

MEMORANDUM

TO: Historic Preservation Board
 FROM: Merrillyn C. Rathbun, Fort Lauderdale Historical Society
 SUBJECT: Agenda for December 5, 2016
 DATE: November 29, 2016

1.

Case	H16015	FMSF#	
Review and Comment	Henry F. Kinney Tunnel/Tunnel Pedestrian Plaza		
Owner	FDOT/City of Fort Lauderdale		
Developer	City of Fort Lauderdale/Elizabeth Van Zandt		
Address	SE 6 th Avenue/Las Olas Blvd. Tunnel		
General Location	Intersection of East Las Olas Boulevard and South Federal Highway		
Legal Description	<p>A PORTION OF RIGHT OF WAY AT THE INTERSECTION OF EAST LAS OLAS BOULEVARD AND SOUTH FEDERAL HIGHWAY IN SECTION 11, TOWNSHIP 50 SOUTH, RANGE 42 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT THE NORTHEAST CORNER OF TRACT 2, "BURNHAM'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°34'20" WEST ALONG THE NORTH LINE OF SAID TRACT 2 AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF EAST LAS OLAS BOULEVARD, A DISTANCE OF 23.00 FEET; THENCE NORTH 02°33'11" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 88°05'12" EAST, A DISTANCE OF 36.70 FEET; THENCE NORTH 01°54'48" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 88°05'12" EAST, A DISTANCE OF 67.00 FEET; THENCE SOUTH 01°54'48" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 88°05' 12" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY AND ALSO BEING THE WEST LINE OF LOT 7, BLOCK "8", "EDGEWATER ADDITION CORRECTED PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 73, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 01°54'48" EAST ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, a distance of 67.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST LAS OLAS BOULEVARD AND ALSO BEING THE NORTH LINE OF THE PLAT "RE-SUBDIVISION OF BLOCK "A" EDGEWATER", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO PREVIOUSLY KNOWN AS BLOCK "A", "EDGEWATER ADDITION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 123, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 88°02' 12" WEST, A DISTANCE OF 10.09 FEET TO THE NORTHWEST CORNER OF SAID PLAT, BOOK 2, PAGE 6, AS IT NOW EXISTS; THENCE SOUTH 01°54'48" EAST, ALONG THE EAST LINE OF SAID PLAT, BOOK 2, PAGE 6, ALSO BEING THE EAST RIGHT OF WAY OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 11.00 FEET; THENCE SOUTH 87°58'17" WEST, A DISTANCE OF 95.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY AND ALSO BEING THE EAST LINE OF SAID TRACT 2; THENCE NORTH 01°54'48" WEST, ALONG SAID EAST PROPERTY LINE AND WEST RIGHT OF WAY OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.</p> <p>SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 14636 SQUARE FEET OR 0.3360 ACRES, MORE OR LESS.</p>		
Existing Use	Tunnel		
Proposed Use	Same		

Applicable ULDR Sections	
Request(s)	Board Review and Comment on a project to create a pedestrian plaza on top of the existing and NRI eligible Henry F. Kinney Tunnel by adding a deck extension of usable space with a 15' clearance zone with a collapsible warning structure. A new center wall will be constructed at the US 1 median to handle most of the new weight load.

~~**Description of the Project:** The applicant has brought a project to the Board to build a pedestrian plaza on top of the NR¹ eligible Henry F. Kinney tunnel. The project would involve structural changes to the tunnel. Presently, according to the applicant's report, an auto driver's sight, approaching the intersection at Las Olas Boulevard, is blocked by the height of the tunnel wall from seeing an approaching pedestrian trying to cross at the slip road.~~

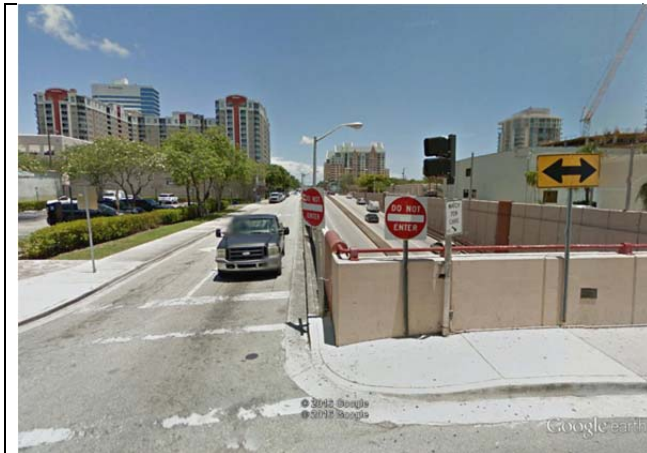


Fig. 1 Tunnel slip road, U.S. 1, looking north

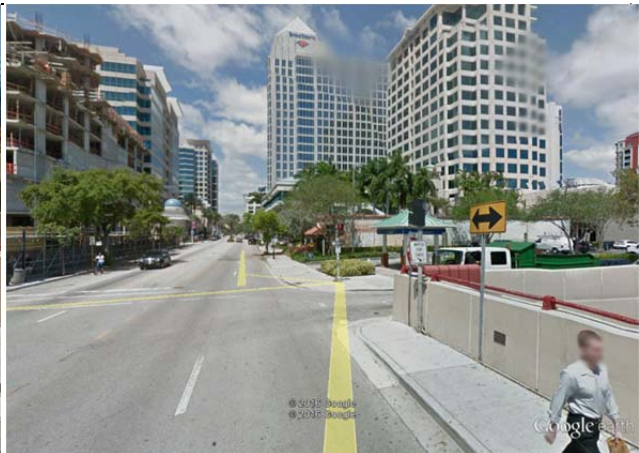


Fig. 2 Tunnel wall, Las Olas Blvd., looking west. Note: substandard sidewalk next to tunnel wall is significantly narrower than other sidewalks along Las Olas Blvd.

~~The applicant reviewed several plans² and made a choice of what was seen as the best option. The chosen proposal calls for a 50' deck extension on top of the tunnel. This option requires the construction of a new supporting center wall for the proposed deck at the median of U.S. 1 and construction of a new tunnel entrance. It should be noted that important Art Deco design elements would be hidden by the new construction and a nearby NR listed historic resource, Stranahan House, could be impacted by any construction on the tunnel. The applicant states that this option would require partial road closures during construction. When built, the tunnel was a "cutting edge" project; it was the first tunnel in the state of Florida and its design included many innovations. The tunnel was built to replace an aging bascule type bridge that was causing a severe traffic bottle neck on U.S. 1. The tunnel still serves the purpose of moving traffic quickly and efficiently through the center of the city. Any questionable changes to the structure of the tunnel could cause serious problems in the future.~~

~~When the tunnel was under construction (1958-1960) traffic from U.S. 1 was diverted to temporary bridges at S.E. 5th Avenue, southbound, and S.E. 9th Avenue northbound³. The S.E. 3rd Avenue bridge was under construction at that time. To this day the street ends at S.E. 9th Avenue in the Rio Vista neighborhood on the south side of the New River and in Colee Hammock on the north side have remained open in case there is any need to divert traffic from the tunnel. Now some of that traffic would probably be diverted to the S.E. 3rd Avenue Bridge; however the 9th Avenue option might still be needed.~~

¹ National Register

² Included in the applicant's packet

³ Hathaway, Robert K., *The Bridges of Fort Lauderdale*, FLHS Museum Exhibit brochure 2006, U.S. 1 Bridge & Tunnel.



Fig. 3. S.E. 9th Avenue street end, Rio Vista neighborhood.



Fig. 4. S.E. 9th Avenue street end, Collee Hammock

~~In addition to pedestrian safety the applicant maintains that a plaza as proposed in the preferred option would be of benefit to the Las Olas merchants, their patrons and other visitors to the area. The plan calls for a gathering place with shaded seating and an information kiosk of some sort. It should be noted that there is an existing small plaza, on the riverfront next to the Riverside Hotel. The applicant also included a drawing by TBG Partners for the Downtown Development Authority, which showed an elaborate garden landscape for the proposed deck. There should be more information as to how this proposed deck in either its simpler or more elaborate form would be of benefit to this very important commercial and historic neighborhood.~~

Summary Conclusion:

~~Alternative options for pedestrian safety, which do not involve such a serious impact on this NR eligible resource, the tunnel, should be investigated and presented. This preferred option, even though it may be the best of several presented, could do serious damage to the historic resource and adversely impact the already troubled traffic patterns of the city; the proposed tunnel plaza would be of questionable value to the commercial and historic neighborhood.~~

2.

Case	H16016	FMSF#	
Applicant	Paul Pfadenhauer, Robin Haines Merrill, agent		
Owner	First Evangelical Lutheran Church		
Address	441 NE 3 rd Avenue		
General Location	Southwest corner of NE 3 Avenue and NE 5 Street		
Legal Description	NORTH LAUDERDALE AMMENDED PLAT 1-182D LOTS 1-7, LESS E5 FOR ST, BLK 29		
Existing Use	Church		
Proposed Use	Same		
Applicable ULDR Sections	Section 47-24.11.B.6		
Request(s)	Historic Landmark Designation for First Lutheran Church		



Figures 1 & 2 Saint Anthony Church & rectory on Las Olas Blvd. ca. 1921; congregation arriving for Mass.

Property Background:

Saint Anthony's Church (now 1st Lutheran) was built in 1921 for Fort Lauderdale's Roman Catholic congregation. Saint Anthony's, established in 1921, is the oldest Catholic parish in Broward County. That year Bishop Michael J. Curley announced that local Catholics would finally have a church. A lot on Las Olas Boulevard was selected as the building site. At that time the new parish had a resident priest, Father E.F. Callahan. In 1921 the "builder priest" Father G.J. Plunkett arrived and took up the duties of pastor. Father Plunkett specialized in building churches; he had worked as architect/builder for the church for fourteen years. Local contractor John Olsson was hired to oversee the construction project.

Mr. Olsson had arrived in Fort Lauderdale about the time that the city was incorporated in 1915; he along with Edwin King and George Young was one of the builders of the historic city. Olsson owned property in the Waverly Place subdivision, now SBHD, and was responsible for building many of our historic homes.

Criteria for Historic Designation:

ULDR Section 47-24.11.B.6	Consultant Response
<p><i>c. Its identification with a person or persons who significantly contributed to the city, state or nation.</i></p>	<p>CONSULTANT RESPONSE: Throughout his career, John Olsson contributed to the building of the historic fabric of the City. When the Catholics built a new church, Mr. Olsson, a founding member of the 1st Lutheran congregation, arranged to purchase the old church for \$1 and moved the church to the present site on NE 3rd Avenue for use by the Lutherans.</p>

Building Description:

In style the church references Romanesque or Romanesque Revival churches although it does not have the characteristic semicircular arches of those styles. The church has a stone veneer; the stone was imported from North Florida. The façade is two stories in height with a gabled center section and is flanked at each corner by two attached square towers. Engaged columns are at the corners of both towers. At the original site on Las Olas the left hand tower was crowned with a battlement and the right hand tower roof was flat. When the church was moved to the NE 3rd Avenue site, the tower positions were switched; the right hand tower now has the battlement.

The main entrance is centered at the gabled end. The double door entry, approached by five steps, is centered in a squared surround and topped by a segmental arched window. A rose window is positioned above the door, with a niche above the rose window. A saint's statue was positioned in the niche when it was Saint Anthony's. Narrow pointed arched windows are located at the first floor level of both towers.

The battlemented tower has a pointed arch at the upper story. At the side elevation there is a row of segmental arched windows which are separated by engaged pilasters.

Once the church was moved to the NE 3rd Avenue site an addition was built to house offices etc. The contractor, Mr. Olsson, used the same sort of stone for the new construction. The addition is two stories with an L shaped footprint. There is a street facing gable end at the short leg of the L. A large triple window is set in a segmental arched surround; other segmental arched windows are found on the second floor of the new addition. Some years later another addition was built at the rear of the church; however no attempt was made to match the older building.

Criteria for Historic Designation:

ULDR Section 47-24.11.B.6	Consultant Response
<i>e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.</i>	CONSULTANT The 1 st Lutheran Church (Saint Anthony's as it was) is valuable because of the uniqueness of its architecture in Fort Lauderdale; there is nothing else like it in the City. It is also valuable because of the historic move. Historically, moving buildings, or recycling them, in Fort Lauderdale was quite common.

Summary Conclusion:

1st Lutheran Church is historically significant and its designation should be approved.

Historic Preservation Board Action:

For each requested Certificate of Appropriateness, the board may:

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

3.

Case	H16017	FMSF#	
Applicant	Armando Colon/AC Shutters & Awnings inc.		
Owner	Nichole O'Neal		
Address	1125 Waverly Road		
General Location	Northeast corner of Waverly Road and SW 12 Avenue		
Legal Description	WAVERLY PLACE 2-19D LOTS 1,2,3&4, BLK 105LESS FOL-DESC BEG NW COR LOT 4, ELY 75 TO POB, CONT ELY 60 TO NE COR LOT 4, SLY 75 TO SE COR LOT 1, SWLY ALG SLY BNDRY LOT 155.36, NW 48.79 TO APT IN ALINE 75 E OF		
Existing Use	Residence		
Proposed Use	Residence		
Applicable ULDR Sections	ULDR Section 47-24.11.C.3.c.i; ULDR Section 47-17.7.B; ULDR Section 47-24.11.C.3.c.ii		
Request(s)	Certificate of Appropriateness for minor alteration <ul style="list-style-type: none"> • Installation of Accordion Shutters 		

Property Background:

~~The house at 1125 Waverly Road is a one-story Ranch style, with a hip roof and a gable roofed front extension; it was built ca. 1950 and is contributing in the SBHD. The applicant requests a COA for the installation of accordion shutters.~~

Description of Proposed Site Plan:

~~Metal louver accordion shutters to be installed on 18 windows are requested by the applicant. This type of shutter is mounted on exterior tracks permanently installed on the exterior of the historic house. The City of Fort Lauderdale: Historic Preservation Design Guidelines states that this type of shutter obscures windows and is not appropriate to historic buildings; permanently mounted exterior tracks are also discouraged by the Guidelines.⁴~~

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:~~

	<i>Consultant Response</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 requested type of shutter will obscure the windows of the historic house
b) The relationship between such work and other structures on the landmark site or other property in the historic district;	CONSULTANT RESPONSE. This type of shutter is not appropriate in the historic 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 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."~~

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

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

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

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

⁴ ~~City of Fort Lauderdale: Historic Preservation Design Guidelines Windows & Doors p.11.~~

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

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

~~The requested accordion shutters are discouraged in the SBHD.~~

Request No. 2 - COA for Alterations:

~~The applicant is requesting a certificate of appropriateness for alterations.~~

~~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 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 character of the resource will be impacted by the installation of the requested shutters
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 n/a
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 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,	CONSULTANT RESPONSE n/a

restoration, or reconstruction project.	
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Summary Conclusion

~~The requested shutters are not appropriate in the SBHD, as stated in the City of Fort Lauderdale: Historic Preservation Guidelines. The application should be denied.~~

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	H16018	FMSF#	
Review and Comment	Riverfront Redevelopment		
Owner	LAS OLAS RIVERFRONT LP		
Applicant	Courtney Crush, Crush Law, P.A.		
Developer	Property Markets Group		
Address	330 Brickell Avenue		
General Location	Approximately 87 feet west of the southwest corner of SW 1 AVENUE AND SW 2 Street		
Legal Description	BRICKELL REDEVELOPMENT PLAT 147-27 B THAT PART OF PARCELS B & C & ADJ DED PARCELS & PT VAC BRICKELL AV DESC'D, COMM AT SE COR PAR A, WLY 104.64, NW 22.67, N 85.49, W 52 TO POB, W 52.95, W 23.86, NW 8.31, NLY 1.82, W 16.52, NW 21.19, W 14.01, NW 25.78, N 545.47, E 35, N 20, E 85.6, S 345, W 0.50, SLY 70, ELY 34.90, SLY 179.58 TO POB LESS POR DESC IN OR 38744/1512 & 39559/1551 AKA: PAR 2 IN OR 26157/107 ALONG WITH BRICKELL REDEVELOPMENT PLAT 147-27 B PART OF PARCEL C & E & PT VAC'D R/W DESC'D AS, COMM AT SW COR OF PAR C, N 109.52 TO POB, CONT NLY 435.48, ELY 27.75, SLY 50, ELY 27, NLY 50, ELY 45.00, SLY ALG LINE 17.5 W OF E/L OF PARCEL C FOR 545.47, NW 94.50, NLY 59.51, WLY 20 TO POB AKA: PARCEL 3 REVISED PER OR 26157 PG 103		
Request(s)	Review and Comment for Las-Olas-Riverfront		

Description of the Project:

~~The Board is asked to review and comment on a proposed development for the Las-Olas-Riverfront property at 300 SW 4th Avenue. The developers have presented a plan for a hi-rise rental apartment complex of over 100,000 square feet, consisting of a 12-story base and two towers which rise to 461 feet for the north tower and 441 feet for the south tower. The base has apartments, described by the developer as "skinny" or "micro", which surround a parking garage. The towers have skinny and micro apartments as well as one-bedroom lofts and two and four-bedroom apartments.~~

The proposed project is across Brickell Avenue from the NR listed Bryan Building (Fig. 1, no. 1) and is adjacent to the locally designated H-1 Historic District.

The project is located in the Downtown core and there are other large buildings in the immediate vicinity, i.e. the sixteen story bank building and the proposed twenty five story 4 West Las Olas project. These two buildings unlike the proposed River front project are sufficiently distanced from the H-1 District so as to have no adverse effect on the contributing properties. The proposed 4 West Las Olas and the extant bank building act as mid-rise transitional buildings to the hi-rise development of the downtown core.

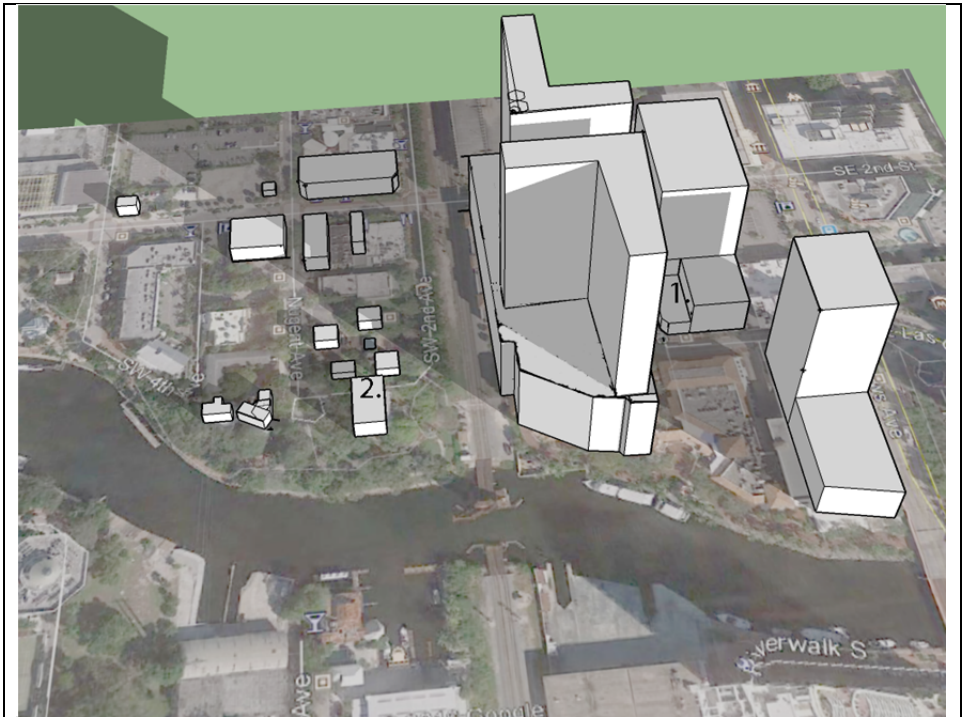


Figure 1. Showing National Register listed properties, no. 1 Bryan Building and no. 2 New River Inn; Proposed development and H-1 Historic District (small buildings left side of picture) showing contributing properties and The Shippey House and the Replica Schoolhouse.

New construction in the H-1 District is limited to 25 feet in height; the tallest building in the district is probably the NR listed New River Inn at approximately 36 feet. The massive 41 story Riverfront project will create an immense wall effect effectively isolating the historic district from the downtown. A person standing on the front porch of the contributing Philemon Bryan Home would not be able to see the top of this project.

Fig. 2. Some contributing properties in the H-1 Historic District

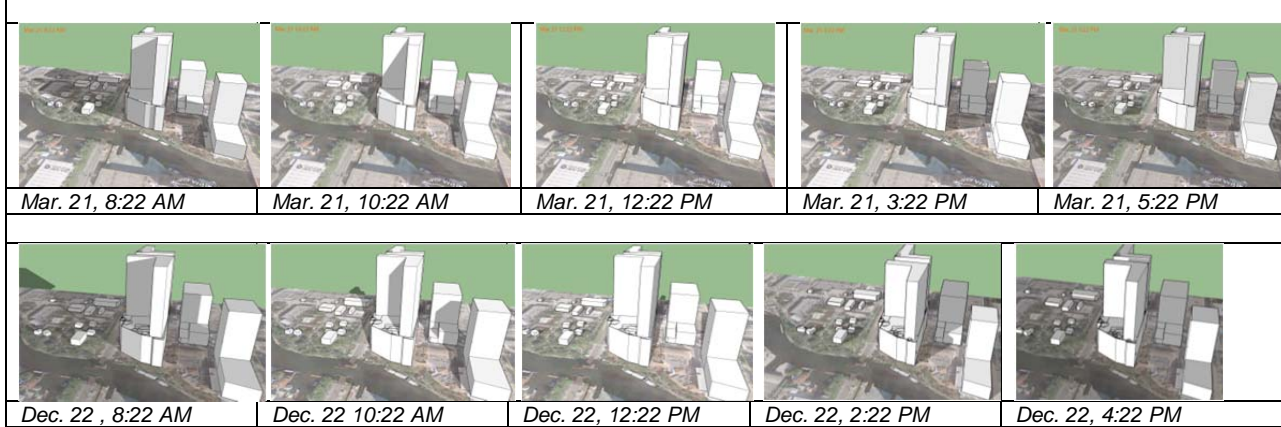
		
<i>New River Inn & King-Cromartie House</i>	<i>Philemon Bryan House</i>	<i>Tom M. Bryan/Abreu Bldg.</i>
		
<i>New River Court/Capone's</i>	<i>O-B Breakfast House</i>	<i>Rok Brgr Restaurant</i>



The H-1 District boundaries are outlined in yellow.

The Bryan Building on Brickell Avenue would have a serious shadow impact at various times of the year (see Fig. 3). The adjacent sixteen-story bank building would be affected; its façade, the western elevation, could be completely in shadow at times.

Figure 3. Shadow effect on NR Listed Bryan Building



Summary Conclusion:

The mass and height of the proposed Riverfront project Overwhelms the adjacent H-1 Historic District⁵; it should be mentioned that the district is also part of the City's entertainment district and anything that impacts the Historic district will also impact this important commercial district. The developer did not address the effect that his project might have on the H-1 District. The NR-listed Bryan Building and other locally designated properties on Brickell Avenue would be seriously impacted; the Riverfront project would leave these properties at the bottom of a man-made canyon.

⁵ The developer, in his packet, incorrectly identifies the boundaries of H-1 Historic District.