

**Historic Preservation Board
City of Fort Lauderdale
Monday, March 5, 2007 - 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

2007

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>Present</u>	<u>Absent</u>
Jay Adams	P	1	0
Carolyn Dandy	A	0	1
Mary-Jane Graff	P	1	0
Nolan Haan, Chair	P	1	0
Bill Howard	P	1	0
Joanne Johnsen	P	1	0
Daryl Jolly, Vice Chair	P	1	0
Susan Jordan	P	1	0
Clay Wieland	P	1	0

City Staff

James Cromar, Staff Liaison to the HPB
Michael Ceisielski, Staff Liaison to the HPB
Assistant City Attorney
Pat Garbe Morillo, Staff Liaison to the HPB
Stacey Ramsey
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Jamie Opperlee, Recording Secretary

Guests

Tucker Gibbs	Jordana Jarjura
Scott Strawbridge	Richard Power
Diane Smart	Tom Utterback
Paul Bogess	Ken Cogan
Allyce Cogan	Mike Sanchez
Jim Van Drunen	Gianno Feoli
Silvia Bolivan	Sister Therese Roberts
Ralph Johnson	James Ostryniec
Jeff Hammer	Sharon Zamojski
Jim Blosser	Susan Gillis
Barbara Keith	Harry Kersey
Janett Taylor-Brown	Kevin Honacker
Martin Pollack	Leanore Deaner
Joe Dan Osceola	David Parker
Jeannie Burke	Barbara Wilson
John Aurelius	Linda Butler
Michael Marcil	Don Hall
Marie Bristol-Parr	

Index

	<u>Case Number</u>	<u>Applicant</u>	<u>Page</u>
1.	2-H-07	Gilda's Club of South Florida, Inc.	2
2.	3-H-07	Jeffrey Hammer	5
3.	4-H-07	Fort Lauderdale Fire & Safety Museum	6
4.	5-H-07	Tom Utterback	8
5a.	1-H-07	Stranahan House, Inc.	9
5b.	1-H-07	Stranahan House, Inc.	9

For the Good of the City

Call to Order

Chair Haan called the meeting of the Historic Preservation Board to order at 5:06 p.m.

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

The Board discussed a new meeting date for April, as their proposed date conflicted with Passover, and decided on April 16.

I. Cases

[Index](#)

1. Applicant:	Gilda's Club of South Florida, Inc.	Case No. 2-H-07 (29-H-00)
Owner:	Gilda's Club South Florida, Inc.	
Location:	119 Rose Drive	
Request:	Certificate of Appropriateness for Alteration	
	<ul style="list-style-type: none"> • Treatment (wing walls) to the existing emergency staircase • Site modifications to establish positive drainage away from the historic structure • Various site and landscape improvements in the rear yard • Treatments and finishes that compliment and are compatible with the finishes of the historic structure 	
Zoned:	ROA (Limited Residential Office)	
Legal:	PLACIDENA FIRST UNIT, (also known as Unit No. 1) Lots 2 and 3, Block 3, PLACIDENA FIRST UNIT, (also known as Unit No. 1) and a portion of Royal Drive (now vacated) lying west of and adjacent to Lots 2 and 3, in Block 3, and east of Parcel 3, PLACIDENA FIRST UNIT, (also known as Unit No. 1), and that strip of Land lying between said Lots 2 and 3 and the Tarpon River, Block 3, P.B. 2, P.44.	

Mr. Cromar stated this was a request for a Certificate of Appropriateness (COA) for alteration to provide various site and landscape improvements in the rear yard, screen the existing emergency staircase with a wing wall treatment, and modify the site to establish positive drainage away from the historic structure. He advised the Board to consider the general criteria in Section 47-24.11.C.3.c.i., as well the additional criteria for alterations in Section 47-24.11.C.3.c.ii.

Ms. Rathbun explained that this house was owned by Gilda's Club of South Florida, a not-for-profit cancer patient support group; it was listed on the National Register of Historic Places, and was locally designated.

Ms. Rathbun continued that the house was shown on the 1928 Sanborn Fire Insurance map, and was probably built circa 1926-1927, but was not listed in the Fort Lauderdale City directories until 1936.

Ms. Rathbun stated in 1936 the property was owned by Mrs. Anna C. Williams, the vice-president of the Williams-McWilliams Ice Cream Company. In 1940 the house was owned by E. Gex Williams, who was then president of the Williams-McWilliams Ice Cream Company. Mr. Williams was distinguished as the first to introduce the milk pasteurization process to Broward County. His son, E. Gex Williams, Jr. was one of the founding partners of the engineering firm of Williams, Hatfield and Stoner.

Ms. Rathbun informed the Board that the applicants were requesting a COA for various improvements to their historically designated property. Ms. Rathbun advised the Board to consider the following criteria in making their decision:

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

C. Certificate of appropriateness.

3. Alterations, new construction or relocation.

c. Criteria.

i. General. In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the historic preservation board shall use the following general criteria and additional guidelines for alterations, new construction, relocations and demolitions as provided in subsections C.3.c.ii, iii, and iv, and C.4:

a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

b) The relationship between such work and other structures on the landmark site or other property in the historic district;

c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;

f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Ms. Rathbun explained that there was an existing exterior emergency stair from the second floor on the west side of the house, which the applicant proposed to enclose with wing walls designed to be compatible with the Spanish eclectic exterior of the historic building. The wall surfaces would be finished with smooth stucco with stucco relief details. The applicant had submitted plans for the stair enclosure to the Florida Division of Historical Resources, Bureau of Historic Preservation and has received their approval for this project. In Ms. Rathbun's opinion, the new construction was appropriate and she recommended approval.

Ms. Rathbun added the applicant was also requesting approval for various landscaping elements on this property, and had submitted plans for terraces and garden features to facilitate the outdoor events that took place on the organization grounds. In addition, the applicant was requesting approval for drainage modifications to protect the historic house. Mr. Rathbun thought the improvements were appropriate and recommended approval.

Mr. Gianni Feoli, landscape architect, explained that the house now had a slope in the rear that caused water to drain to the building's basement in heavy rains. He said they wanted to terrace the lot to accommodate the handicapped visitors, and to provide better drainage. Mr. Feoli noted that retaining walls would have the same finish as the building walls. He explained they had met with the state historic board and they had agreed on the staircase feature design. Mr. Feoli invited the Board's questions, and asked them to approve the project.

Chair Haan opened the public hearing.

Mr. Scott Strawbridge said he had lobbied to help Gilda's Club obtain \$400,000 worth of grant funding to restore the building. He said, "This is a spectacular use for an historic residence that otherwise may have laid fallow or been demolished." He asked the Board to approve the application.

Barbara Wilson, CEO of Gilda's Club South Florida, remarked on the beauty of the space, noting that in its present state it was not usable. She explained they wanted the additional space to be able to offer more activities at the house and on the grounds. She noted that the house actually had a basement, which unfortunately flooded occasionally due to the current slope of the property. Ms. Wilson asked the Board to approve the request.

Chair Haan closed the public hearing and brought the discussion back to the Board.

Chair Haan noted that the new construction [the emergency staircase wing wall] was not architecturally differentiated from the existing structure. Ms. Rathbun said this was a close call, but it was different enough in this case to meet the guideline.

Motion made by Mr. Howard, seconded by Ms. Graff, to approve the Certificate of Appropriateness for Alteration per section 47-24.11.C.3.c.i. Board unanimously approved.

[Index](#)

2. Applicant:	Jeffrey Hammer	Case No. 3-H-07 (SB)
Owner:	Jeffrey and Lynda Hammer	
Location:	818 SW 4th Place	
Request:	Certificate of Appropriateness for Alteration	
	<ul style="list-style-type: none">• Three (3) car garage addition	
Zoned:	RS-8 (Residential Single Family)	
Legal:	"A Resubdivision of Lots 2-3-4-5-& 6 BRYAN PLACE", Lot 6.P.B 25, P. 19, B.	

Mr. Cromar explained that this was a request for a COA for the addition of a 3-car garage to the existing structure. He advised the Board to consider the SBHD Material and Design Guidelines from Section 47-17.7, the general criteria for a COA in Section 47-24.11.C.3.c.i., and the additional criteria for alterations in Section 47-24.11.C.3.c.ii when deciding whether to grant the COA for alteration.

Ms. Rathbun stated the main house at 818 SW 4th Place was built sometime after 1937 and before 1963 and was not considered historic in the SBHD. The house was shown on the 1950s and 1960s updated Sanborn Fire Insurance Maps for the City of Fort Lauderdale, but not earlier.

Ms. Rathbun continued that the applicant was requesting a COA to build a new 3-car garage on the property, which would be set back 63' 1" from the street. The street-facing elevation of the new garage would have three staggered garage doors. The garage would have a shingled hip roof and wall cladding (stucco and brick) to match existing buildings on the property. Ms. Rathbun advised the Board to consider the following criteria in making their decision:

Sec. 47-17.7 Material and design guidelines

B. Materials and designs

1. Exterior building walls
 - a. Materials and finish.
 - i. stucco; smooth
 - iii. Masonry: other - brick
2. Windows and doors
 - b. Configurations
 - i. doors: garage nine (9) feet maximum width.
3. Roofs and gutters
 - a. Roof materials
 - vii. fiberglass and asphalt shingles.
 - c. Configurations

- i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12.

Ms. Rathbun concluded that the requested materials met the SBHD Materials and Design Guidelines, including the garage door widths. She noted that the neighborhood generally objected to street-facing garage doors, but this garage would be set so far back from the front lot line that with landscaping the doors would be barely visible from the street. She recommended approval.

Mr. Jeffrey Hammer, the applicant, invited the Board's questions.

Chair Haan opened the public hearing. As no one present wished to address this item, Chair Haan closed the public hearing and brought the discussion back to the Board.

Chair Haan asked Mr. Hammer how he would mitigate the visibility of the garage. Mr. Hammer said he would use landscaping to get it to blend in.

Motion made by Mr. Howard, seconded by Ms. Jordan, to approve the Certificate of Appropriateness for Alteration per section 47-17.7.B.1,2 and 3. Board unanimously approved.

[Index](#)

3. Applicant:	Fort Lauderdale Fire & Safety Museum (West Side Fire Station)	Case No. 4-H-07 (SB)
Owner:	City of Fort Lauderdale	
Location:	1022 W. Las Olas Blvd.	
Request:	Certificate of Appropriateness for Alteration <ul style="list-style-type: none">• Installation of twenty-one (21) aluminum casement, impact resistant windows• Installation of three (3) exterior fiberglass doors on the east, west, and south elevation	
Zoned:	RML-25 (Residential Multi-Family)	
Legal:	WAVERLY PLACE, Lots 12, 14, and 16, Block 107, WAVERLY PLACE, P.B.2, P. 19, D.	

Mr. Cromar stated this was a request for a COA for alteration to an existing structure to install 21 aluminum casement impact windows and 3 exterior fiberglass doors on the south, east and west elevations. In addition to considering the SBHD Material and Design Guidelines from Section 47-17.7., Mr. Cromar advised the Board to consider both the general criteria for a COA in Section 47-24.11.C.3.c.i., as well the additional criteria for alterations in Section 47-24.11.C.3.c.ii when deciding whether to grant a COA for alteration.

Ms. Rathbun explained that the old Westside Fire Station was a locally designated site in the City of Fort Lauderdale. The building was designed by Francis Abreu, and built in 1927. The building was presently undergoing restoration and retrofitting as a museum, and the applicants were requesting installation of new windows and doors.

Ms. Rathbun described the building as Spanish Eclectic (Mediterranean Revival) in style, featuring a small tower entry and a dovecote built into the chimney. The building resembled a Cuban farmhouse, with a stretched-out ranch house configuration. Ms. Rathbun advised the Board to consider the following criteria in making their decision:

Sec. 47-17.7 Material and design guidelines

- B. Materials and designs
 - 1. Exterior building walls
 - a. Materials and finish
 - i. stucco: coarse,
 - 2. Windows and doors
 - a. Materials
 - i. glass
 - iv. aluminum, other bronze
 - c. Operations
 - i. casement;

Ms. Rathbun stated the requested materials meet the SBHD Materials and Design Guidelines.

Mr. John Aurelius, Vice President of the Fort Lauderdale Fire Museum and Safety Center, introduced speakers and showed the Board a photo of the building circa 1926.

Mr. Jim Van Drunen, Secretary of the Fort Lauderdale Fire Museum, said they had three goals: preserve and restore the building; adapt the building to tell the story of the Fire Department's history; create a children's fire safety learning center. Mr. Van Drunen explained they had received the building 18 months ago in every bad condition.

Mike Sanchez, architect, explained that they wanted to replace the windows with casements, true to the original design. They also wanted to install 3 doors similar to the original doors.

Chair Haan opened the public hearing. As no one present wished to address this item, Chair Haan closed the public hearing and brought the discussion back to the Board.

Mr. Van Drunen said they planned to open by September 11, 2007.

Motion made by Ms. Jordan, seconded by Mr. Howard, to approve the Certificate of Appropriateness for Alteration per section 47-17.7.B.1.a.i, B.2.a.i, iv and B.2.c.i. Board unanimously approved.

[Index](#)

4. Applicant: Tom Utterback

Case No. 5-H-07
(28-H-98, 12-H-02,
14-H-02)

Owner: Riverwalk Centre Ltd.

Location: 211 SW 2nd Street

Request: Certificate of Appropriateness for Alteration
Installation of fifteen (15) vinyl awnings (dark green in color) above the first floor windows on the south elevation.

Zoned: H-1 (Historic District)

Legal: Lots 11, 12, 13, 14, Block 16, TOWN OF FORT LAUDERDALE, P.B. "B", P.40. D.

Mr. Cromar explained that this was a request for a COA for alteration to an existing structure to install 15 vinyl awnings above the first floor businesses located along the south elevation of the existing building. He advised the HPB to consider the general criteria for a COA in Section 47-24.11.C.3.c.i., and the additional criteria for alterations in Section 47-24.11.C.3.c.ii when deciding whether to grant a COA for alteration, as well as the criteria of the Historic Preservation District in Section 47-16.

Ms. Rathbun stated the commercial building at 211 SW 2nd Street was a 2-story Mediterranean Revival building, circa 1925, designed by Francis Abreu, and was considered historic in the H-1 District. The applicant was requesting a COA to replace fifteen (15) awnings previously installed over the first floor storefronts, which were damaged by recent hurricanes. The awnings were the same style and configuration as the damaged awnings that were approved for the district. She advised the Board to consider the following criteria in making their decision:

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

C. Certificate of appropriateness.

3. Alterations, new construction or relocation.

c. Criteria.

i. General. In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the historic preservation board shall use the following general criteria and additional guidelines for alterations, new construction, relocations and demolitions as provided in subsections C.3.c.ii, iii, and iv, and C.4:

a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

b) The relationship between such work and other structures on the landmark site or other property in the historic district;

c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;

Ms. Rathbun stated the new awnings were appropriate to the H-1 District.

Mr. Tom Utterback, applicant, offered to answer any questions the Board may have. He noted that the color of the material was identical to the material on the southwest corner.

Chair Haan opened the public hearing. As no one present wished to address this item, Chair Haan closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Howard, seconded by Ms. Jordan, to approve the Certificate of Appropriateness for Alteration per section 47-24.11.C.3.c.i.a, b and c. Board unanimously approved.

[Index](#)

5a. Applicant:	Stranahan House, Inc.	Case No. 1-H-07
Owner:	Stranahan House, Inc.	
Location:	335 SE 6th Avenue	
Request:	Historic Designation	
Zoned:	H-1	
Legal:	BURNHAM'S SUBDIVISION. Tract 1, less the North 47 feet, as measured along the East line thereof and less right-of-way taken from U.S. Highway No 1. P. B. 15, P. 29.	
5b. Applicant:	Stranahan House, Inc.	
Owner:	Las Olas Yacht Club Associate, Ltd.	
Location:	500 E Las Olas Boulevard	
Request:	Historic Designation	
Zoned:	RAC-CC	
Legal:	Tracts 4 and 5 and portions of Tracts 1, 2, and 3 of "Burnham's Subdivision, " Section 10, Township 50 South, Range 42 East, According to the plat thereof, as recorded in P.B. 15, P. 29, of the Public Records of Broward County, Florida.	

Mr. Cromar stated this was a request by Stranahan House, Inc. for local historic designation status of two separate sites. Item "A" was a request for historic designation of the Stranahan House located at 335 Southeast 6th Avenue under the ownership of Stranahan House, Inc. Item "B" was a request for historic designation of the neighboring site formerly known as the Hyde Park Market site, which was under the ownership of Las Olas Yacht Club Associates, Ltd. Mr. Cromar explained that the Hyde Park Market site was the former location of the trading post and campsite for the Stranahan House and was located at 500 East Las Olas Boulevard. Mr. Cromar

advised the HPB to review this application and decide if both sites met one or more of the criteria found in Section 47-24.11.B.6.a.-h.

Ms. Rathbun provided a brief history of the Stranahan family: In 1899, Frank Stranahan, entrepreneur, proprietor of the trading post, the overnight camp for stage travelers, the New River ferry, postmaster and banker for the little New River pioneer community, met Ivy Cromartie of Lemon City. Miss Cromartie had been hired as the first schoolteacher for the area; she lived and boarded at Ed King's farm at King's Creek (Tarpon River). Stranahan, who was probably the area's most eligible bachelor, courted young Ivy that year (1899) and in 1900 the couple married at Ivy's girlhood home in Lemon City. The Stranahans are generally considered the first citizens of the new community of Fort Lauderdale.

Ms. Rathbun continued that in 1901, Frank Stranahan commissioned Ed King, the community's first contractor to build a residence on his lot. The old trading post building was moved from its site and King constructed a 2-story house in its place. Once the house was built, Stranahan closed the overnight camp but continued to run the trading post on the first floor of the house.

Ms. Rathbun remarked that the house was an excellent example of a type of folk architecture indigenous to parts of the southern United States. It was an early 20th century version of a type of colonial architecture found throughout the tropics. She described the house as a wood frame, 2-story structure, having a steeply pitched hip roof with small shed dormers and a T-shaped footprint. Incised (under roof) two story porches surrounded the larger river-facing portion of the house on three sides. Similar porches surrounded the rear portion of the building. The first floor river facing façade was divided into three units or sections with a centered double door entrance and matching bay windows on either side of the entry. The house had been restored to its 1915 appearance when electricity and various other amenities were added.

Ms. Rathbun informed the Board that Stranahan House, circa 1902, was the oldest existing building in the City of Fort Lauderdale. It was part of the H1 Preservation District, although it was physically separated from the rest of the district. The house and its site had been named to the National Register of Historic places, and it was now used as a house museum

Ms. Rathbun stated this was a request for historic designation of the 1901-02 Stranahan House under the following criteria of the City of Fort Lauderdale 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:

c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation,

f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials,

Ms. Rathbun stated criteria c and f as stated above would apply, and recommended designation of the house under the stated criteria.

Mr. Jolly recused himself from the case.

Chair Haan and the Assistant City Attorney described the procedure for the Stranahan House cases, and remarked that the Board would decide whether to hold two separate votes; the applicant had requested one vote.

Mr. Jim Blosser, representative of Stranahan House, stated his belief that the house and property were both historic, having been the home of the first family of Fort Lauderdale, the first commercial hub, the first community center, and the nucleus of the City.

Mr. Blosser said they would show that the house and site met three of the criteria required for designation. Mr. Blosser named the speakers for the applicant and gave a brief summary of each speaker's curriculum vitae: Dr. Harry Kersey, Professor Emeritus of History at FAU; Susan Gillis, BA in History and Anthropology and an MA in Anthropology; Ralph Johnson, Professor at the FAU School of Architecture and Director of the FAU Center for Urban Development in Education, and the FAU Center for Conservation of Archeological and Cultural Heritage. Copies of the speakers' resumes were distributed to Board members.

Mr. Tucker Gibbs, representative of Stranahan House, Friends of the Park, and the Broward Trust for Historic Preservation, drew the Board's attention to a map indicating the site for which they were requesting designation. The property's boundaries were: Las Olas Boulevard to the North, Southeast 6th Avenue to the East, the New River to the south and Southeast 5th Avenue on the west. Mr. Gibbs stated he would provide the legal basis for the application and then Dr. Kersey, Ms. Gillis and Dr. Johnson would address the criteria for designation.

Mr. Gibbs stated the City's code permitted a non-owner to request designation for a property. The application they filed in 2005 was for one site, with the boundaries indicated on the map he had just displayed. He asked the Board to consider the application as one site, as he presented the application.

Mr. Gibbs said the Board was hearing the case this evening in spite of a two-year effort by the City and the owners of the Hyde Park Market site to prevent it. Mr. Gibbs described the process the case had followed to get it before the HPB since it was filed. The City had denied the applicant's request for the HPB to hear the case; Mr. Gibbs had asked a court to rule that the case must be heard, and the Judge had refused. Mr. Gibbs filed an appeal, and that court had decided the case would be heard. Mr. Gibbs noted that the district court had required the City "to forward the application to the HPB,"

and the circuit court filed an order directing the City to “forward the petitioner’s application requesting landmark designation for the Stranahan House and adjacent property to the Historic Preservation Board.”

Mr. Gibbs objected when Chair Haan called on the representative for the Hyde Park Market site owners to present their argument on this matter. Mr. Gibbs referred to a previous meeting where the Assistant City Attorney had advised that applicants should address the criteria for designation only, and noted that property ownership was not relevant to the criteria they must apply.

Mr. Don Hall, representative for Las Olas Yacht Club Associate, Ltd., owners of the Hyde Park Market site, said it was unusual for a municipality’s code to allow a non-owner to request historic designation of a property, and he contended this was unconstitutional.

Mr. Hall stipulated to the historic nature of the Stranahan House, and stated the Board could not evaluate the historic value of both sites in one vote. Mr. Hall said his presentation would show that the trading post and camping activities had never taken place on his client’s property.

Chair Haan did not want to be forced to vote on the sites together because they were two different parcels, with two different owners. Mr. Howard agreed, stating he would be forced to vote no if one of the parcels did not meet the criteria. He asked the Assistant City Attorney if the choice lay with the Board to hold one or two votes.

The Assistant City Attorney explained that the items were split on the agenda because the parcels had separate legal descriptions, zoning and ownership. It was up to the Board to decide how many votes to hold. She advised the Board they may want to hear both presentations before deciding how many votes to hold.

Mr. Adams felt it was obvious the two sites should be voted on together. He did not know why they should be separated, and said, “It’s kind of the way our world’s gotten here; developers kind of run over people, and it’s amazing on the Historic Board, we’re considering caving in to that. That’s my opinion.” Mr. Hall moved for Mr. Adams to be disqualified, because he “just announced his decision that my client’s land is a landmark site.” Mr. Gibbs objected; he felt this was premature, since this was discussion on a procedural issue. Mr. Adams noted that he said that was his opinion. A stenographer read back Mr. Adams’ comments and the Assistant City Attorney advised Board members to refrain from expressing their opinions on the ultimate outcome until they heard both presentations.

Chair Haan felt pressured by Mr. Gibbs to render an “all or nothing” decision, and said he wanted to hear the merits of each property and decide. Mr. Gibbs said code did not allow City staff to bifurcate the application. The Board agreed to wait to decide how many votes to take.

Mr. Gibbs reminded the Board that they must consider the criteria for designation, and that staff had already determined that both sites met that requirement. Mr. Gibbs said the site “has value as a significant reminder of the cultural and archeological heritage of this City,” pursuant to criterion a; it was “identified with a person or persons who significantly contributed to the development of Fort Lauderdale” in the persons of the Stranahans, the Seminole Indians and the pioneer settlers, pursuant to criterion c; the site “includes a structure that has distinguishing characteristics of an architectural style valuable for the study of the beginnings of this City, and its method of construction, and use of indigenous materials” pursuant to criterion f.

Mr. Kersey noted that in the 1960s, the civil rights movement and the Vietnam war brought new focus to minority issues and neocolonialism. Mr. Kersey said he was aware that the relationship between Seminole Indians and whites in south Florida was different that it was elsewhere in the country, and he felt the most important reason was the relationships between whites and Indians dating to the trading post days. Mr. Kersey had written about two things happening at the trading posts: the symbiotic relationship between the Indians and the traders, and the personal relationships that developed.

Mr. Kersey identified three factors that contributed to the positive relationship developed between the Stranahans and the Seminoles. Mr. Stranahan dealt honestly with his Indian clients; he viewed his clients as economic partners and friends, and the house provided a safe place for the Indians; Ivy Stranahan’s close personal relationships with the Seminoles. Mr. Kersey pointed out that from 1893 to 1901, activity at the Stranahan’s took place in and around the camp, since the house was not yet built.

Mr. Michael Marcil, representative for Las Olas Yacht Club Associate, Ltd., owners of the Hyde Park Market site, clarified with Mr. Kersey that the first Stranahan campsite was 7/10 of a mile east of the current sites, near John Jumper’s Indian Camp. Mr. Marcil named several other Indian campsites in the area at that time. Mr. Marcil showed Mr. Kersey a photo of a Chickee located to the east of Stranahan House, and Mr. Kersey said the Seminoles would have stayed there. Mr. Marcil noted that the photo’s title referred to a date of 1896 – 1898, which was before the house was built. Dr. Kersey noted that this was not the only place the Seminoles stayed.

Mr. Marcil referred to the 1982 Robert Carr site assessment of the Stranahan House site, which revealed that the first Stranahan store had been built at the Stranahan House site.

Mr. Marcil referred to the 1896 arrival of the railroad, and how Mr. Stranahan had moved the store closer to the railroad between 1905 and 1906. He added that Mr. Stranahan had erected a seawall in front of the house to prevent the Seminoles’ docking in front of his house.

Mr. Marcil referred to the many pieces of land Mr. Stranahan and his company had owned, and named several downtown buildings that were located on land formerly owned by Mr. Stranahan. He asked Mr. Kersey if Mr. Stranahan's previous ownership of these properties made them all historic, and Mr. Kersey said it was "what happened there."

Mr. Marcil stated that the Stranahan House was on the National Register of Historic Places, and the Hyde Park Market site was not included in that application. He informed Mr. Kersey that the application stated that the New river camp was "on the present site of the Pioneer House."

Mr. Kersey agreed that the Stranahan House site was a historic landmark site, no matter what the Board's decision was regarding the Hyde Park Market site.

Mr. Gibbs asked Mr. Kersey about several properties and asked if there had been any Seminole campsites located on them; Mr. Kersey was not familiar with the buildings to which Mr. Gibbs referred. Mr. Gibbs showed Mr. Kersey a photo of Seminole Indians on a piece of property, and Mr. Kersey guessed it to be dated 1896. Mr. Kersey indicated that he thought the photo was taken on the Hyde Park Market site.

Ms. Susan Gillis, representative of the applicant, described her work with the Stranahan collection at the Fort Lauderdale Historical Society and other exhibitions. Ms. Gillis said there were documentary resources from the era: the Tropical Sun newspaper, camp visitor accounts, the Stranahan collection of documents and photos, and Mr. Carr's report.

Ms. Gillis read from a Tropical Sun newspaper account regarding the camp dated April 1893, which treated it as a tourist destination. Ms. Gillis said the campsite was one of the most important sites in the history of Fort Lauderdale. Ms. Gillis called the site "the 7-11 of the day" for residents and travelers alike. Ms. Gillis said the naturalist Joseph Corey arrived in 1896 in his houseboat, and she believed that filibusters also utilized the camp.

Ms. Gillis explained that Mr. Stranahan committed suicide in 1929 during the Great Depression, leaving Mrs. Stranahan virtually penniless. A family friend acquired the Stranahan House site and Hyde Park Market parcel through a "friendly foreclosure" and deeded the house site back to Mrs. Stranahan. In the 1930s, Mrs. Stranahan operated a tearoom and inn out of the house, and in 1939, the Blackwell family leased the house as the Pioneer House for 40 years. After Mrs. Stranahan's death in 1971, the property was deeded to the Seventh Day Adventist Church, and the Historical Society acquired the house in 1975. When the Pioneer House ceased operations a few years later, the Society began restoring the house.

Mr. Ralph Johnson, representative of the applicant, read a statement discussing the benefits of preservation. He stated that the Stranahan trading post and campsite had

been the center of the community, and had facilitated interaction between white settlers and Native Americans. Mr. Johnson noted the presence of African American residents at the time. He stated the "Stranahan trading post, house, campsite is the first community and cultural center of Fort Lauderdale. It must be designated and archived in our collective memories for the preservation of our collective heritage."

Mr. Joe Dan Osceola, former President of the Seminole tribe, offered the Board greetings from the tribe. He explained that Mrs. Stranahan was "like a little Goddess to us." He described the Seminoles' visits to the trading post by canoe. Mr. Osceola presented a photo of himself with Mrs. Stranahan taken in the 1960s.

Chair Haan asked speakers to restrict their remarks to the criteria the Board must evaluate, other wise their remarks would be considered public opinion.

Mr. James Ostryniec stated Diane Smart from the Broward Trust had asked him to speak for her. He explained that the Broward Trust had become involved because it was in keeping with their "mission... to be an advocate for preserving and supporting significant historic sites in our Broward County." Mr. Ostryniec said the entire area of the campground was where the community had started.

Mr. Scott Strawbridge, President of Friends of the Park at Stranahan House, President of Bonnet House and member of the board of directors of the Florida Trust for Historic Preservation, delivered a message from Senator Mandy Dawson which referred to the State statute regarding historic preservation, and the importance of preservation to the state's quality of life and cultural environment. Senator Dawson's message stated the Stranahan House trading post and campsite was important to the entire state because it represented an example of a group of people from diverse backgrounds uniting to create a new community. Senator Dawson's note concluded by saying she "enthusiastically" endorsed the application, because it recognized the pioneering efforts of the Stranahans and all the others who started the City.

Mr. Strawbridge had another letter from Becky Clark, President of the Florida Trust for Historic Preservation, which stated their Board of Trustees agreed that the Stranahan trading post and campsite was a valuable historic site, deserving of designation. Ms. Clark's letter stated that the Stranahan House had been on the Trust's "most endangered list" in 2005. She urged the Board to give the application favorable consideration. Ms. Clark's letter stated that the house, and adjoining trading post and campsite reflected the beginnings of the City of Fort Lauderdale, and constituted "one of the most important landmarks in the modern City of Fort Lauderdale, Broward County and south Florida," having served as the first center of commerce, tourism, education, and interaction with the area's Native Americans. Ms. Clark's letter added that the house was an outstanding example of an architectural style once common and now rare. She asked the Board to approve the application to honor the Stranahans and other early inhabitants who had come together to create the community.

Mr. Strawbridge said, "The criteria are obvious, in terms of the significance of this site to our community," and he explained that the archeological reports indicated there was prehistoric occupation of both sites that continued through the nineteenth and twentieth centuries.

Mr. Strawbridge confirmed for Mr. Hall that he had read Mr. Carr's 1980 report, but had not read Mr. Carr's more recent report. Mr. Gibbs objected, stating that Mr. Strawbridge was not testifying as an expert, but giving his opinion as a layperson.

Chair Haan advised Mr. Hall to make his point during his presentation rather than questioning Mr. Strawbridge on this subject, as Mr. Strawbridge was not an expert.

Mr. Hall asked if the letter from the Florida Trust for Historic Preservation was "unsolicited", and Mr. Strawbridge informed Mr. Hall that the Florida Trust for Historic Preservation was "informed of the subject matter; they voluntarily proffered a letter." He was unsure what analysis the Trust might have conducted prior to sending the letter. As to Senator Dawson, Mr. Strawbridge said she was from that community, and had visited the site, and "made up her own mind."

Mr. Gibbs provided a copy of a letter from the Florida Trust for Historic Preservation dated April 19, 2005, in support for the original application. Mr. Gibbs presented printouts from the Trust's website, listing the their 2005 "most endangered historic sites" and including "Stranahan trading post and campsite." The website description continued, "The site located next to the Stranahan House in Fort Lauderdale was the first point of contact where the Seminole Indians and other travelers gathered to exchange goods and services. While the Stranahan House is not threatened, a 42-story condominium project is proposed for the significant archeological site next door."

Ms. Barbara Keith, Executive Director of Stranahan Hose, presented a letter from Barbara Maddock, Chief of the Bureau for Historic Preservation, and Deputy State Historic Preservation Officer. The letter said fieldwork on parcels adjacent to the Stranahan House had "revealed important remains from the trading post maintained at the site by Frank Stranahan." Discoveries included evidence of the Seminoles who traded there in the late nineteenth and early twentieth centuries.

Ms. Maddock's letter continued, "Underlying these finds are remains that date from the prehistoric, archaic and glades period." Ms. Maddock noted that the House and surrounding site represented "some of the most significant archeological and historical properties in Fort Lauderdale, Broward County and southeast Florida." Ms. Maddock stated that the Stranahan House National Register nomination should be amended to expand the boundaries to include "the important information that has come to light, through archeological investigation, since the 1973 listing."

Ms. Keith thought it "logical" that the "site where it all began" including the campsite was of historic significance and deserved designation. Mr. Keith felt the site was worthy of

recognition and protection as a landmark site, per the City's code. Ms. Keith stated, "the past matters... some of the worst poverty that anyone can suffer is to be stripped of their past." She felt the Board's vote was important for the City's past, present and future.

Mr. Gibbs referred back to the criteria and stated that: the site was a significant reminder of the cultural or archeological heritage of the City; the site was identified with a person or persons who significantly contributed to the development of the City, and it possessed distinguishing characteristics as an architectural style.

Mr. Gibbs said the entire site was important for more than just the Stranahan House; it was important for all of the people who came there and interacted to create a community. Many of these people stayed in the tents and cottages near the slough, which straddled Stranahan House property and the current Hyde Park Market property. Mr. Gibbs advised the Board to consider the photos, statements from Ivy Stranahan, and the 1982 and 2007 archeological reports. He referred to the 2007 report, which indicated that the Seminole tent camp surrounded the store, and photos of African Americans in front of tents located to the west of the House, on the Hyde Park Market property.

Mr. Gibbs referred back to the "friendly foreclosure" after Mr. Stranahan's death and the resulting platting of the property that had resulted in the site's current configuration. Mr. Gibbs said the history of the site predated that plat line.

Mr. Gibbs noted that in the master site file for archeological excavations, the State had originally assigned the Hyde Park Market site and Stranahan House different numbers, but had combined the two sites in 2005 into 8BD-259, "since it's considered part of the Stranahan House and store site."

Mr. Gibbs continued that in the 1982 archeological study, photographic evidence showed that tents located west of the store were a major part of the camp. Mr. Gibbs said this was the beginning of the community.

Mr. Gibbs said the Stranahans were important because of their trusting relationship with the Seminole tribe, which had never existed before. This relationship, as well as the obvious fact that the Stranahans were the City's founding family, made the site important.

The Board took a ten-minutes break and when they returned, Ms. Rathbun continued her report on the Hyde Park Market site:

Ms. Rathbun stated this was a request for historic designation of Stranahan's lot and campsite under the City of Fort Lauderdale's ULDR:

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

B. Historic designation.

a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation,

c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation

Ms. Rathbun gave a brief history of the property: Stranahan House, the home of Frank and Ivy Stranahan, the first recognized settlers of the City of Fort Lauderdale, was located on the north bank of the New River just west of U.S. 1 (Federal Highway). Frank Stranahan came to the Fort Lauderdale/New River settlement area in 1893 to establish a river crossing for the Lantana to Lemon City Road and the new Bay Biscayne Stage Line (Stranahan's employer). Before the highway, the only transportation between Palm Beach and Miami was by water.

Ms. Rathbun continued that the new road had been laid out along the old Military Trail along the Atlantic Coastal Ridge, by the U.S. Army during the Second Seminole War. A camp and ferry crossing had been located on the ridge, on the north bank of the river before Stranahan's arrival. This land, now part of the Colee Hammock subdivision, was owned by the Brickells of Miami. Mary Brickell was unhappy with the idea of a highway running through the land that she intended for high-end residential development and she accused Stranahan and the stage company of squatting. Mrs. Brickell suggested/insisted that the camp be moved to the west to land at a large bend in the river and offered the services of her son to survey a new route for the highway. That new route described the abrupt east/west jog of U.S. 1 at Sunrise Boulevard that exists today; the northern section of the road follows the high ground of the ridge; the southern section runs on lower ground to the city limits and beyond. Stranahan built his camp next to a slough that drained a cypress swamp, located northwest of the camp lot, to the river. In 1894, Stranahan acquired title to his 2-acre lot and other lands from the Brickells. By this time Stranahan's camp had become the center of the incipient community; it was the commercial hub with the establishment of the trading post and the overnight facility for the stage passengers, and Stranahan's New River ferry was the essential land transportation link in the area.

Ms. Rathbun informed the Board that a year later, in 1895, Henry Flagler, in negotiation with Mary Brickell over the right-of-way for the Florida East Coast Railway, was forced to relocate the rail line from the Coastal Ridge high ground to much lower pine flatlands about a mile and a half to the west of Stranahan's lot. A.L. Knowlton, a surveyor, working for Flagler, mapped the first plat of the town of Fort Lauderdale. Although at the time it was still socially central to the community, Stranahan's lot was sited on the eastern border of the Knowlton Plat. In 1901, newly married Frank Stranahan moved the trading post building off its original position on the lot and built the 2-story Stranahan House in its place. As the railroad and railway bridge had superseded the road and ferry as the major transportation link in the area, Stranahan was able to close the overnight camp. However, he did continue the trading post activities on the first floor of the new house.

Ms. Rathbun stated that slowly, commercial establishments were built near the central railway corridor and by 1905, a new 1-lane bridge had been built at Andrews Avenue. That same year, Frank Stranahan moved the trading post commerce to a new store at Brickell Avenue. Although still central to the social activities of the town, Stranahan's lot was now purely residential in use. In 1915, Andrews Avenue, with a new bridge, was part of Dixie Highway the national highway from Chicago to Miami and Stranahan's lot was no longer central to the town's activities. Development was slow on the eastern edge of town and early Sanborn Fire Insurance maps of Fort Lauderdale (1912, 1914) did not cover the area.

Ms. Rathbun explained that the real estate "boom" of the 1920s brought development east of the Knowlton Plat. There was a demand for an eastern river crossing at the old ferry site. In 1926, a new concrete bascule drawbridge was built at East Avenue on the eastern border of the plat and Stranahan's property, and the lot was central again. The new city plan, devised by Richard Schermerhorn in 1926/27, acknowledged the lot's importance as a connector between the business district and the new residential developments to the east by proposing the use of the northern half of the lot as a public park to anchor the planned linear parkway along the river. Commercial activity returned to the Stranahan property after Mr. Stranahan's death. Mrs. Stranahan opened a tearoom in the house to support herself. In the 1930s, the Blackwells, restaurateurs from the Carolinas, opened the Pioneer House Restaurant in the house and this was a landmark eatery in Fort Lauderdale for many years. Various other commercial properties were located on the property and surrounding lots over the years. Stranahan's lot was at the nexus, the important crossroads of S.E. 6th Avenue (otherwise Federal Highway, U.S. 1 or East Avenue) and Las Olas Boulevard.

Ms. Rathbun noted that the fluctuating prominence of Stranahan's lot in the City over the years did not diminish its importance in the siting and subsequent development of downtown Fort Lauderdale. The future configuration of the City was determined when Stranahan was compelled to move the campsite and ferry to the west. Ms. Rathbun stated that the site was significant under criterion a. as stated above.

Ms. Rathbun concluded by saying that Frank and Ivy Cromartie Stranahan were generally acknowledged as the first white residents of what became the City of Fort Lauderdale. Frank with his activities as a trader with the Indians, camp keeper, ferry operator, storeowner, banker and early developer and Ivy as the first schoolteacher. Her work with the Indians and her involvement with civic activities both had a profound impact on the history and development of the region. Mrs. Stranahan resided in the house on the site until her death in 1971. Ms. Rathbun stated criterion c of the City of Fort Lauderdale ULDR (as stated above) would apply in this instance.

Ms. Rathbun stated that under the stated criteria, she recommended designation of the Stranahan lot/campsite.

Mr. Hall introduced members of his firm who had worked on the case and thanked them. He then introduced Robert Carr, and Dr. Lucy Wayne. Mr. Hall presented copies of Mr. Carr's and Dr. Wayne's curriculum vitae to the Board. He also presented a copy of a May 7, 2007 agreement between Stranahan House and the City of Fort Lauderdale, the circuit court's summary judgment dismissing the City's eminent domain petition, the consent final judgment dated Nov 17, 2004, a graphic of the building's footprint, and the Hyde Park Market site owner's agreement that if an alternative plan was submitted, it would include the creation of a 10,000 square-foot public park plaza, paid for entirely by Mr. Hall's clients.

Mr. Gibbs objected to Mr. Hall's documents relating to rulings, as this had "absolutely nothing to do with the stated criteria in your code for historic preservation," as this was the only issue with which the Board should be concerning itself tonight. Chair Haan agreed. The Assistant City Attorney said they would allow Mr. Hall to enter his evidence to ensure that due process was preserved.

Mr. Hall said his exhibits went to "motive." Chair Haan noted that "motive" was not important to the Board.

Mr. Hall stated that history must be based on truth, and he intended to present the truth about the Hyde Park Market site. His colleagues would address the question of whether the trading and camping activities took place on this site, or on the current Stranahan House property.

Mr. Hall explained that his clients had submitted a site plan for a condominium/retail project on March 13, 2000. On May 7, 2001, the City and Stranahan House entered into an agreement that the City would try to obtain "all, or a portion of" Mr. Hall's clients' property, while Stranahan House would provide funds, and the City would retain full, sole authority over all issues related to the acquisition of all or a portion of the property. Mr. Hall said the City had followed through on its portion of the agreement, including the acquisition of a 10,000 square-foot site for the public park/plaza to be created by Mr. Hall's clients.

Mr. Hall said the City had filed a petition to acquire his clients' property by eminent domain on June 22, and on March 21, 2002, the circuit court dismissed that petition, finding there was "no reasonable necessity for the City acquire this property." Mr. Hall said historic issues had been considered during that proceeding. This decision was now being appealed.

Mr. Halls' clients had, meanwhile, filed counter-claims, and on November 17, 2004 the City entered onto a consent final judgment.

Chair Haan advised Mr. Hall that this information was irrelevant to the Board's decision.

Mr. Hall continued that his client had submitted an alternate site plan, including the park, which the City approved on December 6, 2005.

Mr. Hall said he had wondered why, if the site was so significant, no one had suggested naming the dedicated park after the Stranahans or the Seminoles.

Mr. Hall said objections had not been raised by Stranahan House when the property was rezoned, most recently in 1998, but objections had been raised after the dismissal of the eminent domain petition, and the City entered into a consent final judgment, which was permitted by their agreement with Stranahan House.

Mr. Marcil said he would present information from primary sources such as the words of the Stranahans and newspaper articles of the time to establish the truth. He would also refer to secondary sources.

Mr. Marcil agreed that Stranahan House was historic and should be designated, but their contention was that the Stranahan House site was “the home of the Stranahan House, the trading post and the Seminole camp.”

Mr. Marcil referred to Dr. Lucy Wayne and Dr. Paul George ‘s advice that municipalities should consult the national regulations for assistance in determining whether a site was a landmark. Mr. Marcil noted there were two levels of national recognition, inclusion in the National Register of Historic Sites, indicating historical, architectural, archeological and cultural significance, and designation as a Landmark Site, which indicated “exceptional value or quality.” Mr. Marcil said the Board must decide of the Hyde Park Market site possessed “that *exceptional* value or quality... and is it a *significant* reminder of our culture.” Mr. Marcil believed the evidence would show that it did not, and the application should be denied.

Mr. Marcil stated the very first trading post was located seven tenths of a mile east, in present day Tarpon Bend. Mr. Marcil displayed a map drawn by Frank Stranahan, indicating the current house site, titled “camp” on the map. The north/south road on the map was an old County road, now Federal Highway, and between the road and the ocean, an area called “Indian Camp” was the old John Jumper Indian camp.

Mr. Marcil displayed another map showing the campsite east of the County road, indicating the camp was deserted when the map was drawn. Mr. Marcil noted that the camps on these maps were not located near the current Stranahan House site of the Hyde Park Market site. Mr. Marcil quoted from a 1929 article citing Mr. Stranahan, “ We pitched our first camp at the present site of Tarpon Bend Park. John Jumper’s Indian camp was located about 300 feet east of where we were located.” Mr. Stranahan then referred to several other camps in the area, which Mr. Marcil said indicated that none of these camps was unique.

Mr. Marcil referred to a 1896 survey map and described the Stranahan property at the time. He then showed photos of the trading post located on the present Stranahan House site, and Indians in a Chickee east of the trading post. Mr. Marcil said it would have been unlikely at that time that Seminole Indians would interact with white tourists or workers staying at the camp. He said Mr. Kersey had admitted he knew of no evidence that they did interact.

Mr. Marcil said the Stranahan House was built in 1901 or 1902, with the first floor serving as the trading post. The company store was moved near the railroad tracks later, and the house was then solely a residence. Mr. Marcil said the real development of downtown Fort Lauderdale took place around the railroad tracks, not the Stranahan House site. He drew the Board's attention to photos taken on the Hyde Park Market site between 1908 and 1910 that showed there was no activity on the site at that time.

Mr. Marcil displayed a map of downtown Fort Lauderdale drawn by Mr. Stranahan describing the subdivision of his land, and Mr. Marcil indicated buildings that currently occupied those sites. Mr. Marcil noted that there had been an apartment building erected immediately west of the Stranahan House, proving that Mr. Stranahan "had no problem with people building residential buildings next door."

Mr. Marcil showed photos and maps from the 1950s, when the Stranahan House was the Pioneer Restaurant, and noted there was no activity on the Hyde Park Market site at that time. He then showed photos from the 1990s, showing the house fenced off from Las Olas Boulevard, with the house "looking very nice ... embracing modern buildings in the background."

Mr. Marcil said Dr. Paul George had testified at the eminent domain proceeding that the New River had two archeologically significant zones, the north bank and the south bank. Dr. George had stated that if the artifacts from the Hyde Park Market site could be considered significant, then so could all of downtown Fort Lauderdale.

Mr. Marcil referred to map by Dr. Lucy Wayne, and noted that there were several archeological sites in the area along the New River because this was where the Indians had camped.

Mr. Marcil said Robert Carr had performed an excavation at the Stranahan House site and discovered the postholes for the Seminole Chickee and the site of the first store; Mr. Marcil pointed out that these were all on the Stranahan House site. Mr. Marcil said the Stranahan representatives had done nothing in 25 years to recognize the Chickee or the archeological site. He said this was because until the eminent domain litigation was concluded, "they didn't find it politically expedient to do so."

In 1982, Mr. Carr had found beads from the Seminoles in the vicinity of the Chickee, and other artifacts at the Stranahan site, including pottery, shark teeth, nails, bullet cartridges, grommets and other items. With regard to a Seminole camp on the Hyde

Park Market site, Mr. Carr had said, “Minimal evidence of Seminole use of the Icon/Las Olas parcel...was found; this was limited to only three glass beads, which were in sharp contrast to the forty-nine glass beads in one ornament found in the adjacent Stranahan parcel.”

Mr. Marcil stated Mr. Carr concluded that the camp was for tourists and workers, not Seminoles, and had no permanent structures, only tents, the locations for which could not be found. It was therefore “not a significant archeological component of the subject parcel.”

Mr. Marcil said the Seminoles actually settled in Pine Island Ridge Natural Area, which Mr. Carr had helped excavate. Mr. Marcil noted that the applicants this evening were not requesting designation or Landmark status for this site or another Seminole camp on the New River.

Mr. Marcil referred to Dr. Wayne’s conclusions: there was no visible evidence of a connection to the Stranahans or Native American occupation; the archeological resources had been documented and mitigated by Dr. Carr’s excavation; the archeological excavations found no evidence of the campsite; both archeological resources extend into the Stranahan House property and could be commemorated there; other major historic events in Fort Lauderdale were commemorated with markers in convenient locations, or by moving or reconstructing a building. Mr. Marcil said the applicant could easily commemorate the trading post and camp on the Stranahan House site. Mr. Marcil felt their failure to do so indicated that “the reason they’re doing this is to try to thwart the developer’s building.”

Mr. Marcil showed an animated presentation of how the Stranahan House would look once the surrounding development was completed. He noted that the property would be opened up and interest in the site would increase.

Mr. Marcil said the Stranahans were not “anti-progress” and quoted from a 1967 article stating Mrs. Stranahan’s love for the City she helped plan that had been changed by the towering hotels and high-rise apartment buildings. The article stated Mrs. Stranahan did not mind this because “that’s progress.” Mr. Marcil said the Stranahans were “all about progress” and he felt that if they were present this evening, “they would actually be a little bit saddened and ashamed by the efforts of people to thwart other land owners’ developments.”

Mr. Marcil said, “It’s sad, but it’s purely political why we’re here tonight; it’s purely for purposes of somebody who want to thwart a development.” He urged the Board not to be used as a “political tool” and to evaluate the Hyde park Market site on its own. He felt they must not lower the bar to political purposes, as this would lower the bar for all time.

Chair Haan introduced into evidence letters the City received on this matter, and noted that "100% of them were begging us to consider historic designation."

Chair Haan opened the public hearing.

Sister Therese Roberts, lifetime resident, said her family had been here since 1910. She said, "We need to study history to know from whence we came, but if we don't preserve that history, we are not going to know where we're going." Sister Therese felt that just because a site had been built on did not mean they must continue to build there, and there must come a point when preserving something for the future was more important. She begged the Board to vote in favor of the designation to preserve the area for the future.

Ms. Miranda Lopez felt that designating the Stranahan House without the Hyde Park Market site was "to have a head without a body." Ms. Lopez noted that the short life of the trading post/camp did not render it insignificant. She stated she strongly supported designation of the Stranahan House and the campsite and trading post.

Ms. Marie Bristol-Parr said she was new to the area and was unfamiliar with this issue and the City's politics, but was "appalled at how little original historical property had been preserved in situ." She felt there was very strong evidence that the site was an Indian camp and that the camp and trading post had filled the whole property. Ms. Bristol-Parr wondered why it had taken so long for the application to come to the Board, and why the sites should be considered separately.

Chair Haan closed the public hearing.

Mr. Gibbs reiterated his objection to evidence and discussion of anything not specifically related to the criteria, and reserved his right to appeal on this basis. Mr. Gibbs complimented Mr. Marcil on his presentation, but noted that "we have an ...opponent who is writing history the way they want to see it."

Mr. Gibbs said this was not about the Seminole camps along the New River, but the Stranahan camp and trading post, which was different because it included African Americans, Seminoles and white hunters and other travelers.

Mr. Gibbs pointed out that even though there was a paucity of physical evidence of tents, he had shown photos depicting tents and buildings that were part of the camp.

Mr. Gibbs reminded the Board they were obligated to follow the City code criteria, not National requirements to which Mr. Marcil had referred.

Mr. Gibbs said Mr. Carr's interim report in 2006 referred to "significant archeological discoveries made at the Icon/Hyde Park parcel... a remarkable array of discarded and lost artifacts." Mr. Carr's 1982 study had made several recommendations regarding the

house site and Hyde Park Market site, including the consideration of excavating the boat slip west of the house, which had been a “vital part of the store complex.”

Mr. Gibbs said he had been disturbed by the context of the quote Mr. Marcil attributed to Mrs. Stranahan. He had he was shocked and appalled about the tone of Mr. Marcil’s presentation, the attacks on Stranahan House and the snide remarks, which indicated mean-spiritedness.

Mr. Gibbs referred to Dr. Wayne’s report Mr. Marcil had discussed. Contrary to first conclusion, that there was no visible evidence of a connection to the Stranahans or Native American occupation, Mr. Gibbs noted that in 1982 and 2007, the archeologists acknowledged that the campsite did exist n that property.

Regarding Dr. Wayne’s conclusion that the archeological resources had been documented and mitigated by Dr. Carr’s excavation, Mr. Gibbs said the excavations had not covered the entire site.

Regarding the conclusion that the archeological excavations found no evidence of the campsite, Mr. Gibbs said there was photographic evidence of the campsite’s presence on the property.

Regarding the conclusion that both archeological resources extend into the Stranahan House property and could be commemorated there, Mr. Gibbs felt this was not a compelling argument.

Regarding the conclusion that it was unclear how far into the site the campsite extended, Mr. Gibbs said there was photographic evidence showing this; it was along the river and creek bed, and this was acknowledged by Mr. Carr in 1982 and 2007.

Regarding the conclusion that the property was best known as the Hyde Park site and the site of a garage, and was therefore not historic, Mr. Gibbs said the fact that the property had subsequent uses did not detract from its history.

Regarding the point that the Stranahan House had not chosen to commemorate the Chickee hut, Mr. Gibbs noted that this was irrelevant.

Regarding the point that the significance could be commemorated with a marker, Mr. Gibbs said the HPB could decide later if a marker was an appropriate method to reflect the designation.

Regarding the conclusion that the proposed designation did not encompass all the lands by the Stranahan House, Mr. Gibbs said this was correct; it encompassed the land where the Stranahan House, campsite and trading post occupied.

Regarding the conclusion that the designation was not consistent with state and federal landmark designation, Mr. Gibbs pointed out that the Board must consider the City's criteria only.

Regarding the conclusion that designation of the Hyde Park Market site would "diminish the value of this designation," Mr. Gibbs said he could not disagree more, as this was where the City started, the first place people from different parts of society communicated. Mr. Gibbs said the site reflected the cultural, social, political and archeological origins of this community.

Mr. Hall presented Mr. Ceisielski the photos from Mr. Marcil's presentation.

Mr. Hall felt they had "revealed and explained history in a way that should be important to this Board." He remarked that Stranahan House had not presented archeological testimony. Mr. Hall and Mr. Marcil had no further rebuttal.

The Board then discussed how many votes to take.

Chair Haan noted they were in dangerous territory because they were being asked to consider the parcel and house together.

Mr. Adams felt it was evident that the sites were tied together, and wished the site to remain intact for consideration.

Chair Haan felt they must be very careful when considering applications from applicants for land they did not own, and Ms. Jordan agreed. Chair Haan thought it was "a little too convenient" that only the Hyde Park Market site had been included in the application, when he was sure "the Indians and these traders, they were sprawling out all along this river."

Mr. Howard said he considered the parcels distinct and separate. He feared that the "big bang theory" the applicant used had "severely diminished the quality of the Stranahan House itself."

Ms. Jordan felt that by holding two votes, they would send a "very clear message as to site and structure."

Mr. Adams reiterated that to him that the sites were historically connected, and the Board should only be thinking about history, not development.

Chair Haan said he was not convinced that the Hyde Park Market site by itself warranted designation.

Ms. Graff and Ms. Johnson agreed that the Board should hold two votes.

Motion made by Mr. Howard, seconded by Ms. Graf, to hold two votes on the two parcels. Motion passed 6 – 1 with Mr. Jolly abstaining and Mr. Adams opposed.

Motion made by Ms. Jordan, seconded by Mr. Howard, to approve the request for historic designation for the Stranahan House per 47-24.11.B.6.c and f. Motion passed 7 – 0.

Mr. Adams wondered how the Hyde Park Market site could *not* be considered historic. Chair Haan felt the argument for designation must be more compelling when making a decision that took away the property rights of another owner. Mr. Wieland questioned if that was what they were really doing. Chair Haan felt that the applicant's presentation had not met the criteria for the Hyde Park Market site.

Ms. Jordan noted that their decision must hinge on criteria a and c, criterion a being whether the site was valuable as a significant reminder of the cultural or archeological heritage of the City. Chair Haan said the site in its present state did not remind him of anything historical, but the House did. Mr. Adams felt the site complied with several of the criteria.

Motion made by Mr. Howard, seconded by Ms. Graff, to approve the request for designation for part b of Case 1-H-07, the Stranahan lot and campsite, per 47-24.11.B.a and c. Motion passed 4 – 3 with Mr. Howard, Ms. Jordan and Chair Haan opposed.

II. For the Good of the City

Mr. Cromar thanked the Board for their words of sympathy on the passing of Ms. Dandy's husband recently.

There being no further business to come before the Board, the meeting was adjourned at 9:59 p.m.

Chairman,

Nolan Haan, Chair

Attest:

Travis Woods [for Jamie Opperlee, Recording Secretary]