

**Historic Preservation Board
City of Fort Lauderdale
Monday, May 1, 2006- 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

Board Members	Present/Absent	2006 Cumulative Attendance		
		P	A	Total
Carolyn Dandy	P	5	0	5
Mary-Jane Graff	P	5	0	5
Nolan Haan	P	5	0	5
Bill Howard	A	3	2	5
Joanne Johnsen	P	2	0	2
Daryl Jolly, Vice Chair	P	5	0	5
Susan Jordan	P	5	0	5
Tom Welch	P	5	0	5
Clay Wieland	P	4	1	5
William Saunders, Chair	P	5	0	5

Staff Present

James Cromar, Staff Liaison to HPB
Mike Ciesielski, Planner II
Assistant City Attorney
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Sandra Goldberg, Recording Secretary

Call to Order

Chair Saunders called the meeting of the Historic Preservation Board to order at 5:01 p.m.

Approval of Minutes of April 2006 Meeting

Motion made by Mr. Wieland, seconded by Mr. Welch, to approve the minutes of the April 2006 meeting. In a roll call vote, the motion was approved unanimously.

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

I. Cases

1. **Applicant:** Broward Trust for Historic Preservation Case No. 3-H-06
Location: 2220 N. Atlantic Boulevard
Ireland's Inn
Request: Historic Designation
Zoned: RMH-60

Legal: Lauderdale Beach, Block 17, Lots 6-9, P.B. 4, P.2.

Mr. Jolly recused himself from this case due to a conflict.

Mr. Cromar explained that this was an application from the Broward Trust for Historic Preservation for the local historic designation of the Ireland's Inn property, located at 2220 North Atlantic Blvd. He added that on April 3, 2006, the Board had approved the owner's request for a 30-day deferral of the public hearing to this meeting. Mr. Cromar instructed the Board to review the application to decide if this property met one or more of the criteria found in Section 47-24.11 B.6.a.-h. He said that staff would forward the record of the meeting along with the Board's recommendation to the City Commission for their consideration and possible designation of the building.

Ms. Rathbun explained that Ireland's Inn was a significant Mid-Century Modern building in the City of Fort Lauderdale. She said that permits for the building were pulled in 1964. She added that there was some discussion about the architect responsible for the design of the building, and that the architect of record was George Waddy or Waddey.

Ms. Rathbun continued that the building was a mid-rise apartment building, constructed in a distinctive S-shape. She said that the building had open walkways to rooms instead of enclosed hallways, and that this was a characteristic of sub-tropical hotel and apartment buildings built in this period. Ms. Rathbun remarked that another distinctive element of the building was the shark-tooth balusters.

Ms. Rathbun informed the Board that the applicants had submitted a detailed report with their applications, including plans, descriptions, a history of the building and testimony from a number of experts on the historic and architectural value of the building. She said that the applicants had requested designation under criterion e. of Section 47-24-11 of the ULDR.

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. Rathbun stated that Ireland's Inn met this criterion and was therefore worthy of designation by the City.

Ms. Diane Smart, President of the Broward Trust for Historic Preservation, informed the Board that the Broward Trust had established a priority to try to save six beach hotels, of which Ireland's Inn was one.

Mr. Warren Adams, Executive Director of the Broward Trust for Historic Preservation, stated that the Broward Trust "strongly believes" that Ireland's Inn met at least two of the eight criteria for historic designation. Mr. Adams gave a Power Point presentation describing the building with the following key points:

- ❖ Built in 1964
- ❖ Architect: George Waddy
- ❖ 7 stories, originally 21 studios and 31 rooms
- ❖ Open walkways and "shark tooth" balusters
- ❖ Continuous eyebrows for shade

- ❖ Flowing porte cochere
- ❖ Several single-story later additions to the building

Mr. Adams stated that the Broward Trust believed the building met criterion e: Its value as a building recognized for the quality of its architecture. He said that the building had been recognized for its quality in several places: photographic exhibitions and several magazines.

Mr. Adams continued, stating that the Broward Trust believed Ireland's Inn also met criterion f: Its distinguishing characteristics of an architectural style valuable for the study of a period. Mr. Adams said that the application report included testimony from several experts that Ireland's Inn was a fine example of mid-century modern architecture and incorporated particular distinguishing characteristics. Ms. Smart quoted several authorities who described Ireland's Inn's distinguishing architectural characteristics and influences.

Ms. Debbie Orshefsky, attorney for Ireland's Inn's owner, introduced members of the Ireland family who were present. She asked the Board not to recommend designation of the property on behalf of the family. Ms. Orshefsky listed the following reasons not to grant historic designation to Ireland's Inn:

- ❖ Ireland's Inn does not meet any of the criteria for designation.
- ❖ The only two evaluations performed to determine if Ireland's was eligible for designation, one by Tony Abbate and one by Anne Adams, both concluded that it was not.
- ❖ The Broward Trust's application relied on entirely inappropriate information .
- ❖ Historic designation is a complicated area of the law, the purpose of which is to preserve buildings that meet local standards of having architectural significance and quality.
- ❖ There are legal and economic consequences associated with designating a property for the owners, who did not consent to the designation.

Mr. Joe Fleming, attorney for the owners, said historic designation should not be used to destroy a property right, especially since there was no justification due to preservation needs. Mr. Fleming stated that the information from various authorities provided to the Board with the application and referred to by Ms. Smart were not "substantial, competent evidence" because these people were not present and available for cross-examination, and because the information was "destructive of the application." Mr. Fleming reminded the Board that designation could result in elimination, modification or taking of property rights, so they must be sure before designating a building. Mr. Fleming introduced Jack Ireland, one of the property's owners.

Mr. Ireland said he had been involved in the original decisions regarding the building's design. He said that he and his parents had discussed the building with architect Charles McKirahan, but had not liked his ideas and never contracted him to do any design work on the building. He continued, stating that they had then hired architect George Waddy. Mr. Ireland said the curve of the building was his suggestion to Mr. Waddy, as a way to maximize ocean exposure. He said the Oceanside window ledges were his idea as well, to prevent water from leaking into the windows or running down the walls.

Mr. Ireland said they had decided to use outside walkway to keep beachgoers out of the main lobby area, and also to reduce air conditioning. Mr. Ireland continued, stating that a friend of his had designed and made the concrete balusters for the balconies. Mr. Ireland said he had designed the portico overhang curve as a place to mount the Inn's sign. Mr. Fleming submitted Mr. Ireland's affidavit and a photo of the curved portico overhang on which the Inn's sign was

mounted. Mr. Fleming said the point of Mr. Ireland's statement was that he was not an architect, following the design ideas of a particular school.

Mr. Fleming introduced Tony Abbate, an authority on modern architecture, specifically tropical mid-century modern, and Mr. Abbate's resume was submitted into the record.

Mr. Abbate said he had worked for the Fort Lauderdale Historical Society, producing record drawings of the Stranahan House and Pioneer Restaurant in 1979. He said that the recent increase in interest in mid-century modern architecture had led to his involvement with the Broward Trust for Historic Preservation. Mr. Abbate stated that he had performed a study to determine if Ireland's Inn should be preserved and he had concluded that the structure was not worthy of designation. Mr. Abbate summarized his findings regarding Section 47-24.11.B.6.e and f: "The Ireland's Inn building lacks a coherent architectural system and in my opinion, also lacks sufficient architectural elements that can be associated with significant architecture of the modern movement in south Florida, especially the period known generally as mid-century modernism."

Mr. Fleming submitted Mr. Abbate's affidavit, his biography and a copy of his report, and asked that he be accepted as an expert. Mr. Fleming stated this was substantial competent evidence that designation should not occur. Mr. Abbate explained to Mr. Haan that there were some buildings on the beach worthy of designation, but this one was not.

Mr. Fleming introduced Anne Adams and submitted her resume to the Board and Ms. Smart. Ms. Adams explained that she had been working in the field of preservation for over 30 years. She said that she had worked for applicants and evaluators of applications from the local to the national level. Ms. Adams said she did not like testifying against designation, but felt that since all buildings did not qualify, it was necessary to "take a stand" in order to preserve the integrity of the preservation movement.

Ms. Adams said that the big issue right now in preservation was mid-century modern: determining how to evaluate these buildings and finding significant examples of the style. Ms. Adams said she had recent experience with a Morris Lapidus hotel and two 1960s I.M. Pei apartment towers in Washington D.C. She said that the Ireland family asked her to evaluate the Inn. Ms. Adams said she had reviewed photos and Mr. Abbate's report and then visited the building. She said that she thought that Ireland's Inn lacked "the requisite significance and quality necessary to ... meet your criteria." She said she concurred with Mr. Abbate's report.

Ms. Adams said that she thought that the application "lacked the kind of substance one would normally see in an application for designation", and lacked context or background and comparative analysis. Ms. Adams continued, stating that the criteria for listing in the National Register formed the basis of state and local designation criteria. She noted that these standards were somewhat vague, but felt that there was an underlying understanding of the requirement for significance, value and importance: "It's not just enough for a building to be something." Ms. Adams said that buildings less than 50 years old generally did not qualify for listing in the National Register unless they were of "exceptional significance."

Ms. Adams concluded, stating that neither the Ireland's Inn building nor the application presented evidence that the building met the criteria for designation. She said that she thought that it was important for the Board to remember the concept of quality and significance when

considering applications and urged them to find that Ireland's Inn did not meet the criteria for designation.

Ms. Adams responded to Mr. Haan that she was being paid to appear before the Board. Mr. Haan asked Ms. Adams if she considered herself an expert in Florida history and Florida architecture. Ms. Adams said that she felt "very comfortable applying the generally accepted protocols of preservation to this situation." Mr. Fleming said they offered Ms. Adams as an expert in the area of architecture cited in the application and were not asking that she be accepted as an expert in Florida history.

Mr. Fleming asked if the Board had any other requirements in order to accept his witnesses as experts and Chair Saunders said he accepted them. Mr. Fleming wanted to be sure that no Board members disagreed. The Assistant City Attorney said that the question before the Board was the historic designation of Ireland's Inn, not verification of the qualifications of the experts.

Chair Saunders proceeded to open the public hearing.

Ms. Smart asked Ms. Orshefsky which of the applicant's witnesses Ms. Orshefsky thought had not visited the site. Ms. Orshefsky said that Ms. Smart had only indicated that the Kent State professor had visited the site. Ms. Orshefsky explained that her remark about the legal consequences of designation was to emphasize that that the "thoughtful, scholarly evaluation that Tony Abbate and Anne Adams did on behalf of the owner was not done" by anyone cited by the applicant. Ms. Smart stated that Dan Viera, the Kent State professor, John O'Connor, Robin Hill, Hillary Lewis, Teri D'Amico, and Randall Robinson had all visited the site.

Ms. Smart said that the building was "a statement of what was happening at that era" and they were not contending the building was "fantastically special," but was "typical of the time."

Mr. Adams said the Board must consider all of the building's parts as a whole to consider designation. Mr. Adams stated the Broward Trust realized that not all buildings were worthy of designation; they felt they had outlined very clearly why this building was worthy of designation. Mr. Adams also noted that there was no "50-year rule" in Fort Lauderdale for historic designation.

Ms. Ellen Uguccione said she had been involved in designation issues for some time and even though she was not in attendance to speak on this application, she had heard issues raised that she felt she must address. Ms. Uguccione wanted the applicant to understand that the goal of preservation was not to cause "headaches and duress to owners of properties." Regarding Mr. Fleming's contention that the Broward Trust's report did not utilize the academic methodology that was presented in Mr. Abbate's report and Ms. Adams' report, she stated that this extensive a report was never required and she suggested that if need be, it could be provided. Ms. Uguccione also disagreed with Mr. Fleming's reference to standards created by Walter Dorwin Teague in 1940 because someone working in that time had a different perspective than someone evaluating the building now. Ms. Uguccione responded to Mr. Fleming that she had not toured the site, only viewed the building from the street.

Mr. Robert Mendola said that the development that had taken place in Florida that had resulted in the loss of historic buildings and said he was concerned for the future. Mr. Mendola said that he thought that historic buildings could be incorporated into new development instead of torn down.

Ms. Bonnie Dearborn, Administrator of the Southeast Florida Regional Preservation Office of the Division of Historical Resources, explained that she assisted local governments, individuals and non-profits regarding historic preservation issues. Ms. Dearborn said that she had corresponded in December with Chris Eck, the Broward County Historic Preservation Officer, in response to a request for Ms. Dearborn's office's opinion of Ireland's Inn. Ms. Dearborn said that she and Barbara Mattick, the Deputy State Historic Preservation Officer, had visited the building and felt the building was "very exciting." Mr. Dearborn noted that Florida has no state designation, so her office acts as coordinator for national register applications.

Ms. Dearborn said that Dr. Carl Schiever, Florida State Architectural Historian for the National Register reviewed a report on Ireland's Inn and he and Ms. Mattick concluded that the property "should be considered an architectural resource worthy of nomination to the National Register of Historic Places in the area of architecture with significance at the local level meeting National Register criterion G, which is a property that has achieved significance within the last fifty years if it may be in exceptional importance at the local level."

Mr. James Ostryniec, "architectural junkie," informed the Board that he had previously lived on Dupont Circle in Washington D.C. and served on the Board of the Dupont Circle Historic Association and worked for many years in historic preservation. Mr. Ostryniec said he knew Ms. Adams and had worked with her before, but that he thought that mid-century Florida modern architecture was not her area of expertise. He said that he thought that her opinions in this case were "no longer valid for her issues." Mr. Ostryniec continued, stating that he thought that Ireland's Inn was unique, and that "there is nothing else on the beach that looks like this; everything else is gone." He assured Mr. Ireland that "we don't want to antagonize you financially; we are here to go together to make a better Fort Lauderdale."

Mr. Steve Glassman, President of the Central Beach Alliance, said that representatives from the Broward Trust and the Ireland family had attended the Alliance's membership meeting on April 6, 2006 to discuss the pros and cons of designation for the Inn. Mr. Glassman said that the membership had voted 178 – 32 in support of the Broward Trust's application for designation. Mr. Glassman said that he thought that Mr. Ireland's testimony was reason enough to designate the building. He said the membership felt that the main building "would work fabulously as the center of a brand new development on that site."

Ms. Teri D'Amico, adjunct professor at FIU School of Architecture, said she and Randall Robinson had coined the term "MiMo" to describe architecture in this style that was unique to south Florida. She noted that the porte cochere was a very important component of the architecture that added both whimsy and glamour, and represented not only "physically arriving, but socially arriving." Ms. D'Amico said that she hoped the Board would recognize that this style was important. Ms. D'Amico distributed copies of several articles regarding the time period.

Ms. Nina Corman, Editorial Director of Miami Home Magazine, said she was here on behalf of John O'Connor, Co-founder and Publisher of Home Fort Lauderdale and Home Miami Magazines. Ms. Corman then read a letter from Mr. O'Connor. Mr. O'Connor's letter stated that Fort Lauderdale's definitive style was mid-century modern. He remarked in his letter that Ireland's Inn contained the hallmarks of the style: catwalk construction; wavy, curving forms; Le Corbusier-inspired entry canopy; cantilevered eyebrows; cast concrete balusters. The letter continued, stating that in Miami, architecturally significant structures in worse shape had been revamped and worked into new construction of resorts, hotels, and condominiums, and listed several of these.

Mr. Randall Robinson, Miami Beach resident, said there was “no question that Ireland’s is not an example of high style modernist architecture,” yet it was significant because it was a “unique, local vernacular expression of modern materials, engineering and construction methods.” Mr. Robinson said that he thought that Ireland’s Inn was “an exceptional example of Fort Lauderdale’s modernist vernacular of the mid twentieth century, a formative period in the early history of the City.”

Mr. Fleming asked Mr. Robinson if he was an architectural historian by profession or training; Mr. Robinson replied that he was “by experience.” Mr. Robinson said he had toured the common areas of the Inn. He admitted that he had not included Ireland’s Inn in his 2002 book, for which he had consulted Ms. Smart regarding Fort Lauderdale’s “exceptional areas.” Mr. Robinson said they did not know as much about Fort Lauderdale’s modernist architecture four years ago as they did today.

Mr. Bill Crawford, past President of the Fort Lauderdale Historical Society and current member of the Fort Lauderdale Historical Society and Broward County Historical Commission, said he was present to oppose the designation of Ireland’s Inn. Mr. Crawford felt it was not a significant building, and noted that its architect, George Waddy, had zero significant works as listed in an AIA directory.

Mr. Fleming presented a copy of an article from Home Magazine, and noted that the article essentially reprinted the report on Ireland’s Inn and involved work done by architectural students that actually destroyed the structure. Mr. Fleming informed the Board that the February 2006 edition of the magazine contained an article regarding, “10 buildings you need to know in Fort Lauderdale that have to be preserved,” noting that Ireland’s Inn was not among them. Mr. Fleming continued that Ms. Dearborn “did not qualify herself as an expert, and Dr. Schiever, who did, wasn’t here, and he said he relied only on photographs.” Mr. Fleming noted that “the letter from Chris Eck says that you don’t designate if it’s not fifty years old, and the work, if it were that exemplary, would have been recognized.” Mr. Fleming presented a copy of a portion of the Randall Robinson/Eric Nash book, reminding them that Ireland’s Inn was not included.

Mr. Smart explained that Mr. Nash had phoned her while researching the book he was writing with Mr. Robinson and asked her to show Mr. Robinson interesting architecture in Broward County. She said she had not taken Mr. Robinson to Ireland’s Inn, but had shown him what she thought were the “most endangered sites at that time.” She said that these were included in Chapter Nine of the book.

There being no more members of the public wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Mr. Haan said it was sad that the Ireland family was contesting historic designation of the property and felt it was “a crime... that you’re taking this attitude” and begged them to reconsider. He said the Board was not here to decide whether this was a taking, or consider economic hardship; their job was to determine whether the building merited designation. Mr. Haan felt the evidence and testimony presented this evening “clearly demonstrates that this is historic and deserves to be saved.”

Mr. Welch said south Florida was evolving at a faster rate than the rest of the country and they were under a lot of development pressure. He agreed that this style was being defined at this

point in time. Mr. Welch said he believed that this building had a distinctive style and created a sense of place.

Ms. Jordan said she supported designation, and remarked that good buildings inspire people and this building evoked exuberance. She said that she thought that it was very important to preserve “what we have here.”

Mr. Wieland agreed that the building should be saved. He asked the Ireland family to work with the Broward Trust.

Ms. Graff felt there was a way to incorporate the dollars and cents value of the building, to save it while deriving “good monetary results.” She said that she thought that removing the building would also remove some of the history of Fort Lauderdale beach.

Motion made by Mr. Haan and seconded by Mr. Wieland to recommend that that City Commission approve the historic designation of subject property based on the criteria e. and f. as stated in Section 47-24.11.B.6. of the ULDR. Roll call vote showed: Yeas: Ms. Graff, Mr. Wieland, Mr. Haan, Mr. Welch, Ms. Jordan, Ms. Dandy. Nays: Ms. Johnsen, Chair Saunders. Board approved (6 – 2) with Mr. Jolly abstaining.

- 2. Applicant: Tarragon South Development Corp. Case No. 27-H-05**
Location: 115 NE 3 Avenue
The Exchange (Bell South Building)
Request: Exemption from Ad Valorem Taxes for Improvements to Historic Property
Zoned: RAC-CC
Legal: George M. Phippens Subdivision of Lots 3, 4, 5, 6, Block I, and Lots 3, 4, 5, 6, 7, 8, 9, 10, Block 14, of the Town of Fort Lauderdale. Block “E”, Lots 2, 4, 6, 8, and 10. P.B. “B”, P. 146 (D).

Chair Saunders announced he had to leave and asked Mr. Jolly to preside.

Mr. Cromar announced that the second item was from the owners of The Exchange, the designated landmark structure at 115 NE 3 Avenue, and was a request for Exemption from Ad Valorem Taxes for Improvements to Historic Property. Mr. Cromar advised the Board in considering this request to consider the provisions of Sec. 47-24.11.D. - City historic property tax exemption code:

3. Designation of type and location of historic property qualified for exemption.
 - a. Type: General. Property is qualified for an exemption if:
 - i. At the time the exemption is granted, the property:
 - a) Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or
 - b) Is a contributing property to a national register-listed district; or
 - c) Is designated as a historic property, as defined herein, landmark or landmark site, as defined herein, or is a contributing property located within a historic district.

Mr. Cromar stated that the Exchange met criteria c).

- ii. In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:

- a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation; or
- b) Be determined by the historic preservation board to meet criteria established in the rules adopted by the department of state.

Mr. Cromar advised the Board to determine whether the application met at least one of the two conditions above. He said that staff would then forward the record of the meeting along with the Board's recommendation to the City Commission for their consideration.

Ms. Rathbun explained that the Board had asked for clarification in December 2005 after the following exchange, noted in their minutes: "Mr. Howard asked for confirmation that the only decision before the Board this evening was the designation for the building in its current condition. Mr. Cromar said that was correct." She added that the recommendation to designate the Exchange was passed unanimously by the HPB

Ms. Rathbun stated that on February 6, 2006, the applicant brought a request for a COA for Alteration to the Exchange building; prior to this meeting, the applicant presented plans for alteration to the City Commission. Ms. Rathbun continued, stating that during the February HPB Meeting, Ms. Ellen Uguccione of Janus Research said that the applicant intended to preserve the limestone door surrounds but that the terra cotta block materials (hollow clay tile) might not be preserved. Ms. Rathbun added that Mr. James Archer, architect, said that it was important to use real materials and not replace the limestone surrounds with "Styrofoam." She continued, stating that the applicant's architect spoke during the public hearing and cited the minutes to the February meeting: "Mr. John Barranco, architect, clarified that the exterior walls on the lower floors were damaged from compression. He said that they intended to replace this with a consistent material and relieve the pressure."

Ms. Rathbun reminded the Board that after discussion, the Board unanimously approved the applicant's request, with references cited by the staff liaison and consultant, and with the condition that the applicant would utilize matching materials.

Ms. Rathbun stated that although the applicant stated in his application for Ad Valorem Tax Exemption that he intended to replicate the stucco wall cladding of the Exchange building, he had not specified the structural material, or defined what he meant by a "consistent material" for the new exterior walls. Ms. Rathbun said the applicant must address this. She said that because a tax exemption involves the community weal, Board members should be fully informed of the applicant's plans to rebuild the walls before they make a decision on the suitability of this application.

Ms. Rathbun cited the Secretary of the Interior's Standards for Rehabilitation:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities *and, where possible, materials*. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
[italics added]

Ms. Rathbun explained that in this instance, the operative phrase from the above quotation from the Secretary's Standards was "and, where possible, materials." She noted that hollow clay tile was no longer used as a construction material, but concrete block, rebar and poured concrete products were. She said that to be considered an appropriate replacement, as specified by the Secretary of the Interior's Standards, the structural fabric of the replica walls, as well as the wall cladding (i.e. the stucco surface treatment) must be as close a match as

possible.

Mr. Danny Bivins, Tarragon South Development Corp., explained that hollow clay block was no longer obtainable. He said that they had tried to save some of the upper floors, but the clay block there had crumbled at inspection. He added that they intended to replace it with concrete block poured in cells with rebar, and replicate the stucco finish.

Mr. Bivins said Tarragon had purchased the building with the intention of adaptive reuse. He said that they hired Janus Research and listened to their recommendations in the design and construction processes. He asked for the Board's support on the ad valorem tax exemption, saying that working together was the only way preservation could occur on a large scale.

Ms. Ellen Uguccioni explained that this tax exemption followed the pattern of federal tax abatement programs. Ms. Uguccioni said that she had determined the "character-defining features" of the building, and she assured the Board that the interior column configuration would remain in place. She noted that the "string course" separating the second and third stories was an ornament that was not "problematic to the building." Ms. Uguccioni continued, stating that when the building was designed, there was a suggestion of windows and there was a symmetry created by the rows of windows on the east and north sides of the building.

Ms. Uguccioni stated that the triangular pediments and rectangular plaque features would remain. She said that the distinctive limestone base element would be reproduced in the new building. Ms. Uguccioni said that she thought that most important in this rehabilitation was how the commercial and residential uses were integrated. Ms. Uguccioni described the original entrance portals and how the new entrances would be integrated into the pedestrian arcade.

Ms. Uguccioni concluded that the rehabilitation would provide a sense of what the building was and was very authentic, and asked the Board to approve the exemption from the ad valorem taxes.

Mr. Bivins explained that the renderings were architecturally correct, but the actual colors were more putty and brownstone, not yellow. Mr. Bivins said they had tried to maintain the rhythm of the faux windows. He said that they had also been able to retain the original terrazzo interior stairs.

Mr. Haan felt it was important that they back commercial historic buildings because there were not many perks offered to commercial building projects for preservation.

Mr. Bivins explained to Mr. Wieland that the ad valorem tax break would apply to the unit buyer, whose real estate taxes would be frozen for 10 years at the current assessment, so they did not pay taxes on the improvements to the building for 10 years.

The Assistant City Attorney clarified that the item before the Board this evening was Part 1 of the application, the Preconstruction Application. She said that tonight's decision would go to the City Commission for review. She added that the applicant then completed the work and returned to the HPB and City Commission for Part 2 – the Request for Review of Completed Work. She continued, stating that if the property passed all steps, the Commission issued a resolution regarding the tax exemption, which could be up to 100% of the City's ad valorem tax on the property for up to 10 years. She added that the County offered a similar process.

Mr. Bivins said the HPB's decision would have no direct influence on the County, but he felt the Board's support would be "persuasive," and asked them to support 100% of the available exemption for the full 10-year period.

Motion made by Mr. Haan and seconded by Ms. Jordan to recommend that the City Commission approve the application for exemption from ad valorem taxes citing Section 47-24.11.D.3.a.i.c) and a.ii.a) and b) of the ULDR. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Haan, Ms. Johnsen, Ms. Jordan, Mr. Welch, Mr. Wieland, Vice Chair Jolly. Nays: None. Board approved (8- 0).

II. Other Business

Mr. Cromar reminded the Board that some of their terms would expire after this month and they would elect a new Chair and Vice Chair next month.

Mr. Haan presented photos of a building the Board had been concerned about for many years, which had caught fire. He said that the building had never been properly secured and that the homeless used it for shelter. Mr. Haan said he thought that this was a terrible waste of a building they had hoped to save. He said he had sent copies of his photos to the Sun Sentinel, Miami Herald and City staff, hoping something good could come of this and they could determine what had gone wrong in the process and try to fix it. He said that he hoped the adjacent building could still be saved.

The Assistant City Attorney explained that last fall the City asked the property owner for permission to remove trespassers, but the owner had refused to sign the trespass affidavit. She noted there was little the City could do on private property without the owner's permission.

Mr. Haan announced that one of Mr. Jolly's houses had won the Community Appearance Award for Best House in the City. Mr. Jolly said this was proof that restoration was possible.

III. For the Good of the City

There being no further business to come before the Board, the meeting was adjourned at 7:56 p.m.

Chairman

William Saunders, Chair

Attest:

Jamie Opperlee, Recording Secretary