

MEMORANDUM

TO: Historic Preservation Board
FROM: Merrilyn C. Rathbun, Fort Lauderdale Historical Society
SUBJECT: Agenda for
DATE:

1.

Case	H15010	FMSF #	BD01718
Applicant	Charlie Esposito		
Owner	James P. Ostryniec Rev. Trust, James P. Ostryniec		
Address	3017 Alhambra Street		
General Location	Approximately midblock of Alhambra Street on the north side		
Legal Description	LAUDER DEL MAR 7-30 B LOT 20 BLK 6.		
Existing Use	Multi-family Residential		
Proposed Use	Same		
Applicable ULDR Sections	ULDR Section 47-24.11.B.6		
Request(s)	1. .Historic Landmark Designation		

Property Background:

The applicant has provided a detailed narrative, prepared by a professional historic preservationist, that discusses the setting, building site history and describes the architecture of the building. The Willis Apartments/ Villa Torino is located in the Lauder-Del-Mar subdivision. Although the nearby Jova House/Casablanca Café was built in the 1920s, the subdivision remained undeveloped until the 1930s. This apartment building and the neighboring Casa Alhambra were built in 1936.

Building Description:

The Willis Apartments at 3017 Alhambra Street were designed by prominent Miami architect Charles Paul Nieder. Mr. Nieder was a voting member of the Florida Association of Architects. In 1930 Nieder was the chairman of the committee writing the building code for the City of Miami.

The apartment building, now called Villa Torino, is two stories with a rectangular footprint, stucco wall cladding and has a flat roof with a parapet. Stylistically the building is Art Moderne, however, it has elements of Art Deco such as the jagged design of the support brackets of an exterior staircase, and the dentil ornamentation just below the parapet coping. The Moderne style elements of the building are the corner wrapping windows and the use of horizontal striping.

Two significant architectural elements dominate the south facing façade of the apartment building. The first is a centered, outside chimney. The widest portion (wide enough to accommodate the interior fireplace) rises to the second floor. According to the floor plans submitted with the applicant's packet, the only fireplace is in the second floor apartment. The chimney narrows, about halfway up the second floor, and rises above the building roof parapet. The wider portion of the chimney exterior has a shallow arched niche at the first floor level, which holds a sculptural element.

The second important exterior element is a half turn staircase with a cantilevered balcony at the second floor level. The balcony, the entrance to the second floor apartment, is supported by the aforementioned support brackets.

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</i>	CONSULTANT RESPONSE n/a

nation	
b. Its location as a site of a significant local, state or national event.	CONSULTANT RESPONSE n/a
c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.	CONSULTANT RESPONSE n/a
d. Its identification as rthe work of a master builder, designer , or architect whose individual work has influenced the development of the city, state, or nation.	CONSULTANT RESPONSE n/a
e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.	CONSULTANT RESPONSE The Villa Torino Apartments is significant under ULDR Sec. 47-24.11.B.6 criterion e.
f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.	CONSULTANT RESPONSE n/a
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	CONSULTANT RESPONSE n/a
h. Its character as an established and geographically definable neighborhood, unite in culture, architectural style or physical plan and development.	CONSULTANT RESPONSE n/a

Summary Conclusion:

Because of the depressed economy of the 1930s, Fort Lauderdale has relatively few examples of the fashionable Art Moderne/Deco architectural styles of the period. Villa Torino is a very good example of the style and is worthy of historic designation under ULDR Sec. 47-24.11.B.6 criterion e. *Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.* The Board should approve the application.

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	H15011	FMSF #	
Applicant	Erika E. Klee		
Owner	VINTRO Fort Lauderdale LLC		
Address	3029 Alhambra Street		
General Location	Approximately 90 feet west of the N. Seabreeze Boulevard and Alhambra Street intersection on the north side of Alhambra Street.		
Legal Description	LAUDER DEL MAR 7-30-B LOT 16, 17 BLK 6		
Existing Use	Single family residence, vacant		
Proposed Use	Single family residence		
Applicable ULDR Sections	ULDR Section 47-24.11.B.6		
Request(s)	1. Historic Landmark Designation.		

Property Background:

~~Sometime between May 15, 2015 and May 16, 2015, this property 3029 Alhambra Street, Casa Alhambra, was demolished by the owner. An application for designation of the house as an historic landmark had been submitted for the June 1 HPB meeting. The application had been reviewed by City staff and the HPB consultant's memorandum was in preparation~~

Building Description:

~~The applicant has included a narrative, prepared by a historic preservation consultant, who discusses the house setting (neighborhood) and other issues in detail.~~

~~Casa Alhambra, the house at 3029 Alhambra Street, has a compound plan (footprint) that is irregular, i.e. it has 20 corners. It has an attached (integral) two car garage. The plan submitted in the applicant's packet shows the entire house, but it may have been built in sections. The one story street facing section, which houses the living room and a guest room, has a gable roof with minimal eaves and tile roof cladding. This first section suggests a Spanish Eclectic style influence and, as such, is significantly different from the style of other parts of the house. There is an outside chimney on the façade, which may have been a later addition. There is a triple window and canales on the east gable end of this section.~~

~~A one story section is attached to the north elevation of the first section. This part of the house has a hipped roof with tile cladding and has the main entrance to the house. The entrance, on the east elevation, opens to a living porch area and a gallery, leading to the one story two car garage, also hipped roofed, which is positioned to the west. The garage is part of a third section that is attached to the north wall of the entry section and houses the dining room. There is a staircase centered between the dining room and the integral garage, leading to the second story, which covers the dining room and the fourth section. This section houses the kitchen, pantry, service area and servant's quarters. The second story has a hipped roof with wide overhanging eaves.~~

~~According to the included house plans, a part of the second section of the house, south of the dining room part of the gallery leading to the garage was originally one story with a flat roof and a parapet. It was intended as an open sun deck. At some point this deck was enclosed, covered with an extension of the second story hipped roof.~~

~~The architect for this house is unknown. There is some anecdotal testimony that the house was designed by Francis Luis Abreu. The floor plans submitted with this application do strongly resemble, in drawing and lettering style, plans in the Abreu collection at the Fort Lauderdale Historical Society, but there is no hard evidence of his involvement in the project.~~

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 rthe work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.</i>	CONSULTANT RESPONSE n/a
<i>e. Its value as a building recognized for the quality of its architecture, and sufficient elements</i>	CONSULTANT RESPONSE n/a

showing its architectural significance.	
f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.	CONSULTANT RESPONSE Casa Alhambra is significant under critierion f. its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials.
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	CONSULTANT RESPONSE n/a
h. Its character as an established and geographically definable neighborhood, unite in culture, architectural style or physical plan and development.	CONSULTANT RESPONSE n/a

Summary Conclusion:

~~Casa Alhambra is worthy of designation under ULDR *critierion f. its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials.* The Board should approve the application.~~

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	H15013	FMSF #	
Applicant	S&R Impact Windows and Doors		
Owner	Frederica and Alberto Colella		
Address	700 NE 17th Avenue		
General Location	Northeast corner of NE 7th Street and NE 17th Avenue.		
Legal Description	VICTORIA COURTS 9 49 B LOT 12 CT 2 TOG WITH W1/2 OF 6 FOOT WIDE VACATED WALK RESERVED AND PARK ABUTTING ON THE EAST ACCORDING TO ORDINANCE NO C-89-130 DESC IN OR 17411/626		
Existing Use	Single family residence		
Proposed Use	same		
Applicable ULDR Sections	Section 47-24.11.C.3.c.i; Section 47-24.11.C.3.c.ii		
Request(s)	<p>Certificate of Appropriateness for Minor Alteration</p> <ul style="list-style-type: none"> • Replace existing jalousie windows with horizontal roller windows in opening #6 located at rear side of building (previously approved H15013 as new single-hung windows at that location). 		

Property Background:

From the applicant's previous application, May 2015:

~~The Victoria Courts Multiple Property Designation is a collection of 1920s frame vernacular cottages probably originally intended as tourist rentals. The cottages were built ca. 1926-28 by Victoria Park developer Alfred Kuhn. Originally the Courts covered two city blocks; today only structures on one half of one block, between NE 17th Avenue and 17th Road, remain. The original entrances opened to common ground at what is now the rear of the cottages. At some point, the common ground was vacated and the main entrances now open to the street. The courts were designated historic by the City in 1996.~~

Description of Proposed Site Plan:

~~The applicant came before the board with an application to replace existing windows with impact resistant windows in May 2015. The Board approved the application for single hung windows and two casement style windows. Today the applicant is before the Board with a request to modify the previously approved GOA to replace four approved single hung windows (#6 on the applicant's plan) at the rear of the house with two horizontal rolling windows (sliders)~~

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) The effect of the proposed work on the landmark or the property upon which such work is to be done;	CONSULTANT RESPONSE The rolling windows, while not historic, are proposed for the rear for the property and will not affect the historic appearance of the house from the public way.
b) The relationship between such work and other structures on the landmark site or other property in the historic district;	CONSULTANT RESPONSE There is no adverse impact
c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;	CONSULTANT RESPONSE The requested window style will not affect the historic appearance of the house from the public way.
d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;	CONSULTANT RESPONSE n/a
e) Whether the plans may be reasonably carried out by the applicant;	CONSULTANT RESPONSE n/a
f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."	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**~~

Request No. 2 - COA for Alterations:

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

~~"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) 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;	CONSULTANT RESPONSE There is no change in the use
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;	CONSULTANT RESPONSE The rolling windows will not affect the historic appearance of the house from the public way.
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;	CONSULTANT RESPONSE This criterion is met.
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;	CONSULTANT RESPONSE n/a
e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;	CONSULTANT RESPONSE n/a
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 of different architectural elements from other buildings or structures;	CONSULTANT RESPONSE n/a.
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	CONSULTANT RESPONSE n/a
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.	CONSULTANT RESPONSE n/a

Summary Conclusion:

~~The horizontal rolling windows will be installed at the rear of the property and will not affect the historic appearance of the cottage from th public way. The application can 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	6-H-12	FMSF #	
Applicant	Doug Snyder c/o Friends of Shippey House, Inc.		
Owner	City of Fort Lauderdale		
Address	200 SW 3 rd Avenue		
General Location	Northeast corner of NE 7 th Street and NE 17 th Avenue		
Legal Description	LOT 7 AND SOUTH ONE-HALF OF LOT 6, BLK C, TOWN OF FORT LAUDERDALE, PLAT BOOK B PAGE 40 PUBLIC RECORDS OF DADE COUNTY		
Existing Use	Non-conforming parking lot		
Proposed Use	Commercial business		
Applicable Sections	ULDR	Section 47-24.11.C.3.c.i, Section 47-24.11.C.3.c.ii	
Request(s)	1. Certificate of Appropriateness for Major Alteration <ul style="list-style-type: none">• Exterior rehabilitation, porch reconstruction, install ADA ramp• Replace existing windows with new impact aluminum windows• Replace existing doors with new matching impact doors• Install new wood fence and gate and• Reconfigure site to accommodate new parking using concrete unit pavers 2. Certificate of Appropriateness for New Construction 2000 SF GFA <ul style="list-style-type: none">• Install storage container painted to match house		

Property Background:

The Shippey House was moved to this property in the H-1 District, 200 SW 3rd Avenue, sometimes called Nugent Avenue, in December 2011. The Shippey House is non-contributing in the H-1 Historic District; the house is considered infill, new construction in the district. In May 2012 the applicant, The Friends of Shippey, Inc., came before the Board asking for a Certificate of Appropriateness for Alteration for a complete exterior rehabilitation of two-story wood frame house, the Reconstruction of front porch, new landscaping and new site elements (fencing). The applicant is before the Board today with a request to modify the previous COA, which, as it was time sensitive, has expired.

Description of Proposed Site Plan:

The applicant requests a COA to replace existing windows and doors with single hung windows, fixed windows in dormer and a sliding window at the rear elevation. All windows are to be impact resistant. Doors will be replaced with impact steel doors. A wood framed ADA compliant ramp with added steps will be built. The missing historic front porch will be replicated using photos of the original as a guide. A new wood fence and gate will be built.

The applicant has included a parking plan for the property. However this plan has not been reviewed by the City's Transportation and Mobility Department. It should be noted that any approval by the HPB in regards to the proposed parking cannot take place until such time as the City has made a determination of the proposed parking. However, the requested ADA ramp has to conform to the parking plan. The Board will need to reference the plan when reviewing the ramp.

A storage container will be added at the rear of the property for storage of equipment necessary for the operation of the tenant's business. The type of container chosen by the applicant is incompatible in the historic district

City of Fort Lauderdale Historic Preservation Design Guidelines, New Construction and Additions, Secondary Buildings and Structures p. 11 **Discouraged:** Pre-manufactured metal sheds and outbuildings.

~~The applicant needs to choose another type of container structure; the applicant has stated that he will provide a mitigation plan that will minimize the visual damage to the H-1 Historic district.~~

~~The Shippey House is to be used for a commercial purpose rather than as a residence. For this reason the City has agreed to allow a shallower front yard setback. Commercial properties require a five foot setback, although this ordinarily applies to commercial storefront buildings rather than residential houses. The Shippey House, with the rebuilt porch, will have a fifteen foot setback. The City has agreed to this compromise~~

~~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) The effect of the proposed work on the landmark or the property upon which such work is to be done;	CONSULTANT RESPONSE The proposed work on the Shippey House is appropriate.
b) The relationship between such work and other structures on the landmark site or other property in the historic district;	CONSULTANT RESPONSE the requested container, while necessary for the operation of the tenant's business, is not compatible with the H-1 District. The applicant has suggested that he will provide landscaping to hide the container from the public way and lessen the visual impact on nearby properties in the district. The applicant's plan shows that a fence between his property and the neighboring Historical Society property will be removed. The applicant should clarify his plan for replacing that fence.
c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;	CONSULTANT RESPONSE n/a
d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;	CONSULTANT RESPONSE n/a
e) Whether the plans may be reasonably carried out by the applicant;	CONSULTANT RESPONSE n/a
f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."	CONSULTANT RESPONSE See below

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

~~1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.~~

~~The addition of the large container structure, which is incompatible in the district, to the H-1 District could have an adverse visual effect on the district and would affect the defining characteristics of the site and environment.~~

~~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.~~

~~6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.~~

~~.~~

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) 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;	CONSULTANT RESPONSE The house will have an appropriate adaptive re-use as a commercial business
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;	CONSULTANT RESPONSE n/a
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;	CONSULTANT RESPONSE The Shippey House is not a reconstruction or replication of a lost Nugent Avenue structure. To restore the early 20 th century streetscape of Nugent Avenue, as has been suggested by the applicant in his narrative, would require visual evidence of the lost buildings such as photos or plans. To move a house from another street and call it part of a reconstruction of an historic streetscape would be a falsification of history. There is no plan to restore the Nugent Avenue streetscape and the Shippey House is not part of such a plan
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;	CONSULTANT RESPONSE n/a
e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;	CONSULTANT RESPONSE n/a
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;	CONSULTANT RESPONSE The proposed reconstruction of the historic front porch is being guided by photographs of the original porch.
g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that	CONSULTANT RESPONSE n/a

will damage the historic building materials shall not be undertaken; and	
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.	CONSULTANT RESPONSE n/a

Summary Conclusion:

~~Keeping in mind the aforementioned caveats, i.e this is not a restoration of the historic Nugent Avenue streetscape and that the applicant's parking plan has not been approved by the City, the Board can approve the reconstructed porch and the requested window and door styles and the proposed ADA ramp, which are appropriate.~~

~~Before it can be approved by the Board, the applicant should choose a more compatible design for the container structure, i.e a purpose built structure that will meet the ULDR and the City of Fort Lauderdale Historic Preservation Design Guidelines for new construction in the historic district.~~

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.~~