

**Historic Preservation Board
City of Fort Lauderdale
Monday, October 17, 2005 - 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

Board Members	Present / Absent	From January 2005
Carolyn Dandy	P	6-3
Mary-Jane Graff	P	8-1
Nolan Haan	P	4-0
Bill Howard	P	8-1
Daryl Jolly, Vice Chair	P	7-2
Margi Nothard	P	7-2
Tom Welch	P	9-0
Clay Wieland	A	6-3
William Saunders, Chair	P	9-0

Staff Present

James Cromar, Planner III, Staff Liaison to HPB
Michael Ceisielski, Planner II
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Jamie Opperee, Recording Secretary

Call to Order

Chair Saunders called the meeting of the Historic Preservation Board to order at 5:10 p.m. Roll call was taken with the following Board Members being present: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Ms. Nothard, Mr. Welch, Chair Saunders.

Approval of Minutes of September 26, 2005 Meeting

Motion made by Mr. Howard, seconded by Mr. Welch, to approve the minutes of the September 26, 2005 meeting. In a roll call vote, the motion was approved (8-0).

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

I. Cases

- 1. Applicant:** Richard P. & M. Elaine Schulze **Case No. 13-H-05**
Location: 1500 NE 4 Place
Request: Historic Designation
Zoned: RES-MED (RC-15)
Legal: Corrected Plat of Las Olas Park.
Block 7, Lots 1 and 2.
P. B. 6, P. 12.

Mr. Cromar said that the Board should consider the criteria for historic designation as found in Section 47-24.11B.6. a. through h. He said that if the Board recommended designation for the property, the City Commission would review the record of the meeting along with the Board's recommendation in their consideration for historic designation.

Ms. Rathbun described the design of the house and noted that the permits were pulled for its construction in 1941. She said that it was built with day labor, without a general contractor, and it was possible that the owner/builder had purchased plans from an architectural service. Ms. Rathbun recommended designation of the house.

Ms. Rathbun explained that the applicants also requested designation of a second building on the property, a wood frame, two-story, front-facing gabled garage apartment. She noted that both of these houses were now utilized as a child-care facility. Ms. Rathbun also recommended designation of the garage apartment.

Ms. Rathbun advised the Board to consider the following section to determine the building's eligibility for historic designation:

Sec. 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

B. Historic designation.

6. Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria:

e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,

Ms. Elaine Schulze, owner, explained that one very important fact about the house was that the builder was a woman. She described the areas of the house that were original and which had been renovated or restored. She stated that she had owned the property for 29 years and the house had been used as a preschool for 32 Years.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Ms. Graff asked about the materials. Ms. Schulze explained that the wood floors were probably Dade County Pine; this is why they had lasted so long.

Mr. Howard asked about the current use of the property as a day-care facility. Ms. Schulze explained that since as a day-care facility, she must comply with City, County and State codes.

Mr. Haan asked about the size of the two buildings. Ms. Schulze explained that the main building was 1,250 square feet and the garage apartment was 1,200 square feet.

Mr. Welch asked what Ms. Schulze's motivation was for seeking designation. Ms. Schulze said she wanted to protect the property. She said she had done so much work to maintain the property, and she wanted to be sure it did not "disappear" as so many other structures in the area seemed to.

Motion made by Ms. Nothard, and seconded by Mr. Haan, to approve the application for

historic designation per staff and consultant's criteria. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Ms. Nothard, Mr. Welch, Chair Saunders. Board approved (8-0).

2. Applicant: Richard P. & M. Elaine Schulze **Case No. 15-H-05**
Location: 543 N. Victoria Park Road
Request: Historic Designation
Zoned: RES Low-Med (RS-8)
Legal: Corrected amended plat of Victoria Park.
Block 14, Lots 11 and 12.
P.B. 10, P. 66.

Mr. Cromar said that the Board should consider the criteria for historic designation as found in Section 47-24.11B.6. a. through h. He said that if the Board recommended designation for the property, the City Commission would review the record of the meeting along with the Board's recommendation in their consideration for historic designation.

Ms. Rathbun explained that the house was built in 1927 by Captain William J. Reed, a four-term Fort Lauderdale mayor. She said that in the late 1930s the home was sold to Colonel Thomas B. Manuel, who was also a Fort Lauderdale mayor and later the Chairman of the Florida State Turnpike Authority.

Ms. Rathbun added that the original one-story, front-gabled frame vernacular house with a hipped-roof Craftsman-style porch appeared on the 1928 Sanborn Fire Insurance map. She described the construction of the house and noted that it was a fine example of the vernacular or folk architecture of early Fort Lauderdale and was also significant as the home of two men who were important in the development of the town and the region. Ms. Rathbun recommended designation of the building.

Ms. Rathbun identified three criteria for the Board to use to determine the building's eligibility for historic designation:

Sec. 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

- B. Historic designation.
 - 6. Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria:
 - c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation,
 - e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,
 - f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials,

Ms. Elaine Schulze, owner, explained the renovation and restoration work she had done on the house and remarked that people frequently stopped on the street to admire the house and to look in the windows. She said that she thought that the house was also unique because two former mayors had lived there.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Chair Saunders said he had visited the property a couple of weeks ago and stated it was beautiful. Ms. Nothard felt Ms. Schulze should apply for National Register status. Mr. Welch and Ms. Graf commended Ms. Schulze for her work on the house.

Motion made by Mr. Welch, and seconded by Ms. Nothard, to approve the application for historic designation per staff and consultant's criteria. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Mr. Howard, Mr. Jolly, Ms. Nothard, Mr. Welch, Chair Saunders. Board approved (8-0).

II. Other Business – 2006 schedule

Mr. Cromar noted that in 2006, the Historic Preservation Board meetings would typically take place on the first Monday of the month. He said that there were three months when the Board would not be able to meet on the first Wednesday of the month: January, July, and September. In January, only the fourth Monday, January 23, was available, and in July and September, only the third Monday was available.

III. For the Good of the City

Mr. Cromar informed the Board that the City Commission had approved the new position of Historic Resource Planner. He said that the position was equivalent to a Planner III position with some additional criteria for experience with historic resources and preservation. Mr. Cromar confirmed that this person would then be the Board Liaison, but that it was likely that he and Mr. Ciesielski would continue to be involved with the City's historic preservation activities. Mr. Cromar noted that staff in the Planning Department had become more involved in reviewing projects and working with developers to have projects meet some of the greater goals of the community. He added that the staff was working more closely with HPB project applicants.

Mr. Cromar reminded the Board that the Annie Beck House was up for historic designation at the City Commission meeting on October 18, 2005. He said that the owner was continue to search for a site to relocate the structure. Mr. Cromar added that the case was likely to be deferred.

Mr. Cromar then introduced the topic of the e-mail from Mr. Haan to the Board members raising the topic of landscape elements in the Sailboat Bend Historic District. Ms. Rathbun said that the City's ULDR said that the Board should review projects against the Secretary of the Interior's Standards and Guidelines. She said she had spoken with Barbara Mattick, the Superintendent of the Division of Surveys and Registration at the State's Bureau of Historic Preservation in Tallahassee. Ms. Rathbun said that Ms. Mattick worked with the Secretary of the Interior's Standards and Guidelines on a daily basis. She said that Ms. Mattick informed her that the Bureau was only concerned with "design landscapes." She continued, stating that Ms. Mattick gave an example that the Bureau sometimes received requests to consider preserving a natural landscape feature, such as the Patriot Oaks trees in Tallahassee. Ms. Rathbun added that Ms. Mattick said that the Bureau "doesn't do trees." She said that Ms. Mattick noted that Tallahassee had an historic tree ordinance that could be used to address these issues. She

stated that Fort Lauderdale had an historic tree ordinance as well.

Ms. Rathbun continued, stating that there could be some confusion because of the similar terms. She said that when a property was designated as a landmark site in Fort Lauderdale, the site was designated with the structures, but the site itself was not a landmark. She added that the Bonnet House was different as a designated landmark site in Fort Lauderdale and its designation included landscape features. Ms. Rathbun said that the Bonnet House gardens and plantings were considered design elements.

Mr. Haan said that trees that had been here for 100 years contributed as much to the historic district character as the houses themselves. Ms. Rathbun stated that was why Tallahassee and Fort Lauderdale had historic tree ordinances and advised the Board to work with the City Forester to identify these historic trees. Ms. Nothard stated that the tree replacement rules only applied to caliper replacement but this could not address the loss of character from removing a specific tree from a neighborhood. Ms. Rathbun said that the Sailboat Bend Civic Association could consult with the City Forester regarding specific rules for tree replacements there.

Mr. Cromar quoted from Section 47-21.2.a.31 regarding protected trees: "A tree, which due to its size, shape, character, age, aesthetic value, species, historic value, or any combination thereof, declared by the City Commission to be a locally unique example of the species." Mr. Cromar quoted from Section 47-21.12 regarding removal of protected trees: "Trees which are protected shall not be removed unless the removal had been approved by resolution of the City Commission." Mr. Cromar stated that the issue was not that anyone in the City was opposed to saving trees, but what the appropriate venue was for addressing this. He stated that the City had landscape code and landscape plan reviewers.

Mr. Cromar advised the Board that the Riverside Park Civic Association was on the City Commission agenda tomorrow night because they had contracted a consultant to create a "neighborhood character plan" for their area. He said that one of the components they were looking at was landscape preservation ordinances. He added that some of these issues might be of interest to Sailboat Bend Civic Association.

Mr. Haan said he could not believe the historic district did not encompass trees and landscaping. Mr. Cromar said that the ULDR would not ever allow removal of all trees in a development project, but that trees were not within the HPB's review criteria for the Sailboat Bend Historic District. Mr. Haan asked if the Board could give developers suggestions for how their designs could accommodate existing trees in their projects. Mr. Cromar said they could, but they could not base their decisions on these issues, but only on the pertinent sections for HPB review as outlined in the City's Code.

Ms. Nothard said that she thought it might be helpful if a Landscape Plans Reviewer were to speak to the Board about these issues. Mr. Cromar said that this discussion would be more appropriate for the Sailboat Bend Civic Association. He said that the Civic Association could pursue modifications to the City's landscape ordinance to protect its landscape and character.

Ms. Nothard asked for clarification from the Assistant City Attorney's regarding her interpretation of Section 47-24.11.C.3.c.i.f, which discussed the relationship between historic buildings and streetscape and landscape in an historic district. In the absence of the Assistant City Attorney, Ms. Rathbun said that the Sailboat Bend Historic District did not have "design landscape" per the Secretary of the Interior's standards.

Ms. Nothard said that she thought there was a difference between designating a tree and describing the neighborhood character, and that she wanted a better understanding of the City's interpretation of the Code in that regard. She said that she believed that Sailboat Bend Historic District was a unique environment and that it was shortsighted to look at it in terms of its buildings alone. She added that she thought that the landscaping had historic value as well. Ms. Nothard asked about the recent tree-cutting that Broward County had done in the western section of the Sailboat Bend Historic District. Mr. Cromar said he would find out if the County should have requested HPB review before cutting these trees.

Mr. Haan said that the Beach had much stricter rules about trees. Mr. Howard said that there was a tradeoff as well: better tree protection but taller buildings.

Mr. Haan stated that Sailboat Bend Civic Association had developed and approved a tree ordinance six months ago. Mr. Cromar noted that this effort was independent of the City's processes. Mr. Cromar added that Riverside Park's Neighborhood Character study was going forward in cooperation with the City.

There being no further business to come before this Board, the meeting was adjourned at 6:35 p.m.

CHAIRMAN

William Saunders, Chair

ATTEST:

Jamie Opperlee, Recording Secretary