

**Historic Preservation Board  
City of Fort Lauderdale  
Monday, June 4, 2007 - 5:00 P.M.  
City Hall  
First Floor Conference Room  
100 North Andrews Avenue  
Fort Lauderdale, Florida**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>2007 Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Jay Adams	A	2	2
Carolyn Dandy	P	2	2
Mary-Jane Graff	P	4	0
Nolan Haan, Chair	P	4	0
Pat Hale	P	3	0
Bill Howard	A	3	1
Joanne Johnsen	P	4	0
Daryl Jolly, Vice Chair	P	3	1
Susan Jordan	P	4	0
Clay Wieland	P	3	0

**City Staff**

Michael Ceisielski, Staff Liaison to the HPB  
Assistant City Attorney  
Pat Garbe Morillo, Staff Liaison to the HPB  
Anthony Fajardo, Planning Department  
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
Travis Woods, Recording Secretary

**Guests**

Elizabeth Wysocki-Garner                      Scott Strawbridge  
Paul Boggess

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2.	11-H-07(SB)	Elizabeth A. Wysocki-Garner	<a href="#"><u>3</u></a>
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The applicant's representative 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.

**Motion** made by Ms. Johnson, seconded by Ms. Jordan, to approve the Certificate of Appropriateness for Alteration per section 47-17.7.B.2.d.v. Board unanimously approved 8 - 0.

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2.     **Applicant:**   Elizabeth A. Wysocki-Garner                             **Case No.11-H-07 (SB)**  
         **Owner:**     Elizabeth A. Wysocki-Garner  
         **Location:**  817 SW 2<sup>nd</sup> Court  
         Request:    Certificate of Appropriateness for Alteration  
                      • Installation of 8' x 12' utility shed  
         Zoned:      RML-25  
         Legal:      Lot 21, Block 10, Bryan's Subdivision of Fort Lauderdale, P.B. 1, P. 29.

Ms. Morillo informed the Board that this was a request for a Certificate of Appropriateness (COA) for a utility shed eight feet by ten feet to be installed at the rear of an existing non-historic house.

Ms. Morillo advised the Board to consider the General Criteria for a COA under Material and Design Guidelines for utility structures, Section 47-17.7.B.4.a.iv when deciding whether to grant a COA for this application.

Ms. Rathbun informed the Board that the concrete house on the property was not shown on the early Sanborn Fire Insurance Maps for the City of Fort Lauderdale and was not listed on any of the City's historic surveys, or on the FMSF. The house was not considered historic in the SBHD. She explained that the applicant was requesting a fabricated wood frame structure with aluminum lap siding. Even though aluminum siding was not ordinarily allowed in the SBHD, Ms. Rathbun noted it was appropriate for this type of manufactured, utility structure.

Sec. 47-17.7 Material and design guidelines

- B.     Materials and designs
- 4.     Outbuildings.
  - a.       Materials and finish
  - iv.    Other, 8'x12' aluminum over wood frame

Ms. Wysocki-Garner explained that she desperately needed the shed for storage.

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.

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Ms. Rathbun continued that the developer had stated the new buildings would be 28 feet from the property line and approximately 140 feet from the front of Old Dillard

School. She drew the Board's attention to an aerial photo of the property with a portion of the developer's site plan superimposed and noted that the other proposed buildings on the site should have no impact on the historic resource and the three northernmost buildings were of a sufficient distance from Old Dillard that they should have minimal or no shadow impact on the historic resource.

Ms. Rathbun stated the developer has addressed potential increased traffic concerns by limiting parking spaces on the site and by not allowing entry to the site from Northwest 4th Street. Traffic entrances would be from East and West Dixie Court, which did open to Northwest 4th Street. The developer had stated that as many existing mature trees as possible would be retained and additional landscaping would be provided, which would help to minimize the visual impact of the new buildings on the historic resource.

Ms. Rathbun felt the impacts of the new development on the Old Dillard School and Museum, if any, would be minimal.

Mr. Scott Strawbridge, representing the City of Fort Lauderdale Housing Authority, explained that site plan approval was begun last June, and during a second DRC meeting, staff advised he must present this to the HPB for review and comment.

Mr. Strawbridge said the project did not approach any of the code thresholds, and was sensitive to the school as much as was possible. He stated the buildings exceeded setbacks, and were lower than the maximum allowed height and density. Mr. Strawbridge said they had received a parking reduction, but there were 40 spaces in a landscaped area that could be converted later on if the need arose. Mr. Strawbridge informed the Board that they had created a full greenway through the site for additional open space.

Mr. Strawbridge invited questions from the Board.

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.

Ms. Graff felt this would be an enhancement to the neighborhood. Chair Haan appreciated the reduction of the parking spaces to add to the green space.

Mr. Strawbridge stated this was an affordable/workforce rental project, including a separate elderly unit. He added that the Housing Authority's "Step Up" program apprentices would construct all of the cabinetry for the kitchens and baths.

### **III. For the Good of the City**

#### **Updated Historic Designations and National Register Sites List**

Ms. Morillo promised to mail this to Board members.

### Announcements

Ms. Morillo announced that the Certified Local Government Resolution had been put on the July 10 City Commission meeting agenda.

The Board agreed to keep their July 2 meeting date.

The Assistant City Attorney announced that on June 5, the City Commission would consider the historic designation of the Stranahan House and adjacent property, and the site plan approval for the Sails Project on the property where the Americana Motor Hotel Lobby was located. Chair Haan said representatives would attend the Commission meeting to request that the Americana Motor Hotel Lobby be incorporated into the new project's design. He noted that the estimated cost to move the building was \$2 million, which was prohibitive.

Chair Haan wanted to recommend to the City Commission that the hotel lobby be incorporated into the new project design. The Assistant City Attorney reminded the Board that they had already recommend that the City Commission designate the hotel structure as historic, but this was in limbo because the applicant had asked the City Commission to defer a decision on that issue and the City Commission had agreed. She said the HPB had no further authority to make another recommendation. If a Board member wished, he or she could attend the meeting as a citizen to speak about the issue, or, as a Board member, to remind the Commission of the recommendation of the HPB.

### Board Elections

Ms. Jordan nominated Mr. Haan as Chair, seconded by Mr. Wieland. Board unanimously approved.

Ms. Graff nominated Mr. Jolly as Vice Chair, seconded by Ms. Jordan. Board unanimously approved.

### Sailboat Bend Historic District Dumpsters

Mr. Paul Boggess, Sailboat Bend Civic Association liaison, felt that dumpster installations in Sailboat Bend should come before the HPB for approval of their position and the enclosure design. Chair Haan agreed, having experienced this problem at his own building.

Ms. Hale noted that the HPB, the Planning and Zoning board, the Code Enforcement Board and the Board of Adjustment should all work together on issues such as this.

Chair Haan said he was involved with the ordinance review committee, and offered to recommend this change to that committee.

The Assistant City Attorney explained that since dumpster enclosures required a building permit, they also required review for a Certificate of Appropriateness from the HPB. Mr. Boggess stated this was not occurring, and the Assistant City Attorney advised him to make a complaint to Community Inspections/Code Enforcement.

Mr. Ceisielski agreed that a Certificate of Appropriateness was required for dumpster enclosures.

The Assistant City Attorney said staff could administratively approve certain things, and the dumpster enclosure to which Mr. Boggess referred had been approved this way, with the provision that an HPB member could call the item up. Chair Haan had tried to call the item up, and staff had informed him that the dumpster's location was not sufficient reason for call up. She stated the HPB's authority was confined to the Material and Design Guidelines only; location was approved by the Zoning staff, which had approved the dumpster's location.

The Assistant City Attorney said if the location of dumpsters was a problem, it could be addressed by the Ordinance Review Committee and resolved city-wide.

Chair Haan asked if dumpster enclosures could come before the HPB for review and comment. The Assistant City Attorney said staff would consult the Comprehensive Plan to see if this was possible. If an ordinance change was desired, this should be discussed with a City Commissioner and the City Manager, and the City Commissioner could request that staff look into changing the ordinance.

#### Demolition by Neglect

Chair Haan explained that some owners of historic properties were circumventing the HPB by practicing "demolition by neglect." This entailed allowing their properties to deteriorate and having outside engineers declare buildings unsafe. The City could issue a demolition permit, and only notify the Chair of the HPB.

The Assistant City Attorney explained that there was a provision in the City Code and in the Florida Building Code stating that in an emergency, the building official had the authority to have a property demolished or send it to the Unsafe Structures Board for demolition or to secure a building. If one such building was designated, or located in an historic district, the building official must also notify the Chair of the HPB. A property owner was not permitted to obtain a demolition permit for a property that was historically designated or located in the historic district without a first obtaining a COA.

Mr. Boggess asked if the fines for illegal demolition could be increased. The Assistant City Attorney thought the ordinance, based on State Statute, set the maximum penalty at \$5,000 if the building was irreparable.

There being no further business to come before the Board, the meeting was adjourned at 6:06 p.m.

Chairman,

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Nolan Haan, Chair

Attest:

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Travis Woods [for Jamie Opperee, Recording Secretary]