

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, AUGUST 31, 2015 - 5:00 P.M.  
FIRST FLOOR COMMISSON CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2015 through 5/2016</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	4	0
George Figler, Vice Chair	P	3	1
Ginger Coffey	A	3	1
Brenda Flowers	P	2	2
Marie Harrison	A	1	3
Timothy Lyons	P	3	1
Marilyn Mammano	P	4	0
Donna Mergenhagen	A	2	2
Phillip Morgan	P	4	0
Carol Lee Ortman	P	3	1
Alexandria Scherer [arrived 5:27]	P	3	1

**City Staff**

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
Linda Mia Franco, AICP, Historic Preservation Board Liaison  
Dwayne Spence, Assistant City Attorney  
Jamie Opperee, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None.

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**I. Call to Order/Pledge of Allegiance**

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:03 p.m.

## **II. Determination of Quorum/Approval of Minutes of August 3, 2015 Meeting**

Roll was called and it was determined a quorum was present.

**Motion** made by Ms. Mammano, seconded by Mr. Lyons, to approve the minutes of the Board's August 3, 2015 meeting. In a voice vote, motion passed 7-0.

## **III. Public Sign-in/Swearing-In**

**All members of the public wishing to address the Board on any item were sworn in.**

Board members disclosed communications and site visits they had regarding each case.

Ms. Mammano distributed a copy of a letter from the Fort Lauderdale Historical Society indicating that the City's proposed 2016 budget provided for hiring a new Historical Planner City staff member but it noted that the City would save \$1,600 by cancelling the contract with the Historical Society, which included Ms. Rathbun's consultant services. Ms. Mammano recalled the Board had lobbied for the City to hire a Historical Planner, but they had not anticipated that the City would pay for that by cancelling the contract with the Historical Society. She wished to make a recommendation to the City Commission on this issue. Ms. Mammano noted that a staff member could not provide the City with an independent evaluation that an outside consultant could; she felt there would be a conflict of interest. The Board agreed to discuss this later in the meeting under Good of the City.

Mr. Spence announced that ownership on item 3 had changed so the case would be deferred until the new owner was notified and represented.

**Motion** made by Mr. Figler, seconded by Ms. Ortman, to postpone hearing case H15022 until the new owner of record was notified and represented. In a voice vote, motion passed 7-0.

Chair Kyner rearranged the agenda order to take care of less complicated cases first. Cases were heard in the following order: 2, 5, 6, 1, 4.

**Motion** made by Mr. Figler, seconded by Ms. Mammano, to re-order the agenda to hear items in the following order: 2, 5, 6, 1, 4. In a voice vote, motion passed 7-0.

## **IV. Agenda Items:**

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

Postponed until the new owner was notified and represented.

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<b>Case</b>	H15021	<b>FMSF #</b>	
<b>Applicant</b>	Lage Carlson		
<b>Owner</b>	Lage Carlson		
<b>Address</b>	918 SW 2 <sup>nd</sup> Court		
<b>General Location</b>	The south side of SW 2 Court between SW 9 Avenue and SW 10 Avenue		
<b>Legal Description</b>	WAVERLY PL 2-19D LOTS 23,24 &25.		
<b>Existing Use</b>	Residence		
<b>Proposed Use</b>	Residence		
<b>Applicable ULDR Sections</b>	Section 47-24.11.C.3.c.ii; Section 47-17.7.B; Section 47-24.11.C.3.c.i		
<b>Request(s)</b>	1. Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> <li>• 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.</li> </ul>		

Ms. Rathbun read from her memo:

**Property Background:**

The residence at 918 SW 2<sup>nd</sup> 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." 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**

- 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 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) 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 effect on other structures on the site or other property in the district.

- 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 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.

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**

#### **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**

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 distinguishing original qualities or character of a building, structure, or site and its environment will be preserved.

**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.

Lage Carlson, owner, displayed photos of his property and the proposed fencing system and explained he would replace existing chain link and wood fence sections and gates in his yard with masonry pilasters, decorative metal fencing and gates. He acknowledged that the fence would be slightly taller than the guidelines specified.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Chair Kyner felt the additional height with the aesthetic improvement was a fair trade-off for replacing the existing combination of fencing. The metal fence would still permit a view of the house.

**Motion** made by Ms. Mammano, seconded by Ms. Ortman, to approve the CoA for Alteration as presented. In a voice vote, motion passed 8-0.

Ms. Scherer arrived at 5:27.

<b>Case</b>	H15024	<b>FMSF #</b>	
<b>Applicant</b>	Brian Schmitz		
<b>Owner</b>	Brian Schmitz		
<b>Address</b>	700 Bryan Place		
<b>General Location</b>	SW CORNER OF SW 4th (BRYAN) Place and SW 7th (COLLEY) AVENUE		
<b>Legal Description</b>	RIO ALTA RESUB BLK 34, FORT LAUDERDALE 1-19 B, LOT 9 & E 35-25' OF BLK 34.		
<b>Existing Use</b>	Residence		
<b>Proposed Use</b>	Residence		
<b>Applicable ULDR Sections</b>	Section 47-24.11.C.3.c.i; Section 47-17.7.B;		
<b>Request(s)</b>	<ol style="list-style-type: none"> <li>1. Certificate of Appropriateness for Minor Alteration                     <ul style="list-style-type: none"> <li>• 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.</li> </ul> </li> </ol>		

Ms. Rathbun read from her memo:

**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**

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 doors are an appropriate style for this Spanish Eclectic building

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 effect the site or other property in the district.

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

Consultant Response: The proposed work is appropriate for this property.

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 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.

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**

#### **2. Windows and doors.**

##### **a. Materials.**

- 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 parapets.



- b. Configurations.
  - i. Doors: garage nine (9) feet maximum width.
  - ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; limed only to gable ends.
- c. Operations.
  - i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.
- d. General.
  - 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.

Consultant Response: The applicant requests:

**3. Windows and doors.**

- a. Materials.
  - i. Steel and aluminum.
- b. Configurations.
  - i. Doors: garage nine (9) feet maximum

**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**

- 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: There is no change to the character or distinguishing original qualities

**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.

Brian Schmitz, owner, said he wished to make the garage doors match the windows and doors and to be made wind resistant.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Flowers, seconded by Mr. Morgan, to approve the CoA for Alteration as presented. In a voice vote, motion passed 8-0.

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

Ms. Rathbun read from her memo:

**Property Background:**

The one story apartment building at 111 SW 8<sup>th</sup> 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**

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

Consultant Response: There is no adverse effect on the property by the changes to the windows.

- 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 effect on the site or other structures in the district.

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

Consultant Response: There is a change in the window style but the new style is appropriate in the district and resembles the original configuration.

- 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.

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**

#### **1. Windows and doors.**

- a. Materials.
  - 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.
  - 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.
  - j. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.
- d. General.
  - 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.

Consultant Response: The applicant requests:

#### **1. Windows and doors.**

- a. Materials.
  - Glass (clear)
  - Steel and aluminum.
- b. Configurations.
  - Windows: square; rectangular
- c. Operations.
  - 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**

- 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 use will not change

- 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 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

**Summary Conclusion:**

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

Hugo Hernandez, applicant and general contractor, displayed photos of the existing windows and explained the owner wished to upgrade the awning windows to impact resistant windows. He explained that he had begun to install the windows after the application had been submitted but before he actually paid for and picked up the permit because there was an issue with the former tenants breaking into the property through the old windows. When he went to pick up the permits, he had been informed the project must be presented to the HPB before work was done. He had stopped work at that point.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Ortman, seconded by Mr. Lyons, to approve the CoA for Alteration as presented. In a voice vote, motion passed 8-0.

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

Mr. Lyons recused himself from this case.

Mr. Spence announced that attorneys from Tripp Scott had asserted party intervener status on this case. He asked the attorneys to assert the property interest that would be affecting their clients.

Jordana Jarjura, attorney representing the property owner, Raymond Tucker, and the contract purchaser/developer, OTO Development, stated Florida law held that contract purchasers and developers were entitled to the right of due process. She explained that OTO Development had submitted the DRC application regarding the property. Stephanie Toothaker, attorney representing the property owner, Raymond Tucker, and the contract purchaser/developer, OTO Development, said Mr. Tucker and the

developer were present and would testify to her firm's representation on this matter. She also presented the Board with a copy of the DRC submittal.

Mr. Tucker confirmed he and OTO Development had a contract to sell/buy the property. John Coleman, OTO Development, confirmed they had the property under contract to purchase. They also had contracts to purchase 3017 and 3029 Alhambra.

**Motion** made by Ms. Flowers, seconded by Ms. Ortman to allow representatives of the prospective purchaser, OTO Development, intervener status. In a voice vote, with Mr. Lyons abstaining, motion passed 7-0.

Ms. Rathbun read from her memo:

**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 Parkin the January 1, 1925 *Fort Lauderdale Evening Sentinel* that was featured as a show house as part of the city's 1925 Home Beautiful event. 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.

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 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.

The architect is first noted as working in Fort Lauderdale in 1936. 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. 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.

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:



- 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**

- 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.

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.

**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.*

Erika Klee, applicant, described her background as a German immigrant and said in Germany, old buildings were preserved. She wondered why Americans so often replaced good, old buildings with high-rises that did not suit the neighborhood. Ms. Klee said this building deserved preservation because of its historical significance regarding the City's development as a tourist destination. She stated the building's architect, Courtney Stewart Jr., was "the greatest architect of this time" and noted the number of buildings he had designed. She said a lot of people who lived in the neighborhood were not in the City in the summer and they had encouraged Ms. Klee to talk to the Board.

Charlie Esposito, applicant, invited the Board's questions.

Marla Sherman Dumas stated she was representing Dave Baber from Historic Solutions LLC, who had prepared the report. She said this building was granted a building permit in 1938, when the City had started its recovery from the Great Depression. Regarding Criterion e: The value of the building is recognized for the quality of its architecture, and sufficient elements showing its architectural significance, Ms. Dumas stated this building was a mix of several types of architecture, it was not just one category, but this did not make it ineligible to be recognized for its architecture. Renovations to the building had been mostly interior, to accommodate the change of use.

Regarding 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, Ms. Dumas explained this was a Courtney Stewart designed building. She mentioned the Coca-Cola bottling plant in Ocala, which was on the National Register of Historic Places, that had been designed by Mr. Stewart. She listed other buildings in the

City designed by Mr. Stewart.

Ms. Dumas noted that if the property was designated and a redevelopment project came up, a Certificate of Appropriateness would be needed for any work, but this step should be addressed if and when it occurred.

Ms. Toothaker provided a Power Point presentation, a copy of which is attached to the minutes for the public record. She presented into the record the following: their letter of objection and all accompanying exhibits; the historic evaluation report prepared by Architect Anthony Abbate; Mr. Abbate's curriculum vitae and their formal notice of party status.

Ms. Jarjura objected to the applicant and Ms. Dumas' narrative in support of the application, noting that "opinions of residents" were not fact and were therefore not deemed competent. She claimed that the narrative was "a series of sweeping generalizations, opinions and unsubstantiated or irrelevant statements." Ms. Jarjura stated per their historic evaluation report, the facts supported contrary opinions to those stated in the application.

Criterion e related to the value of the building recognized for the quality of its architecture and sufficient elements showing its architectural significance and Ms. Jarjura said the application failed to show this structure was valued because it was an exemplary example of Art Moderne. Ms. Dumas had indicated the building was not pure Art Moderne but was a mix of architecture. She noted that Ms. Rathbun did not find criterion e applied.

Mr. Abbate had performed a review of the building to determine if it was significant as an architectural work. Regarding 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, Mr. Abbate admitted Mr. Stewart was an important architect in Fort Lauderdale and had designed many significant buildings, but said this was not one of his designs; it was designed by an associate in his office, Alexander Martin. Subsequent additions were designed by another associate, Joseph Phillips. Mr. Abbate added that this project did not represent a style with which Mr. Stewart was usually associated and Mr. Stewart was not cited in published works that discussed significant architecture in Florida.

Regarding Criterion e: The value of the building is recognized for the quality of its architecture, and sufficient elements showing its architectural significance, Mr. Abbate discussed the design components of the building, and remarked it did not embody Art Moderne, Masonry Vernacular or the Vernacular Style in any significant way. Mr. Abbate recommended the building not be designated.

Mr. Figler and Mr. Abate discussed additions and alterations to significant buildings,

particularly making changes that expanded on the original style and recognized its significance, versus making additions that contrasted with the original design. Later on, Mr. Abbate clarified that when determining significance, even the additions must be significant.

Ms. Mammano said they could only speculate on how much involvement Mr. Stewart had with the design of this building. Mr. Abbate stated Alexander Martin produced the drawing and Mr. Stewart supervised the work. He did not believe Mr. Stewart created the design.

Chair Kyner stated, "When I look at this building, I see a guy who's looking forward to the 1950s; he's got a very simple, plain building. He didn't futz it up with a lot of architectural detail that would allow you to shoehorn it into Art Moderne or Deco." If Mr. Stewart was "seeing forward into the 1950s, then this is an exemplary piece of architecture of a brilliant person who's looking into the 50s to see what's going to come later..."

Ms. Dumas recalled that at the Central Beach Alliance meeting, the developers were asked to come back with an enhanced plan, which had not been done. She reiterated that this was eclectic architecture and subsequent additions should be differentiated because the additions were mid-century and should reflect that.

Regarding the criterion that the value of the building is recognized for the quality of its architecture, and sufficient elements showing its architectural significance, Ms. Dumas pointed out that the criterion did not specify it must be an exemplary building, it must just be the architect's work. She agreed this might not be Mr. Stewart's best work, but felt that once an architect's work was included in the National Register, that made the architect a master.

Ms. Mammano read from the original plans, where it was stated: "Courtney Stewart, architect, Alexander Martin, Associate." On the addition plans, it stated: "Courtney Stewart, Architect, plans and specifications are the property of the architect."

Ms. Toothaker reported that they were asked to provide an update to the Central Beach Alliance, not an enhanced plan.

Chair Kyner opened the public input portion of the meeting.

Lage Carlson asked the Board to remember that once the Alhambra property was gone, it would be gone forever.

Abby Laughlin asked the Board not to designate the property against the owner's will, "It is a violation of his civil rights, his right to consent and it is unjust." She said this building was not remarkable; it was unfortunate that there was no policy in place to

compensate an owner for development rights and that conservation was an unfunded public mandate. Ms. Laughlin said this building was no more unique than thousands of other buildings in the City that were over 50 years old. She stated, "Preservation is the scholarly and intellectual examination of an ideology, not a tool to fight development and applications like this undermine the important work of preservation."

Steve Glassman, President of the Broward Trust for Historic Preservation, distributed several documents regarding the work of Courtney Stewart and said they were in favor of the application. Mr. Glassman took issue with Mr. Abbate's report, stating it demeaned Mr. Stewart's work and was incongruous. Mr. Glassman said the building alterations and name of the building style were irrelevant. He remarked that OTO Development's attorneys had asserted that historic designation would be inconsistent with the applicable land use and zoning regulations as well as the pertinent master plans and stated designation did not impact land use, and if it did, "we might as well pack it all in, call it a day and never preserve a single building." He explained that the Sazaki Central Beach Master Plan discussed architectural resources in depth and noted that resources in this area in particular had been altered very little and had special visual merit or historical importance. Mr. Glassman said local designation was more important to a property than national designation in terms of protection.

James Ostryniec, adjacent property owner, said the same people who were applying to designate this property had applied to designate his property. He described the costs associated with keeping up his property. Mr. Ostryniec said these designation requests were not about preservation; they were about stopping redevelopment on Alhambra.

There being no other members of the public present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Ms. Scherer thought the question was whether Courtney Stewart actually designed the building; she did not feel that just because the plans were under his firm's name meant that he designed the building. Mr. Figler said architects' seals were not used until approximately 1945; prior to that architectural firms supervised associates, they were not allowed to practice architecture. He thought it highly unlikely that an associate would operate on his own and submit drawings without the master architect supervising the work.

Ms. Mammano thought they should only be applying the criterion related to this being the work of a master architect and she noted that it was not in the nature of architectural practice to have the master architect not be the significant designer of a project. She therefore believed this was the work of Mr. Stewart.

Regarding the renovations to the property, Ms. Scherer did not believe they had

acquired significance in their own right and had therefore devalued the historical nature of the property.

Mr. Spence explained how the criteria and code sections should be applied to designations.

Mr. Morgan stated the beach “continues to be a victim of a lack of a plan by the City for historic preservation...” and it saddened him that the citizens were unwilling to pay for it. This left the Board in the position to “cherry pick” properties to consider for designation with or without the participation of the owner. Mr. Morgan assumed this was the work of Courtney Stewart, but he did not feel that every work produced by Mr. Stewart’s office qualified for designation.

Ms. Mammano agreed that designating properties without owners’ consent was a dilemma because of the economic impact but the City ordinance specified that anyone could apply for a property’s designation. The ordinance did not specify that the property must be an example of the best of an architect’s work.

Chair Kyner noted the benefits of owning a designated structure: relief from FEMA restrictions when repairing or adding an addition, federal tax credits and local ad valorem tax exemptions for rehabilitation projects.

**Motion** made by Ms. Mammano, seconded by Mr. Figler, to designate the property per criterion ULDR section 47-24.11.B.6.d: Its identification as the work of a master builder, designer, or architect, Courtney Stewart Jr., whose individual work has influenced the development of the city, state, or nation. In a roll call vote, motion failed 3-4 with Ms. Flowers, Mr. Morgan, Ms. Ortman and Ms. Scherer opposed and Mr. Lyons abstaining.

**Motion** made by Ms. Scherer, seconded by Mr. Morgan, to deny the application. In a roll call vote, motion passed 4-3 with Ms. Mammano, Mr. Figler and Chair Kyner opposed and Mr. Lyons abstaining.

4. Index

<b>Case</b>	H15023	<b>FMSF #</b>	BD01504
<b>Applicant</b>	Broward Trust for Historic Preservation, Inc.		
<b>Owner</b>	Towers Retirement Home, Inc.		
<b>Address</b>	824 SE 2 <sup>nd</sup> Street		
<b>General Location</b>	SW Corner of SE 9 <sup>th</sup> Avenue and SE 2 <sup>nd</sup> Street.		
<b>Legal Description</b>	BEVERLY HEIGHTS 1-30 b LOT 1 TO 4 BLK 8.		
<b>Existing Use</b>	Retirement home		
<b>Proposed Use</b>	Retirement home		

<b>Applicable ULDR Sections</b>	ULDR Section 47-24.11.B.6
<b>Request(s)</b>	1. Historic Landmark Designation

Stephen Tilbrook, attorney for the owner, stated he had filed lobbyist registration on behalf of the owner and requested to be recognized as a party to the application.

**Motion** made by Mr. Figler, seconded by Ms. Scherer to accept the owner, Tower Retirement Home Inc., as a party to the application. In a voice vote, motion passed 8-0.

Ms. Rathbun read from her memo:

**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 Hott and Dye purchased Colee Hammock and subdivided it into two subdivisions. In 1922 Hott 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.

**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 county 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 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." 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.

**Criteria for Historic Designation:**

**ULDR Section 47-24.11.B.6**

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

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.

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

Consultant Response: Albert W. Erkins was an important investor and developer in early (1920s) Fort Lauderdale.

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.

Consultant Response: Francis Luis Abreu was a major architect for 1920s "Boom time" Fort Lauderdale.

e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.

Consultant Response: The Towers is a significant example of the Mediterranean Revival style of architecture.

**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.

Steve Glassman, President of the Broward Trust for Historic Preservation, said this was one of the most significant buildings in the City. It was a premier historic building worthy of designation. He urged the Board to designate the building based on criteria a c, d, e and f.

Marla Sherman Dumas displayed a historic photo of the property and said it looked very much like this today. Under ULDR section 47-24.11.B.6, Ms. Dumas said there were five criteria that applied. Regarding a. Its value as a significant reminder of the cultural or archaeological heritage of the city, state, or nation, Ms. Dumas described how the building had functioned as a hotel and seasonal rental apartments.

Regarding c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation, Ms. Dumas explained that Albert Erkins had made significant contributions to the City, becoming active in development in the City, starting the Sunset Investment Company, creating a beautification committee after



the 1926 hurricane, creating the Lauderdale Apartment Association, helping start the Community Chest, which later became the United Way, naming the airport for Merle Fogg and being a founding member of the Fort Lauderdale Historical Society.

Regarding Criterion e: The value of the building is recognized for the quality of its architecture, and sufficient elements showing its architectural significance, Ms. Dumas stated the architect was Francis Luis Abreu, a master architect, whose work influenced the development of the City. The Erkins family engaged him to design this Mediterranean Revival building. Some of Abreu's more notable designs were: The Riverside Hotel; The Himmarshee Court Apartments; St. Anthony Catholic School; the Sailboat Bend Fire Station; the Casino Swimming Pool; The Dania Beach Hotel, the Needham House; the Fort Lauderdale Country Club; the Post Office at 330 Southwest 2 Street; The David E. Oliver House and this Building and this building. Ms. Dumas said the Towers Apartments demonstrated a quality of architecture in the Mediterranean Revival style that other architects tried to replicate. She noted the Mediterranean Revival features still in place on the building.

Regarding Criterion f: Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials, Ms. Dumas remarked this was an excellent example of Mediterranean Revival and embodied many of the elements associated with that style. She stated this building provided an insight into the 1920s boom period in Fort Lauderdale. Ms. Dumas urged the Board to designate the building.

Mr. Tilbrook said Mark Nelson, the owner, opposed designation. He described the existing use as a residential facility for the mentally ill. The Nelsons had owned and operated the facility for over 40 years and Mr. Tilbrook explained the financial problems associated with maintaining the building. He said this was not the highest and best use and the owner had been marketing the property for a higher, better, more compatible use. Mr. Tilbrook said designation would not aid the marketability or the restoration of the property. He remarked that banks would not loan money for renovations of properties such as these.

Mr. Tilbrook stated the property did not meet the criteria for designation, i.e., 47-24.11.B.6.a: the property had no cultural or archeological value in its current condition. The building had outlived its intended life span and the use did not support the community. Per 47-24.11.B.6.c: The property was no longer associated with a person who significantly contributed to the building because it was a social service residential facility. He stated this was not a particularly notable example of Abreu's skills or work. Per 47-24.11.B.6.e, the building was not recognized for the quality of its architecture; there were no awards or recognition for the building and it was not a good representation of the Mediterranean Revival style.

Greg DeJohn, contractor, said he had been involved with maintaining the building for approximately 10 years. He estimated restoration would be heartburn-inducing

because of structural issues with the concrete and he felt needed restoration would not be economically feasible.

Michael Dworkin, the owner's realtor, said the question was the highest and best use of the building. He stated designation would prevent restoration or building something nicer on the site.

Mark Nelson, owner, acknowledged that this was a Francis Abreu building, but wondered "how many Abreus we need in the City." He said the building was not constructed well. Mr. Nelson could not afford to restore the building and stated he had been offered up to \$5.5 million for the property. The family had owned the property since 1969 and because most mortgages were paid off, they could afford the maintenance. Mr. Nelson explained that this property was his only investment.

Mr. Nelson asked the Board to apply some of their passion for preservation to encouraging the City to help fund preservation instead of putting the entire burden on the property owners, jeopardizing their ability to survive.

Mr. Tilbrook said the property would change to a better, higher use, but that change would not take place if the building were designated, which would prevent significant changes to the building.

Mr. Nelson informed Ms. Mammano that the site was approximately  $\frac{3}{4}$  acre total including the 13-space parking area. Ms. Mammano wondered if the parking area could accommodate an adaptive reuse with additional construction. Mr. Nelson believed the highest and best use would be a "very high-end assisted living style facility." Mr. Nelson said the developers were discussing tearing this structure down and rebuilding, not restoration.

Ms. Dumas reminded the Board that the issue was whether or not the building met the criteria.

Chair Kyner remarked that the Coca-Cola building was now just a façade and this showed that there were a lot of options for another use. He stated this building was "the poster child for historic preservation," the Board had never had another building that was this suitable for designation. He felt if they denied designation, the State would put them on probation.

Ms. Scherer said the financial situation for the owner broke her heart but felt this met the criteria for designation. She suggested a developer could keep the façade and build on top of it.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Scherer, seconded by Ms. Flowers, to designate the property per ULDR section 47-24.11.B.6.a, c. d and e. In a roll call vote, motion passed 8-0.

**V. Communication to the City Commission**

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None.

**VI. Good of the City**

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The Board returned to discussion of the City's budget proposal to discontinue the contract with the Fort Lauderdale Historical Society. Ms. Mammano reiterated her belief that a City employee could not provide the objective evaluation of applications that an outside consultant could. Mr. Morgan recalled that the Board had been requesting additional resources for years, not a *reduction* in funding. Chair Kyner stated the City had signed on to be a Certified Local Government by pledging that they would devote significant resources to historic designation and this would be a step backwards.

Ms. Mammano suggested Chair Kyner attend the first budget public hearing on September 3 to express the Board's concerns. Chair Kyner agreed, and urged all Board members to contact their appointing Commissioners.

Mr. Glassman agreed with the Board's position and noted the services the historical Society provided to the City under the current contract.

Mr. Glassman was concerned the Board was no longer reviewing and commenting on development projects that would have an impact on historic resources. Mr. Spence explained that the City Attorney's office had addressed this issue on numerous occasions in the past and determined that this was not within the HPB's purview under the Comprehensive Plan. The Board's responsibilities were itemized in the ULDR sections concerning historic resources only. If the Board wished to review and comment on such projects, the ULDR must be amended to indicate it.

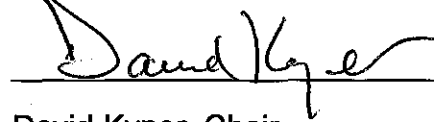
**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 9:49.

**Next Meeting**

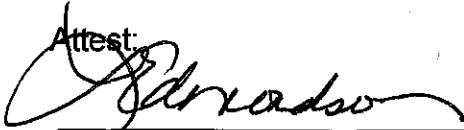
The Board's next regular meeting was scheduled for October 5, 2015.

Chairman,



David Kyner, Chair

Attest:



ProtoType Inc. Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.