

**Historic Preservation Board
City of Fort Lauderdale
Monday, July 17, 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		
		Present	Absent	Total
Carolyn Dandy	P	7	0	7
Mary-Jane Graff	P	7	0	7
Nolan Haan, Chair	P	7	0	7
Bill Howard	P	5	2	7
Joanne Johnsen	P	4	0	4
Daryl Jolly, Vice Chair	A	6	1	7
Susan Jordan	P	7	0	7
William Saunders	A	6	1	7
Tom Welch	P	7	0	7
Clay Wieland	P	6	1	7

Staff Present

James Cromar, Staff Liaison to the HPB
 Michael Ceisielski, Planner II
 Assistant City Attorney
 Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
 Lavya Vassor, Recording Secretary

Call to Order

Chair Haan called the meeting of the Historic Preservation Board to order at 5:05 p.m.

Approval of Minutes of June 2006 Meeting

Motion made by Mr. Wieland, seconded by Ms. Graff, to approve the minutes of the June 2006 meeting. In a roll call vote, the Board approved the motion unanimously (7-0).

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

I. Cases

1. **Applicant:** One River Plaza Company 14-H-06
Location: 305 South Andrews Avenue
Request: Historic Designation
 ❖ Nine (9) story building and two (2) story building

Zoned: ❖ One (1) story building
RAC-CC
Legal: Town of Fort Lauderdale. Portion of Lots 15, 16,17, Block 26
P.B. "B", P.40.
AND
Town of Fort Lauderdale. Lot 18, Block 26, P.B. "B", P.40.

Mr. James Cromar introduced the application to the Board and said that the applicant wanted to request a deferral from the Board.

Mr. Steve Tillbrook, attorney for the owner, requested a continuance in order to provide the Board with additional information relevant to specific criteria for designation.

Motion made by Mr. Howard, seconded by Ms. Johnsen, to continue the case to the Board's August meeting. Roll call vote showed: Yeas: Ms. Graff, Mr. Howard, Ms. Johnsen, Ms. Jordan, Mr. Welch, Mr. Wieland, Chair Haan. Nays: None. Board approved (7- 0).

2. Applicant: Ron Fairchild, R.A. **13-H-06**
Owner: Dr. Fred Reineke
Location: 237 Southwest 7th Avenue
Request: Certificate of Appropriateness for Demolition
❖ Demolition of picket fence, carport, shed, and deck
Zoned: RAC-AS
Legal: Town of Fort Lauderdale. Lots 20 and 22 of Bryan's
Subdivision, Block 103.P.B. 1, P. 29 (D).

Mr. Cromar stated that this item was a request for a Certificate of Appropriateness (COA) for Demolition of accessory structures, specifically a picket fence, carport, shed, and deck at 237 SW 7th Avenue in the Sailboat Bend Historic District. He said that in addition to considering the SBHD Material and Design Guidelines from Section 47-17.7, the Board should consider the Criteria for Demolition (Section 47-24.11.C.4.c.i-iii) when deciding whether to grant a COA for Demolition.

Ms. Rathbun stated that the house at 237 SW 7th Avenue was shown on the 1924 Fort Lauderdale Sanborn Fire Insurance Map. She said that in the 1985 Original Town Survey of Historic Structures for Fort Lauderdale, the house was described as masonry vernacular. She added that it was built of hollow clay tile, an expensive and unusual building material for that date and that small a structure.

Ms. Rathbun continued, stating that according to a family history by Louisa Grace Blosch, the house was built by Benjamin Blosch, son of Valentine and Louisa Blosch. She said that Valentine Blosch and his family came to Fort Lauderdale from the Midwest in approximately 1912. She added that Mr. Blosch started a freight hauling business and in later years dealt in real estate. Ms. Rathbun explained that Valentine and Louisa Blosch had built a two-story, Colonial Revival house at 225 SW 7th Avenue, which had recently burned and was now demolished.

Ms. Rathbun cited the Criteria for Demolition from ULDR Section 47-24.11.C.4.c.i-iii. She explained that the applicant was requesting demolition of a carport on the north side of the house and a wood deck on the south side. She said that the applicant also requested

demolition of a shed and a picket fence on the property. Ms. Rathbun remarked that the carport was not shown on the 1924 Sanborn Map but was shown on the 1928 map. She said that photographs in the Florida Master Site File of 1985 showed a shaped façade on the street-facing elevation of the carport. She continued, stating that this façade was removed sometime between 1985 and the present. Ms. Rathbun recommended demolition of the carport and shed under criteria i. and ii.

Ms. Rathbun informed the Board that the wood deck was built sometime after 1985 and was not considered historic. She said that the applicant wanted to demolish the existing deck and replace it with a similar but larger deck. Ms. Rathbun recommended demolition of the wood deck under criterion iii. She added that the wood fence was very likely a late addition and recommended demolition under criterion iii.

Mr. Frank Rodriguez, property owner, explained that the house had been in a state of disrepair for many years, and this project would restore the house's historic appearance. He said he intended to return to the Board later with plans for redevelopment of the site.

Chair Haan proceeded to open the public hearing. There being no members of the public wishing to speak on the item, Chair Haan brought the discussion back to the Board.

Chair Haan stated that the project plan had been presented to the Sailboat Bend Civic Association and had been endorsed enthusiastically, noting that this had been a blighted corner for years.

Ms. Graff commended Mr. Rodriguez for saving the building.

Motion made by Mr. Wieland, seconded by Ms. Johnsen, to approve the Certificate of Appropriateness for Demolition, citing Section 47-24.11.C.i and ii for the carport and shed, and Section 47-24.11.C.iii for the deck and wood fence. Roll call vote showed: Yeas: Ms. Dandy, Ms. Graff, Mr. Howard, Ms. Johnsen, Ms. Jordan, Mr. Welch, Mr. Wieland, Chair Haan. Nays: None. Board approved (8- 0).

III. For the Good of the City

Mr. Cromar informed the Board that in response to some questions from Board members, the Assistant City Attorney would give a presentation on the Sunshine Law at their next meeting. The Assistant City Attorney confirmed this, and advised the Board that they could e-mail Sunshine Law questions directly to her. She added that additional information would be available at a City-sponsored "Better Meetings Academy" for Board members on September 21 at the War Memorial Auditorium from 6 to 7 P.M.

Ms. Jordan was concerned that when they had heard the Jolly Roger case, one of the applicant's attorneys had wanted to question Board members. The Assistant City Attorney confirmed that Ms. Jordan was referring to an attorney who had asked the Board to certify one of his witnesses as an expert. She said that this certification of an expert witness was common practice in a courtroom, but those rules did not apply to this Board and that the attorney should not have done this. She said she had advised Chair Saunders at that meeting that he did not need to answer the attorney's question, and she felt he had handled it well.

Chair Haan asked the Assistant City Attorney if there was a limit to rebuttals. She explained that when there were two opposing sides, as had been the case with Ireland's Inn, one side made their presentation, then the opposing side made their presentation, then the first speaker had the right to rebut only what was said in the second speaker's presentation. She added that the second speaker then had the opportunity to speak once more to rebut what the first speaker had said in their rebuttal.

The Assistant City Attorney confirmed that the Board could set a reasonable time limit for presentations, but could not set limits for what was said. She reminded the Board that they need not make comments unless they really felt it was warranted. She continued, stating that the Board members were present to make a decision based on the information presented and they were certainly never compelled to answer any questions put to them by anyone. The Assistant City Attorney confirmed that it was permitted to set a time limit for public comments as well, but the limit must apply to every speaker.

Mr. Cromar confirmed that the next meeting would be August 7 and due to Labor Day, the following meeting would be on Monday, September 18th.

Mr. Cromar reported that the Commission had deferred the Historic Designation for Case No. 26-H-05 - Sea Club Resort (Jolly Roger Hotel) until November. He said that the Commission had voted (3-2) not to designate Ireland's Inn.

Chair Haan asked that the HPB be given notice whenever an appeal of one of their decisions was being heard. Mr. Ciesielski advised the Board to check the City's website for historic designations on the Commission's agenda. Mr. Cromar agreed to e-mail Board members when their cases were scheduled before the Commission.

The Assistant City Attorney informed the Board that members could attend Commission meetings when the Commission was hearing a one of these cases, either to confirm or deny the Board's decision, or to hear an appeal, and a Board member could speak as a private citizen and/or as an HPB member. She said that the Board could designate by motion a Board member to represent the entire Board at a Commission meeting.

Chair Haan said that he remembered that the Board had discussed creating a resolution regarding multiple single-family homes on one parcel. He said he had attended the Board of Adjustment meeting this month, where they heard a request for a variance to allow one historic house to share a parcel with another, because the ULDR Code still prohibited this. Mr. Haan showed photos of several examples of historic houses in Sailboat Bend that had a secondary, primary structure sharing one lot. Chair Haan said that he thought that the Board should encourage this configuration, because there would be a lot of "shuffling" of historic houses as developers purchased lots for redevelopment. He said that right now, new development on the lot must be attached to the historic structures.

Mr. Howard asked if this was also a zoning problem. Chair Haan said most of Sailboat Bend was zoned RML-25, allowing 25 units per acre, which averaged three units per single-family lot. Mr. Ciesielski reminded the Board that the County's land use code density requirements must be followed as well and that these were superior to City codes and the Board of Adjustment could not overrule them.

Mr. Welch said that he thought that the Board could make a recommendation to the City Commission. The Assistant City Attorney agreed that the Board could draft a letter to the

Commission or create a motion. She confirmed that it was within the Board's purview to notify the Commission that they had identified this problem. Mr. Haan agreed to create a draft letter.

There being no further business to come before the Board, the meeting was adjourned at 6:05 p.m.

Chairman,

Nolan Haan, Chair

Attest:

Lavya Vassor [for Jamie Opperlee, Recording Secretary]