



April 20, 2015

Mr. Robert F. Bendus
Director
Florida Department of State, Division of Historic Resources
500 South Bronough Street, R.A. Gray Bldg., 4th Floor
Tallahassee, Florida 32399-0250

Re: South Side School Restoration, DHR Project File: 2015-0546B

Dear Mr. Bendus,

The City of Fort Lauderdale (City) is in receipt of your letter (Exhibit 1) dated March 16th, 2015 and offers the following for your review and consideration to address the concerns mentioned in your review. The City has made every effort to ensure that the changes to the historical South Side School building are minimized in order to accommodate the new use as a cultural/community facility. An effort also has been made to not only preserve the historical elements and to incorporate design features that are distinctive and different, but also to ensure that the renovations made provide the needed protection to the building and prevent the further deterioration of some of the building elements. Additionally, the proposed changes have been reviewed and approved according to the Secretary of the Interior's Standards by both the Historical Preservation Board of Fort Lauderdale (Exhibit 2) and by the Historic Preservation Officer of the Broward County Planning and Redevelopment Division (Exhibit 3).

Site Plan

The Florida Department of State, Division of Historic Resources has expressed a concern with the proposed demolition of the existing racquetball and shuffleboard courts and a copy of the Cultural Resource Assessment Survey (CRAS) to assist in the determination of the historical significance of these features was requested. The City has completed the CRAS and it was forwarded for your review on March 25, 2015. According to the conducted survey, it was determined that the shuffleboard and the racquetball courts are not eligible for listing in the National Register of Historic Places and *"that the proposed construction for the parking lot and the alternations to the South Side School building will have no adverse effects to any significant cultural resources."* As such, the City requests approval of the proposed parking as originally submitted.

Interior

The Florida Department of State, Division of Historic Resources has expressed an objection to the proposed addition of administrative room 110 as depicted in the design because it interferes with the existing basic circulation routes for the building. Since the proposed room will be located underneath of the closed construction staircase, it will not interfere with the existing circulation. As such, the City requests an approval of the proposed administrative room 110.

Archeology

The City will continue monitoring of all future ground disturbance activities within Hardy C. Florence Park by a professional archeologist as required based on the completed CRAS.



Exterior

Breezeway:

The Florida Department of State, Division of Historic Resources indicated that the existing openings in the breezeway on the southwest and northwest elevations should be retained. If the openings cannot be retained, the proposed design should be a metal storefront window system.

The City is proposing to enclose the existing breezeway on the first floor, second floor, and adjacent open exterior stair leading to the second floor with impact resistant aluminum windows and a wood door. The City takes the stance that this change is necessary to separate the access for the private parks offices to be located on the second floor of the building and the community center open to the public located on the first floor. The proposed fixed aluminum windows will have the color matching to the existing windows with one horizontal stile. The windows will be set to the rear of the existing openings and the sills will have a sloped edge for drainage as recommended by the Florida Department of State, Division of Historic Resources.

However, the Florida Department of State, Division of Historic Resources recommended to eliminate poured columns between the proposed windows and to proceed with metal framing and all windows as thin as possible to minimize the adverse effect of enclosing of the open spaces. The City has proposed this as an alternate during our submission to the Historical Preservation Board of Fort Lauderdale. This option was specifically rejected by the Historical Preservation Board of Fort Lauderdale because it appeared to replicate the original historic windows.

The City also looked at the possibility of using an aluminum storefront window system as suggested by the Florida Department of State, Division of Historic Resources. The building is located within a High Velocity Hurricane Zone and the maximum glazing sizes are limited due to the Florida Building Code Requirements and Notices of Approval restrictions. As a result, the City takes the stance that the proposed solution for enclosing the breezeway windows is in compliance with the Guidelines for Rehabilitation of Historic Buildings. As such, the City requests approval of the enclosed breezeway as submitted.

Southwest Entry (Western Edge):

The Florida Department of State, Division of Historic Resources also indicated that the proposed additional entry on the southwest elevation near the western edge of the building does not meet the Guidelines for Rehabilitation of Historic Buildings. The Florida Department of State, Division of Historic Resources specifically rejected a proposed roof above and requested to limit the width of the existing openings in the two story porch/breezeway.

The proposed additional door will serve as a main entrance for the proposed parks offices and it will require a small roof (over the door) to protect the entrance from potential water damage and to also satisfy the product approval requirements and building codes.

The City takes the stance that the proposed entry and the roof are significantly different from the existing elaborate entry at the front of the building. The proposed entry has a flat roof which is supported by two simple square columns. The existing front entry to the building has been designed with sloped side walls and wood trellis. This proposed modification was reviewed and approved by both Historical Preservation Board of Fort Lauderdale and by the Historic Preservation Officer of the Broward County Planning and Redevelopment Division. It was determined that the alternation does not seek to create an earlier appearance of the building.

PUBLIC WORKS DEPARTMENT

ADDRESS, FORT LAUDERDALE, FLORIDA 33301

TELEPHONE (954) 828-6891, FAX (954) 828- 5074

WWW.FORTLAUDERDALE.GOV



Southwest Entry (Center):

The Florida Department of State, Division of Historic Resources also indicated that the proposed new entrance structure for the existing entry at the center of the southwest elevation does not meet the Guidelines for Rehabilitation of Historic Buildings.

The City's position is the same as for the additional southwest entry, that is, the proposed entry and the roof are significantly different from the existing elaborate entry at the front of the building. The proposed entry has a flat roof which is supported by two simple square columns. The existing front entry to the building has been designed with sloped side walls and wood trellis. This proposed modification was reviewed and approved by both Historical Preservation Board of Fort Lauderdale and by the Historic Preservation Officer of the Broward County Planning and Redevelopment Division. It was determined that the alternation does not seek to create an earlier appearance of the building.

The City appreciates the Florida Department of State, Division of Historic Resources assistance in an expeditious review since this is the last approval required prior to commencement of procurement activities and restoration work thereafter on this very important community project. Should you have any questions or need any additional information for your review, please contact me directly.

Sincerely,

Irina Tokar, RA, LEED AP, NCARB
Senior Project Manager, Florida Registration RA 93424

Attachments:

- Exhibit 1 - Review Letter
- Exhibit 2 - Certificate of Appropriateness
- Exhibit 3 - Project Compliance Review and Recommendations

cc: Hardeep Anand, P.E. Director of Public Works
Pedram Zohrevand, Ph.D., P.E., Assistant City Engineer
Paul Krashefski, Broward County Natural Resource Specialist III
Dave Baber, Broward County Historical Commission



CITY OF
FORT LAUDERDALE
FLORIDA

January 30, 2015

Merrill Romanik
Synalovski Romanik Saye
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: Case No.: H14019
Applicant: Merrill Romanik, Synalovski Romanik Saye
Owner : City Of Fort Lauderdale
Location: 701 S. Andrews Avenue
Request: Certificate of Appropriateness for Alteration

- **Enclose existing SW facing breezeway and stair tower;**
- **Add a covered roof and stair cases at two SW facing exterior doors;**
- **Add a ADA compliant ramp; and,**
- **Add 37 parking spaces to the site**

Dear Applicant:

Enclosed please find the Certificate of Appropriateness for Alteration for the above referenced property that was approved at the Historic Preservation Meeting held January 5, 2015, with the following conditions:

- Per the drawings with issue date of 11/12/14, sheet A201, Southwest Elevation - Option A is approved for the windows to include a deeper reveal than the existing windows and tinted glass.
- Per the drawings with issue date of 11/12/14, sheet A201, Northwest Elevation - Option B is approved for the building entrances, with the gap between the new and old construction and perimeter walls, but not the roof.
- The ADA ramp is approved as shown on sheets R2 and A201.
- 37 parking spaces approved

Please retain these originals with your property records.

When applying for your permit, you are **required** to submit a copy of this certificate with your permit application and plans. This will help expedite the permit process.

Should you have any questions please feel free to contact me at 954-828-8958.

Sincerely,

A handwritten signature in black ink, appearing to read 'Linda Mia Franco', with a stylized flourish at the end.

Linda Mia Franco, AICP
Urban Design Principal Planner and Historic Preservation Board Liaison
Enclosure
LMF/lc



City of Fort Lauderdale
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness

Granted to:

Merrill Romanik, Synalovski Romanik Saye
Property Address:

701 S. Andrews Avenue

Certificate of Appropriateness for Alteration : • Enclose existing SW facing breezeway and stair tower,
Request: • Add a covered roof and stair cases at two SW facing exterior doors; • Add a ADA compliant ramp; and,
• Add 37 parking spaces to the site .

Case Number: H14019 Approval Date: January 5, 2015

Conditions placed on Approval: Per drawings with issue date of 11/12/14, sheet A201, SW Elevation- Option A
is approved for the windows to include a deeper reveal than the existing windows and tinted glass & NW Elevation
Option B-for building entrances, with the gap between the new/old construction and perimeter walls, but not the roof.

Date: 02/05/2015 
Signature of HPB Chairman or Staff Liaison to HPB



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Irina Tokar
Senior Project Manager
City of Fort Lauderdale
100 North Andrews Avenue, City Hall 4th Floor
Fort Lauderdale, Florida 33301

March 16, 2015

RE: DHR Project File No.: 2015-0546B, Received by DHR: March 5, 2015
Project: South Side School Restoration, 701 South Andrews Avenue, Fort Lauderdale, Florida
City Project # 10777G
County: Broward

Dear Ms. Tokar:

Our review of this project concerning additional work to the South Side School in Fort Lauderdale, Florida was conducted in accordance with Chapter 267, *Florida Statutes* to determine if the above mentioned project will adversely affect historic properties listed on, or eligible for listing on the National Register of Historic Places, or otherwise of archaeological or historical significance. The City of Fort Lauderdale received state grant assistance from the Division of Cultural Affairs for the rehabilitation of the historic school; and the City was given title to the property adjacent to the south of the school property which was acquired by the State through the Florida Communities Trust (FCT) program. Both these actions require oversight by this office, the Division of Historical Resources (Division), to ensure that historic resources are identified and not adversely affected. The 2004 FCT management plan specifies coordination with the Division.

The South Side School, located in Fort Lauderdale, was listed on the National Register of Historic Places in 2006 for its significance under Criterion A for Education.

Thank you for providing additional plans and project information to assist this office in completing our review. In reviewing this project our office applied the Secretary of the Interior's Standards for Rehabilitation (the Standards) to assess the effect of the proposed project on the historic South Side School. While many aspects of the project appear to meet the Standards, we have several comments and concerns that should be addressed prior to the proposed project's initiation. These comments are included below:

Exterior:

1. The proposed addition of windows in existing openings on the southwest and northwest elevations do not meet the Standards. The existing openings in the two story porch/breezeway should be retained. If the openings cannot be retained, an acceptable alternative to the proposed design is a metal storefront style



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) flheritage.com
Promoting Florida's History and Culture VivaFlorida.org



window system. This window system should be set to the rear of the existing openings and should not include new poured columns as specified in Note 7, Sheet A-8. Metal framing is appropriate, but all mullions and other window components should be as thin as possible to minimize their appearance. A sloped edge should be added to the openings at the sill location to assist in drainage. Although it is preferable to maintain the existing openings, this alternative design will sufficiently minimize the adverse effect of enclosing the open spaces.

2. The proposed design for the additional entry on the southwest elevation near the western edge of the building does not meet the Standards. The proposed design is similar to the school's existing historic entrances and needs to be sufficiently differentiated from the original entrances. An entrance may be added in this location, but it should match the metal storefront design of the alternative window design discussed above. The entrance should not have a roof above it and should be limited to the width of the existing openings in the two story porch/breezeway. This design will minimize the adverse effect of adding an additional entrance to the structure.
3. The new entrance structure for the existing entry at the center of the southwest elevation (Note 9, Sheet A-12) does not meet the Standards unless its design can be supported by historical documentation. The proposed entry structure closely resembles the historic entry on the building's front elevation and may create a false sense of historical detail. Any treatment to this entrance should be tied to historical documentation or should be as simple as possible to meet the particular need, such as stairs, railing, etc. A roof for this entrance is also considered inappropriate unless it can be tied to historical documentation.
4. The addition of a handicap accessibility ramp to the primary entrance on the southwest elevation is acceptable under the Standards.
5. The addition of stairs and a platform to access the doors beneath the existing exterior stairs on the southwest elevation is acceptable under the Standards.
6. The existing doorway to be filled on the southwest elevation is acceptable under the Standards (Note 4, Sheet A-12). If this opening is original to the structure, the infill should be recessed 1 inch from the elevation to indicate the historic location of a doorway. If the opening is not historic, it is not necessary to recess the infill.

Interior:

1. The proposed addition of the Admin. room (110, Sheet A-8) should be relocated within the existing building floorplan. This is important to maintain the basic circulation routes for the building. If the reconstructed stairs have a closed construction (i.e. the space below the stairs is enclosed, rather than open) it may be appropriate to locate the Admin. room in this area. Provided that the Admin. room is constructed within the existing floorplan, it will be acceptable under the Standards.

Site Plan:

1. We note that the proposed Parking Option 2 will result in the demolition of the existing racquetball and shuffleboard courts. While these elements are not included within the National Register boundaries for the South Side School, they do have a historical connection to the development of Florence C. Hardy Park as a WPA (Works Progress Administration) funded project. The WPA features of Hardy Park may be eligible for a separate listing on the National Register of Historic Places. The anticipated Cultural Resource Assessment Survey (CRAS) should provide a more complete history of Hardy Park and will assist in the determination of the historical significance of these features. At this time we encourage an alternative parking plan that would leave the racquetball and shuffleboard courts intact. We suggest the addition of necessary parking

Ms. Tokar
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March 16, 2015
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is made at the southern part of Hardy Park as an extension to the existing parking at that location. We do request an opportunity to review this CRAS once complete to assist in our determination of the effect of potentially demolishing features of Hardy Park.

Archaeology:

1. We note that previous projects for this area have required archaeological monitoring due to the possible location of the Stranahan Cemetery (8BD4157). The anticipated CRAS may provide sufficient information so that future monitoring is unnecessary. Our office requests an opportunity to review the CRAS once complete to determine the effect of ground disturbing activities on the Stranahan Cemetery or other archaeological resources that may be located during the CRAS. Our office may still require archaeological monitoring if the CRAS recommends monitoring or if the CRAS is determined by our office to be insufficient.
2. If ground disturbing activities begin prior to completion of the CRAS and our office's review of the CRAS, archaeological monitoring for ground disturbing activities will be necessary. Our office should be contacted to provide specific instruction in the event that archaeological monitoring is necessary.

Provided that the above listed changes to the proposed work are made, the modifications to the South Side School will meet the Standards and sufficiently minimize or avoid adverse effects to the South Side School. Our office does request an opportunity to review the revised project plans once the recommended changes have been made to the proposed project. We request an opportunity to review the anticipated CRAS for the Southside School Hardy Park area. Our review of this document will assist our office in determining the effect of the proposed projects on the shuffleboard and racquetball courts, as well as the Stranahan Cemetery and any other archaeological resources that may be located during the CRAS. We also request that once work is completed on the South Side School, our office is provided with an updated Florida Master Site File Historical Structure Form so that we have a record of the changes to the structure.

We thank the City of Fort Lauderdale for their continuing efforts to support the rehabilitation and reuse of the National Register listed South Side School. The South Side School is a valuable historical resource for Fort Lauderdale and Florida. The schools continued use is an important part of its long-term preservation. Our office looks forward to working with the City of Fort Lauderdale in the preparation of the proposed project. If you have any questions, please contact Jason Aldridge, Historic Sites Specialist, by email at Jason.Aldridge@dos.myflorida.com, or by telephone at 850.245.6333 or 800.847.7278.

Sincerely



Robert F. Bendus, Director
Division of Historical Resources
& State Historic Preservation Officer



Coastal Archaeology & History Research, Inc.

March 18, 2015

Paul Krashefski, LEED Green Associate
 Natural Resource Specialist III
 Environmental Protection and Growth Management Department
 Environmental Planning and Community Resilience Division
 115 South Andrews Ave., Room 329H, Fort Lauderdale, FL. 33301

AND

Rick Ferrer, Historic Preservation Officer
 Broward County Planning and Redevelopment Division
 Broward County Environmental Regulation and Growth Management Division
 115 S. Andrews Ave, Rm 329K, Fort Lauderdale, Florida 33301

Re: Project Compliance Review & Recommendations –

“A Cultural Resources Assessment Survey of South Side School & Florence C. Hardy Park, City of Fort Lauderdale, Broward County, Florida.” Conducted by Advanced Archaeology, Inc. for the City of Fort Lauderdale, Florida.

Dear Mr. Krashefski and Mr. Ferrer,

I have had an opportunity to review “A Cultural Resources Assessment Survey [CRAS] of the South Side School and Florence C. Hardy Park, City of Fort Lauderdale, Broward County, Florida” conducted by Advanced Archaeology, Inc. for the City of Fort Lauderdale (February 2015). The CRAS was performed to fulfill requests from Broward County in consideration of the requirements of the Hardy Park Management Plan (OS-23), administered through the Broward County Safe Parks Bond Program.

The purpose was to “assess any historic cultural resources that may be present within the subject parcel boundaries and its viewshed, and to determine the effects [of proposed future development] upon any potential resources found” (page 1). The CRAS resulted in the documentation of six (6) previously recorded historic resources and three (3) newly recorded/identified historic resources located within the project Area of Potential Effect (A.P.E.).

Previously Recorded Resources:

1. 8BD150 (Coca Cola Bottling Plant)
2. 8BD176 (South Side School)
3. 8BD1327 (Ft. Lauderdale Fire Station No. 2)
4. 8BD4157 (Stranahan Cemetery)
5. 8BD4311 (Mr. Nick's Subs)
6. 8BD4323 (1318 Sw 1st Ave)

Newly Recorded Resources:

1. 8BD5238 (South Side Historic District)
2. 8BD5239 (Hardy Park Clubhouse)
3. 8BD5240 (Hardy Park Pump House)

The project consultant's findings:

- Previously recorded resource 8BD150 (Ft. Lauderdale Coca-Cola Bottling Plant) is eligible for listing on the *National Register of Historic Places*.
- Previously recorded resource 8BD1327 (Ft. Lauderdale Fire Station No. 2) is eligible for listing on the *National Register of Historic Places*.
- Newly recorded resource 8BD5238 (South Side Historic District) is eligible for listing on the *National Register of Historic Places*.
- The shuffleboard courts and the racquetball court are not eligible for listing in the *National Register of Historic Places*, "and further, "that the proposed construction for the parking lot and the alterations to the South Side School building will have no adverse effects to any significant cultural resources." (page. 1.)

The project consultant's recommendations:

- Archaeological assessment prior to future impacts of the following resources:
 - 8BD150 (Ft. Lauderdale Coca-Cola Bottling Plant)
 - 8BD1327 (Ft. Lauderdale Fire Station No. 2)
 - 8BD1457 (Stranahan Cemetery)
 - 8BD5238 (Hardy Park Historic District)
 - 8BD5239 (Hardy Park Clubhouse)
 - 8BD5240 (Hardy Park Pump House)
- Archaeological monitoring of ground-disturbances within the area of 8BD417 (Stranahan Cemetery)
- Archaeological monitoring of future developments in vicinity of Block 54, Lots 10 and 11 – the location where human remains were recovered circa 1920 (Page 55).

A review of the report and additional materials indicates that the project meets the professional standards set forth the State of Florida Division of Historical Resources, Standards and Operations Manual, Module Three. Additionally, a review of these materials supports the consultant's findings and recommendations.

Recommendations / Requirements

In consultation with Richard Ferrer, Broward County Historic Preservation Officer, and in my capacity as the County's archaeological consultant, it is our opinion, in concurrence with the consultant's findings, that the proposed project will have no adverse impacts to significant historic cultural resources. However, the CRAS resulted in the recording of three (3) newly identified historic cultural resources that are eligible for both local (municipal) historic designation and listing on the *National Register of Historic Places*. Additionally, the CRAS revealed that a preponderance of evidence indicates that resource 8BD1457 (Stranahan Cemetery) is located in the vicinity of the project area and there remains a moderate probability that materials associated with the resource may be encountered in future development related

excavations. Therefore, in consultation with Richard Ferrer, the Broward County Historic Preservation Officer, and in my capacity as the County's archaeological consultant, it is recommended that:

1. "A Cultural Resources Assessment of the South Side School and Florence C. Hardy Park, City of Fort Lauderdale, Broward County, Florida," should be accepted as complete and the consultant's conclusions and recommendations should be adopted and enforced during the proposed and future development of the project area.
2. There is no objection to the proposed rehabilitation of resource 8BD176 (South Side School), however, because the resource is listed on the *National Register of Historic Places*, it is recommended that the proposed project should be submitted to the Florida Department of State, Division of Historic Resource, Compliance Review Section for an opportunity to review and provide comments
3. An alternate phased-parking installation plan is strongly encouraged in order to preserve the greenspace and park-like relationships of resource 8BD176 (South Side School) with the rest of the park facilities.
 - a. First phase parking is recommended north of the tennis courts and east of resource 8BD5239 (Hardy Park Clubhouse), as proposed in site-plan Option 2.
 - b. Future second phase parking installation maybe added in the location west of resource 8BD176 (South Side School) as proposed in site-plan Option 1, if necessitated by demonstrated occupancy of the redeveloped site.
4. The extant masonry and iron fencing located to the north of the shuffleboard courts should be retained and incorporated into the proposed site-plan.
5. The extant tree plantings located with the site, particularly in the vicinity of the tennis courts and resources 8BD5239 (Hardy Park Clubhouse) and 8BD5240 (Hardy Park Pump House) should be retained, and:
 - a. Any new plantings should be monitored by an archaeologist;
 - b. Removal of trees and foliage should be monitored by an archaeologist.
6. The following resources should be individually designated as historical resources pursuant to the City of Fort Lauderdale historic preservation ordinance:
 - a. 8BD5238 (Hardy Park Historic District)
 - b. 8BD5239 (Hardy Park Clubhouse)
 - c. 8BD5240 (Hardy Park Pump House)
7. Resources 8BD5239 (Hardy Park Clubhouse) and 8BD5240 (Hardy Park Pump House) should be stabilized and rehabilitated for future adaptive reuse. If it is anticipated that these resources will remain underutilized in the short-term, a maintenance program

should be put into action that will stem continued deterioration of the structures while preserving the structure's historical integrity.

8. All future ground disturbance activities within resource 8BD5238 (Hardy Park Historic District) should be monitored by a professional archaeologist; the purpose of which will be to observe development activity and monitor for the discovery of archaeological deposits or materials associated with resource 8BD1457 (Stranahan Cemetery). The work should be completed by a qualified professional archaeologist per *36 CFR part 61 (as amended)* and should conform to the standards for such work as outlined in the State of Florida Division of Historical Resources, Standards and Operations Manual, Module Three: <http://www.flheritage.com/preservation/compliance/docs/Module3.pdf>.
 - a. In the event that any unanticipated archaeological features or artifacts are discovered during the course of development or survey, in accordance with Broward County Ordinance 2014-32, the County Historic Preservation Officer shall be notified of the discovery within 24 hours.
 - b. If any unmarked human burial remains are discovered, then work in the vicinity of the burial find must halt immediately until a determination can be made pursuant to Florida Statute Chapter 872, by either the State archaeologist or the County medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, the County Historic Preservation Officer, Rick Ferrer, should be contacted immediately at 954-357-9731 or referrer@broward.org to facilitate the coordination of the finding(s).

[END]

The County's comments should be returned to:

Irina Tokar, RA, NCARB, LEED AP
Senior Project Manager
City of Fort Lauderdale
100 N. Andrews Ave
Fort Lauderdale, FL 33301
Telephone: 954-828-6891
E-mail: irinat@fortlauderdale.gov

And copied to:

Joseph F. Mankowski, M.A., RPA
Advanced Archaeology, Inc.
1126 S. Federal Hwy. #263
Fort Lauderdale, FL 33316
Telephone: 954-270-6624
E-mail: contact@advancedarchaeology.com

Christopher Hunt
Historic Sites Specialist
Florida Division of Historic Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399
Telephone: 850-245-6333
E-mail: Christopher.Hunt@dos.myflorida.com

Please contact me if you have any questions or if you would like additional information regarding these comments.

Respectfully,

Matthew DeFelice
Coastal Archaeology and History Research, Inc.