

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, OCTOBER 4, 2004 - 5:00 P.M.  
CITY HALL  
1st FLOOR CONFERENCE ROOM  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

Cumulative Attendance

<u>Board Members</u>	<u>Present/Absent</u>	<u>From January 2004</u>
Christopher Eck, Chair	P	8-1
Todd Fogel	P	8-1
Mary-Jane Graff	P	8-1
Bill Howard	A	2-1
Daryl Jolly	P	1-0
Margi Glavovic-Nothard	P	7-2
William Saunders, Vice-Chair	P	8-1
Carolyn Dandy	P	8-1
Tom Welch	P	2-1
Clay Wieland	P	8-1

**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

**Guests Present**

Ellen Ugucioni	Art Bengochea
Robert Lochrie	Sandra Bonfiglio
David Seppe	Lynn Seppe
Chris Greenwood	Richard Ober
Tim Petrillo	D. Gayle Brammer
Nick Glenn	Walter Oliva

**Call to Order**

Vice-Chair William Saunders called the meeting of the Historic Preservation Board to order at approximately 5:03 p.m. Roll call was taken with the following Board Members being present: Daryl Jolly, Carolyn Dandy, Todd Fogel, Margi Glavovic-Nothard, Mary-Jane Graff, William Saunders, Tom Welch and Clay Wieland.

**All individuals wishing to speak regarding the cases on tonight's agenda were sworn in.**

**Approval of Minutes – August 2, 2004 Meeting**

**Motion** made by Margi Glavovic-Nothard and seconded by Mary-Jane Graff to approve the minutes of the August 2, 2004 meeting. Board unanimously approved.

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1. **Applicant:** **Sandra Bonfiglio** **Case No. 17-H-04**  
**Location:** 105 SW 7<sup>th</sup> Avenue  
**Request:** Certificate of Appropriateness for Alteration  
    ▪ New business identification sign on SW 7<sup>th</sup> Avenue  
**Zoned:** RAC-AS  
**Legal:** Town of Fort Lauderdale. Block 20, the North 75 feet of Lots 1 and 3 of the Subdivision of Lots 9 and 10. P.B. 3, P. 15 (D).

James Cromar stated that the property was located in the Sailboat Bend Historic District. He reminded the Board to review the request based on the criteria in Section 47-24.11, along with the Material and Design Guidelines for Sailboat Bend Historic District, Section 47-17 of the ULDR.

Merrilyn Rathbun, Consultant, stated that this applicant was requesting a COA for a business sign for a law office located at 105 SW 7<sup>th</sup> Avenue within the Sailboat Bend Historic District. The requested sign would be a 4' x 4' x ½" double-sided sign.

Christopher Eck entered the meeting at approximately 5:06 p.m.

Ms. Rathbun continued stating that this masonry and frame vernacular structure was located in the original 1-½ sq. mile of the town of Fort Lauderdale. It appeared on the 1924 Sanborn Fire Insurance Map for the City of Fort Lauderdale. The house was characteristic of the early building style of the town, and may have been built before 1918. The original open porch had been enclosed. Otherwise, the house retained its original character and was considered historic within the district.

Margi Glavovic-Nothard left the meeting at approximately 5:08 p.m.

Ms. Rathbun continued stating that the requested free-standing detached sign complied with Section 47-22.4.C.13 of the sign code of the City of Fort Lauderdale's ULDR.

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

Sandra Bonfiglio, owner, stated that in designing the sign she attempted to follow the characteristic of the sign in the historic district. She stated that she wanted to preserve the identity of the historic building.

Vice-Chair William Saunders proceeded to open the public hearing. There being no individuals who wished to speak on the matter, the public hearing was closed and discussion was brought back to the Board.

Clay Wieland asked about the colors to be used on the sign. Ms. Bonfiglio added that the sign would be pale yellow with black lettering.

**Motion** made by Christopher Eck and seconded by Clay Wieland to approve the application as presented. Roll call showed: YEAS: Carolyn Dandy, Christopher Eck, Clay Wieland, Mary-Jane Graff, Daryl Jolly, Todd Fogel, Tom Welch, and William Saunders. NAYS: None. Motion carried 8-0.

2. **Applicant:** **Solo Pizza, Inc. (P. Giorgio Ceciarelli)** **Case No. 05-H-04**  
**Location:** 208 SW 2 Street  
**Request:** Certificate of Appropriateness for Alteration:  
    ▪ Alter front of restaurant.

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- Relocate opening for storefront door.
- Install new hinged door MB 40 (bronze) finish clear glass.
- Alter window opening to receive new windows with bronze frames and clear glass (windows stack to side).
- Repair stucco and drywall.
- Furnish and install removable hurricane shutters.
- Install aluminum reverse channel letter sign.

Zoned: H-1  
Legal: Town of Fort Lauderdale, The East 0.30 feet of Lots 1, 2, and 3, Less the North 20.00 feet and the South 15.00 feet, Block "C" and the West 25.00 feet of Lots 17, 18, and 19, Less the North 20.00 feet and the South 15.00 feet, Block "C."  
P.B. B, P. 40 (D)

James Cromar stated that the owner was not yet present and suggested that the Board proceed to the next item on the agenda. The Board agreed to do so.

- 3. Applicant:** Richard Ober **Case No. 21-H-04**  
**Location:** 1424 SW 1<sup>st</sup> Street  
**Request:** Certificate of Appropriateness for Alteration
- Expand kitchen eight (8) feet into carport.
  - Relocate back door and window.
  - Install new window on west façade.
  - Replace front door.
  - Remove two (2) feet of carport roof to match adjacent roofline.
  - Create new driveway.
  - Install wood railing and pressure treated wood steps to front facade.
- Zoned: RML-25  
Legal: River Highlands. Block 7, Lot 5.  
P.B. 15, P. 69.

James Cromar reminded the Board to consider the criteria in Section 47-24.11.C, along with the Material and Design Guidelines of Sailboat Bend Historic District in Section 47-17 of the ULDR.

Merrilyn Rathbun, Consultant, stated that the River Highlands area of the Sailboat Bend Historic District was not shown on any of the Sanborn Maps for the City of Fort Lauderdale. The house at 1424 SW 1<sup>st</sup> Street and its adjacent neighbors do appear on the updated Hopkins Plat Map for 1953. She stated that the house was not listed in the City surveys and the Florida Master Site File, nor was it listed in the Sailboat Bend Historic District Study. She further stated that the house and two similar neighboring structures were probably built at the same time; they would not be considered historic in the district.

The house was a one-story, compound plan (multiple corners), wood frame building with a covered entry porch and attached carport. The applicant proposed to build an addition in part of the carport. The new addition would house a laundry and utility room, which would open into the existing kitchen and would have a door to the exterior opening into the carport. The carport roof would be cut back to match the adjacent porch roof. She stated that the applicant would follow the materials for the project in accordance with Section 47-17.7.B. She advised that the new wall cladding would match the original and new shutters would match the original also. She further stated that the applicant wished to add larger posts and a railing to the front porch.

Ms. Rathbun advised that the Board should consider the application using the criteria in Section 24-11.C.3 of the ULDR. She then proceeded to read Section 47-24.11.C.3.c.i.f. She stated that the new improvements

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would meet the requirements of Section 47-17.7 and would not radically alter the original design of the house.

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

Richard Ober, owner, stated that in making the design modifications, he attempted to keep what had been done to the house immediately to the east. He assumed they had this Board's approval for their renovation.

Christopher Eck asked why they had installed larger posts. Mr. Ober replied that the existing posts were rotted and artistically the larger ones would better fit the building. Christopher Eck stated that in regard to the 2' overhang, he asked if there had been a problem in leaving the existing roof as original as possible. Mr. Ober stated that they felt it had broken up the house giving it a choppy appearance. Therefore, in cutting it back, it gave a smoother line to the house. He stated they also added a second parking space.

Vice-Chair William Saunders proceeded to open the public hearing. There being no individuals who wished to speak on the matter, the public hearing was closed and discussion was brought back to the Board.

Todd Fogel asked if the shutters were going to match throughout the house. Mr. Ober confirmed.

**Motion** made by Todd Fogel and seconded by Clay Wieland to approve the application as presented. Roll call showed: YEAS: Mary-Jane Graff, Daryl Jolly, Todd Fogel, Tom Welch, Carolyn Dandy, Christopher Eck, Clay Wieland, and William Saunders. NAYS: None. Motion carried 8-0.

2.     **Applicant:**     **Solo Pizza, Inc. (P. Giorgio Ceciarelli)**                             **Case No. 05-H-04**  
      Location:     208 SW 2 Street  
      Request:     Certificate of Appropriateness for Alteration:  
  - Alter front of restaurant.
  - Relocate opening for storefront door.
  - Install new hinged door MB 40 (bronze) finish clear glass.
  - Alter window opening to receive new windows with bronze frames and clear glass (windows stack to side).
  - Repair stucco and drywall.
  - Furnish and install removable hurricane shutters.
  - Install aluminum reverse channel letter sign.
- Zoned:         H-1  
      Legal:         Town of Fort Lauderdale, The East 0.30 feet of Lots 1, 2, and 3,  
                    Less the North 20.00 feet and the South 15.00 feet, Block "C" and  
                    the West 25.00 feet of Lots 17, 18, and 19, Less the North 20.00  
                    feet and the South 15.00 feet, Block "C."  
                    P.B. B, P. 40 (D)

James Cromar stated that the owner of the property for Item #2 on tonight's agenda was now present and the Board could proceed. He added that Walter Oliva is the owner of the restaurant located in the Himmarshee area of the H-1 district and that that the owner wants to rename the restaurant Limoncello. Mr. Cromar stated the applicant was seeking a Certificate of Appropriateness for various alterations. He reminded the Board to consider the criteria for COA's in Section 47-24.11, along with the regulations for the H-1 district, Section 47-16.

Merrilyn Rathbun, Consultant, stated that the applicant wished to replace the door and window configuration of the existing front façade. She stated that the building did not appear on the 1937 Sanborn Fire Insurance Map for the City of Fort Lauderdale. The building had been designed in an Art Moderne/Deco style; however, the

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front façade was later altered. She stated that the building had been bumped out and large plate glass display windows were added as was a barrel tile roof, which gave the building a vaguely Spanish Eclectic air. The original façade may have been curved. She stated that still visible inside the storefront was a curved roofline, and also were zigzag details characteristic of Art Deco.

Ms. Rathbun further stated that the applicant wished to replace the existing display windows and alter the window openings to hold sliding windows that would stack to the side. The entry door would be relocated from the center of the façade to the side. She stated that under the City's ULDR, the Board Members should consider applications for alterations to historic buildings using the guidelines in Section 47-24.11.C. She further stated that the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

- “1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”

Ms. Rathbun continued stating that since this building had been altered previously, the requested alteration would contribute to the adaptive re-use of the building, and therefore, the alteration would be appropriate. She stated that the applicant requested approval of a 2' x 8' x 3' reverse channel letter sign. The non-electric sign would be mounted on the street façade of the building and it did meet the requirements of Section 47-16.21, Sign Regulations for the H-1 District, and Section 47-22, Sign Regulations of the City's ULDR.

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

Vice-Chair William Saunders proceeded to open the public hearing. There being no individuals who wished to speak on this item, the public hearing was closed and discussion was brought back to the Board.

Todd Fogel stated that in looking at the picture, it appeared the windows were going to be smaller in height.

Dave Seppe, Bliss Window, stated that he was the window contractor and the windows would be pocket windows that would slide open and would be shorter in height. Todd Fogel asked about the measurements of the existing windows. Mr. Seppe stated they were about 6' x 8' and they would be shortened to about 4'.

Todd Fogel asked what was the reason for making the windows shorter. Mr. Seppe stated there was to be a pass-through bar/counter top.

Vice-Chair William Saunders stated that the pocket windows would open up the front of the restaurant as other restaurants were doing in the block. Mr. Seppe confirmed.

Vice-Chair William Saunders proceeded to open the public hearing. There being no individuals who wished to speak on the matter, the public hearing was closed and discussion was brought back to the Board.

Christopher Eck stated that the building had been constructed in the 1930s and he considered this looking more like the art deco News Café on Broward, which had an offset door and small raised windows. He felt it fulfilled more of its older characteristic, than the 1945 changes. He did not think it was a bad change.

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Vice-Chair William Saunders stated that this Board had approved similar storefronts on that block previously, and he was in favor of consistency.

**Motion** made by Christopher Eck and seconded by Carolyn Dandy to approve the application as presented. Roll call showed: YEAS: Mary-Jane Graff, Daryl Jolly, Todd Fogel, Tom Welch, Carolyn Dandy, Christopher Eck, Clay Wieland and William Saunders. NAYS: None. Motion carried 8-0.

### OTHER BUSINESS

#### **Presentation of The New River Trading Post – *Evaluation of Impacts on Historical Resources* report and proposed rezoning from H-1 to RAC-AS.**

##### City of Fort Lauderdale

DRC Case No. 74-R-04

PZ Case No. 8-Z-04

Legal: The Barefoot Mailman. Parcel "A."

P.B. 152, P. 32.

##### Zoned: H-1 (requested rezoning to RAC-AS)

Location: 400 SW 2<sup>nd</sup> Street

Request: Site Plan Review and Comments from HPB

James Cromar advised that the Board was to provide review and comment on the New River Trading Post. He stated that questions had arisen from several of the Board members regarding what this site plan review entailed, and how it was different from others which might have come before the Board. He explained that in the past, a local designer had come forward with a townhouse plan and had asked the Board for comment before he formally submitted an application. He stated that the HPB discussion had ceased due to legal questions that arose at the meeting. At that point, they checked the Code and found nothing that allowed this Board to provide design comments on an informal application. Therefore, a formal application was needed.

Mr. Cromar stated the matter before the Board tonight was different in that it complied with requirements of the City's Comprehensive Plan. He stated that in Policy 11.2 of such Plan it requested the applicant to identify the "location, extent, status and proposed impact to historic or archaeological resources." He stated the applicant had provided a report entitled *The Evaluation of Impacts on Historical Resources* by Art Bengochea. Mr. Cromar further stated that the Comprehensive Plan also required in Policy 11.3 that the applicant report "all proposed impacts on historic resources to the Historic Preservation Board." Therefore, he explained, that was why this project was being presented tonight.

James Cromar stated that the application was for the New River Trading Post, and the applicant had responded to an RFP from the Commission, who had awarded the contract to this applicant, signed a lease, and authorized them to begin going through the necessary reviews and approvals to build the project. He stated a report would be given on the proposed improvements, along with a report on the potential impact on historic resources. In addition, the applicant was also requesting a rezoning from H-1 to RAC-AS - Regional Activity Center - Arts and Sciences zoning. He stated this was the zoning for the IMAX Theatres and Broward Center. He explained that the property sat at the edge of both zones.

Merrilyn Rathbun, consultant, stated that in 1925 local pioneer developer Tom Bryan commissioned architect Francis L. Abreu to design a commercial/U.S. Post Office Building for a parcel of land on SW 2<sup>nd</sup> Street. According to two undated newspaper articles from the Abreu scrapbook in the collections of the Fort Lauderdale Historical Society, architect Abreu announced that bids for the project would be accepted on July 29 (c. 1925-1926). An article quoted Abreu's description of the project as follows:

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"The structure will be one story in height, according to present plans, although foundations will be for a three story building. Besides the post office, which will occupy 6,500 square feet, the building will contain 18 shops facing n three arcades, two running into the post office section from Third Street, and the other running east and west from Cunningham Avenue. The site of the building will be 135 feet square."

Ms. Rathbun continued stating that the plan was to build upper stories on the building at some later date. The FLHS Abreu Collection contains the original rendering for the project that showed two upper stories. Photographs were submitted in the back-up material. Ms. Rathbun explained that in Figure #1, the top photograph showed the building in its early days. The Post Office opened in 1927 and was used as a postal facility until the mid 1930s. It was leased by the A&P Company for use as a grocery store from 1938 until 1971. In the 1970s, it was again adapted for use as a postal facility. At that time, the building was remodeled and a faux Mansard covered the roof parapet. However, the fenestration remained the same. She referred the Board to Figure #2 shown in their backup.

Ms. Rathbun further stated that the developer was requesting a rezoning for the property from H-1 to RAC-AS to facilitate the development of the New River Trading Post as a mixed-use development. In his reasons for requesting the zoning change, he stated, "The existing structures on the property have not been historically designated."

Ms. Rathbun continued stating that the Post Office Building, notwithstanding its alteration, was considered historically significant within the H-1 Historic District, and contributed to the character of the District. Although not individually designated, the Post Office Building did meet Criteria a and c of Section 47-24.11 of the City of Fort Lauderdale's ULDR. She proceeded to read such criteria. She stated that the Old Post Office Building was considered historically worthy. She advised that this Board could review and comment.

Ellen Uguccione, Consultant with Janus Research, stated that her job was to evaluate Mr. Bengochea's report regarding any potential impacts that could occur as the result of the New River Trading Post development. She proceeded to show the location of the site on the map.

Ms. Uguccione continued, stating that the project was designed as a mixed-use one, and the architect had explained his concept and rationale. She stated there would be a Maritime Museum on the River, retail and restaurant space, along with 8 residential units on the second story of some of the buildings.

Ms. Uguccione stated that she wanted to explain what they were attempting to achieve in this assessment. She explained that they wanted to identify the buildings with the area of potential effect that could be eligible for a local designation, a National Register designation, or already designated as such. She stated that the second part of their study was to determine if there was an adverse or no effect on the historic resources. She proceeded to show a map used by Mr. Bengochea to identify buildings in the area. She stated that there had been a time when the historic district had extended to SW 5<sup>th</sup> Street, but now it was part of the Museum of Discovery and the Performing Arts Complex, and many of the original buildings no longer existed in the area.

Ms. Uguccione further stated that the Post Office Building had not been locally designated, and showed a map of the proposed project in relation to this building. She stated that it was not an outwardly distinguishable building, but she stated that she wanted to show the Board the west façade of the building showing there had been a series of arches with a plain parapet that extended across. It had been built as a one-story structure. She felt that was illustrative of what had happened in the "boom-bust" cycle, and this was at the end of such period. She stated that it had been classically detailed and simple, but the flat-headed and rounded arches had been repeated in the main north-facing elevation. She stated what was causing the distress in terms of the violation of the architecture was the mansard roof which obscured the flat parapet of the original building. She

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stated there was also a brick knee-wall on the west elevation, along with metal supports that were insubstantial and did not belong to the character of such a building. She stated that even though the building had suffered alterations, it was, in fact, an historic resource that deserved some attention.

Ms. Uguccioni advised that she had not read the RFP and was not sure if the developer had categorically included that as part of this development. She proceeded to show an aerial of the site, and the parcel occupied by the Post Office Building. She further stated that in order for buildings to maintain their historic integrity, they had to have the feeling, design, materials, and workmanship, and she felt that was the least scientific of all available measurements to evaluate historic properties. She stated that she felt the alterations that had been made were not substantial changes or structural in nature that could not be undone.

Ms. Uguccioni stated that the zoning analysis had caused her some confusion. She advised that the Planning and Zoning Board would hear a presentation requesting a rezoning from H-1 to RAC-AS at a later date. She stated that in 1975 the H-1 district had been put in place and proceeded to read the language stating the purpose of such district: "To protect against destruction of, or encroachment upon, such area, structure, or premise."

Ms. Uguccioni continued stating that the RAC-AS center was to encourage an active Downtown life for the City's residents. She did not feel they were against one another, but her concern was that the H-1 district had been encroached upon in the past. She stated that the issue was whether there was an adverse effect to a historic resource in the area of potential effect, and such area had been defined as the H-1 district, which does not go east of the FEC railway corridor. She replied there was an adverse impact to the Post Office Building, which they considered potentially eligible for historic designation, but she pointed out that the developer's plan was not inconsistent with plans for mixed use in the historic district. She stated her concern involved the demolition of the Post Office Building without further investigation, and the fact that the H-1 zoning would again be encroached upon. She stated that she had some recommendations for the Board to consider.

Ms. Uguccioni stated her first recommendation was to limit the rezoning of the parcel. She stated the H-1 district did not allow for this type of project. She explained that if the zoning changed, then the developers would not have to seek variances, but if one flipped that statement and the H-1 zoning stayed in place, then the applicant could petition for variances. She proceeded to show where the Maritime Museum would be located and advised that it would require a variance as designed. She stated the RAC-AS zoning could be wrapped around the parcel where the museum would be located. She stated she was not usually in favor of such zoning, but she was attempting to be consistent with the development, and see how they could create a buffer between the historic district and this project. She suggested that the Post Office Building be analyzed as a potential re-use. As designed, the Post Office would not work within the existing scheme, but she felt the City should have the project looked at in this regard.

Ms. Uguccioni then stated that another recommendation was that there not be any rezoning, and there be no further encroachment on the historic district. She emphasized her role was to discuss any adverse impacts. She stated the only adverse impact that might occur in this low-scale project was the erosion of the historic district and a lack of study regarding the existing Post Office Building.

Robert Lochrie, attorney representing the developer, stated that the City owned the property, but he was representing the leasehold interests in the property. He proceeded to show a graphic of the subject property. He stated that he was joined this evening by the primary investors and developers of the project, such as Alan Hooper who had originally begun doing historic renovations in the Rio Vista area and recently developed many projects along Second Street, including the Tarpon Bend Restaurant and the Himmarshee Restaurant. He stated that he had also designed and developed the Avenue Lofts project on Andrews Avenue. He stated that Mr. Hooper was a partner with Mr. Petrillo who was the owner/operator of the Tarpon Bend Restaurant, as well as the Himmarshee Restaurant, and other restaurants throughout South Florida. He further stated that they



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had worked together with the City previously on historic properties, such as the Bryan Homes. He stated the other principal partner present this evening was Mr. Kelly Drum who owned and operated the Lauderdale Marina and the 15<sup>th</sup> Street Fisheries, and whose grandfather, Mayor Bob Cox, was the genesis behind the Maritime Museum. He stated that presently Mayor Cox was in New York at its Maritime Museum, which was one of the most successful in the Country, and he hoped to replicate such facility at this location.

Mr. Lochrie continued stating that Steve Halmos was another principal partner in the project and owned the former Bryan Building on Brickell Avenue, along with the McCrory's Building, which he had renovated as well. He stated that these individuals had contributed their hard work and monies to this area.

Mr. Lochrie stated the project was a result of many discussions held with the City over the years. About 3-4 years ago, the City put out an RFP and the Post Office Building was vacant and there was no use for the property, and it had not been designated historic. He advised that responses were received to the RFP and the Commission had reviewed a wide range of alternatives for the property, but they had decided upon this project. As a result of that award, they entered into a signed lease with the developers in June, 2003. He proceeded to show the site plan that the Commission had approved. He stated they believed that this project would significantly enhance the area, along with enhancing their historic neighbors to the east, as well as to the Arts and Science district to the west. He stated they were requesting the rezoning because of the restrictions in the H-1 district.

Mr. Lochrie proceeded to explain the site plan. He stated that there was to be a Maritime Museum directly on the south side of the property on the Riverwalk. He explained this was one of the narrowest sections of the Riverwalk, and they would be greatly enhancing that area. He stated the museum would have large front doors opening onto the Riverwalk and would be available for different activities, such as weddings and parties. He stated this museum would encourage individuals to come to the area. He explained that going along 4<sup>th</sup> Avenue, it was a very unattractive site at this time, and they intended to line the street with loft units with downstairs offices. In turning the corner, they brought the building out to 2<sup>nd</sup> Street with ground floor restaurant and retail, and offices located on the second floor. He stated this was an enhancement to the area because they would be located on the street and provide for interaction with pedestrians. He felt one of the things everyone liked about this project was that they brought forward uses on 2<sup>nd</sup> Street, and did not just have a parking lot. He stated they would be in keeping with the historic nature of the buildings constructed there previously.

Mr. Lochrie stated the Board was being asked to comment on what the effects this project had on neighboring historic properties. He stated if they could avoid the rezoning process, they would do so, but in looking at the building designed by Mr. Abreu, it could not be built in this district because it exceeded the height. He felt by linking the nautical theme with buildings and structures that were consistent with such structures in the area, they would enhance the area.

Christopher Eck stated that he believed the architecture designed was quite good and did work well with the district. He continued, stating that his concern, which was beyond this Board's control, was that they might once again lose a building designed by a well-known architect. He stated the problem he had regarding changes to the historic district had been the gradual erosion and diminishment of the properties. He realized individuals were investing in the area and were concerned about the overall success of the area. He stated there was a "pull and tug" between what he liked and what he disliked, and things were beyond this Board's control and decisions were up to the City Commission. He stated that the loss of a historic building in a historic district was a tragic consequence of what was happening in the City, but at the same time the proposed project would probably work well in the area. He felt it was an ill effect to have a loss of important architects and their work in a historic district that they were fighting to preserve, but at the same time this project was good in terms of scale and design, and probably would contribute to the Downtown area. He stated they wrestled constantly with such matters.

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Tom Welch stated that he did not want to lose the building, but he felt the project was a quality one and more of what he preferred to see in the City.

Todd Fogel stated that he watched that building over the years, and there had been various ideas for it. He stated in one discussion they had considered pushing the building north to the street in order to save it. He asked if that had been considered in regard to this project so the building would not be lost and it could be incorporated into the project. He stated the building had been originally built to hold two additional floors, and possibly it could be an adaptive reuse. He stated the building was significant because it had been one of the first post offices, along with an A&P, and once again a post office. He further stated that in looking at the building, one could see the old building underneath. He realized the City was growing and projects like this were needed in the area, but he did not want to see the building destroyed, and suggested that possibly a compromise could be made to save the structure.

Daryl Jolly stated that he believed the building had extreme significance.

Vice-Chair William Saunders stated that the City owned the property, but had never bothered to have it designated. Therefore, they must not have cared for it, but it did have historic significance. He stated if he was doing the project, he would probably defer to the Abreu building and the elevations so there could be something there. He stated that he liked the fact they were coming up to the street, which encouraged pedestrian activity. He asked where they were going to get the flex units for the 8 dwellings.

Mr. Lochrie replied that there were 12 flex units remaining.

Christopher Eck asked if they had considered to moving the building to the front. Mr. Lochrie replied that he appreciated the comments being made, and the architect who had designed the project was not able to be present this evening. He added they had reviewed all options, and there had been some proposed uses with an Abreu approach. He realized that he could not speak as an expert on this issue, and he knew there were concerns by some historic consultants that in recreating something that had previously existed, they would diminish the value of what was left. He stated the intent of the project was to create a feel which had been lost in the City, and that was the traditional boatyard office type buildings that had existed in the area west of the railroad tracks. He stated they were attempting to recreate that sense of history in this location. He stated the idea was considered, but the concept was different and he understood what was being proposed.

Todd Fogel further asked if the zoning changed, would the building not be protected any longer. James Cromar explained that any proposed changes to the buildings in the H-1 district, including demolition, would come before this Board. He stated if the zoning was changed and this building was no longer in the H-1 district, then a demolition would not need to be approved by this Board. Todd Fogel stated that he was concerned because it would erode the H-1 district and buildings would be lost, and yet they could do nothing to protect them.

Mary-Jane Graff stated that she also was concerned about that issue.

Todd Fogel stated that he recalled a study had been done in the past on this building. Marilyn Rathbun stated that the master site file had included the building and they possessed the survey. She stated she was not sure if another evaluation had been done. James Cromar added that the master site file had been done in 1977, and in the last two years a survey update had been completed that included this structure. Todd Fogel asked if there had been a significant evaluation done of this building. James Cromar replied that they had updated the records, and a comment had been made stating, "The building did not possess significant architectural value, but may contribute to a larger historic district." He stated that a previous comment made in 1977 had stated, "An accurate restoration of the structure might be possible." He stated there were various perspectives regarding the value of the building, even among historic professionals.

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Mary-Jane Graff stated that she had been involved in historic preservation for many years, and to her such a building should be considered as a historically significant building, and probably could be included on the National Register if restored. She believed that could be done, and she felt it would be a crime to demolish the structure.

Ms. Uguccioni stated that she wanted to comment on the survey. She stated that she was an architectural historian and she looked at buildings and tried to determine what was special about them. She stated that her specialty was "boom-time architecture," and she disagreed with the statement that it was not architecturally important. She felt that possibly that someone who was not familiar with such architecture had made the comment. She stated that the regularity of the plan was clear in the building, along with the use of geometry. She stressed the building was architecturally and historically significant.

Vice-Chair William Saunders stated that he believed the architectural elements could be figured into the elevations of the building. He stated that the City owned the property, and yet they never thought about designation of the building.

Daryl Jolly asked if it had to be designated since it sat in the H-1 district. Merrilyn Rathbun stated that if it was significant within a historic district or contributing to the district, then for a practical purpose, it was considered designated.

Christopher Eck asked why this could not then be reviewed according to the normal process. James Cromar clarified that within the H-1 District, it required the same review for a Certificate of Appropriateness that a designated structure would require, but that it was not designated as a separate structure. Therefore, if the building was not in the H-1 district, then it would not be individually protected. He stated that according to the Code, this Board had the responsibility to authorize certificates for alteration, demolition, and relocation of such structures. Christopher Eck asked if this fell under the Board's purview. James Cromar stated it would, but there had never been a formal request for demolition. Now, the question before the Board was about a rezoning. He further stated that it had not come before this Board for historic designation individually and had been within the H-1 district. Therefore, the assumption could be that any changes would have had to come before this Board for their review.

Merrilyn Rathbun added that within the H-1 district there were buildings, such as the Philomen Bryan House and the King Cromartie House that were historically significant structures within the historic district, but the City had not individually designated them. She further stated that hardly anything in the H-1 district had been individually designated. She stated that she was not sure if the New River Inn had local designation, but added it had a National Register designation. She stated if the district disappeared, then almost all the buildings would lose protection.

Vice-Chair William Saunders asked if the City owned the buildings in the Old Fort Lauderdale area. Merrilyn Rathbun stated that some of the buildings on 2<sup>nd</sup> Street were privately owned. She stated that the Old Fort Lauderdale were on lease from the City. She reiterated if there was no historic district, then such buildings would not be protected.

Christopher Eck asked what were the terms of the lease with the City. Mr. Lochrie explained that they had to go through the normal process and then the project could be constructed. He explained also that the lease was for 50 years. He stated the City would own the structures after that time. Christopher Eck asked if the Commission had provided in that agreement certain terms by which no restrictions would be placed on the property. Mr. Lochrie stated that the lease was very specific and they were required to build the subject site plan. He reiterated that the City had selected the project they wanted built at the site. He added that other proposals suggested keeping this building, but the Commission had rejected them.

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Todd Fogel suggested this Board recommend to the City that they were in favor of this project and possibly in favor of the rezoning, but that they were not in favor of demolition of the Post Office Building.

Vice-Chair William Saunders stated that the minutes of this meeting would be forwarded to the various boards.

James Cromar stated that Planning and Zoning would hear the request for rezoning on October 20, 2004 and the minutes would be available to them for their review. He stated the Commission would have the final vote on the rezoning.

Robert Lochrie stated they were amending the plat note to add residential units because it was presently restricted for commercial use. He advised it would also go to the County Commission, as well. He added that what had been approved on the plat was 168,000 sq. ft. of commercial for a larger structure to occur at the site.

Vice-Chair William Saunders stated that this Board's recommendation was that they liked the project, but preferred if the Post Office Building could remain as part of the project.

Art Bengochea stated that previously regarding another project, they had looked at taking the context and scale of the building and recreating it along the streetscape, but the new building was to have been about 5 stories in height. He stated the intent was to demolish the existing structure.

Christopher Eck proceeded to thank Ms. Uguccioni for her report on this matter.

### **"For the Good of the City"**

#### **Welcome New Board Member**

Vice-Chair William Saunders proceeded to introduce the new Board member, Daryl Jolly. Daryl Jolly stated that he was big on historic buildings and was glad to serve on this Board.

James Cromar stated that Daryl Jolly was replacing Rachel Bach who was unable to serve due to being busy with her young family. He proceeded to read a letter from Ms. Bach.

#### **Upcoming City Commission Item**

James Cromar stated that the hurricanes had affected some items on Commission agendas. He announced there had been no September meeting of this Board because of the effect of Hurricane Frances on the City Commission meeting of September 8, 2004, which they had rescheduled for September 13, 2004, the same night as this Board's meeting. He stated that the hurricane also had an effect on the City's computer network, which prevented staff from knowing when rooms were available for a meeting and rescheduling the meeting.

James Cromar then listed the items to go before the Commission on the October 19, 2004 agenda. He stated that the Tiffany House designation was to have gone before Commission in September, and would be heard on October 19. He added that the Bass designation was also to be heard at that meeting. He stated that the involuntary designation of the Annie Beck house would have to go before Commission again at a later date because they were attempting to relocate the house. He stated further that the Needham Estate, known as the Dawn Doyle property, south of Las Olas, would be heard regarding designation.

James Cromar added that the Las Olas Beach Club was scheduled for the Commission for the October 19, 2004 meeting. He reminded the Board that this was the Lauderdale Beach Hotel. Mr. Cromar stated that although he had previously told the Board that they would get a report on the impacts of this project to the

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historic resources, the applicant was now not obligated to come before this Board since the proposed revisions to the site plan had not gone through the DRC process.

### **Section 47-24.5.A**

James Cromar stated that a Board member had requested that this item be discussed which limited a parcel to one single-family structure or a duplex.

Vice-Chair William Saunders stated that a number of people in the Sailboat Bend Historic District had asked him to have this item discussed, and if the Board desired to request an exemption from that section of the ULDR for this district. He explained that the Board had appealed to the City Commission to change this restriction. Over time, historic buildings in the area were at risk, and had been moved to a site where a primary residence had already existed. Throughout the City, this section of the ULDR suggested that in residential districts there be one single-family dwelling unit or a duplex per lot. He stated that the Sailboat Bend Historic District had some different priorities than other parts of the City. He added there were few vacant lots available to move such historic buildings to in that district. He felt it would be prudent to attempt to request an exemption for this district from that part of the ULDR.

Christopher Eck stated that in principle, it sounded good, but asked if it would create problems with residents who had appeared before this Board in regard to properties being overly dense. He asked if a mechanism could be created that it would not increase density by being able to move such properties beyond what would be normal for the neighborhood.

Vice-Chair William Saunders stated that he did not envision anyone moving 10-12 buildings on a lot. He stated that buildings at risk had been moved and saved.

Todd Fogel stated that a project had come before this Board where the City had required a breezeway to connect buildings, which he felt did not make sense because it was not the complexion of the neighborhood.

Vice-Chair William Saunders further stated that staff had tried to accommodate the Sailboat Bend District so buildings could be saved, but it did not always work out. He felt the best procedure would be to request the exemption for this district.

James Cromar asked Todd Fogel for clarification regarding the buildings he had moved. Mr. Fogel proceeded to explain his situation regarding a guest cottage he had moved that was 75' away from the primary structure. James Cromar clarified that the Code did not permit two primary structures on a lot and that Mr. Fogel was able to move the structure to his property as an accessory structure. He added that the Planning staff had researched this matter, and they had compared the City regulations to the County's subdivision regulations. Mr. Cromar proceeded to read from the Broward County subdivision regulations, "Local jurisdictions may have ordinances which require platting in more situations than in the Broward County Land Use Plan."

James Cromar continued, stating that cities could not be more permissive than the Broward County Regulations. He stated the language in the County's regulations echoed the City's Code regarding construction of one single-family dwelling unit or duplex unit on a lot or parcel. He stated if a property owner wanted to put two primary structures on it, replatting was possible as long as the new platted parcels met the requirements of Code.

Vice-Chair William Saunders stated that was expensive and cumbersome to do. James Cromar stated that the rules in the Code would not allow the exemption of this district because the City could not be more permissive. He stated that possibly there was another approach to attain the same goal.

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Christopher Eck stated that guest cottages were allowed and asked if there was a restriction in terms of a ratio as to how much room there had to be between primary and secondary residences. He further stated if there was no ratio of size or lot coverage, then they could move another building and label it as a guest cottage. He reiterated that it was just a matter of semantics. James Cromar added that some accessory structures were permitted.

Todd Fogel stated that on the south side of 2<sup>nd</sup> Street, there was a property that had about three small houses on it. He proceeded to name some other properties with several structures on them.

Vice-Chair William Saunders reiterated that historically such moving of houses had been going on in the neighborhood since it was separate from other parts of the City. He felt there was latitude as to what could take place in that district.

James Cromar suggested that the Board Members contact their district Commissioners regarding this matter, and that the Civic Association might also want to come forward with ideas. He added that designers had informed him that they preferred to work on projects with restrictions because it forced them to be more creative.

### **Himmarshee Court Update**

Clay Wieland asked about an update regarding Himmarshee Court.

James Cromar advised that it was still a shell but some construction crews were on sight. He stated that the owner had come before this Board about one year ago for an amendment to the Certificate of Appropriateness. Since then, there had also been some issues regarding the flood elevations and adjustments had to be made.

### **County Commission Update**

Christopher Eck advised that the County Commission had approved tax exemptions for historic commercial properties. He explained that the first allowed historic commercial properties used for business purposes to be assessed at their actual use, instead of their highest and best use, or they could apply for a flat 50% tax deduction off the County assessment. He stated that business-owned properties were defined under the Statute as structures open 1800 hours per year for an average of 40 hours per week for 45 weeks per year. He explained that restaurants and stores, including medical and law offices, would be eligible and would allow the public to come in even though tours were not provided. He stated he was seeking whether that included rental properties, but he did not have that information yet. He stated that these tools would be available for the 2005 bills.

**Motion** made by Todd Fogel and seconded by Christopher Eck to adjourn the meeting.

There being no further business to come before this Board, the meeting was adjourned at approximately 6:48 p.m.

VICE-CHAIRMAN

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\_\_\_\_\_  
William Saunders

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.