

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MAY 6, 2013 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2012 through 5/2013</u>	
		<u>Present</u>	<u>Absent</u>
Matthew DeFelice, Chair	P	11	1
David Kyner, Vice Chair	P	12	0
Brenda Flowers [arr 5:08]	P	11	1
Marie Harrison	P	9	3
Richard Heidelberger	P	11	1
Phillip Morgan [arr 5:28]	P	12	0
Richard Schulze	P	9	3
Jackie Scott	P	7	1
Gretchen Thompson	P	11	1

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
 Anthony Fajardo, Historic Preservation Board Liaison
 Lynda Crase, Board Liaison
 Linda Mia Franco, Board Liaison
 Carrie Sarver, Assistant City Attorney
 Lisa Edmondson, Recording Secretary, Prototype Inc.

Communication to the City Commission

~~Motion made by Ms. Thompson, seconded by Mr. Morgan, to send the following communication to the City Commission: The intent of the HPB is not to jeopardize the adaptive reuse of Southside School by NOVA University, however, the HPB would like the City to explore designating the other physical structures on the site. In a voice vote, motion passed unanimously.~~

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~~requested the ad valorem tax abatement. He remarked it was costing him \$200,000 to renovate the buildings that were now valued at \$100,000.~~

~~Chair DeFelice opened the public hearing portion of the meeting.~~

~~Dave Baber, representing the Sailboat Bend Civic Association, said they had worked with Mr. Petreccia regarding joining the buildings and they were pleased he had requested the modification.~~

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

~~Chair DeFelice asked about the original COA and Mr. Petreccia referred to his submission packet. Chair DeFelice wanted to know the language used for the motion when it was originally approved. He said the intent of the rehabilitation was to retain as much of the original fabric as possible.~~

~~Mr. Petreccia confirmed for Ms. Flowers that he no longer planned to move the buildings; he would only renovate them.~~

~~**Motion** made by Mr. Schulze, seconded by Mr. Heidelberger, to approve the modification to the original COA. In a roll call vote, motion passed 9-0.~~

~~**Motion** made by Mr. Schulze, seconded by Ms. Thompson, to recommend to the City Commission that favorable consideration be passed on to the County for the ad valorem tax exemption for the property. In a voice vote, motion passed 9-0.~~

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Case	8 H 13	FMSF #	
Applicant	<i>David Berlin</i>		
Owner	Cormona Apartments Inc.		
Address	323 & 333 N Birch Road		
General Location	Approximately 140 feet northwest of the N. Birch Road and Granada Street intersection		
Legal Description	CORMONA APTS CO-OP UNITS 1 THROUGH 7		
Existing Use	Multi-family residential		
Proposed Use	Multi-family residential		
Applicable ULDR Sections	47-24.11.B.6.		
Request(s)	1. Historic Designation		

This case was heard out of order - first.

Ms. Rathbun gave her report:

Property Background:

Miami architect Russell Thorn Pancoast first opened an office in Fort Lauderdale in 1938. In 1939, the City of Fort Lauderdale hired Pancoast as the lead architect for its first public housing project, Dixie Court; he worked with Dixie Court associate architects Courtney Stewart, Jr. and Robert Little. Pancoast had come to Miami as a fourteen year old; He was the grandson of Miami Beach founder John Collins. He attended the Cornell University College of Architecture, graduating in 1922. Pancoast opened his Miami office in 1927. The Miami firm, Pancoast, Ferendino, Grafton and Skeets later evolved into the well-known firm of Spillis, Candela and Partners.

Once his Las Olas Boulevard office was established, Pancoast and his associates took on many private and commercial projects in the City. Notable among his projects was the Coral Sands Hotel (later The Westminster Manor), built in 1941 as the first project in Fort Lauderdale for developer James S. Hunt. Mr. Hunt later went on to develop Coral Ridge and the Galt Ocean Mile. Pancoast designed the 1953 master plan for the City of Plantation, Florida. Among Pancoast's Miami projects are the Art Deco Bass Museum of Art (formerly the Miami Beach Public Library) The Surf Club of Miami Beach, the Mercury Hotel on South Beach.

Pancoast designed the Cormona Apartments for Cornelius/Moninger in 1941. The Cormona Apartments are located in Lauder-del-Mar, just south of Birch Estates. The two apartment buildings are 2 stories and have rectangular footprints with irregularities. The buildings are oriented west to east on the lot, with Birch Road to the east and the Intracoastal Waterway to the west. Both buildings have glassed in porches, on both floors, on the west elevations. The roofs are barrel tiled, hipped with gable ends on the east and west elevations and have overhanging eaves with exposed rafter ends. The original metal work of the hand rails of the exterior stairs and second floor balconies has been preserved. There are original small metal canopies over some of the apartment entries. In his design for the buildings Pancoast used elements from different styles; he anticipated the later Mid-century Modern style in his use of many corner windows. New impact resistant windows replaced the originals a few years ago.

Description of Proposal:

The applicants are asking for local designation of the Cormona Apartments.

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: The Cormona Apartments is the work of a significant South Florida architect, Russell Thorn Pancoast.

Summary Conclusion:

Russell Pancoast was primarily known as a Miami based architect. By the late 1930s, Pancoast, along with a number of other architects, was beginning to take an interest in Fort Lauderdale and its improving economy. Although there were a few large projects, such as the Lauderdale Beach, the Riverside and Governor's Club Hotels and Dixie Court, most projects were relatively small scale. The Cormona Apartments, which were intended as upscale seasonal rentals for winter visitors, is typical of the sort work available. Cormona Courts is representative of Pancoast's work in Fort Lauderdale at this time. The buildings also show distinctive design elements characteristic of Pancoast's work, such as the decorative metal work of balconies and stair rails. The Cormona is worthy of designation as the work of a master architect.

David Berlin, applicant, said the units started as rentals. He distributed photos taken of the property in the 1940s, an advertisement from the co-op offering and the blueprints. He stated they had restored the building between 2004 and 2006.

Chair DeFelice opened the public hearing portion of the meeting.

Dave Baber commended the owners for pursuing designation. He remarked that the architect, Russell Pancoast, was renowned throughout the state of Florida.

Jeff Snook, seasonal resident of the building, said he loved the building because it represented "Old Florida."

Charles Jordan, President of the Trust for Historic Sailboat Bend, said there were benefits to historic designation. He was pleased to see a Russell Pancoast building saved.

Tim Goligoski, building resident, said it was exciting to see this application. He was happy they had restored the building. Mr. Goligoski thanked Ms. Rathbun for her help.

Anthony Abbate, DoCoMoMo (Documentation and Conservation of buildings site and neighborhoods of the Modern Movement) board member, stated they were very excited about this application to preserve the work of Russell Pancoast.

Fred Carlson, representing the Central Beach Alliance, said they had worked to restrict the size of adjacent development to help protect and aid the survival of this building. He thanked Mr. Berlin for preserving the past for the future.

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

Mr. Heidelberger said the restoration work was admirable, and remarked on how the building was changed during the restoration. He asked why Mr. Berlin desired

designation. Mr. Berlin said the members had agreed to seek designation to protect the property from redevelopment.

Ms. Scott thanked Mr. Berlin for requesting the designation, and noted this would retain the property's value.

Mr. Schulze said pride of ownership had been his motivation for getting his own two properties designated.

Chair DeFelice thanked Mr. Berlin for seeking designation.

Motion made by Mr. Schulze, seconded by Mr. Kyner, to grant the request for designation. In a roll call vote, motion passed 9-0.

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Case	10 H 13	FMSF #	
Applicant	Shelby Smith, Fitzgerald Property Management		
Owner	Richard & Shawn Simone		
Address	201 207 SW 7 Avenue		
General Location	Southwest corner of SW 7th Avenue and SW 2nd Street (Himmarshee Street)		
Legal Description	BRYANS SUB OF BLK 22 FT LAUD 1-29 D LOT 1 LESS ST, 3 LESS ST, 5		
Existing Use	Commercial		
Proposed Use	Commercial		
Applicable ULDR Sections	47-24.11.C.3.e.i; 47-17.7.B		
Request(s)	<ol style="list-style-type: none"> 1. Certificate of Appropriateness for Alteration <ul style="list-style-type: none"> • Re-stucco band on 8" overhang 		

~~Ms. Rathbun gave her report:~~

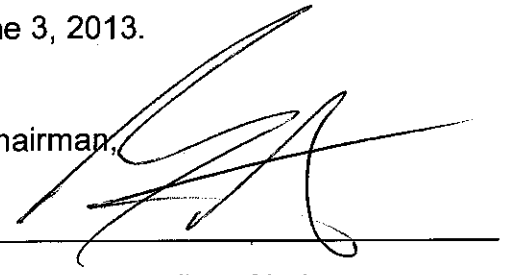
Description of Proposed Site Plan:

~~The ca. 1950s store building at 201 207 SW 7th Avenue is in the commercial buffer zone of the Sailboat Bend Historic District. The building has a rectangular foot print with a chamfered corner at the 2nd street and 7th Avenue intersection. The roof is flat with a parapet; there is an overhang positioned some feet below the parapet on the north and east elevations of the building. When 2nd Street was widened the 2nd street (north) facing overhang was cut back to 8 inches in width. The wall cladding above and on the overhang is rough stucco with Chattahoochee gravel mix. The stucco began to fall from the overhang and the owner removed the cladding. There was some concern that the overhang had been cut back to 8 inches at that time, but the owner states that this was~~

Next Meeting

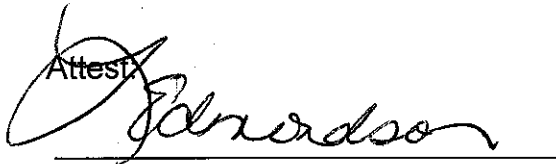
The Board's next regular meeting was scheduled for June 3, 2013.

Chairman,



Matthew DeFelice, 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>

Minutes prepared by: J. Opperlee, ProtoType Inc.