, they wanted to rent the house but the builder, who had apparently put up the house on speculation, insisted on selling. The Becks moved into the house in 1916.

Ms. Rathbun advised that the present owner of the Annie Beck House wanted to move it from the 11th Avenue site and since that was not the original site it should not impact the designation of the house. In the past the City had approved designation of a house once it had been moved to a new site, such as the Oliver House that had been moved from Smoker Park to its present site in the SBHD and was then designated by the City. To avoid impacting the 11th Avenue site, the Board may want to consider a similar provision for this house.

Ms. Rathbun stated that the Board could approve the application, approve it with modifications, or deny the application.

Scott Backman, representing the owner, stated that the owner had inquired of the historical society previously about relocating the house since a developer wanted to build on the present site. He stated that they wanted to request a deferral of this matter so they could have additional time to check on sites that were available for the relocation of this property. He advised that in the past, the City had only designated a house and not the property it was located on. He asked if this matter could be deferred until March 2004.

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Chair Margi Glavovic-Nothard asked if the representative had the authority to request such a deferral. The Assistant City Attorney explained that the owner could ask for the deferral.

William Saunders asked why the owner was not making the application for designation. James Cromar explained that staff had received direction from the City Commission to seek this designation. William Saunders asked if the matter was deferred would the owner agree to have the structure protected during the interim. James Cromar stated that there was a system to hold any permits on the property until resolution of the designation question and nothing would happen to the property in the interim.

Chair Margi Glavovic-Nothard proceeded to open the public hearing. There being no other individuals who wished to speak on this matter, the public hearing was closed and discussion was brought back to the Board.

Motion made by William Saunders and seconded by Christopher Eck to defer this matter until March 1, 2004.

Todd Fogel asked if the owner should be granted 30 days or 60 days for the deferral. James Cromar explained that 60 days would be permitted so the owner could have additional time to work out the details of the relocation of the property.

Tom Tatum asked what would actually be gained with the deferral. The Assistant City Attorney explained that the way the ordinance was written, when a property was designated they needed to include a legal description, but in this case the City wanted the house designated and the owner had planned to relocate the property. Tom Tatum asked if they could only designate the structure. The Assistant City Attorney further explained that the property would be hard to describe without a legal description. She stated that the City was willing to grant some additional time for the owner to proceed with plans for the property's relocation.

Christopher Eck asked if the Board supported the deferral, would the City keep from having permits pulled in relation to this property. The Assistant City Attorney stated the permits would have to be reviewed by the Director of Construction Services and the owner of the property had agreed to do nothing until this situation was resolved.

William Saunders asked when the applicant returned would they have a site plan for the new location. Mr. Backman stated that the idea was to have more details regarding the relocation. He stated they would then ask this Board to recommend historic designation after the house was relocated to another parcel.

Todd Fogel asked why the designation could not be provisionally approved this evening.

Carolyn Dandy entered the meeting at approximately 5:30 p.m.

Chair Margi Glavovic-Nothard stated that according to the Secretary of the Interior Standards, the site was sometimes critical and could create a condition that possibly the Board might not want to support.

Ms. Rathbun stated that the Secretary of Interior Standards were very general because they applied for the entire United States. She stated when a historic building was being relocated, one had to search for a site comparable to the original one. She explained it had originally been located on East Las Olas Boulevard and was facing north, then it was moved and was now facing west. She stated that it was "iffy" as to where it could be moved and various legal issues were involved.

William Saunders stated that he was inclined to recommend that the house be moved to a residential environment and then designated, and then make sure it was maintained so it would not become a piece of derelict property.

James Cromar reiterated that there was a lack of identification for the designation at this time since there was no proper legal description.

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Don Morris, Planning and Zoning, stated the City wanted to protect the house, and therefore, had wanted the matter brought before this Board so a disposition could be made to protect it. Mr. Backman mentioned that someone was presently living in the house.

Chair Margi Glavovic-Nothard stated that by deferring the matter, there could a potential that something could happen to the house, but designating it would prevent something from happening. Don Morris reiterated that there was a hold on permit activity until this Board or the City Commission took final action. He stated they were merely going through the process. Mr. Backman reiterated that the deferral would permit the owner to address various questions regarding the property and would not be detrimental.

Christopher Eck stated that by deferring the matter until March could provide a level of comfort to the client and the City would be showing good faith. Mr. Backman agreed and stated that this application was before the Board at the City's request, and not the client's. Christopher Eck asked if the cost of the relocation would be borne by the owner. Mr. Backman replied that he did not yet know all the details involved, and that they were speaking with various entities, including the County and the City. He stated they had raised \$40,000 towards the relocation.

Roll call on motion showed: YEAS: Christopher Eck, Clay Wieland, Mary-Jane Graff, Barbara Walker, William Saunders, Rachel Bach, Todd Fogel, Tom Tatum, Carolyn Dandy and Margi Glavovic-Nothard. NAYS: None. Motion carried 10-1.

SEE 01-05-04 ADDENDUM FOR CORRECTION TO VOTE COUNT.

3. **Applicant:** Lennar Homes **Case No. 40-H-02(SB)**
Location: 301 S.W. 13 Avenue
Request: Recommendation to Commission:
 • One-story addition to Westside School
Zoned: CF/Sailboat Bend Historic District Overlay
Legal: Parcel "A", Administrative Facility, P.B . 137, P. 19

James Cromar explained that it was up to the City Commission to make recommendations regarding amendments to the PUD, according to Section 47-37.13. He stated that the Board should consider the criteria of the guidelines for the SBHD found in Section 47-17, along with Section 47-24.11.

Merrilyn Rathbun, Consultant, stated that the developer had submitted an application to build a new addition to replace the historic one-story, hip-roofed portion of the West Side School. The original 1923 historic school building had been built in a cruciform shape. The, now destroyed, one-story historic addition was added to the two-story west extension of the original building. The City Commission had designated the West Side School as a historic landmark on May 7, 1996 (Resolution No. 96-64).

Ms. Rathbun continued stating that in September, 2002, the applicant had come before this Board asking for a Request for Recommendation to Commission for demolition of a late addition to the school. The following quotation was from the consultant's September, 2002 memorandum to the Board:

"Demolition

"The historically designated West Side School is located on this site. As part of the proposal the developer states that he will restore the historic building. There is an attached demolition rider to this application in which the applicant states that he will remove a later addition to the northwest side of the school in order to restore the building to its original appearance.

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“The structure to be removed is a one-story, flat-roofed, portable type addition (ca. 1950’s) to the original west wing of the school.”

Ms. Rathbun further stated that through an unfortunate misunderstanding by the demolition contractor, the historically significant ca. 1928 school addition was torn down, as well as the adjacent non-contributing ca. 1950’s addition.

Ms. Rathbun stated that the Board should consider the criteria in Section 47-24.11, along with the Secretary of the Interior’s Standards for Rehabilitation. She further stated that there was some confusion with the drawings submitted by the applicant for the new addition. Although it was shown on the elevations, the two-story west extension was not indicated on the footprint for the building on the new site plan. She continued stating that since Dade County Pine (used in the hip roof of the historic addition) was extinct as a building material and hollow clay tile was no longer available, it would be impossible to replicate the old addition. Therefore, the applicant had chosen to retain a hipped roof configuration for the new addition. The size of the overhanging eaves had been reduced and the architect specified metal roofing in place of the original barrel tile, which was appropriate for the SBHD. She proceeded to remind the Board to consider Section 47-17.7 in their decision.

Ms. Rathbun continued stating that the loft building immediately to the north of the school was designed by the architect to compliment the historic building. It was a contemporary design which was perfectly compatible with the historic resource. Since the lost addition could not be replicated, the applicant need not be constrained by the historic design. It was important to differentiate between the historic resource and the new construction. She stated that possibly a contemporary addition with some historic references compatible in size and scale would be acceptable.

Ms. Rathbun stated that the plan submitted by the applicant showed the new construction directly abutting the old structure and was the same width as the western extension of the old building. To further distinguish between the old and the new, it would be helpful to vary the width of the building or otherwise make a connecting element more visible.

Ms. Rathbun advised that the Board could recommend Commission approval of the request, recommend Commission approval with conditions, recommend Commission denial of the request, or make no recommendation.

Lisa Maxwell, Lennar Homes, stated that this was an unfortunate incident and they took full responsibility. She explained they had revised the application so they could move forward and address the needs of their partner, which was a not-for-profit organization, Artspace, who would be utilizing the school. She stated there would be 35 units adjoining the school, and 5 units in the school, and that this was part of the program to subsidize artist housing. She stated this could adversely affect their partner and create a problem for the funding cycle. She explained they had applied for tax credits so they had to submit a revised application, which was up for review. She further stated they had a plan that had been prepared by architect Bernard Zysgovich who was an expert in historic preservation. She reiterated that it was important to Artspace to move this matter forward.

Bernard Zyscovich, architect, stated that one option provided by the Secretary of Interior’s Standards was for reconstruction, if enough information was available to do so. He advised they had done the plans for the historical dwellings, and therefore, had enough information to reconstruct. He proceeded to explain the drawings of the buildings and showed photographs.

Christopher Eck left the meeting at approximately 5:59 p.m.

Mr. Zyscovich stated that from the standpoint of the ability to replicate, they would replace the terra cotta blocks with concrete blocks, and would replicate the window treatments of the existing structure. He reiterated that they had all the information they needed and suggested that a plaque be erected on the building identifying it as a reconstruction. He felt that would be an appropriate solution.

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Chair Margi Glavovic-Nothard asked if the structure had not been there originally, why should it be a single-story building, and what dictated it to be so.

Mr. Zyscovich stated that it was from the standpoint of design and program.

Lisa Maxwell stated that from the standpoint of Artspace, they would ultimately take on the responsibility for the school as part of the agreement with them and the community. She advised that the neighborhood civic association would have space in the building to hold their meetings. She further stated that Artspace had certain constraints on what they could build and were now seeking funding for the one-story structure. She reiterated that Lennar Homes did not want to encumber them in any way. She stated that certain realities had to be considered.

Mr. Zyscovich stated that he had checked with the State Historical Preservation Officer and they agreed that the reconstruction appeared to be the best solution in this matter.

William Saunders stated that he was convinced that the demolition had been accidental and that he relied on the integrity of the developer. He further stated that he was comfortable with the proposal being presented for the structure.

Barbara Walker asked if the new structure would abut the existing structure, it might help if the overhang would be set back from the existing building. Mr. Zyscovich stated that the eave could be changed, and that it would only have a minor impact on the size. He reiterated that the biggest issues were preservation issues.

Chair Margi Glavovic-Nothard proceeded to open the public hearing. There being no other individuals who wished to speak on this matter, the public hearing was closed and discussion was brought back to the Board.

Todd Fogel stated they needed to see the original drawings of the buildings in order to make sure the building would be reconstructed properly. He further stated that the building should be identified that it was a reconstruction both on the inside and outside of the structure.

Lisa Maxwell and Bernard Zyscovich agreed to such identification being made.

Chair Margi Glavovic-Nothard asked the consultant her opinion regarding the reconstruction. Ms. Rathbun stated that the distinction between the buildings was not apparent, but she had no problem with the idea of reconstruction. She added if it was done on a smaller scale, she would have no objection. She explained that since the structure was now gone, they did not have to reconstruct and could have gone in a different direction and done something entirely different. She stated the reconstruction would have to be identified when done.

Chair Margi Glavovic-Nothard stated she was hearing that reconstruction would be the solution. She added that the school was the center of the community. She stated that the existing structure should stay as it was because she would not be able to support the application if changes were being made.

Ms. Maxwell explained that Artspace had already been awarded the tax credits, but had to reapply due to the present situation. She stated they were being reviewed in the current cycle and the matter had to proceed for them to remain in the process. She reiterated that the building would be utilized in a unique way that would truly respect the historic nature of it. She added that Artspace would be responsible for the maintenance of the building. She explained that the existing structure would partly be used by the residents of the community for a center for their activities and meetings. She stated it would not be a public space. She reiterated that Artspace's application was under a tight time frame and if they did not receive the award, they would not be able to participate in the project. She clarified that they were still subject to approval because their original application had included the entire square footage of the addition and the award had been granted under those specifications. She stated the issue was how the application would now be reviewed due to the new

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construction. She stated that Artspace felt confident in their discussions that they would be approved.

Mr. Zyscovich stated that the awarding of the tax credits was a competitive process, and the reason they chose the route of reconstruction was because it was less dangerous to Artspace's application. He further stated that Artspace was a major contributor to this project. He added that another option would be to restore the building as it was before the addition.

William Saunders stated that the Board and SBHD had worked hard to get to the point of having this project approved, along with the rehabilitation of the school and its adaptive re-use. He felt it would be an enhancement for the neighborhood, and he did not want them to lose the opportunity of having such a project.

Motion made by William Saunders and seconded by Tom Tatum to recommend that the application be approved by the City Commission in accordance with the criteria listed in Section 47-17.7, and including the condition that a form of identification be supplied inside and outside of the structure identifying it as a reconstruction. Roll call showed: YEAS: Clay Wieland, Mary-Jane Graff, Barbara Walker, William Saunders, Rachel Bach, Todd Fogel, Tom Tatum, Carolyn Dandy and Margi Glavovic-Nothard. NAYS: None. Motion carried. 9-0.

Lisa Maxwell stated that regarding the building permits, the community wanted the project to move quickly, and asked if this Board could recommend to the City Commission that the permits be reviewed quickly for the new construction. She felt that such a recommendation would be helpful for the project.

The Assistant City Attorney explained that the decision to hold up on the permits was an administrative one between the various boards involved. William Saunders suggested that they request the departments involved in the permitting process to fast track things where possible. The Assistant City Attorney reiterated that this Board only made recommendations to the City Commission.

James Cromar explained that there had been an arrangement between the departments that the review process could not proceed forward until issues were resolved.

"For the Good of the City"

James Cromar announced that a presentation would be made by the Broward Trust for Historic Preservation.

Diane Smart, Vice-President, stated that there had been discussion at the Board's last meeting regarding general education issue for historic preservation and the sharing of information. She stated that Charles Jordan was President, and Heidi Siegel and Nolan Haan were members of the Board. She advised that about 1 to 1 ½ years ago due to the issue of the Lauderdale Beach Hotel, this organization was formed in August 2003. She advised further that the group met monthly and hopefully in the future at some point they would have their own property. She reiterated that advocacy and education were important issues in preservation, along with the designation of properties. She stated that Heidi Siegel was presently the City of Hollywood's Preservation Officer. She stated they had held two education workshops sponsored by realtors addressing tax credits, the designation process, and Certificates of Appropriateness. She advised they were presently working with the City of Hallandale in regard to the Currey Mansion, which was the oldest in the County. She stated they were also working with the homeowner associations in the City of Hollywood regarding the Southern Hotel, and were being educated on the Abreu properties. Ms. Smart announced that their website was www.BTHP.org.brocs. She further announced that they were putting old historic postcards on the web also.

Heidi Siegel stated that they were also supplying other links to the website regarding preservation.

Ms. Smart announced that Barbara Mattick had also attended the workshop and had provided them with valuable information.

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Clay Wieland stated that it was frustrating when individuals in the homeowners associations asked questions regarding designation and incentives. Rachel Bach stated that the focus for preservation was to the east, but she felt they should also look to the west because there were historical resources in those areas also.

Chair Margi Glavovic-Nothard stated that last month they had discussed how to deal with the SBHD issues. She asked if any follow-up was being provided to those discussions.

James Cromar stated that the applicant was going to bring forward a townhouse project in the near future. He stated that surrounding structures would be shown in the area to help in the Board's discussion of the relation of the project to its surrounding buildings. Mr. Cromar added that the Zoning Administrator had said Sec. 47-24.11.C.3.c.iii gives the Board the criteria for evaluating projects not only based on buildings directly adjacent or on the same block as the proposed project, but also in reference to the character of the historic district.

Motion made by Tom Tatum and seconded by William Saunders to adjourn the meeting.

There being no further business to come before this Board, the meeting was adjourned at approximately 6:45 p.m.

CHAIRMAN

Margi Glavovic-Nothard

ATTEST:

Margaret D'Alessio
Recording Secretary

A mechanical recording is made of the foregoing proceedings, of which these minutes are part, and is on file in the Historic Preservation Offices for a period of two (2) years.