

MEMORANDUM

TO: Historic Preservation Board
FROM: Merrillyn C. Rathbun, Fort Lauderdale Historical Society
SUBJECT: Agenda for August 31, 2015
DATE:

1.

Case	H15019	FMSF #	
Applicant	Erika E. Klee, Charley Esposito		
Owner	TC Ventures LLC		
Address	3021 Alhambra Street		
General Location	Approximately midblock of north side of Alhambra Street, between N. Birch Road and N. Seabreeze Boulevard		
Legal Description	LAUDER DEL MAR 7-30 B LOT 18, 19 BLK 6.		
Existing Use	Hotel/motel		
Proposed Use	same		
Applicable ULDR Sections	ULDR Section 47-24.11.B.6		
Request(s)	1. Historic Landmark Designation		

Property Background:

The apartment/hotel building at 3021 Alhambra Street, designed by architect Courtney Stewart, Jr. in 1938, is located in the Lauder del Mar subdivision on Fort Lauderdale Beach. The subdivision was platted by 1920s developer W.H. Morang’s Broward Estates Corporation in 1925, although major building activity in the area did not happen until the 1930s. In 1991, a City directed building survey identified the area has having a significant number of Art Moderne/Deco and International Style buildings in the city. Many of those identified buildings have been lost through the reconfiguration of the street pattern of the area, i.e the construction of Seabreeze Blvd. extension through the subdivision.

Historic Context: *the following biography is from the consultant’s HPB memo for the designation of the Courtney Stewart, Jr. designed Coca Cola Bottling Plant in Fort Lauderdale.*

The Stewart family lived in Fort Lauderdale during the 1920s real estate “boom”; Stewart’s father, Albert C. Stewart, Sr. was a building contractor and house designer, although not a registered architect. The father, A.C. Stewart, advertised a Spanish style house in Victoria Park in the January 1, 1925 *Fort Lauderdale Evening Sentinel* that was featured as a show house as part of the city’s 1925 Home Beautiful event¹. At that time (1925) Courtney, Jr. was a student in architecture at the University of Florida; however, a year or so later, the young man was forced to leave the university and return to Fort Lauderdale because of the illness of his father. Apparently Courtney, Jr. was needed to help his father in his business.

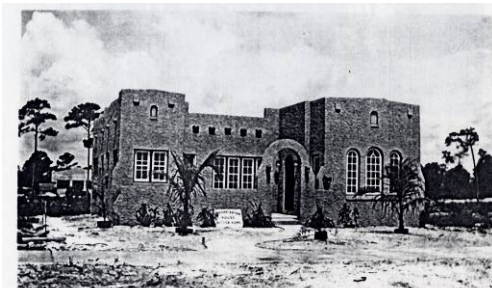


Fig. 1 1925 Home Beautiful show house by A.C. Stewart, Sr. FLHS Collections.

In 1926 the City of Fort Lauderdale hired nationally prominent planner Richard Schermerhorn to develop the municipality’s first city plan. Courtney, Jr. took a job with the city to work on maps and drawings for the project. Although they are

¹ The Home Beautiful events, which were held around the country, were an outgrowth of the Better Houses in America movement; this movement was an educational effort to improve housing in America that was promoted by then Secretary of Commerce, Herbert Hoover.

unsigned, the Fort Lauderdale Historical Society has drawings for the Schermerhorn Plan that may have been the work of the young man. Stewart was able to return to the university and graduate in 1929. Later that year, Stewart was working as a draftsman for Addison Mizner.²

The architect is first noted as working in Fort Lauderdale in 1936.³ Stewart is considered to be the first Florida trained architect to open an office in Fort Lauderdale. Although he was not listed in city directories until 1936, his commission book shows him accepting a Las Olas by the Sea (Lot 3, Blk 2) commercial project for Spencer S. Thomas on May 3, 1934; the architect's book shows that he had four other projects that year.⁴ According to a narrative in the Fort Lauderdale Historical Society history files, written by Fort Lauderdale architect Robert Hansen, Stewart opened an office on the ninth floor of the Sweet Building on Andrews Avenue in 1936 and then hired Mr. Hansen as a full time associate.⁵

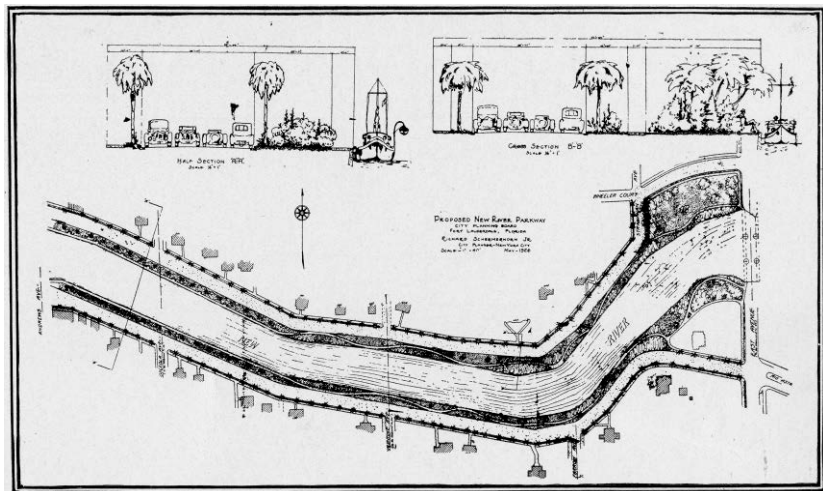


Fig. 2 Drawing for the Schermerhorn Plan showing a proposed linear park for the riverfront. Collections of the Fort Lauderdale Historical Society

Courtney Stewart, Jr. had a distinguished career in Fort Lauderdale finally retiring in 1983. In the 1956 *American Architect's Directory* the architect identified the two 1939 Coca Cola buildings (in Fort Lauderdale and Ocala, Florida), a 1940 addition to the McCrory's Store at Andrews Avenue and Wall Street (now W. Las Olas Blvd.), a 1952 education building for the First Baptist Church in Fort Lauderdale as among his principle works at that time. In 1939, the architect took up a commission for a dairy plant for Williams McWilliams dairy products. Additionally, the architect was responsible for the design of many beautiful homes throughout the city. Some of his residential projects include the frame vernacular Victoria Park Road house for A.T. Dares, the 1935 Ulliam house, listed on the Florida master Site File, also on Victoria Park Road, the 1935 Edward Heimberger house in Rio Vista and the 1938 Martin Westervelt residence on the Stillwell Isles.

Building Description:

The building at 3021 Alhambra Street, now called the Alhambra Beach Resort, is two stories with a rectangular footprint and flat roof with a parapet. The building is identified as vernacular in the City's *Central Beach Architectural Resource Survey* although it has Art Moderne design elements; it is of masonry construction with stucco wall cladding. The main entry to the building is on the east side elevation through a centered double height projecting porch; the porch has block columns supporting the roof and second floor. The original design called for slender steel posts as support columns for the porch but at some point they were replaced by block columns. In 1953, two story bump outs were added on either side of the porch to accommodate additional bathrooms. This 1953 alteration to the east elevation also required the blocking of original windows and the installation of new windows at the corners of the elevation. As this alteration was done over 50 years ago, it is considered historic. The Secretary of the Interior's Standards states:

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The City of Fort Lauderdale ULDR Section 47-24.11.C.3.c.ii states:

² *American Architect's Directory*. 1956. Biographical listing. P. 537.

³ *Miller's Fort Lauderdale, Fla. City Directory*, Vol. VI, 1936-1937, Southern Directory Company, Asheville, NC, p. 283.

⁴ *Architectural Collection; Stewart Collection*. A access dtb file in the Fort Lauderdale Historical Society digital finding aides.

⁵ Hansen, Robert. *REH Notes, Architecture w/W. Gentry (Bill) Crawford, at FTL, 1935/'43*. Fort Lauderdale Historical Society History Files—Architecture: Architects, Various.

d) *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected*
 The west elevation of the building has recessed porches centered on both floors.

Criteria for Historic Designation:

ULDR Section 47-24.11.B.6	Consultant Response
<i>a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation</i>	CONSULTANT RESPONSE n/a
<i>b. Its location as a site of a significant local, state or national event.</i>	CONSULTANT RESPONSE n/a
<i>c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.</i>	CONSULTANT RESPONSE n/a
<i>d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.</i>	CONSULTANT RESPONSE Courtney Stewart, Jr. was a leading architect in the City for over 50 years. Over that time he was responsible for many projects built in the City.
<i>e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.</i>	CONSULTANT RESPONSE n/a
<i>f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.</i>	CONSULTANT RESPONSE n/a
<i>g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development or</i>	CONSULTANT RESPONSE n/a
<i>h. Its character as an established and geographically definable neighborhood, unite in culture, architectural style or physical plan and development.</i>	CONSULTANT RESPONSE n/a

Summary Conclusion:

The building at 3021 Alhambra Street is significant as the work of a distinguished architect in Fort Lauderdale, A. Courtney Stewart, Jr. It can be designated under criterion d. *Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.*

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.

2.

Case	H15021	FMSF #	
Applicant	Lage Carlson		
Owner	Lage Carlson		
Address	918 SW 2 nd Court		
General Location	The south side of SW 2 Court between SW 9 Avenue and SW 10 Avenue		
Legal Description	WAVERLY PL 2-19D LOTS 23,24 &25.		
Existing Use	Residence		
Proposed Use	Residence		
Applicable ULDR Sections	Section 47-24.11.C.3.c.ii; Section 47-17.7.B; Section 47-24.11.C.3.c.i		
Request(s)	1. Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> • Replace existing 4-foot high chain link fence and 5.5 foot wood gates at the front of the property with a combination of 6-foot high masonry pilasters with cap and 5.5 foot high decorative metal plinth fence and gates. 		

Property Background:

The residence at 918 SW 2nd Court was designed by architect Robert M. Little with his associate William E. Crawford ca. 1950. It is a one story Ranch style house with a U shaped footprint, a gable roof and stucco wall cladding.

Description of Proposed Site Plan:

The applicant proposes to replace an existing chain link fence with a decorative aluminum picket fence five feet six inches (5'6") in height. The proposed fence will be supported at various points by six pilasters or columns, which with cap will be six feet (6') in height. *The City of Fort Lauderdale Historic Preservation Design Guidelines* states "...fences in front yards should be limited to 36" in height, and preferably picket-style that is at least 30% open."⁶ The applicant states that he requests the taller height to match the five foot, six inch (5' 6") height of the driveway gates. The picket design of the fence does allow visibility of the house from the street.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i	Consultant Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	CONSULTANT RESPONSE The proposed metal picket design does allow visibility of the house from the street. However the proposed height is higher than the existing chain link fence and higher than the 36' height recommended by the City's HP design guidelines.
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE There is no adverse effect on other structures on the site or other property in the district.
c) <i>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;</i>	CONSULTANT RESPONSE n/a
d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his</i>	CONSULTANT RESPONSE n/a

⁶ City of Fort Lauderdale Historic Preservation Design Guidelines , Site Elements, Walls, fences and Gates, Fences, p. 2.

<i>property;</i>	
e) <i>Whether the plans may be reasonably carried out by the applicant;</i>	CONSULTANT RESPONSE n/a
f) <i>Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."</i>	CONSULTANT RESPONSE See below

From with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

<<Following section to be included only for properties within the SBHD>>

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for new construction, alterations, relocation, and demolition.

In each of the following sections below, relevant to the specific request being made, a description of the architectural features corresponding to the material & design guidelines as outlined in the ULDR (47-17.7.B), is provided for both the existing buildings and the proposed new construction.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

ULDR Section 47-17.7.B	Consultant Response
1. Garden walls and fences. a. Materials and style. i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled. ii. Wood: picket, lattice, vertical wood board. iii. Masonry: coral, keystone or split face block; truncated or stacked bond block. iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link. b. Configurations. i. Front: spacing between pickets maximum six (6) inches clear.	CONSULTANT RESPONSE The applicant requests: a. Materials and style. iii. Masonry: iv. Metal: ESP aluminum, b. Configurations. i. Front: spacing between pickets maximum six (6) inches clear.

The requested materials are appropriate under the SBHD materials and Design guidelines.

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structures.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional

guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met.”

ULDR Section 47-24.11.C.3.c.ii	Consultant Response
a) <i>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;</i>	CONSULTANT RESPONSE There is no change in the use.
b) <i>The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	CONSULTANT RESPONSE The distinguishing original qualities or character of a building, structure, or site and its environment will be preserved.
c) <i>All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;</i>	CONSULTANT RESPONSE n/a
d) <i>Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;</i>	CONSULTANT RESPONSE n/a
e) <i>Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;</i>	CONSULTANT RESPONSE n/a
f) <i>Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;</i>	CONSULTANT RESPONSE n/a
g) <i>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and</i>	CONSULTANT RESPONSE n/a
h) <i>Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	CONSULTANT RESPONSE n/a

Summary Conclusion:

The proposed metal picket design does allow visibility of the house from the street. However the proposed height is higher than the existing chain link fence and higher than the 36' height recommended by the City's HP design guidelines.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.

3.

Case	H15022	FMSF #	
Applicant	Art Sign Co.		
Owner	Rio Nuevo		
Address	204 SW 2 nd Street		
General Location	SW corner of SW 2nd Avenue and SW 2nd (Himmarshee) Street		
Legal Description	FT. LAUDERDALE B-40 D LOT 17 E LESS S 15; 18 E 70; 19 E 70 LESS N 20 BLK C.		
Existing Use	Restaurant		
Proposed Use	Restaurant		
Applicable ULDR Sections	ULDR Section 47-16.21; Section 47-24.11.C.3.c.i; Section 47-24.11.C.3.c.ii		
Request(s)	1. Certificate of Appropriateness for Alteration 1. After the Fact: Install non-illuminated sand blasted sign over storefront/Taco Craft		

Property Background:

The restaurant/storefront at 204 SW 2nd Street is in a compatible non-contributing building in the H-1 Historic District.

Description of Proposed Site Plan:

The applicant requests a Certificate of Appropriateness to install an identification sign for his business, Taco Craft, a restaurant. The requested non-illuminated, sand blasted sign is oval in shape, 30 inches by 90 inches; the sign will be mounted flat against the building, above the storefront. Colors chosen for the sign are green, purple and white. The proposed sign is similar to other signs approved in the district.

ULDR Section 47-16.21 Sign Regulations

A. *Sign definitions. The definition of signs are those listed under Section 47-22, Sign Requirements Section 47-22.2 Definitions (signs)*

B. *Sign Regulations*

1. *The location, type, size, material, text, visual impact, shape, character, height and orientation of all signs in addition to the number and total area of signs on a given structure or at a given location shall be approved by the board. However, no more than two signs, exclusive of owner identification sign, temporary real estate sign and directional, informational and safety signs shall be permitted at each place of business or premises.*
2. *Except for temporary real estate and builders' signs permitted under Section 47-22, Sign Regulations, signs may be lighted but only by external, incandescent light bulbs illuminating the text of the sign from the exterior. The intent of this subsection is to prohibit light box signs and the use of tube light lighting.*

D. *The following signs are prohibited within the historic district; Pole signs, marquee signs, banner signs, horizontal projecting signs, outdoor advertising display signs, pylon signs, sidewalk signs, sandwich signs, snipe signs (except where such signs are attached in any way to motor vehicles, trailers or water borne craft and sign does not exceed one hundred eight (108) square inches), balloons which are used for advertising and are anchored either temporarily or permanently to any structure or premises, outdoor advertising display signs or billboards and all other signs prohibited by Section 47-22, Sign Regulations.*

The requested sign meets the City Sign Regulations, ULDR 47-16.21.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i	Consultant Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	CONSULTANT RESPONSE the proposed sign is appropriate as to size and design in the H-1 District
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE The applicant's request for signage is similar to other signage approved in the district.
c) <i>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;</i>	CONSULTANT RESPONSE There will be no adverse effect on the property
d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;</i>	CONSULTANT RESPONSE n/a
e) <i>Whether the plans may be reasonably carried out by the applicant;</i>	CONSULTANT RESPONSE n/a
f) <i>Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."</i>	CONSULTANT RESPONSE See below

From with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."

ULDR Section 47-24.11.C.3.c.ii	Consultant Response
a) <i>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;</i>	CONSULTANT RESPONSE There is no change in the use
b) <i>The distinguishing original qualities or character</i>	CONSULTANT RESPONSE There is no change to the

<i>of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	original qualities or character of the building.
<i>c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;</i>	CONSULTANT RESPONSE n/a
<i>d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;</i>	CONSULTANT RESPONSE n/a
<i>e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;</i>	CONSULTANT RESPONSE n/a
<i>f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;</i>	CONSULTANT RESPONSE n/a
<i>g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and</i>	CONSULTANT RESPONSE n/a
<i>h) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	CONSULTANT RESPONSE n/a

Summary Conclusion:

The requested signage for this property is appropriate. The Certificate of Appropriateness should be approved.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.

4.

Case	H15023	FMSF #	BD01504
Applicant	Broward Trust for Historic Preservation, Inc.		
Owner	Towers Retirement Home, Inc.		
Address	824 SE 2 nd Street		
General Location	SW Corner of SE 9 th Avenue and SE 2 nd Street.		
Legal Description	BEVERLY HEIGHTS 1-30 b LOT 1 TO 4 BLK 8.		
Existing Use	Retirement home		
Proposed Use	Retirement home		
Applicable ULDR Sections	ULDR Section 47-24.11.B.6		
Request(s)	1. Historic Landmark Designation		



Fig. 1. The Towers Apartments. Under construction 3/2/1925.

Property Background:

The Towers Apartment Hotel is located in the Beverly Heights neighborhood, which was formerly part of Colee Hammock. The real estate firm of Hortt and Dye purchased Colee Hammock and subdivided it into two subdivisions. In 1922 Hortt and Dye formed the Beverly Heights Corporation to re-subdivide one tract to form the Beverly Heights neighborhood. The most important physical feature of the new subdivision was the Himmarshee Canal, a canalized natural slough which bisected the area. In 1925, the Erkins Family purchased land in Beverly Heights, along the Himmarshee Canal to build the Towers Apartment Hotel.

The Erkins were a prominent family from Cincinnati, Ohio. They first wintered in Florida at St. Augustine in 1881. The Erkins spent the winters of 1904 through 1914 at the Royal Poinciana Hotel in Palm Beach. Albert Erkins (A.W.) spent most of his time in Florida exploring the area. The family had money to invest in property. Albert first came to Fort Lauderdale in 1912. In January of 1919 he made a return visit; he liked the area and he bought some land. In 1923, Albert organized the Sunset Investment Company. The same year he built the Sunset Theatre and office building. Albert's mother, Mrs. Ida Erkins, came to town for the opening of the Sunset Theatre. Impressed with her son's accomplishment and the town, she purchased some property for a home.



Fig. 2. Himmarshee Canal

Historic Context:

In the first three months of 1925, architect Francis Luis Abreu had seven important projects, including the Towers Apartments and Casa Sonriendo, Mrs. Erkins' riverfront home, which were either commissioned or under construction. In 1921, Abreu had come to Fort Lauderdale shortly after his graduation from Cornell University's College of Architecture. The architect's father, Diego Abreu, the owner of a Cuban sugar plantation, had just purchased a cottage in the Colee Hammock neighborhood after spending a winter (1920-21) vacation in a house on Fort Lauderdale beach. At the time the town was beginning to attract property investors and developers. The elder Abreu may very well have thought that the town would be a good place for his son to begin his career.

In his early days in the area, the young architect took what work he could find. He did some work in Palm Beach county⁷ and in later years he was acquainted with Addison Mizner, but there is no evidence that Abreu ever worked for him. Family sources think that he may have worked as an on-site architect for Joseph Young in Hollywood. By 1923, the young architect was able to open an office in town; his was the second permanent office to be opened by a registered architect in Fort Lauderdale. Although Abreu

sought, and received, many commercial and public commissions, he was a "society" architect; he had a wide social acquaintance and received many of his important commissions from his society friends. The architect established relationships with important men of the town. Ross Clark, a real estate investor, land owner and developer of the Placidena project became a patron and close personal friend. Pioneer developer Tom Bryan commissioned a number of projects from the young architect including a home in Colee Hammock and a number of commercial projects. In later years (1926-27,28) Bryan, through his political connections, was able to steer several important municipal projects to Abreu, including the municipally owned Fort Lauderdale Golf and

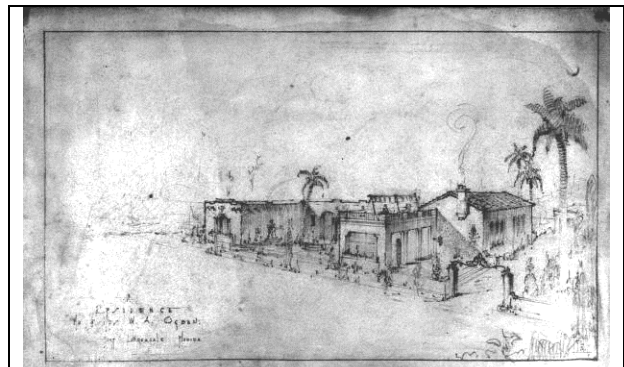


Fig. 4 Ogden House, designed by Abreu for Mrs. Erkins' daughter and son-in-law, built on Idlewyl, now demolished.

Country Club clubhouse, the 1928 beach casino and swimming pool and Fire Station No. 3 in the Waverley Place (SBHD) neighborhood. In 1928, while the town was suffering through the economic deprivation caused by the after effects of the 1926 hurricane, Abreu was lured to Sea Island, Georgia, to re-establish his career. Alfred Jones, the Sea Island developer, had visited Fort Lauderdale where he saw the new casino, recognized the architect's talent and told Abreu that he could find work at Sea Island. Although Abreu continued to take occasional commissions in town throughout the 1930s he moved his office to Georgia and established offices in Sea Island and Atlanta.

Albert Erkins was a graduate architect from the Ohio College of Applied Science, formerly the Mechanics institute of Cincinnati. He was a developer rather than a practicing architect, but when it came to the personal home for his mother, Mrs. Ida Erkins, he sketched plans to his mother's ideas. As he said in his book, "We engaged a local young architect and worked on the details."⁸ Albert Erkins remained in Fort Lauderdale after the 1926 hurricane and became an important community leader. Erkins was involved in the organization of the United Way in Fort Lauderdale, the Lauderdale Apartment Association and was instrumental in establishing the airport on the old community golf course property.

Building Description:







The Towers Apartment is a three story concrete building, with stucco wall cladding and a U shaped footprint. The building has a flat roof with a pent roof surround clad in barrel tile. It has a projecting pavilion with a gable roof centered on the street facing façade. A ground floor entry porch extends from the centered pavilion. The porch, which is supported by squared columns, has a flat roof and barrel tiled hip roof,. At the third story on the courtyard side of the projecting wings of the building there are small corner tower enhancements.

⁷ The Abreu designed and extant Royal Palm Apartments (ca. 1926) is now the oldest surviving apartment building in Boca Raton.

⁸ Erkins, Albert and Burghard, August. *My Early Days in Florida*, p124. Manatee Books, 1982.

Fig. 3.

Abreu Projects – Under construction or commissioned in the first 3 months of 1925.

		
<p>Fig. A. Casa Sonriendo (Mrs. Ida Erkins' home) under construction 1/23/1925, demolished ca. 1960.</p>	<p>Fig. B. The E.C. Gordon Home (Rio Vista) under construction 2/1/1925; extant.</p>	<p>Fig. C. Bryan Court (Andrews Avenue at SW 2nd St.) under construction 2/1/1925, extensively remodeled ca. 1990s, recently demolished.</p>
		
<p>Fig. D. Frank Croissant House (So. Andrews Avenue) under construction 2/1/1925, extant.</p>	<p>Fig. E. Wahoo Lodge (Pompano Beach) under construction 3/30/1925, demolished ca. ?</p>	<p>Fig. F. Tom Bryan Home under construction 3/30/1925, extant.</p>

Criteria for Historic Designation:

ULDR Section 47-24.11.B.6	Consultant Response
<p>a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation</p>	<p>CONSULTANT RESPONSE When first built, and for many years afterward, the Towers Apartments was the largest apartment building in Fort Lauderdale. It is one of the few examples of Abreu's commercial work remaining in the area.</p>
<p>b. Its location as a site of a significant local, state or national event.</p>	<p>CONSULTANT RESPONSE n/a</p>
<p>c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.</p>	<p>CONSULTANT RESPONSE Albert W. Erkins was an important investor and developer in early (1920s) Fort Lauderdale.</p>
<p>d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.</p>	<p>CONSULTANT RESPONSE Francis Luis Abreu was a major architect for 1920s "Boomtime" Fort Lauderdale.</p>
<p>e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.</p>	<p>CONSULTANT RESPONSE The Towers is a significant example of the Mediterranean Revival style of architecture..</p>
<p>f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.</p>	<p>CONSULTANT RESPONSE n/a</p>

<i>g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development or</i>	CONSULTANT RESPONSE n/a
<i>h. Its character as an established and geographically definable neighborhood, unite in culture, architectural style or physical plan and development.</i>	CONSULTANT RESPONSE n/a

Summary Conclusion:

The Towers Apartment is perhaps the most important remaining commercial example of Francis Abreu’s work remaining in the city. The application for historic designation should be approved.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.

5.

Case	H15024	FMSF #	
Applicant	Brian Schmitz		
Owner	Brian Schmitz		
Address	700 Bryan Place		
General Location	SW CORNER OF SW 4 th (BRYAN) Place and SW 7 th (COLLEY) AVENUE		
Legal Description	RIO ALTA RESUB BLK 34, FORT LAUDERDALE 1-19 B, LOT 9 & E 35-25' OF BLK 34.		
Existing Use	Residence		
Proposed Use	Residence		
Applicable ULDR Sections	Section 47-24.11.C.3.c.i.; Section 47-17.7.B;		
Request(s)	<ol style="list-style-type: none"> 1. Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> • Replace two (2) garage doors with Series Canyon Ridge W8 Insulated Steel with faux wood cladding garage doors with dark walnut stain to match windows. 		

Property Background:

The, two story house at 700 Bryan Place was designed by significant local architect Courtney Stewart, Jr. in 1941. It is Spanish eclectic in style and has a front facing U shaped footprint with irregularities. The roof is a combination of hip and gable. An important design feature is an under roof second story porch in the courtyard of the U.

Description of Proposed Site Plan:

The applicant proposes to replace two existing garage doors, one in an attached garage and one in a free standing garage building. The requested doors are insulated steel sectional doors with a faux wood cladding stained to match the house window frames.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i	Consultant Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	CONSULTANT RESPONSE The proposed doors are an appropriate style for this Spanish Eclectic building
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE there is no adverse effect the site or other property in the district.
c) <i>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;</i>	CONSULTANT RESPONSE The proposed work is appropriate for this property.
d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;</i>	CONSULTANT RESPONSE n/a
e) <i>Whether the plans may be reasonably carried out by the applicant;</i>	CONSULTANT RESPONSE n/a
f) <i>Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."</i>	CONSULTANT RESPONSE See below:

From with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

<<Following section to be included only for properties within the SBHD>>

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for new construction, alterations, relocation, and demolition.

In each of the following sections below, relevant to the specific request being made, a description of the architectural features corresponding to the material & design guidelines as outlined in the ULDR (47-17.7.B), is provided for both the existing buildings and the proposed new construction.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

ULDR Section 47-17.7.B	Consultant Response
<p>2. Windows and doors.</p> <p>a. Materials.</p> <ul style="list-style-type: none"> i. Glass (clear, stained, leaded, beveled and non-reflective tinted). ii. Translucent glass (rear and side elevations only). iii. Painted and stained wood. iv. Aluminum and vinyl clad wood. v. Steel and aluminum. vi. Glass block. vii. Flat skylights in sloped roofs. viii. Domed skylights on flat roofs behind 	<p>CONSULTANT RESPONSE The applicant requests:</p> <p>3. Windows and doors.</p> <p>a. Materials.</p> <ul style="list-style-type: none"> i. Steel and aluminum. <p>b. Configurations.</p> <ul style="list-style-type: none"> i. Doors: garage nine (9) feet maximum

<ul style="list-style-type: none"> parapets. b. Configurations. <ul style="list-style-type: none"> i. Doors: garage nine (9) feet maximum width. ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends. c. Operations. <ul style="list-style-type: none"> i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers. d. General. <ul style="list-style-type: none"> i. Wood shutters sized to match openings (preferably operable). ii. Wood and metal jalousies. iii. Interior security grills. iv. Awnings. v. Bahama shutters. vi. Screened windows and doors. 	
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Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to two structures.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

“Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior’s Standards for Rehabilitation, will be met.”

ULDR Section 47-24.11.C.3.c.ii	Consultant Response
a) <i>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;</i>	CONSULTANT RESPONSE There is no change in the use
b) <i>The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	CONSULTANT RESPONSE There is no change to the character or distinguishing original qualities
c) <i>All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;</i>	CONSULTANT RESPONSE n/a
d) <i>Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this</i>	CONSULTANT RESPONSE n/a

	<i>significance shall be recognized and respected;</i>	
e)	<i>Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;</i>	CONSULTANT RESPONSE n/a
f)	<i>Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;</i>	CONSULTANT RESPONSE n/a
g)	<i>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and</i>	CONSULTANT RESPONSE n/a
h)	<i>Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	CONSULTANT RESPONSE n/a

Summary Conclusion:

The Applicant's request is appropriate. The new doors are appropriate to the design of the resource and meet the SBHD Materials and Design Guidelines and the *City of Fort Lauderdale Historic Preservation Design Guidelines*. The applicant's request should be approved.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.

6.

Case	H15025	FMSF #	
Applicant	Hugo Hernandez		
Owner	Katherine Wang		
Address	111 Charley Avenue (SW 8 th Avenue)		
General Location	Approximately midblock of west side of SW 8 th Avenue, between SW 1 st Street and SW 2 nd Street		
Legal Description	HAZEL ESTATES 42-4 B, LOT 8 N 68, & N 68.		
Existing Use	Multi-family Residence		
Proposed Use	Multi-family Residence		
Applicable ULDR Sections	ULDR Section 47-24.11.C.3.c.i; ULDR Section 47-17.7.B; ULDR Section 47-24.11.C.3.c.ii		
Request(s)	<ol style="list-style-type: none"> 1. Certificate of Appropriateness for Major Alteration <ul style="list-style-type: none"> • After the fact: replacement of awning windows with single-hung impact windows. 		

Property Background:

The one story apartment building at 111 SW 8th Avenue was designed by architect William C. Presto and built in 1960. The building has a rectangular footprint and a hipped roof. The building siding is stucco.

Description of Proposed Site Plan:

The applicant is before the board tonight with an After-the-fact request to change out awning windows and replace them with single hung aluminum impact resistant windows

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i	Consultant Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	CONSULTANT RESPONSE There is no adverse effect on the property by the changes to the windows.
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE There is no adverse effect on the site or other structures in the district.
c) <i>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;</i>	CONSULTANT RESPONSE There is a change in the window style but the new style is appropriate in the district and resembles the original configuration.
d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;</i>	CONSULTANT RESPONSE n/a
e) <i>Whether the plans may be reasonably carried out by the applicant;</i>	CONSULTANT RESPONSE n/a
f) <i>Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."</i>	CONSULTANT RESPONSE See below

From the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

<<Following section to be included only for properties within the SBHD>>

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for new construction, alterations, relocation, and demolition.

In each of the following sections below, relevant to the specific request being made, a description of the architectural features corresponding to the material & design guidelines as outlined in the ULDR (47-17.7.B), is provided for both the existing buildings and the proposed new construction.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

ULDR Section 47-17.7.B	Consultant Response
<p>1. Windows and doors.</p> <ul style="list-style-type: none"> a. Materials. <ul style="list-style-type: none"> j. Glass (clear, stained, leaded, beveled and non-reflective tinted). ii. Translucent glass (rear and side elevations only). iii. Painted and stained wood. iv. Aluminum and vinyl clad wood. v. Steel and aluminum. vi. Glass block. vii. Flat skylights in sloped roofs. viii. Domed skylights on flat roofs behind parapets. b. Configurations. <ul style="list-style-type: none"> j. Doors: garage nine (9) feet maximum width. ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends. c. Operations. <ul style="list-style-type: none"> j. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers. d. General. <ul style="list-style-type: none"> j. Wood shutters sized to match openings (preferably operable). ii. Wood and metal jalousies. iii. Interior security grills. iv. Awnings. v. Bahama shutters. vi. Screened windows and doors. 	<p>CONSULTANT RESPONSE The applicant requests:</p> <p>1. Windows and doors.</p> <ul style="list-style-type: none"> a. Materials. <ul style="list-style-type: none"> Glass (clear) Steel and aluminum. b. Configurations. <ul style="list-style-type: none"> Windows: square; rectangular c. Operations. <ul style="list-style-type: none"> Windows: single and double hung;

The requested materials are appropriate in the SBHD.

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

“Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met.”

ULDR Section 47-24.11.C.3.c.ii	Consultant Response
<p>a) <i>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use</i></p>	<p>CONSULTANT RESPONSE The use will not change</p>

<i>a property for its originally intended purpose;</i>	
<i>b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	CONSULTANT RESPONSE n/a
<i>c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;</i>	CONSULTANT RESPONSE n/a
<i>d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;</i>	CONSULTANT RESPONSE n/a
<i>e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;</i>	CONSULTANT RESPONSE n/a
<i>f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;</i>	CONSULTANT RESPONSE The selected window style is different from the original. However, the new style is appropriate in the SBHD and visually the single hung style will resemble the original awning style
<i>g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and</i>	CONSULTANT RESPONSE n/a
<i>h) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	CONSULTANT RESPONSE n/a

Summary Conclusion:

The applicant's request is appropriate and should be approved.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

1. Approve the application as presented; or
2. Approve the application with modification; or
3. Deny the application.