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May 22, 2015

ALL VIA HAND-DELIVERY & E-MAIL
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c/o Linda Mia Franco, AICP
Historic Preservation Board Liaison
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311
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Re: HPB Case No. H15010 - 3017 Alhambra Street, Fort Lauderdale, FL 33304
Letter of Objection to Historic Designation

Dear HPB Members:

Our client, OTO Development (hereafter “OTO”) has a pending Site Plan Level IV application, Case No. R15013, for a new hotel project that includes the property located at 3017 Alhambra Street (“3017 Property”) along with two other parcels (“DRC Application”). OTO submitted its DRC Application to the City on February 13, 2015. The DRC Application was reviewed by the City of Fort Lauderdale’s Development Review Committee on March 10, 2015 where the City provided comments. On April 3, 2015, Mr. Charlie Esposito, resident at 3009 Seville Street, Unit 6, filed the above-referenced historic designation application (“Esposito Application”) for the 3017 Property. For the reasons set forth herein, we object to the historic designation of the 3017 Property.

I. PROPERTY INFORMATION & BACKGROUND OF STRUCTURE

A. Property Description

The 3017 Property is a roughly .143-acre site (6,250 square feet) generally located on the north side of Alhambra Street and west of North Atlantic Boulevard (Folio No. 5042-1210-

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0740). The 3017 Property encompasses all of Lot 20, Block 6, LAUDER DEL MAR, according to Plat thereof, as recorded in Plat Book 7, on Page 30, of the Official Public Records of Broward County, Florida. *An aerial showing the 3017 Property is below.*



Currently, there is a 2-story, 5-unit multi-family residence on the 3017 Property. This multi-family residence was constructed in 1936 and is the subject of the Historic Designation Application. *Attached as Exhibit 1 are photos by OTO on May 7, 2015 showing the structure's exterior.*

The surrounding properties are made up of a mix of multi-family and hotel buildings ranging in height from two to sixteen stories. The 3029 Alhambra Street is the only single family residence on the street. There is also one restaurant and a few surface parking lots. *Attached as Exhibit 2 is a composite exhibit showing photos of the buildings adjacent to the building.*

Directly to the east of the 3017 Property are the two additional parcels included in OTO's DRC application. The first, Alhambra Beach Resort is a 2-story, 12-room hotel, located at 3021 Alhambra Street and was constructed in 1938. The second is a vacant single-family residence, located at 3029 Alhambra Street that was constructed in 1936.¹

Directly to the east of the 3029 Property is a 2-story (20') restaurant, known as Casablanca Café, located at 3049 Alhambra Street. The restaurant was originally constructed in 1927 as a single family residence and then went through significant renovations in 1990's to convert to its current restaurant use. North of the Casablanca restaurant site is a 4-story, 18-unit hotel (40') building known as Snooze which was built in 1951.

Directly west of the 3017 Alhambra Street property are two 2-story, 6-unit multi-family (20') buildings, located at 3007 and 3005 Alhambra Street respectively; both of these structures were built in or around 1959. The two structures mirror each other in style, architectural features and lay-out and are under the same ownership.

¹ A historic designation application has also been submitted for the 3029 Alhambra Street parcel and via separate letter we have also objected to the designation of 3029 Alhambra Street.

At 3001 Alhambra Street, is a 3-story, 4-unit multi-family (35') building with a commercial unit on the ground floor. This building that sits at the northeast corner of Alhambra Street and North Birch Road was built in 2005. North of the 3001 site, along Seville Street are several 2 and 3-story multi-family (20' – 30') buildings as well as a surface parking lot at the southeast corner of Seville Street and North Birch Road. At the southwest corner of Seville Street and A1A is the 16-story (160') Seasons Condominium, which is located at 209 N. Fort Lauderdale Beach Blvd and built in 1982.

Along the south side of Alhambra Street and directly across from the 3017 Property are City-owned properties; specifically, Lots 8 through 19, Block 5, LAUDER DEL MAR 7-30 B. The City lots are currently used for a surface parking lot. The Beach Master Plan has identified these lots for either a public parking garage or a mixed-use hotel development. To the east of the City owned properties is the Casa Alhambra, a 2-story, 20-unit multi-family building located at 3026 Alhambra Street.

As shown in the City of Fort Lauderdale's Central Beach Inventory List, the block includes a variety of architectural styles ranging from Art Deco, Vernacular, Mid-Century Modern and Mediterranean Revival, Tropical Modern and even Greek Revival. Clearly the block is made up of a mix of styles and housing types and not one style of the many styles listed in the City's Historic Preservation Design Guidelines is prevalent here. *Attached as Exhibit 3 is a copy of the City of Fort Lauderdale's 2008 Central Beach Inventory List.*

B. The Structure on the 3017 Property

The structure was constructed in 1936. The original building permit listed a 4-unit apartment building with a rock driveway along the west side of the property that led to a detached garage. The roof of the garage was repaired in 1942. It was built for Mr. J. G. Willis and was known as the Willis Apartments. There was an additional stairway added in 1981 as well as replacement of the windows and a door on the 2nd floor. A fifth unit was added however there are no permit records for the renovation. The back-out surface parking was paved in 1976. It is currently occupied with tenants.

As shown in the permit history, since its original construction major alterations have occurred to the structure including but not limited to:

- Repaired garage roof in 1942
- Repair cement floors and ceilings 1943
- Replaced windows of existing building 1962
- New driveway 1967
- Paved parking area 1976
- Replace window with door on 2nd floor addition 1981
- Replace 40 windows in 1994
- Replaced flat roof in 2003
- Installed 40 windows 2006

Attached as Exhibit 4 is a copy of the permit history for the 3017 Property.

Additionally, it is unclear from the permit records when the multi-family building added the 5th unit. The code case CE03010070 which was date 01-02-2003 reflects the renovations and the increase in the unit count and the case was closed. In May 2003, architect Oliver Danan, of Sehres & Danan Architecture & Design, was engaged by the owner to prepare plans to renovate an existing fifth unit. However there are no permit records for the renovation on file at the City records office. The plans included total renovation of the 5th unit on the 2nd floor and replacement of the stairway metal handrail on the south side of the building which is access to the 4th unit on the 2nd floor. *Attached as Exhibit 5 are copies of the architectural plans.*

As shown in the attached code violation history, the 3017 Property has been operating as a multi-family building for many years. The code violations included but are not limited to:

- CE12070361 – Dated: 07-09-2012 – Complaint stated: Working without a permit.
- CE08120117 – Dated: 12-02-2008 - Complaint stated: Smoke detectors not installed correctly
- CE03010070 = Dated: 01-02-2003 – Complaint stated: License violation
- CE97080850 – Dated: 08-18-1997 - Complaint stated: Trash and deceased animal left creating odor.

Attached as Exhibit 6 are copies of the code violations for the 3017 Property.

C. OTO DRC Application

Again, OTO has a pending Site Plan Level IV application (Case No. R15013) for a new hotel project that includes the 3017 Property along with two other parcels (3021 Alhambra Street and 3029 Alhambra Street). OTO submitted its DRC Application to the City on February 13, 2015. The DRC Application was reviewed by the City of Fort Lauderdale's Development Review Committee on March 10, 2015 where the City provided comments. Similar to the Vintro Hotel review, no comments were made as to the historic nature of the structure on the 3017 Property (or on any of the other parcels contemplated under the DRC Application). Prior to and since the DRC Application submittal, OTO has had numerous meetings with City Planning Staff, the City Manager, City Commission and numerous neighborhood stakeholders including the adjacent Casablanca Café, the Central Beach Alliance Board Members and the Central Beach Alliance full membership.

II. ESPOSITO APPLICATION

In the Esposito Application, the Applicant requests historic designation of the structure based on the position that the structure has "value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance." We object to the

request for the reasons set forth below and respectfully request a denial of historic designation of the 3017 Property.

A. Expert Evidence to Support Denial of Historic Designation

OTO Development engaged Anthony Abbate Architect P.A. to prepare and provide an evaluation of the application filed by Mr. Esposito and specifically whether the 3017 Property qualifies for historic designation (“Historic Evaluation”). The Historic Evaluation was performed by Anthony Abbate and Amy Van de Riet.

In addition to his private architecture practice, Mr. Abbate is Professor at the School of Architecture and Associate Provost for the Broward Campuses of FAU where he teaches Materials and Methods of Construction, Architectural Design, Subtropical Architecture, and Architectural Detail Generation. Mr. Abbate received a Master of Architecture from Washington University in St. Louis and a Bachelor of Science degree in Architecture from The Catholic University of America.

Ms. Van de Riet is employed by Anthony Abbate Architect P.A. to analyze impacts of proposed developments on historic resources and to review proposed preservation work on historic buildings. Additionally, she is an Adjunct Instructor at FAU’s School of Architecture. She has a Master of Science Historic Preservation from Columbia University’s Graduate School for Architecture, Planning and Preservation and a Bachelor of Architecture degree from the University of Kansas School of Architecture and Urban Design. She is employed by Anthony Abbate Architect P.A. to prepare, submit and analyze Historic Preservation Board reports as well as reviews proposed preservation work on historic buildings.

Both Mr. Abbate and Ms. Van de Riet meet and exceed the Secretary of the Interior’s minimum qualifications for evaluating Historic Architecture.

The Historic Evaluation yielded the following conclusions:

- **“If the person(s) responsible for writing the application(s) do not meet [the Secretary of the Interior’s] qualifications, then the application(s) cannot be considered valid.”** *Historic Evaluation*, pg. 5.
- **“The justification narrative contains inaccuracies and statements that cannot be verified. Further there are no citations to the proper authority to support the conclusions and opinions presented by the author.”** *Historic Evaluation*, pg. 6.
- **“Based on the examination and evaluation of the Subject Property, though it presents some characteristics attributable to the Art Moderne style, it does not exemplify the style as a singular example of architectural excellence that an individual listing of landmark status represents.”** *Historic Evaluation*, pg. 10.
- **“Alterations can impact the integrity of properties proposed for designation.”** *Historic Evaluation*, pg. 10
- **“It is recommended that the City of Fort Lauderdale not designate the property as an individual local landmark.”** *Historic Evaluation*, pg. 11.

Attached as Exhibit 7 is the Historic Evaluation along with Mr. Abbate's and his associate Ms. Van de Riet's complete CVs.

B. Legal Objections to Support Denial of Historic Designation

In concert with the Historic Evaluation, we have also raised the following objections to the designation:

- The Esposito Application lacks substantially competent evidence to support designation of the Property.
- The Esposito Application does not provide the requisite justification to support designation of the Property.
 - The structure is not valued as a building recognized for the quality of its architecture, and does not possess sufficient elements showing its architectural significance.
 - Historic designation would be inconsistent with the applicable land use and zoning regulations, and the pertinent master plans.

1. The Esposito Application lacks substantially competent evidence to support designation of the Property.

In *Board of County Comm'rs of Brevard County v. Snyder*, 627 So.2d 46, 474 (Fla. 1993), the Florida Supreme Court held that a decision of a local governing body acting in its quasi-judicial capacity will be upheld if it is supported by “substantial competent evidence.”² The Court had previously defined the phrase, opining:

Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion. . . . [T]he evidence relied on to sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached. To this extent the “substantial” evidence should also be “competent.” *DeGroot v. Sheffield*, 95 So.2d 912 (Fla. 1957).

Expert testimony from non-staff professionals can constitute substantial competent evidence. *See generally, City of Fort Lauderdale v. Multidyne Medical Waste Management, Inc.*, 567 So.2d 955 (Fla. 4th DCA 1990), *rev. den.*, 581 So. 2d 165 (Fla. 1991). “[A]n **expert opinion is inadmissible** where it is apparent that the **opinion is based on insufficient data.**”

²Historic designation hearings mandated by local ordinances qualify as “quasi-judicial” proceedings, and thus require the existence of “substantial competent evidence” to avoid being overturned. *Metro-Dade County v. P.J. Birds, Inc.*, 654 So.2d 170, 175 (Fla. 3d DCA 1995).

The Doctors Co. v. State of Florida, 940 So.2d 466, 470 (Fla. 1st DCA 2006) (citing *Dempsey v. Shell Oil Co.*, 589 So.2d 373, 380 (Fla. 4th DCA 1991))(emphasis added). “[A]n expert’s opinion **testimony is inadmissible if it is grounded on speculation, conjecture, or incorrect assumptions.**” *All Am. Pool Surface, Inc. v. Jordan*, 870 So.2d 885, 886 (Fla. 3d DCA 2004)(emphasis added). Speakers that want to be considered to be providing “expert testimony” should state for the record any education or experience which they may have in order to ensure that the proper weight is given to their comments and opinions. Mark P. Barnebeya & Bonnie Twardosky Polk, *Quasi-Judicial Land Use Hearings: Does Your Evidence Pass Muster?*, 69 FLA. B.J. 42 (1995).

The Secretary of the Interior's Standards and Guidelines set Professional Qualifications Standards for those analyzing historic structures. As per these Standards, “[t]he qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities.” *Archeology and Historic Preservation: Sec. of Interior Standards and Guidelines* (as amended and annotated); Qualification Standards; pg.1. For “Historic Architecture...the minimum qualifications are a professional degree “the minimum professional guidelines are a professional degree in architecture or a state license to practice architecture, plus...at least one year of graduate study in architectural preservation, American architectural history, preservation planning or closely related field...or...at least one year of full-time professional experience on historic preservation projects.” *Id.* at pg.2.

The leading Florida case on citizen testimony in local government decision-making is *City of Apopka v. Orange County*, 299 So.2d 657 (Fla. 4th DCA 1974). In this much cited opinion, the Fourth District found that the Commission had impermissibly relied on “**laymen's opinions unsubstantiated by any competent facts.**” *Id.* at 660(emphasis added). The court opined that [i]t was not the function of the Board of County Commissioners to hold a plebiscite on the application...[and] **the board should base their determination upon facts.**” *Id.* at 659(emphasis added). Florida courts have taken the *Apopka* court's ruling to mean that “generalized statements of opposition” on the part of the public are to be ignored, but fact-based testimony is valid evidence. *See generally, Metropolitan Dade County v. Blumenthal*, 675 So.2d 598 (Fla. 3d DCA 1995)(*en banc*), *review dismissed*, 680 So.2d 421 (Fla. 1996)(where court opined that a layperson’s uncontested, fact-based testimony was competent and properly part of the substantial competent evidence that the Commission relied on); *Pollard v. Palm Beach County*, 560 So.2d 358 (Fla. 4th DCA 1990)(where various neighbors expressed their opinions that the proposed use would cause traffic problems, light and noise pollution, and would generally have an unfavorable impact on the area, the court held that such opinions were not factual evidence and not a sound basis for denial). Accordingly, **citizen testimony must be fact-based to be deemed “competent.”**

In the Esposito Application, it is unclear whether the applicant – Mr. Esposito – drafted the attached narrative.³ The narrative attached to the Esposito Application is not on any official

³ It is important to note that the Esposito Application was submitted on the same date as a historic designation application for 3029 Alhambra Street which is also contemplated in the OTO DRC Application. While the applicants are different people, the narratives used to justify the request appear to share the same author. Both are

letterhead or signed by anyone. If Mr. Esposito is the author of the narrative, his professional qualifications are not provided in the application package. Regardless of who the author is, the Esposito Application is devoid of any evidence supporting that the narrative was drafted by anyone that meets the minimum qualifications for review of historic architecture.

In addition to lacking any professional qualifications to review Historic Architecture, the Esposito Application is a series of sweeping generalizations, opinions, and unsubstantiated or irrelevant statements. There are no citations to proper authority. There is no evidence submitted to support conclusions and statements presented. On the contrary, as detailed in the Historic Evaluation, the facts actually support contrary positions than those identified in the Esposito Application. Accordingly, regardless of whether the narrative is viewed as expert or lay-person testimony, the Esposito Application's narrative fails to meet the minimum legal standard for substantial competent evidence.

For the above-stated reasons as well as those provided in the Historic Evaluation attached, we object to the narrative's inclusion into the record and any reliance on it to support historic designation.

2. The Esposito Application does not provide the requisite justification to support designation.

Even if the Board decides to accept the narrative as substantial competent evidence, it does not provide the requisite justification to support designation of the Property pursuant to ULDR Sec. 47-24.11.B.6.e and historic designation would be inconsistent with the applicable land use and zoning regulations, and the pertinent master plans.

In order for the Board to recommend designation, the Board "shall explain **how the [structure] qualifies for designation** under the criteria...[and] shall **identify the significant features of the proposed...historic building...**[and] shall include **a discussion on the relationship between the proposed designation and existing and future plans for the development of the city.**" *ULDR, Sec. 47-24.11.B.3.e.*(emphasis added).

- a) The structure is not recognized for the quality of its architecture, and does not possess sufficient elements showing its architectural significance.*

For the historic designation of property, an applicant must show that one (1) or more of the following criteria be met:

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

unsigned and not on any official letterhead. Both do not provide the qualifications of the author. The first section on setting in both narratives is identical, as is the format and bibliography. The content and tone is also very similar.

- b. Its location as a site of a significant local, state or national event,
- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation,
- 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,
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials,
- g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
- h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development. *ULDR, Sec. 47-24.11.B.6.a-h.*

In the Esposito Application, the unknown authored narrative asserts that the structure should be designated historic based upon criterion (e) stating that the structure's "value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance" support justification. It states that structure "embodies many of the elements" of the Art Modern architectural style to such a degree it warrants historic designation.

However, other than providing the criterion it is using to support the designation, the Esposito Application fails to show that the structure is valued because it is an exemplary example of an Art Moderne architecture.

As stated in the Historic Evaluation, "'value' of architectural style is further understood as 'architecturally note-worthy' and defined in the ULDR as '[a]n architectural design which represents either a significant aspect of the history of the city, architectural history in general or a significant design of an architect of historical importance.'" *Historic Evaluation*, pg. 8. "'[S]elections should be based on how well the building represents its style...only the best should be chosen in this category.'" *Historic Evaluation*, pg. 8.

It is important to note that the Property's architectural style is identified differently by two different governing bodies already. On the Florida Master Site File it is noted that the structure is as an example of Masonry Vernacular. *See* Olausen, Stephen A., Historic Property

Associates, Inc., *Florida Master Site File Number BD00718*, Fla. Div. of Historical Resources, Nov. 1, 1988. However, the City identifies the style as Deco in its 2008 Central Beach Inventory List. And of course, the Esposito Application identifies the architectural style as Art Modern. This is likely because while the Property certainly has elements of each, it is not exemplary as a singular style. The Historic Evaluation finds that while “it presents *some* characteristics attributable to the Art Moderne style, *it does not exemplify* the style as a *singular* example of *architectural excellence* that an individual listing of landmark status.” *Historic Evaluation*, pg. 11(emphasis added).

Lastly, in addition to the structure not rising to the level to warrant designation, the structure is also not in its original state. There have been significant alterations since the building’s original construction.

Alteration is defined in the ULDR as “[a]n act or process that changes any exterior architectural appearance or feature of a designated property or certain designated interior features of designated landmarks.” *ULDR*, Sec. 47-24.11.A.2. The Secretary of the Interior defines preservation “as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.” *Archeology and Historic Preservation: Sec. of Interior Standards and Guidelines* (as amended and annotated); Standards for Preservation; pg.1.

Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. *Id.*

“Alterations can impact the integrity of properties proposed for designation.” *Historic Evaluation*, pg. 10.

The original building permit listed a 4-unit apartment building with a rock driveway along the west side of the property that led to a detached garage.⁴ The roof of the garage was repaired in 1942. Major interior renovations occurred in 1943. The back-out surface parking was paved in 1976. An additional stairway was added in 1981 as well as alterations to the 2nd floor. All forty windows were replaced in 1962, 1981 and in 2006. The roof was redone in 2003.

It is unclear from the permit records when the multi-family building added the 5th unit as there are no permit records for the renovation. The code case CE03010070 which was dated 01-02-2003 reflects the renovations and the increase in the unit count and the case was

⁴ The Esposito Application narrative states that the property was originally constructed as a 3-unit property which is inconsistent with the City’s original building permit.

closed. Again, in May 2003, architect Oliver Danan, of Sehres & Danan Architecture & Design, was engaged by the owner to prepare plans to renovate an existing fifth unit. The plans included total renovation of the 5th unit on the 2nd floor and replacement of the stairway metal handrail on the south side of the building which is access to the 4th unit on the 2nd floor.

Based on examination and evaluation of the Subject Property, the alterations with the greatest impact to the exterior of the building are the replacement of the west stair horizontal, open rail (which would have been consistent with the horizontal balustrade elements noted in the Art Moderne style description) and the full building window replacement. The proportions of the original windows were five sashes which aligned with the horizontal bands embedded in the stucco. *Historic Evaluation*, pg. 10.

The Esposito Application does not address whether the alterations were done in a manner consistent with the original architectural style and materials. In fact, the Esposito Application does not even note or acknowledge any of the alterations to the structure since the original construction.

For the above stated reasons, the Esposito Application does not provide the requisite justification to support designation of the Property pursuant to ULDR Sec. 47-24.11.B.6.e. The Property is not exemplary as a singular Art Moderne work and historic designation should be denied.

b) Historic designation would be inconsistent with the applicable land use and zoning regulations, and the pertinent master plans.

The 3017 Property has an underlying land use designation of Central Beach Regional Activity Center (CB- RAC), is located in the City's Central Beach Revitalization Area⁵ and is zoned A-1-A Beachfront Area (ABA). *Attached as Exhibit 8 is the City Zoning Map and the City Future Land Use Map.*

The 3017 Property has an underlying land use designation of Central Beach Regional Activity Center (CB- RAC), is located in the City's Central Beach Revitalization Area⁶ and is zoned A-1-A Beachfront Area (ABA). *Attached as Exhibit 8 is the City Zoning Map and the City Future Land Use Map.*

The CB-RAC land use has been the applicable Future Land Use designation for the 3017 Property for more than 25 years. The 1990 land use designation was changed from residential and recreation and open space to CB-RAC "in order to **encourage private sector**

⁵ The south side of Alhambra Street is with the Central Beach Community Redevelopment Area. The north side (where the Property is located) is within the Central Beach Revitalization Area.

⁶ The south side of Alhambra Street is with the Central Beach Community Redevelopment Area. The north side (where the Property is located) is within the Central Beach Revitalization Area.

redevelopment/revitalization efforts in a 262-acre area, primarily commercial in nature.” *Vol. 1 – Future Land Use Element, Pages 2-12; City Comprehensive Plan (Ordinance C-08-18) (emphasis added)*. The goal was to create **“a center of regional tourist activity.”** *Vol. 1 – Future Land Use Element, Page 59; City Comprehensive Plan (Ordinance C-08-18) (emphasis added)*.

The City adopted the CB-RAC in its Future Land Use Element, which establishes the regulatory basis for the land development regulations that apply to the Central Beach, including the ABA zoning district. *Vol. 1 – Future Land Use Element, Pages 2-59; City Comprehensive Plan (Ordinance C-08-18)*. The CB-RAC requires that development in the Central Beach is consistent with the Central Beach Revitalization Plan. *Vol. 1 – Future Land Use Element, Pages 2-12; City Comprehensive Plan (Ordinance C-08-18)*.

The City’s Central Beach Revitalization Plan states that **the ABA is intended as a mixed-use area, predominated by hotel uses**. The goals of the Revitalization Plan are “to enhance the resort image of Fort Lauderdale beach as a place for tourists and conference groups” and “to enhance the unique characteristics of the beach in order to effectively compete with other resorts.” *Part I Goals, subsection (a), pages 6-8; 1988 City Central Beach Revitalization Plan*.

The ABA zoning district was:

[E]stablished for the purpose of **promoting high quality destination resort uses** that reflect the desired character and quality of the Fort Lauderdale beach and improvements along A-1-A. The district is intended as a means of **providing incentives for quality development and redevelopment** along a segment of A-1-A and to ensure that such development is **responsive to the character, design and planned improvements as described in the revitalization plan**. *Sec. 47-12.2.A.2; ULDR (emphasis added)*.

The City identifies on the “Barrier Island Historic Resources Map” four designated and protected properties on the beach. The properties include the Bonnet House which is located roughly a mile north of the 3017 Property. The 3017 Property nor any of the surrounding properties are listed on the City’s Historic Resource Map.

Thus, historic designation would be inconsistent with the applicable land use and zoning regulations, and the pertinent master plans.

III. CONCLUSION

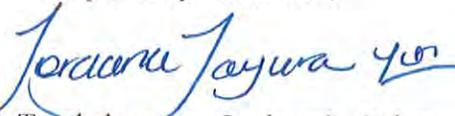
The Esposito Application lacks any substantially competent evidence to support designation of the Property. We object to the narrative’s inclusion into the record and any reliance on it to support historic designation.

Even if the Board decides to accept the narrative as evidence, it does not provide the requisite justification to support designation of the Property pursuant to ULDR Sec. 47-24.11.B.6.e and historic designation would be inconsistent with the applicable land use and zoning regulations, and the pertinent master plans.

Accordingly, we respectfully request that the Board make a recommendation of denial for historic designation.

If we can provide any additional information, or if you have any comments or questions, please do not hesitate to contact either one of us. On behalf of OTO Development, we thank you for your consideration of this letter of objection.

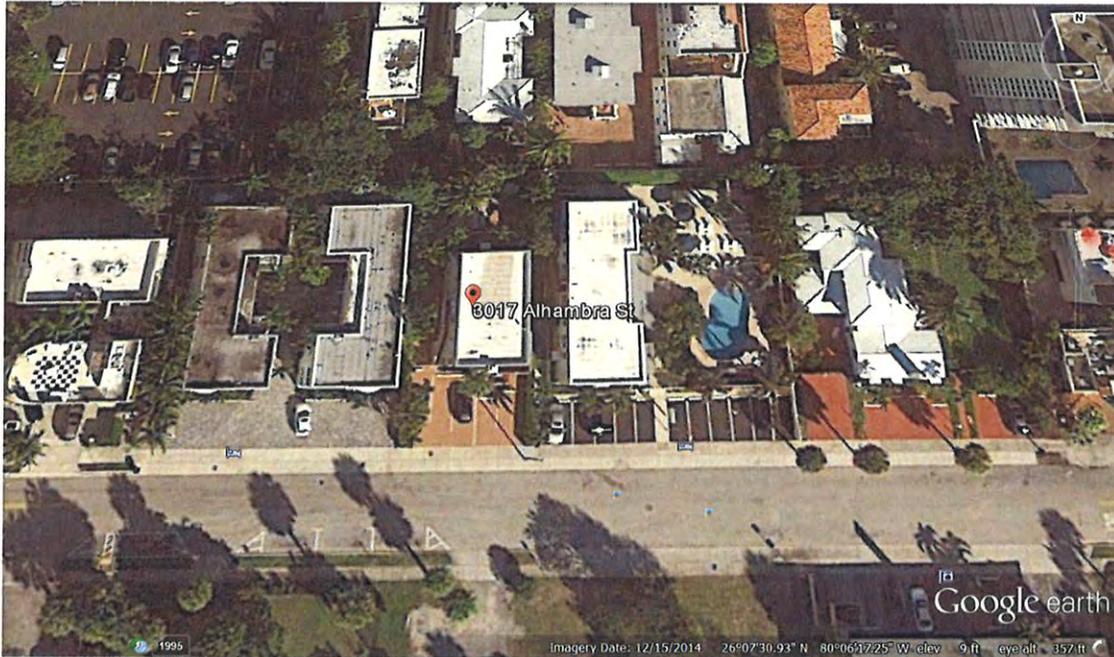
Respectfully Submitted,


Stephanie J. Toothaker Jordana L. Jarjura

JLJ/egc

cc: Lee Feldman, City Manager
Jenni Morejon, Director of Dept. of Sustainable Development
D'Wayne Spence, Assistant City Attorney
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Anthony Abbate, AIA, NCARB, LEED AP
Amy Van de Riet
Todd Turner
John Coleman
Dennis Mitchell
(All Via-Email)

Exhibit “1”



Property at 3017 Alhambra Street (Aerial – Google Earth)



Property 3017 Alhambra Street looking north

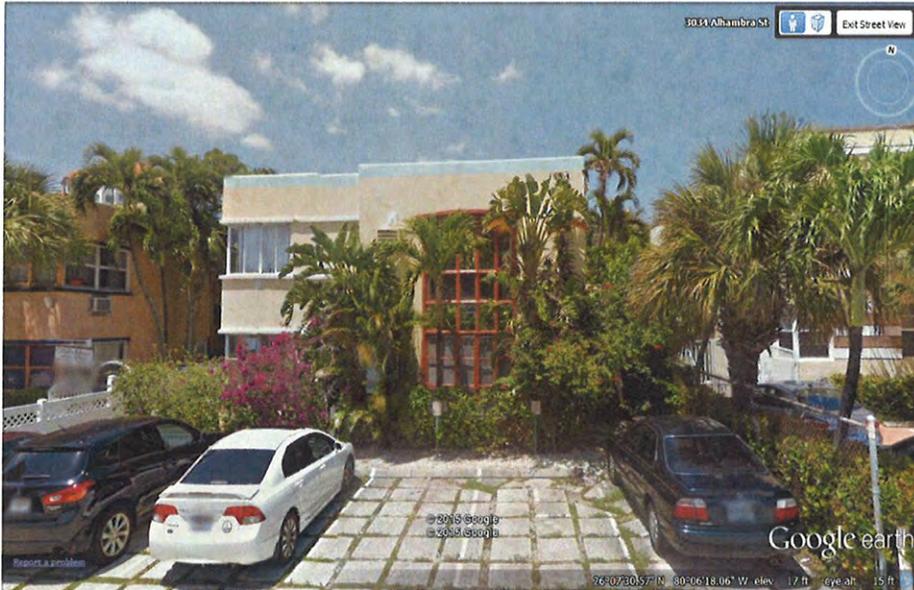


Property at 3017 Alhambra Street looking north



Property at 3017 Alhambra Street

Exhibit “2”



Property at 3007 Alhambra Street (Google Earth)



Property at 3007 Alhambra (City survey)



Property at 3021 Alhambra Street

772247v2 997858.0002

3017 Alhambra Street

Exhibit 2

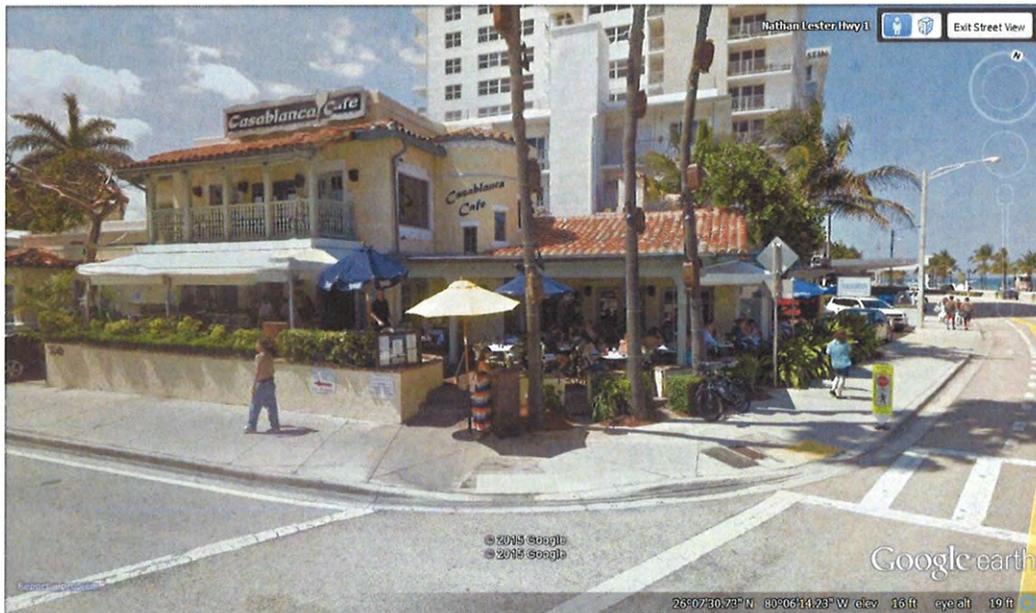
Exhibit 5

15-0902

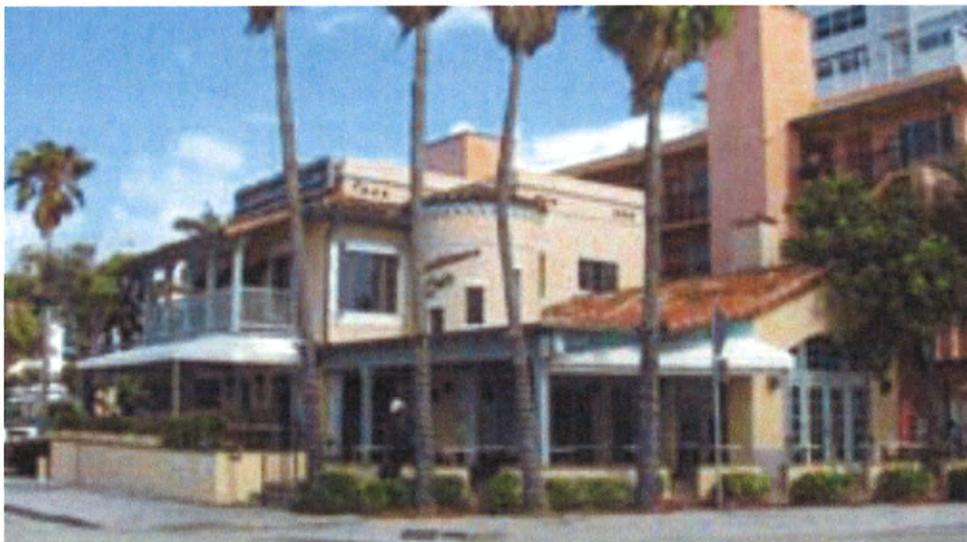
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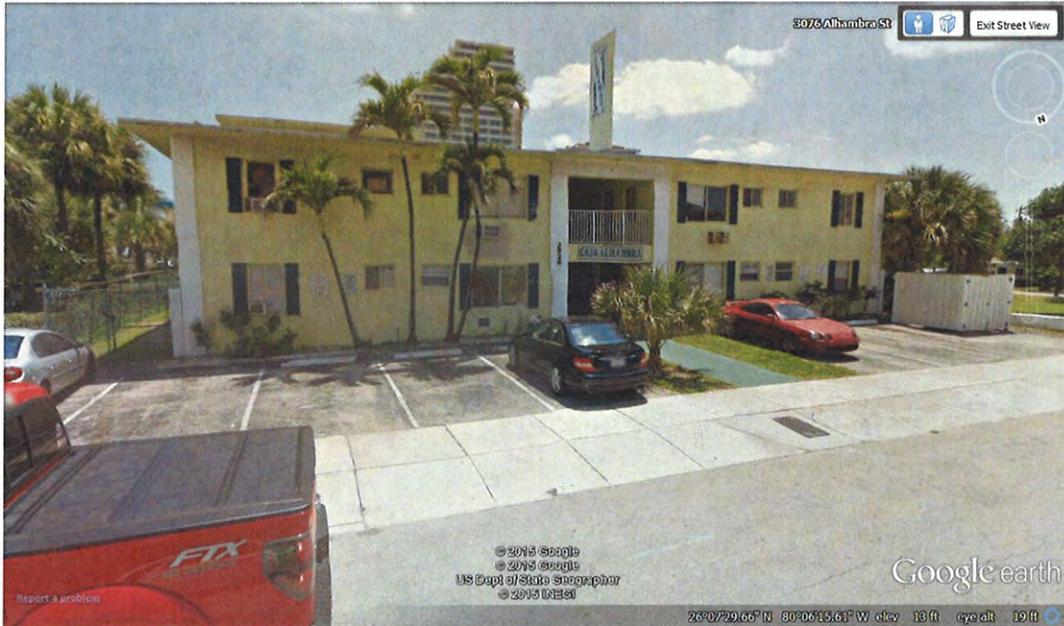
Property at 3021 Alhambra (City Survey)



Property at 3049 Alhambra Street (Google Earth)



Property at 3049 Alhambra Street (City survey)



Property at 3026 Alhambra Street (Google)



Property at 3026 Alhambra Street (City Survey)



Property at 3001 Alhambra Street



Property at 3001 Alhambra Street (Google)

Exhibit “3”

Central Beach Inventory List

District 2 / Lauder-del-Mar Architectural District



Address: 3005
ALHAMBRA ST

Style: Deco

LM:

NR:

Date: 1938

FMSF BD1715

Site #: D-2- 1

Stories 2

Rank: C

Siding: Concrete

Name: GiGi's Resort

Architect:



Address: 3007
ALHAMBRA ST

Style: Modern

LM:

NR:

Date: 1940

FMSF BD1716

Site #: D-2- 2

Stories 2

Rank: C

Siding: Concrete

Name:

Architect: Robert Little



Address: 3017
ALHAMBRA ST

Style: Deco

LM:

NR:

Date: 1936

FMSF BD1718

Site #: D-2- 3

Stories 2

Rank: C

Siding: Concrete and Block

Name: Villa Torino

Architect: Charles Paul Nieder



Address: 3021
ALHAMBRA ST

Style: Vernacular

LM:

NR:

Date: 1938

FMSF

Site #: D-2- 4

Stories 2

Rank: C

Siding: Concrete

Name: Alhambra Beach Resort

Architect: C. Stewart



Address: 3026
ALHAMBRA ST

Style: Vernacular

LM:

NR:

Date: 1950

FMSF

Site #: D-2- 5

Stories 2 to 3

Rank: C

Siding: Concrete

Name: Casa Alhambra

Architect: G.P. Johnson

District 2 / Lauder-del-Mar Architectural District



Address: 3029 ALHAMBRA ST
Style: Med. Revival
LM:
NR:
Date: 1951
FMSF BD1720
Site #: D-2- 6
Stories 1 to 2
Rank: C
Siding: Concrete
Name: Private Home
Architect:



Address: 3049 ALHAMBRA ST
Style: Med. Revival
LM:
NR:
Date: 1927
FMSF BD1721
Site #: D-2- 7
Stories 2
Rank: K
Siding: Concrete
Name: Casa Blanca Caf,
Architect: Francis Abreu
See Survey Form



Address: 215 N BIRCH RD
Style: Mid Century Modern
LM:
NR:
Date: 1957
FMSF
Site #: D-2- 8
Stories
Rank: C
Siding: Concrete
Name: Versailles Coop
Architect: Morton Ironmonger



Address: 300 N BIRCH RD
Style: Mid Century Modern
LM:
NR:
Date: 1940
FMSF BD1738
Site #: D-2- 9
Stories 2 to 3
Rank: C
Siding: Concrete
Name: Ask Me Inn
Architect: Nels Jacobson



Address: 313 N BIRCH RD
Style:
LM:
NR:
Date: 1947
FMSF
Site #: D-2- 10
Stories 2
Rank: C
Siding: Wood/Brick
Name: The Bermudian
Architect: Nels Jacobson

District 2 / Lauder-del-Mar Architectural District



Address: 325-327 N BIRCH RD
Style:
LM:
NR:
FMSF BD1740
Date: 1938
Site #: D-2- 11
Stories 2
Rank: C
Siding: Wood
Name: Tropical Garden
Architect: Russel T. Pancoast



Address: 329 N BIRCH RD
Style:
LM:
NR:
FMSF
Date: 1941
Site #: D-2- 12
Stories 2
Rank: C
Siding: Stucco
Name:
Architect: Russel T. Pancoast

**NO PHOTO
 AVAILABLE**

Address: 333 N BIRCH RD
Style:
LM:
NR:
FMSF
Date: 1941
Site #: D-2- 13
Stories 1 to 2
Rank: C
Siding:
Name:
Architect: Robert Jahelka



Address: 341 N BIRCH RD
Style: Med. Revival
LM:
NR:
FMSF
Date: 1941
Site #: D-2- 14
Stories 2
Rank: C
Siding: Concrete
Name: Fort Lauderdale Beach Yacht & Beach Club
Architect: William T. Vaughn



Address: 101 N FT LAUD BEACH BLVD
Style: Trop. Modern
LM:
NR:
FMSF BD1724
Date: 1950
Site #: D-2- 15
Stories 2 to 3
Rank: C
Siding: Perma-stone and Concr
Name: Silver Seas
Architect: Gamble, Pownall & Gilroy

District 2 / Lauder-del-Mar Architectural District



Address: 115 N FT LAUD BEACH BLVD
Style: Modern
LM:
NR:
FMSF
Date: 1951
Site #: D-2- 16
Stories 2 to 3
Rank: C
Siding: Concrete
Name: Merriweather
Architect: William Vaughn



Address: 205 N FT LAUD BEACH BLVD
Style:
LM:
NR:
FMSF
Date:
Site #: D-2- 17
Stories
Rank: C
Siding:
Name: Ocean Holiday Motel
Architect: Lester Avery



Address: 3000 GRANADA ST
Style: Modern
LM:
NR:
FMSF BD1767
Date: 1940
Site #: D-2- 22
Stories 2 to 3
Rank: C
Siding: Concrete
Name: Granada Hall
Architect: William Vaughn



Address: 3003 GRANADA ST
Style: Vernacular
LM:
NR:
FMSF BD1768
Date: 1940
Site #: D-2- 23
Stories 2
Rank: C
Siding: Wood
Name: La Casa del Mar
Architect: William Vaughn



Address: 3010 GRANADA ST
Style: Vernacular
LM:
NR:
FMSF BD1769
Date: 1937
Site #: D-2- 24
Stories 1 to 2
Rank: C
Siding: Concrete
Name: Private Home
Architect: Contractor L.W. Butchart

District 2 / Lauder-del-Mar Architectural District



Address: 3011 GRANADA ST
Style: Mid-Century
LM:
NR:
FMSF
Date: 1950
Site #: D-2- 25
Stories 2 to 3
Rank: C
Siding: Concrete
Name: Granada Inn
Architect: G.P. Johnson



Address: 3012 GRANADA ST
Style: Greek Revival
LM:
NR:
FMSF BD1770
Date: 1939
Site #: D-2- 26
Stories 2 to 3
Rank: C
Siding: Concrete
Name: Coconut Cove Guest House
Architect: Nels Jacobson



Address: 3015 GRANADA ST
Style: Vernacular
LM:
NR:
FMSF BD1771
Date: 1938
Site #: D-2- 27
Stories 2
Rank: C
Siding: Wood
Name: Private Home
Architect: William Vaughn

**NO PHOTO
 AVAILABLE**

Address: 3020 GRANADA ST
Style:
LM:
NR:
FMSF BD1773
Date:
Site #: D-2- 28
Stories
Rank: VL
Siding:
Name:
Architect:

**NO PHOTO
 AVAILABLE**

Address: 3024 GRANADA ST
Style:
LM:
NR:
FMSF
Date:
Site #: D-2- 29
Stories
Rank: VL
Siding:
Name:
Architect:

District 2 / Lauder-del-Mar Architectural District

**NO PHOTO
AVAILABLE**

Address: 3032 GRANADA ST
Style:
LM:
NR:
FMSF
Date:
Site #: D-2- 30
Stories
Rank: VL
Siding:
Name:
Architect: Nels Jacobson



Address: 3005 SEVILLE ST
Style:
LM:
NR:
FMSF
Date: 1939
Site #: D-2- 31
Stories
Rank: VL
Siding:
Name: Vacant Lot
Architect: William Vaughn



Address: 3009 SEVILLE ST
Style: Vernacular
LM:
NR:
FMSF BD1844
Date: 1940
Site #: D-2- 32
Stories 3
Rank: C
Siding: Concrete
Name: Apartments Building
Architect: William Vaughn



Address: 3012 SEVILLE ST
Style: Vernacular
LM:
NR:
FMSF BD1845
Date: 1938
Site #: D-2- 33
Stories 2
Rank: C
Siding: Concrete
Name: OCEANA
Architect: Theodore A. Meyer



Address: 3015 SEVILLE ST
Style: Vernacular
LM:
NR:
FMSF BD1846
Date: 1938
Site #: D-2- 34
Stories 2
Rank: C
Siding: Concrete/ Wood
Name:
Architect: William Vaughn

District 2 / Lauder-del-Mar Architectural District



Address: 3016 SEVILLE ST **Style:** Deco Modern **LM:**
NR:
FMSF BD1847
Date: 1940
Site #: D-2- 35 **Stories** 2
Rank: C **Siding:** Concrete
Name: 4 Units Apartments
Architect: Nels Jacobson



Address: 3020 SEVILLE ST **Style:** Modern **LM:**
NR:
FMSF BD1848
Date: 1936
Site #: D-2- 36 **Stories**
Rank: C **Siding:** Concrete
Name: SEVILLE
Architect: Robert E. Hansen



Address: 3021 SEVILLE ST **Style:** Vernacular **LM:**
NR:
FMSF
Date: 1938
Site #: D-2- 37 **Stories**
Rank: C **Siding:**
Name: Private Home
Architect: Pancoast



Address: 3028 SEVILLE ST **Style:** Modern **LM:**
NR:
FMSF BD1851
Date: 1938
Site #: D-2- 38 **Stories** 2
Rank: C **Siding:** Stucco
Name: Alto Brisa
Architect: David T. Ellis

Exhibit “4”

Permit #	Type	Date	Contractor	Tot Job Cost	Permit Fee	Notes	Address
06896				0	0.00	No notes	3017 ALHAMBRA ST
0A876521	A	09/21/87		370	0.00	2 SHUTTERS	3017 ALHAMBRA ST
0A815547	A	10/02/81		2,000	0.00	REPLACE WINDOW W/DOOR 2ND FLOOR ADD EXT	3017 ALHAMBRA ST
0A766805	A	11/29/76		600	0.00	PAVE PARKING	3017 ALHAMBRA ST
0A725381	A	09/14/72		1,000	0.00	ADD BATH & CLOSET INTERIOR	3017 ALHAMBRA ST
0A714024	A	07/15/71		350	0.00	SIGN	3017 ALHAMBRA ST
0A679916	A	07/20/67		135	0.00	DRIVEWAY	3017 ALHAMBRA ST
0A728818	A	06/01/62		500	0.00	REPLACE WINDOWS IN EXIST BLDG	3017 ALHAMBRA ST
0A113882	A	06/14/43		0	0.00	REPAIR CEMENT FLOORS AND CEILING	3017 ALHAMBRA ST
0A119481	A	09/20/42		0	0.00	REPAIR ROOF ON GARAGE	3017 ALHAMBRA ST
94019666	B		CGC041590	8,245	70.81	REPLACE 40 WINDOWS	3017 ALHAMBRA ST
03092106	B	07/18/03	CB0048860	35,000	559.97	INTERIOR RENOVATION FOURPLEX UNIT	3017 ALHAMBRA ST
98121656	B	01/20/99	968157FX	1,200	85.97	INSTALL (2) MANUAL SWING GATES W/ SIDE PANELS	3017 ALHAMBRA ST
12080792	B	08/31/02	CB0048920	1,700	523.12	ATF #1 RENOVATE KITCHEN CABINETS & COUNTERTOPS	3017 ALHAMBRA ST
98102221	B	11/17/98	941395W	6,800	222.42	INSTALL CONCRETE DRIVEWAY & WALKS	3017 ALHAMBRA ST
03101336	B	10/17/03	CC0042782	4,000	146.58	RE ROOF FLAT ROOF 2200SQ.FT	3017 ALHAMBRA ST
06060165	B	06/06/06	833537GX	21,230	144.64	INSTALL 40 WINDOWS 40 OPENINGS	3017 ALHAMBRA ST
0E791033	E	06/14/79		0	0.00	SER CHG. 3 METERS	3017 ALHAMBRA ST
0E722197	E	10/25/72		0	0.00	ADD ELEC	3017 ALHAMBRA ST
12080795	E	08/31/02	EC13002581	450	111.75	ATF #1 ELECTRIC BP 12080795	3017 ALHAMBRA ST
03071807	E	07/23/03	7800ME511X	20,000	577.60	ELECT FOR REMODEL FOURPLEX BP 03032106	3017 ALHAMBRA ST
05030311	E	09/04/05	7800ME511X	200	59.09	SERVICE REPAIR	3017 ALHAMBRA ST
03101747	M	11/10/03	CAC002730	500	68.63	UNIT #4 DRYER VENT & FAN-UNIT#5 DRYER FAN & HOOD	3017 ALHAMBRA ST
0P811374	P	07/07/81		0	0.00	2ND FL. 1 CLOSET, 1 LAV., 1 SHOWER BATH	3017 ALHAMBRA ST
0P727055	P	09/21/72		0	0.00	ADD PLBG	3017 ALHAMBRA ST
0P703124	P	10/02/70		0	0.00	1 DRYER OUTLET	3017 ALHAMBRA ST
12080794	P	08/31/02	CF01428317	750	568.07	ATF #1 PLUMBING BP 12080892	3017 ALHAMBRA ST
03010203	P	01/06/03	CF0039979	25,000	1,864.46	REPIPE WATER RENEW AND REPLACE (4) W/H AND (6)	3017 ALHAMBRA ST

Exhibit “5”

NO.	DATE	REVISION
1	05-21-01	

THIS MECHANICAL PLAN, SPECIFICATIONS AND NOTES ARE PART OF THE CONTRACT DOCUMENTS FOR THE RENOVATION OF THE 2ND FLOOR OF THE 3017 ALHAMBRA STREET, FORT LAUDERDALE, FL 33304. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR CORRECTING ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT AREAS AND FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.

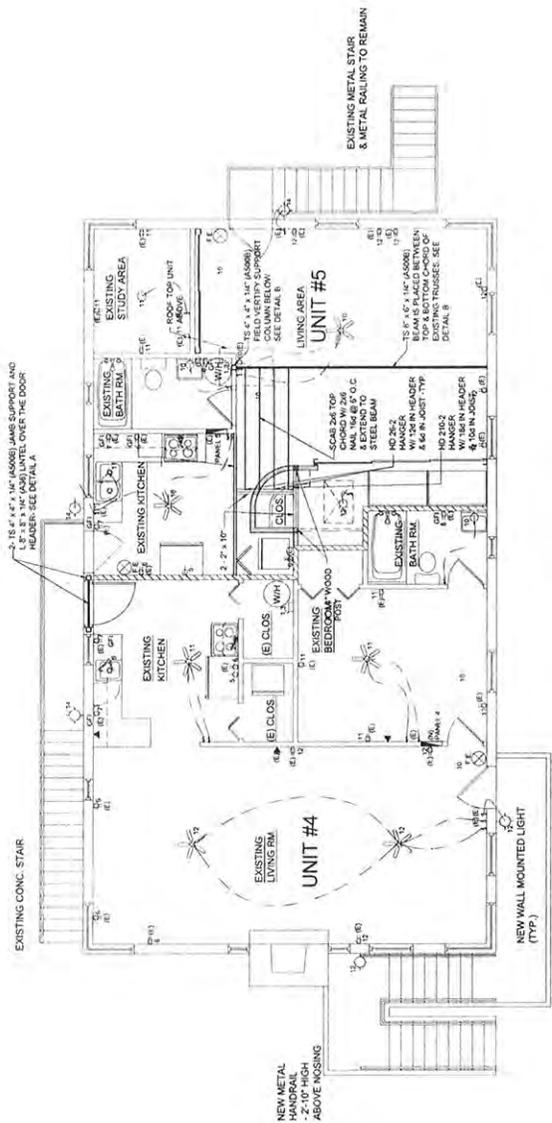
2nd Floor Mechanical Plan

Renovations to 2nd floor
For James Ostrylic
3017 Alhambra Street
Fort Lauderdale, FL 33304

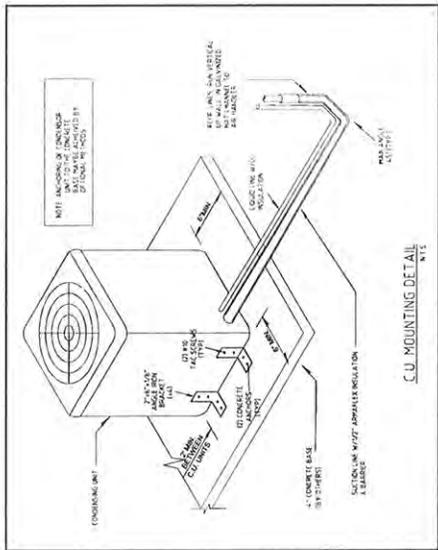
LIC. AR0004920

Selmes & Dahan
Architecture &
Design
Lawrence Selmes
Principal
Patrick Dahan
Owner/Designer
3001 120 Avenue
Suite 201
Fort Lauderdale, FL 33309
Phone: 754-775-1688
Members of The
American Institute
of Architects

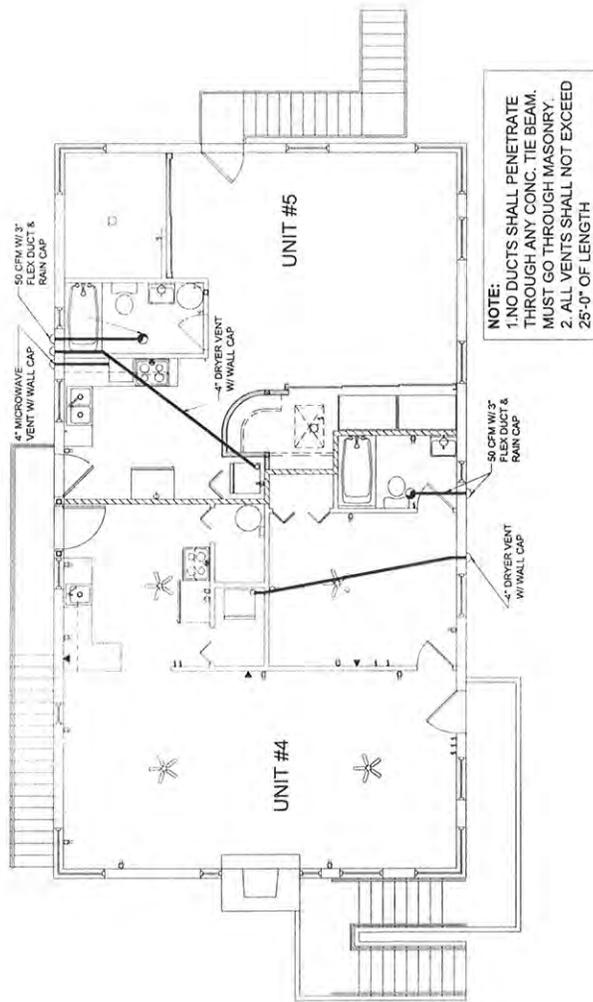
A.A.
Project Number: 0327403



2nd Floor Mechanical Plan
SCALE: 1/4" = 1'-0"



<p>3017 Renovations, Inc. 15000 SW 15th St. Suite 100 Fort Lauderdale, FL 33304 Phone: 954-571-1100 Fax: 954-571-1101 www.3017renovations.com</p>	<p>FOR JAMES O'BRYEN RENOVATIONS TO 2ND FLOOR 3017 AMHURST STREET FORT LAUDERDALE, FL 33304</p>	<p>2nd Floor Exhaust Plan</p>	<p>DATE: 12/17/15 DRAWN BY: JMO CHECKED BY: JMO</p>
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2nd Floor Exhaust Plan
 SCALE: 1/4" = 1'-0" NORTH

Exhibit “6”

EgovPlus Online Services

CASE NUMBER	OWNER	Address (click to show map)
CE02051445	GALLO, MAURO	3017 ALHAMBRA ST
CE02120991	OSTRYNIEC, JAMES PAUL	3017 ALHAMBRA ST
CE02120992	OSTRYNIEC, JAMES PAUL	3017 ALHAMBRA ST
CE03010070	OSTRYNIEC, JAMES PAUL	3017 ALHAMBRA ST
CE08120117	OSTRYNIEC, JAMES P	3017 ALHAMBRA ST
CE12070361	OSTRYNIEC, JAMES P	3017 ALHAMBRA ST
CE97080850	HAMAWY, A Z & RAYMONDE F	3017 ALHAMBRA ST

EgovPlus Online Services

DATE TIME INSPECTION / EVENT TYPE INSTRUCTIONS / COMMENTS

09-14-1998 01:24 PM CASE CLOSED CASE CLOSED BY MALKS

09-14-1998 01:22 PM CASE CLOSED NO EVIDENCE COMPLAINT STILL EXISTS.

08-19-1997 01:15 PM INSPECTION (INITIAL)

Case Number CE97080850 tenant

Case Date 08-18-1997 priority A

Origination PHONE - TELEPHONE Status C - CLOSED
CALL RECEIVED

Operator batcs Officer 219

Fines Balance \$0.00

Lien Balance \$0.00

Total Balance \$0.00

Property On Case

FOLIO NBR [0212100740](#) Owner HAMAWY, A Z &
RAYMONDE F

Property Address [3017 ALHAMBRA ST](#) Owner Address 3017 ALHAMBRA ST

City/State/Zip FT LAUDERDALE FL - City/State/Zip FORT LAUDERDALE FL
33304-4307 Phone 33304-4307

Case Description

EXTREMELY FOUL SMELL FROM NW CORNER OF PROPERTY,
FROM TRASH OR DEAD ANIMAL

Complaint Code(s)

1: TRASH

Inspections/Events Detail

EgovPlus Online Services

- 2: FBC(2010) 105.4.4 -- PERMITS
- 3: FBC(2010) 105.4.5 -- PERMITS

Case Number CE12070361 **tenant**
Case Date 07-09-2012 **priority**
Origination PHONE - TELEPHONE **Status** C - CLOSED
 CALL RECEIVED
Operator margs **Officer** 282
Fines Balance \$0.00
Lien Balance \$0.00
Total Balance \$0.00
Property On Case

FOLIO NBR [0212.100740](#) **Owner** OSTRYNIEC, JAMES P
 JAMES P OSTRYNIEC
Property Address [3017 ALHAMBRA ST](#) **Owner Address** 3017 ALHAMBRA ST
City/State/Zip FORT LAUDERDALE FL - **City/State/Zip** FORT LAUDERDALE FL
 33304
Phone

Case Description
 WORK WITHOUT PERMITS. PLEASE SEE THE TENNANT

Complaint Code(s)
 1: WORK W/OUT PERMIT FBC

Violation Code(s)
 1: FBC(2010) 105.1 -- PERMITS

Inspections/Events Detail

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
10-29-2012	01:10 PM	CASE CLOSED	CASE CLOSED-GS-
09-04-2012	01:10 PM	REINSPECTION	ALL PERMITS HAVE BEEN ISSUED AND CLOSED. THIS CASE IS COMPLIED.-GS-
08-03-2012	12:06 PM	REINSPECTION	I MET THE OWNER JIM OSTRYNIEC AT THE PROPERTY WITH GC PAUL TERNES AND A PLUMBER. AFTER BEING GRANTED ACCESS TO THE PROPERTY I HAVE DETERMINED THAT ALL WORK EXCLUDING THE KITCHEN RENNOVATION AND VANITY REPLACEMENT IN APT. 1 WAS COVERED WITH RENNOVATION PERMIT 03032106.105.1 #2 AND 3 ARE VALID. 105.4.4 AND 105.4.5 ARE VALID FOR APT #1. GC PAUL TERNES WILL BE GETTING A KITCHEN RENNOVATION AND VANITY REPLACEMENT PERMIT FOR APT. #1.-GS-
07-17-2012	11:55 AM	REINSPECTION	AN IR WAS SENT OUT ON 7-17-12.-GS-
07-17-2012	11:12 AM	VIOLATION	MAKEVIO RECORDED SMILG

07-10-2012 03:15 PM INSPECTION (INITIAL) I MET THE TENANT ON 7-10-12 AND WAS GRANTED ACCESS TO THE APARTMENT. I TOOK PICTURES. THE TENANT WILL CONTACT ME ON THE WEEK OF 7-16-12 TO FOLLOW UP.-GS-

07-09-2012 01:46 PM INITIAL CASE RECORDED COMPLAINT RECORDED BY MARGS

EgovPlus Online Services

Case Number CE08120117 tenant
 Case Date 12-02-2008 priority
 Origination FIRE - FROM FIRE DEPARTMENT Status C - CLOSED
 Operator client Officer 978
 Fines Balance \$0.00
 Lien Balance \$0.00
 Total Balance \$0.00

Property On Case

FOLIO NBR [0212100740](#) Owner OSTRYNIC, JAMES P
 Property Address [3017 ALHAMBRA ST](#) Owner Address 3017 ALHAMBRA ST
 City/State/Zip FORT LAUDERDALE FL - City/State/Zip FORT LAUDERDALE FL 33304-4325
 Phone

Case Description

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED.

Violation Code(s)

1: NFPA 101 31.3.4.5.1 -- HARDWIRED SMOKE DETECTORS

Inspections/Events Detail

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
------	------	-------------------------	-------------------------

02-02-2009	01:52 PM	CASE CLOSED	CLOSE FUNCTION BY MANN'S SEE NOTES IN CALL. SMM
02-02-2009	01:50 PM	ADD/UPDATE INFORMATION	CLOSE PER CAPTAIN JEFF LUCAS, CITY OF FORT LAUDERDALE FIRE RESCUE, VIA INSP ARANA'S EMAIL TO ME: REMODELING DONE AND ADDRESS THE DETECTORS THEN UNDER THE PERMIT. SMM
01-15-2009	12:25 PM	HEARING SCHEDULED	01/15/2009 HEARING SCHEDULED CLEMT
01-13-2009	12:22 PM	REINSPECTION	
01-12-2009	12:46 PM	ADD/UPDATE INFORMATION	12/30/08 EMAIL TO INSP CLEMENTS ADVISING THAT WE (MA/SMM) HAD NOT RECEIVED THE NOV FOR THE 1/15/09 SM HEARING AND TO PLEASE RESCHEDULE IF UNABLE TO GET NOV TO US TODAY. SMM
12-02-2008	12:25 PM	VIOLATION	SMNOV PRINTED BY CLEMT
12-02-2008	12:22 PM	INITIAL CASE RECORDED VIOLATION RECORDED CLEMT	

EgovPlus Online Services

Case Number CE03010070 **tenant** VILLA TORINO-5 UNIT APT BLDG
Case Date 01-02-2003 **priority** 02
Origination OCC - FROM **Status** C - CLOSED
Operator rutkd **Officer** 222
Fines Balance \$0.00
Lien Balance \$0.00
Total Balance \$0.00

Property On Case

FOLIO NBR [0212100740](#) **Owner** OSTRYNIEC,JAMES PAUL
Property Address [3017 ALHAMBRA ST](#) **Owner Address** 3017 ALHAMBRA ST
City/State/Zip FT LAUDERDALE FL - **City/State/Zip** FORT LAUDERDALE FL 33304-4325
Phone

Case Description

LIC INSP VILLA TORINO-APTS-JAMES @ 766 7948 ON
 WED JAN 8, 2003 @ 10:00 AM

Complaint Code(s)

1: LICENSE VIOLATION

Inspections/Events Detail

INSPECTION / EVENT INSTRUCTIONS / COMMENTS

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
03-04-2004	09:39 AM	CASE CLOSED	CASE CLOSED BY LEVIP
03-02-2004	03:30 PM	REINSPECTION	ON 3/1/04 REC'D LETTER FROM JAMES OSTRYNIEC 954-766-7948 AND I CHECKED COMPUTER. HE OBTAINED PERMIT AND FINALS HAS COMPLIED.
04-07-2003	04:15 PM	ADD/UPDATE INFORMATION	ON 3/28/2003 REC. ANOTHER LETTER FROM JAMES OSTRYNIEC TO JOHN SMITH STATING ASBUILT DRAWINGS ARE NOW BEING DRAWN & ARE BEING SUBMITTED TO BUILD. DEPT. BY DAVIS DEV. GROUP, CHECKED COMPUTER & FOUND A03032106 FOR INTERIOR RENOVATIONS TO A FOUR PLEX.
02-27-2003	08:14 AM	ADD/UPDATE INFORMATION	ON 2/25/2003 REC. ANOTHER LETTER FROM JAMES OSTRYNIEC TO JOHN SMITH THAT HIS ARCHITECT OLIVIER DANAN & HE MET WITH MR. BURGESS & FOUND OUT THEY CANNOT ENLARGE THE PROPERTY SO THEY WILL SCALE DOWN THE OPERATION TO REPLACING THE PLUMB., INSTALL SEPERATE ELECT. METERS FOR ALL THE APARTMENTS.
			ON 2/7/2003 REC. LETTER FROM JAMES OSTRYNIEC, 766-7948, OWNER OF THE

5/12/2015

City of Fort Lauderdale - Building Services

02-10-2003 01:59 PM ADD/UPDATE INFORMATION

PROP. & HE SAID HE MET WITH JOHN S. ON 2/5/03 & IS WORKING ON THE ISSUES, & IS ASKING FOR TIME.

5/12/2015

City of Fort Lauderdale - Building Services

2003 02:08 PM

KITCHEN AND VANITY CABINETS NEED ELECTRICAL PERMIT AND GFTS. NEED MECHANICAL PERMIT FOR THE WALL/WINDOW. A/C UNITS. DO NOT ISSUE OCC. LIC. AT THIS TIME AND THE METAL GATES INTERFERE WITH GOING UP AND DOWN THE SOUTH STAIRCASE. TOOK PIX.

5/12/2015

City of Fort Lauderdale - Building Services

02-04-2003 09:39 AM ADD/UPDATE INFORMATION

ON 12/2003 REC. LETTER FROM SEHRES & DANAN, INC. ARCHITECTS, 776- 1698, STATING THEY ARE DRAWING THE PLANS FOR THE 3RD FLOOR ADDITION & WILL ADDRESS THE RAILINGS AT THAT TIME.

01-02-2003 02:08 PM

INITIAL CASE RECORDED COMPLAINT RECORDED BY RUTKD

5/12/2015

City of Fort Lauderdale - Building Services

01-28-2003 07:15 AM ADD/UPDATE INFORMATION

OLIVIER DANON OF SEHRES & DANON, WHO ARE IN THE PROCESS OF DRAWING PLANS TO SHOW 3RD FLOOR APT. ON THIS EXISTING 2 STORY APT. & WILL AT THAT TIME ADDRESS THE OLD RAILINGS AND THE REST OF THE LIST I GAVE HIM ON 1/8/2003 IN ORDER TO OBTAIN HIS OCC. LIC.

5/12/2015

City of Fort Lauderdale - Building Services

01-08-2003 02:08 AM INSPECTION (INITIAL)

1/8/03 - TORINO APTS. FOUND THEY HAVE A RE-PLUMBING PERMIT #03010203 ON 1/6/03 ALSO INCLUDES 4 WATER HEATERS AND 6 HOSE BIBS, THE HOLES IN THE WALLS OPEN WITH EXPOSED PIPE AND WIRES. I GAVE 30 DAY NOV TO OWNER'S FRIEND. HE NEEDS A G.C. FOR THE PLASTER REPAIRS, THE METAL RAILINGS WHICH ARE TOO LOW, THE NEW

12-13-2002 08:21 AM INITIAL CASE RECORDED COMPLAINT RECORDED BY VAMVS

EgovPlus Online Services

Case Number CE02120992 **tenant**
Case Date 12-13-2002 **priority**
Origination LIENSEARCH - LIEN **Status** C - CLOSED
SEARCH
Operator vamvs **Officer**
Fines Balance \$0.00
Lien Balance \$0.00
Total Balance \$0.00

Property On Case

FOLIO NBR [0212100740](#) **Owner** OSTRYNIEC,JAMES PAUL
Property Address [3017 ALHAMBRA ST](#) **Owner Address** 3017 ALHAMBRA ST
City/State/Zip FT LAUDERDALE FL - **City/State/Zip** FORT LAUDERDALE FL
33304-4325
Phone

Case Description

US DONE WITH NO O/P CASES, FAXED TO ASAP TITLE

Complaint Code(s)

1: LIEN SEARCH

Inspections/Events Detail

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
12-13-2002	08:21 AM	PROVIDE LIEN INFORMATION	

EgovPlus Online Services

12-13-2002 08:11 AM INITIAL CASE RECORDED COMPLAINT RECORDED BY VAMVS

Case Number CE02120991 **tenant**
Case Date 12-13-2002 **priority**
Origination LIENSEARCH - LIEN **Status** C - CLOSED
SEARCH
Operator vamvs **Officer**
Fines Balance \$0.00
Lien Balance \$0.00
Total Balance \$0.00

Property On Case

FOLIO NBR [0212100740](#) **Owner** OSTRYNIC, JAMES PAUL
Property Address [3017 ALHAMBRA ST](#) **Owner Address** 3017 ALHAMBRA ST
City/State/Zip FT LAUDERDALE FL - **City/State/Zip** FORT LAUDERDALE FL
Phone 33304-4325

Case Description

L/S DONE WITH NO O/P CASES, FAXED TO ASAP TITLE

Complaint Code(s)

1: LIEN SEARCH

Inspections/Events Detail

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
12-13-2002	08:11 AM	PROVIDE LIEN INFORMATION	

EgovPlus Online Services

2: FBC 104.2.5 -- ELECTRICAL PERMITS

Inspections/Events Detail

DATE	TIME	INSPECTION / EVENT TYPE	INSTRUCTIONS / COMMENTS
02-11-2004	10:36 AM	CASE CLOSED	CLOSE FUNCTION BY DIETS AS PER AMNESTY RESEARCH, NO LIEN, NO FINE DUE - COMPLIED W/IN TIMEFRAME AS ORDERED BY THE BOARD.
01-28-2004	04:07 PM	CASE CLOSED	CLOSE FUNCTION BY VAMVS CASE COMPLIED WITHIN TIME FRAME PER INSPECTOR'S NOTES BELOW. NO FINES DUE. CASE CLOSED.
12-12-2002	03:27 PM	CASE CLOSED	CLOSE FUNCTION BY VAMVS LIENSEARCH DONE
12-12-2002	01:04 PM	ALL VIOLATIONS COMPLIED	CASE COMPLIED BY LEVIP
12-11-2002	02:18 PM	REINSPECTION	WASHER AND DRYER REMOVED. CASE IS COMPLI 12/11/ - REMOVED WASHER/DRYER - ELECTRIC CONNECTIONS.
12-11-2002	09:42 AM	CASE CLOSED	CASE CLOSED BY REEDR
10-23-2002	11:56 AM	ORDER OF BOARD SENT	ORDER RECORDED DIETS
10-22-2002	11:56 AM	REINSPECTION	STIPULATION 60 DAYS OR \$50.00 PER VIO PER DAY. ACCEPTED BY CEB

Case Number CE02051445 **tenant**
Case Date 05-20-2002 **priority**
Origination DISC - DISCOVERED BY INSPECTOR **Status** C - CLOSED
Operator homel **Officer** 241
Fines Balance \$0.00
Lien Balance \$0.00
Total Balance \$0.00
Property On Case

FOLIO NBR 0212100740 **Owner** GALLO, MAURO
Property Address 3017 ALHAMBRA ST **Owner Address** 3017 ALHAMBRA ST
City/State/Zip FORT LAUDERDALE FL - City/State/Zip FORT LAUDERDALE FL 33304-4307
Phone

Case Description
 2 LARGE WASHING MACHINES AND DRIERS SITTING OUTSIDE TO THE REAR OF THE VILLA TORINO. NOISY

Complaint Code(s)
 1: ZONING/USE VIOLATION

Violation Code(s)
 15-0902

File Number FBC 104.2.4 -- LAWN SPRINKLER PERMITS

https://biz.fortlauderdale.gov/egovplus/code/code_dtl.aspx?case_no=CE02051445

10/22/2002 HEARING SCHEDULED LEVIP

HEARING SCHEDULED

10-22-2002 07:36 AM

REINSPECTION

10-21-2002 07:31 AM

VIOLATION

09-20-2002 07:36 AM

NOTICE OF VIO. RECORDED LEVIP

REINSPECTION

09-09-2002 02:23 PM

NEXT AVAILABLE CEB - 10/22/02

VIOLATION

06-27-2002 02:22 PM

MAKEVIO RECORDED BATID

RETURN HEARING (OLD BUSINESS)

06-27-2002 12:19 PM

WASHER & DRYER NEED ENCLOSURE OR
ADD/UPDATE INFORMATION
NEED
REMOVED. REFER TO MALIK #241

06-26-2002 02:21 PM

OWNER HAS NOT OBTAINED PERMITS TO
ENCLOSE WASHER AND DRYER OR
REMOVE

06-26-2002 06:46 AM

ADD/UPDATE INFORMATION
WASHER AND DRYER FROM PROPERTY.
WILL SUBMIT REPORT TO TRANSFER
CASE TO INS. #241, MALIK TO
CONTINUE ISSUE PER S.F.B.C.

REINSPECTION

06-12-2002 12:31 PM

NEED TO INSTALL WASHER AND DRYER
INSIDE
BUILDING OR REMOVE. OBTAIN ALL
REQUIRED
PERMITS.

05-22-2002 03:02 PM

INSPECTION (INITIAL)

05-20-2002 03:02 PM

INITIAL CASE RECORDED
COMPLAINT RECORDED BY HOMEL

Exhibit “7”

An Evaluation of Qualification for Historic Designation in the City of Fort Lauderdale, Florida

3017 Alhambra Street
Fort Lauderdale, Florida

**An evaluation of the application to the City of Fort Lauderdale
Historic Preservation Board and qualification of the
property for historic designation**

Prepared by Amy Van de Riet, Associate
Anthony Abbate Architect, P.A.
808 East Las Olas Boulevard, Suite 105
Fort Lauderdale, Florida
May 22, 2015

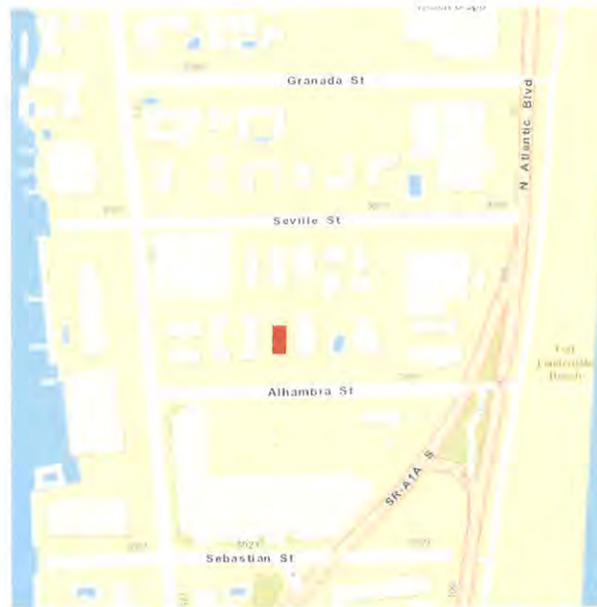
22 May 2015

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3. Evaluation	8
4. Recommendations	11
5. Bibliography	12
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Curriculum vitae	14

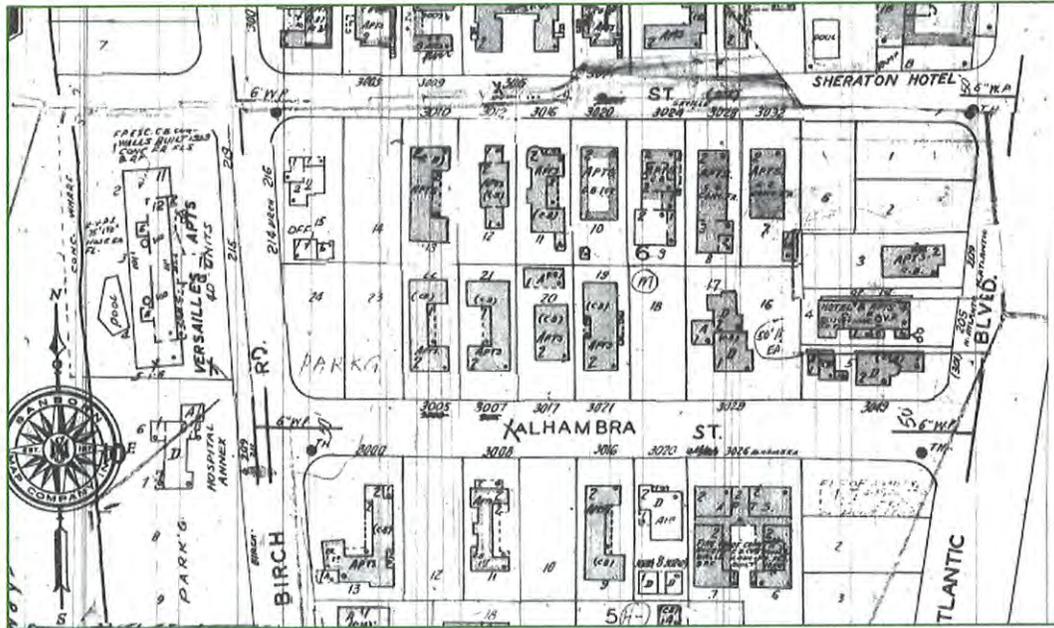
1. Introduction and background

Anthony Abbate AIA, NCARB (“the Consultant”), is under contract with OTO Development (“the Client”) to provide independent third party review and consultation on the property in connection with the Historic Preservation Board Application applied for by Mr. Esposito and specifically whether the 3017 Alhambra Street (Villa Torino, the “Subject Property”) property qualifies for historic designation (Case Number H15010). The legal description of the property is: Lauder Del Mar 7-30 B Lot 20 Blk 6.



Map 1. Location of 3017- Alhambra Street building, highlighted in color. Map segment extracted from City of Fort Lauderdale General City Map. Map downloaded from <http://gis.fortlauderdale.gov/>

The City of Fort Lauderdale has not designated the “Villa Torino,” as a historic resource under Section 47-24.11 of the Code of Ordinances Unified Land Development Regulations (“ULDR”). The property is recorded on the Florida Master Site File (BD01718) in 1988, but it was not indicated on the form if the building was eligible for National Register listing, significant as part of a district, or significant at a local level. All documentation on file for this resource is attached.



Map 2. Historic Sanborn Map of 3017 Alhambra Street. Map segment extracted scanned from Insurance Maps of Fort Lauderdale, Revised to - 1968 Edition.

The building, built in 1936, is noted on the Master Site file as an example of Masonry Vernacular construction. The architect of record for the property is Charles Paul Nieder. An analysis of the architectural style is in the Evaluation section of this report. The property was originally a multi-family residence.

Villa Torino is a two-story, rectangular shaped building with short side facing Alhambra Street. The building is masonry construction finished in stucco. The building has a flat roof, and corner windows located on both the first and second floors. All original windows have been replaced. There is a masonry chimney located on the south portion of the building. A large stair with wood brackets is located on the south and east portion of the building and smaller, stairs are located on the west and north portion of the building.

2. Methodology

Preparation for this report began with a review of available documentation provided by the Client, HPB Applicant, public records of the City of Fort Lauderdale, and the records of the Fort Lauderdale Historical Society, the United States Department of the Interior National Park Service, and the State of Florida Department of State Division of Historical Resources. Subsequent field investigation included two site visits, inspection, and a photographic inventory of the exterior of the property. Selected photos and documents are included in this report where relevant. The basis for the evaluation and recommendations, pursuant to the requirements of the City of Fort Lauderdale, is found in the Secretary of the Interior's Standards.

The Secretary of the Interior's Standards and Guidelines set Professional Qualifications Standards for those working with historic structures. As per these Standards, "[t]he qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved." For Historic Architecture, "the minimum professional guidelines are a professional degree in architecture or a state license to practice architecture, plus...at least one year of graduate study in architectural preservation, American architectural history, preservation planning or closely related field...or...at least one year of full-time professional experience on historic preservation projects." (Sec. of Interior Standards and Guidelines)

The Secretary of the Interior's provides standards for the evaluation report itself. Florida case law also provides minimum standards for expert testimony.

If the person(s) responsible for writing the application(s) do not meet these qualifications, then the application(s) cannot be considered valid. The author of the attached justification narrative is not known. It is unclear whether the applicant wrote the narrative or if someone else did. The qualifications of the author are not known, and thus whether the author meets the Secretary of the Interior's minimum professional guidelines is also not known.

The justification narrative contains inaccuracies and statements that cannot be verified. Further there are no citations to the proper authority to support the conclusions and opinions presented by the author.

1. The HPB Application is misleading in terms of any relationships between the Subject Property and Hugh Taylor Birch and the Bonnet House, a National Historic Register Site located approximately 3500 feet (more than 0.6 mile) north of the Subject Property. Clarification should be made that the Bonnet House has no relationship to the site and is not visible in any way from the Subject Property. There is no architectural relationship between the Bonnet House structure and the subject structure. They do not share the same architectural style, architect or any other common bond that would support designation of the 3017 structure or the inclusion of the Bonnet House in the narrative.

2. From the HPB Application, “[t]he three buildings adjacent to the Casa Blanca Café to the west, 3017, 3021 and 3029 Alhambra Street were all built in the mid-1930s. Together, these four buildings present an excellent example of how the Lauder-Del-Mar neighborhood originally was developed.” This statement needs a citation to proper authority. We have been unable to determine a source for the statement made by the applicant. The Sasaki Associates *Central Beach Master Plan*, Florida Master Site File, and *2008 Architectural Resource Survey: Central Beach Neighborhood* do not indicate that the above mentioned addresses 3017, 3021 and 3029 hold any representation for how the Lauder-Del-Mar neighborhood originally developed. Regarding Casablanca Café, the structure that Casablanca Café is in has not been designated as a local landmark or on the National Register of Historic Places.

3. A citation to proper authority is needed for the statement that the property was owner occupied “...on the second floor where the Willis’ likely lived...”

4. The definition for the Art Moderne style needs a citation to proper authority. While a complete analysis of the architectural style is discussed in the Evaluation section of this report, the *2008 Architectural Resource Survey: Central Beach Neighborhood Inventory List* identifies the architectural style as Deco.

5. A citation to proper authority is needed for the statement that “3017 Alhambra Street, clearly embodies the characteristics associated with Art Moderne architecture, a recognized architectural style, common in South Florida, though disappearing quickly from Broward County.”

3. Evaluation

The HPB Application for Historic Designation requires that the applicant “[d]escribe architectural, historical and/or archeological significance of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with one (1) or more of the following criteria...”

The author of the HPB Application for Historic Designation of the Villa Torino selected criterion (e) Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.”

As stated in Designation Application, “...the Villa Torino, located at 3017 Alhambra Street, clearly embodies the characteristics associated with Art Moderne architecture....”

Architectural analysis

The Property does not meet the Criteria for Designation – Criterion (e). The implication of criterion (e) is that the property have value and distinction for the architecture embodied by the property. In selecting this criterion, “[s]electivity is important in considering properties under this category, for every building represent a period and a style (even if a vernacular style). Therefore selections should be based on how well the building represents its style....Only the best should be chosen as representatives in this category.” (Tyler 94)

This “value” of architectural style is further understood as “Architecturally worthy” and defined in the ULDR as “[a]n architectural design which represents either a significant aspect of the history of the city, architectural history in general or a significant design of an architect of historical importance.” (ULDR, Sec. 47-24.11.A.3)

The City of Fort Lauderdale Historic Preservation Design Guidelines lists the following characteristics as defining the Art Moderne style:

- Flat roof with a small ledge or coping at roof line
- Asymmetrical façade
- Smooth stucco wall surface with horizontal grooves or lines
- Windows wrap corners



Image 1. Villa Torino, viewed from the southeast. Photo by OTO Development, 2015.



Image 2. Villa Torino, viewed from the south. Photo by OTO Development, 2015.

Based on these criteria, the property at 3017 Alhambra Street embodies the characteristics of flat roof with small coping at roof line, asymmetrical façade and windows wrap corners.

It should be noted that the *2008 Architectural Resource Survey: Central Beach Neighborhood* identifies the architectural style as Deco. The City Historic Preservation Design Guidelines lists the following characteristics as defining the Deco style:

- Flat roof with vertical projections above roof line
- Smooth stucco wall surface with geometric designs

Based on the examination and evaluation of the Subject Property, though it presents some characteristics attributable to the Art Moderne style, it does not exemplify the style as a singular example of architectural excellence that an individual listing of landmark status represents.

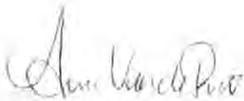
Alterations can impact the integrity of properties proposed for designation. As shown in the permit history, since its original construction alterations have occurred to the structure including but not limited to:

- Repaired garage roof in 1942
- Repair cement floors and ceilings 1943
- Replaced windows of existing building 1962
- New driveway 1967
- Paved parking area 1976
- Replace window with door on 2nd floor addition 1981
- Replace 40 windows in 1994
- Replaced flat roof in 2003
- Installed 40 windows 2006

Based on examination and evaluation of the Subject Property, the alterations with the greatest impact to the exterior of the building are the replacement of the west stair horizontal, open rail (which would have been consistent with the horizontal balustrade elements noted in the Art Moderne style description) and the full building window replacement. The proportions of the original windows were five sashes which aligned with the horizontal bands embedded in the stucco.

4. Recommendations

Based on the evaluation of a proposed designation of the Subject Property located at 3017 Alhambra Street, it is recommended that the City of Fort Lauderdale not designate the property as an individual local landmark.



Amy Van de Riet, Associate

22 May 2015

5. Bibliography

Architectural Drawings, City of Fort Lauderdale, Building Department, Records Center.

“City of Fort Lauderdale, Florida.” 1928 Revised to 1968. Microfilm. Sanborn Fire Insurance Maps, late 19th century to 1990, Florida.

City of Fort Lauderdale Planning and Zoning Department. *Barrier Island Area Historic Resources Map*. 1993–1998. 1:1000. Fortlauderdale.gov. <http://www.fortlauderdale.gov/home/showdocument?id=206>. Retrived May 18, 2015.

The Code of Ordinances of the City of Fort Lauderdale, Chapter 47, Unified Land Development Regulations, Volume II. 2000. Municipal Code Corporation. Tallahassee, Florida.

Morillo, Patricia G., Anes, Delvis D., Rathbun, Merrilyn, Meunier, Danielle, *Architectural Resource Survey: Central Beach Neighborhood*, City of Fort Lauderdale, August 2008

Olausen, Stephen A., Historic Property Associates, Inc., *Florida Master Site File Number BD00718*, Florida Division of Historical Resources, November 1, 1988.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: A Plume Book New American Library, 1980. Print.

Sasaki Associates, *Central Beach Master Plan*, November 29, 2009.

“Secretary of the Interior’s Standards and Guidelines Professional Qualifications Standards.” http://www.nps.gov/history/local-law/arch_stnds_9.htm. Retrived May 17, 2015.

“Secretary of the Interior’s Standards and Guidelines Standards for Identification.” http://www.nps.gov/history/local-law/arch_stnds_2.htm. Retrived May 17, 2015.

Tyler, Norman. *Historic Preservation: An Introduction to Its History, Principles, and Practice*. New York: W.W. Norton & Company, 2000. Print.

Appendix A: Professional qualification standards and curriculum vitae

The following professional qualification standards are those used by the National Park Service, and have been previously published in the Code of Federal Regulations (36 CFR Part 61). The qualifications summarized below provide the minimum criteria for professional credentials required to perform services in connection with identification, evaluation, registration, and treatment activities.

History

Masters or Doctoral degree in history or closely related field, or baccalaureate degree with at least 2 years of full-time experience in research, writing, teaching, interpretation, or other professional activity within an academic institution, historic organization or agency, museum, or other professional institution; or substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archaeology

Masters or Doctoral degree in Archaeology, Anthropology, or closely related field with at least 1 year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management; or at least 4 months of supervised field and analytic experience in general North American archaeology, and demonstrated ability to conduct research to completion.

Architectural History

Masters or Doctoral degree in architectural history, art history, historic preservation, or closely related field with coursework in American architectural history; or a baccalaureate degree in architectural history, art history, historic preservation, or closely related field and at least 2 years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

Bachelor of Architecture, (B.Arch.) or Master of Architecture (M.Arch) professional degree in architecture and at least 2 years of full-time experience in architecture; or a state license to practice architecture.

Historic Architecture

Bachelor of Architecture, (B.Arch.) or Master of Architecture (M.Arch) professional degree in architecture or a state license to practice architecture, and at least 1 year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or, 1 year of full-time professional experience on historic preservation projects.

SHORT FORM CV

Anthony J. Abbate AIA, NCARB, LEED™AP

	<p>President Anthony Abbate Architect PA 808 East Las Olas Boulevard, Suite 105 Fort Lauderdale, Florida 33301-2201 Telephone: 954.463.8596 Fax: 954.342.2125 www.anthonyabbatearchitect.com tony@anthonyabbatearchitect.com</p>	<p>Associate Provost and Professor Florida Atlantic University 111 East Las Olas Boulevard Fort Lauderdale, Florida 33301 Telephone: 954.762.5636 Fax: 954.762.5367 www.fau.edu/arch aabbate@fau.edu</p>
Professional registration	<p>_National Council of Architectural Registration Boards (NCARB) certificate number 36428 Registered Architect, State of Florida, license number AR11825 Registered Architect, State of New York, license number 0320571 Registered Architect, State of Maryland, license number 13136</p>	
Education	<p>_Master of Architecture, 1982, Washington University, St. Louis MO, <i>Tau Beta Pi</i> Bachelor of Science in Architecture, 1979, Catholic University, Washington DC, <i>Tau Beta Pi</i> St. Thomas Aquinas High School, 1975 Fort Lauderdale, FL, <i>National Honor Society</i></p>	
Post professional education	<p>_Leadership in Energy & Environmental Design (LEED) Accredited Professional 2006 How to Avoid Building Envelope Problems 2000, GSD, Harvard University, Cambridge MA Real Estate Financial Analysis 1997, GSD, Harvard University, Cambridge MA ADA-ADAAG Compliance 1994, GSD, Harvard University, Cambridge MA The Language of Design with Massimo Vignelli 1994, Harvard University GSD, Cambridge MA</p>	
Awards + honors	<p>_AIA Florida 2009: Theoretical and Research Design Merit Award: Transit Housing Oriented Redevelopment Pilot Study, Broward County, Florida. _AIA Fort Lauderdale Award of Design Excellence 2005: Lauderdale By The Sea Portals _AIA Fort Lauderdale Award of Design Excellence 2005: Broward County Design Guidebook _AIA Fort Lauderdale Award of Design Excellence 2004: SkyLofts Live-Work _AIA Fort Lauderdale Design Award 2002: Workscapes Furniture Showroom _AIA Fort Lauderdale Award of Design Excellence 2001: Ayuttaya Thai Restaurant _Arango Design Foundation 2000: Arango Design Award _AIA Fort Lauderdale Award of Design Excellence 1999: Broward House Education Center _AIA Fort Lauderdale Design Award 1999: Victoria Park Neighborhood Gateways _AIA Fort Lauderdale Design Award 1999: Florida Keys Transit Greenway Proposal _AIA Florida Award of Design Excellence 1998: Bronson Residence _AIA Florida Award of Design Excellence 1998: Colee Hammock Townhouses _AIA Fort Lauderdale Award of Design Excellence 1997: Duplex Townhouses _AIA Fort Lauderdale Design Award 1997: North Lauderdale-Progresso District Overlay Plan _AIA Award of Design Excellence 1996: House for a Writer at Colee Hammock _AIA Fort Lauderdale Design Award 1996: Residential Remodel at Sea Ranch Lakes _Washington University 1995: Distinguished Alumni Award _AIA Florida 1993: President's Award _Price Waterhouse and South Florida Magazine 1994: Up and Comers Finalist _Price Waterhouse and South Florida Magazine 1993: Up and Comers Finalist _Price Waterhouse and South Florida Magazine 1992: Up and Comers Finalist _AIA Fort Lauderdale Award of Design Excellence 1993: M. Sterling Boys Store, Crocker Center _AIA Fort Lauderdale Design Honor Award 1993: Miami Beach Residence Addition and Remodel _AIA Fort Lauderdale Award of Design Excellence 1991: Townhouses at Colee Hammock _AIA Fort Lauderdale Design Honor Award 1991: Remodeling for Lorraine _AIA Fort Lauderdale Design Honor Award 1991: IGFA and Marine Research Facility</p>	
Community service	<p>_City of Fort Lauderdale, Sustainability Advisory Board: 2010 - Current _Broward County Housing Council, Member: 2008-2011 _Docomomo Florida, Founding Board Member: 2007 - Current</p>	

SHORT FORM CV

Anthony J. Abbate AIA, NCARB, LEED™AP

- _ Design + Architecture Day 2001 South Florida Region, Chair: 2001
- _ Florida Department of Education, Building Construction Advisory Committee
Co-Chair 2001, Member: 1998-2000
- _ American Institute of Architects, National Disaster Relief Committee: 1994-1997
- _ Broward County Cultural Affairs Council, Public Art and Design Committee: 1995-1997
- _ American Institute of Architects, Florida Association - State Director: 1995-1997
- _ American Institute of Architects, Fort Lauderdale Chapter - President: 1994
- _ Habitat for Humanity Broward - Design of Prototype 4 Bedroom House: 1993
- _ Broward County School Board Blue Ribbon Committee - member: 1993
- _ Broward County Commission Task Force on Homelessness - Housing Chair: 1993
- _ Second Century Broward - President 1992-1993
- _ Broward County, Cultural Affairs Council, Design Broward - Steering Committee: 1992
- _ The Architectural Club of Miami – member 1994-1995
- _ Broward Coalition for the Homeless - Board member 1992-1994

Academic experience

- _ Florida Atlantic University - Professor, School of Architecture, College for Design and Social Inquiry: 2011 - Current
- _ Florida Atlantic University – Director, Broward Community Design Collaborative: 2005 - 2011
- _ Florida Atlantic University - Associate Professor, School of Architecture: 2003 - 2010
- _ Florida Atlantic University - Assistant Professor, Architecture and Urban Design: 1997-2003
- _ Florida Atlantic University - Visiting Assistant Professor of Architecture: 1996-1997
- _ Broward Community College - Adjunct Professor of Architecture: 1995-1996
- _ Florida Atlantic University - School of Architecture Steering Committee: 1995
- _ Roger Williams College - visiting critic: 1994
- _ University of Florida - visiting critic and Alpha Rho Chi visiting lecturer: 1993
- _ University of Miami - visiting critic: 1991 to present
- _ Florida International University - visiting critic: 1992 to present

Employment history

- _ 2011 to present: Florida Atlantic University: Associate Provost for the Broward Campuses
- _ 2003 to present: Florida Atlantic University: Professor
- _ 2000 to present: Anthony Abbate Architect PA, Fort Lauderdale, Florida: President
- _ 1990 to 2000: Anthony Abbate AIA, Fort Lauderdale, Florida: Solo practitioner
- _ 1982 to 1989: Donald Singer Architect PA, Fort Lauderdale, Florida: Associate Architect
- _ 1981 to 1982: Washington University, St. Louis, Missouri: Teaching Assistant
- _ 1979-1980: Culliney-Nagler Associates, Fort Lauderdale, Florida: Intern Architect
- _ 1979: Fort Lauderdale Historical Society, Fort Lauderdale, Florida: Summer Intern
- _ 1978: David Martin Architect, Fort Lauderdale, Florida: Summer Intern

Published works

- _ Anthony Abbate. "Arango Design: Progressive Style and Latin Influence." Allan Shulman, Ed. *Miami Modern Metropolis*. (Los Angeles: Balcony Press) 2009.
- _ Anthony Abbate. *Subtropical Sustainable: A Context Sensitive Design Approach to Redevelopment in Broward County*. (Fort Lauderdale: Broward Community Design Collaborative at Florida Atlantic University) 2008.

Lectures

- _ Keynote Speaker: Subtropical Cities 2008, *Introspection is the first step toward local sustainability*. Queensland Institute of Technology, Government of Queensland, Brisbane, Australia.
- _ *Going, Going, Gone? Mid Century Modern Architecture of South Florida*. Museum of Art – Fort Lauderdale, July 7, 2005
- _ *The Arango Design Store: Encounters at the Frontier – migrating modernism* – ACSA International Conference, Sheraton Centro Historico, Mexico DF, Mexico. June 12, 2005.
- _ *Sustainable Architecture in South Florida* – US Green Building Council – FIU-Wolfsonian, Miami

SHORT FORM CV

Anthony J. Abbate AIA, NCARB, LEED™AP

Lectures (continued)

- _ *Future Trends in Sustainable Design* – SMPS symposium , Dania Beach, Florida. November 17, 2004.
- _ *Design Matters- Strengthening Florida for Tomorrow's Cultural Needs* – Florida Arts Council Visioning Project, Florida Division of Cultural Affairs, Fairchild Tropical Botanic Garden, Miami, Florida. July 9, 2004.

Radio + TV interviews

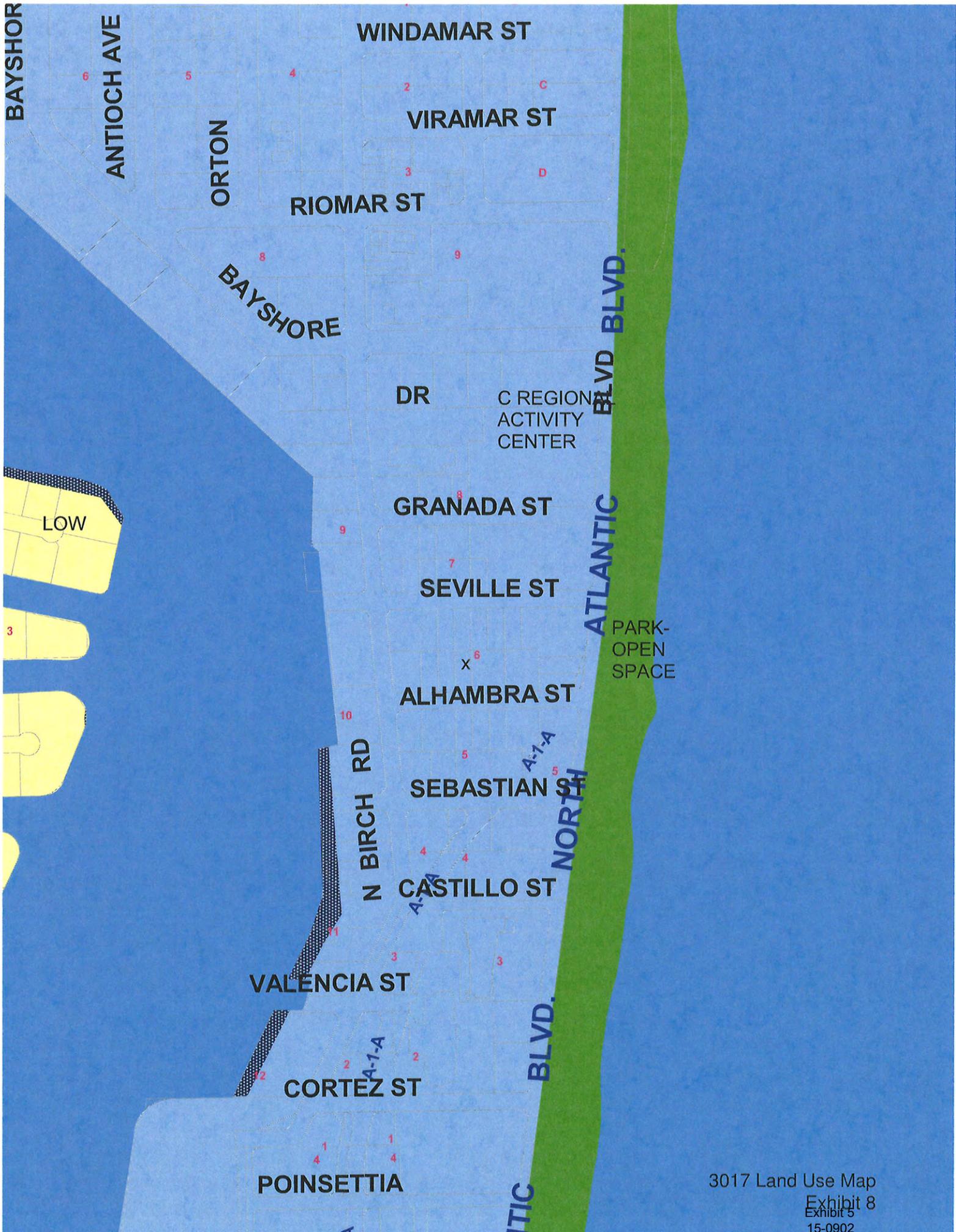
- _ *Subtropical urbanism*. Topical Currents, Interview with Joseph Cooper, WLRN, National Public Radio, Miami: 22 February 2011
- _ *Smart Growth in South Florida*. Topical Currents, Interview with Joseph Cooper, WLRN, National Public Radio, Miami: 26 February 2007
- _ *Tropical Architecture*. Australia Talks Back presented by Paul Barclay, Australian Broadcast Corporation (ABC) Radio National, Brisbane: 27 September 2006
- _ *Imaginative Thinkers*. Smart City presented by Carol Coletta, National Public Radio (NPR): 1 November, 2003
- _ *Sense of Place*. Topical Currents, Interview with Joseph Cooper, WLRN, National Public Radio, Miami, October 2003
- _ *Hurricane Andrew Aftermath*, Live Call-In Program produced by Bryan Norcross, WTVJ, Channel 4, September 1992
- _ *Hurricane Andrew Special Report with AI Sunshine: Residential Damage Assessments*, WCIX, Channel 6, September 1992

Professional Associations

- _ United States Green Building Council (USGBC) Member, 2006-Present
- _ *Sociedad Colombiana de Arquitectos*, Florida Section, Honorary board member, 2004-Present
- _ American Institute of Architects (AIA) Member, 1985-Present
- _ Urban Land Institute (ULI) Member, 1999-2002

Exhibit “8”





BAYSHOR

ANTIOCH AVE

ORTON

WINDAMAR ST

VIRAMAR ST

RIOMAR ST

BAYSHORE

DR

C REGIONAL
ACTIVITY
CENTER

GRANADA ST

SEVILLE ST

ALHAMBRA ST

SEBASTIAN ST

CASTILLO ST

VALENCIA ST

CORTEZ ST

POINSETTIA

ATLANTIC BLVD

NORTH BLVD

PARK-
OPEN
SPACE

LOW

EDUCATION

- 2007-2009** **New York University School of Continuing and Professional Studies**
Master Certificate in Real Estate Development
- 2003-2005** **Columbia University Graduate School for Architecture, Planning, and Preservation**
Master of Science Historic Preservation
- 1998-2003** **University of Kansas School of Architecture and Urban Design**
Bachelor of Architecture
- 2002** **Denmark's International Study Program**
Copenhagen, Denmark
- 2001** **KU School of Architecture Study Abroad**
Italy/Venice Program

EMPLOYMENT AND EXPERIENCE

2013-Present **Adjunct Instructor, Florida Atlantic University (FAU), School of Architecture, Boca Raton, Florida**

- Instructed and coordinated assignments for Spring semester D2 and D4 Studios.

2012-Present **Anthony Abbate Architect PA, Fort Lauderdale, FL**

- Prepared Historic Preservation Board (HPB) reports analyzing impacts of Proposed Developments on Historic Resources.
- Reviewed proposed preservation work of historic buildings.

2004-2012 **Easton Architects, New York, NY**

- Prepared construction documents from schematic design through construction documents.
- Applied for and secured relevant permits from Landmarks Preservation Commission (LPC) and Department of Buildings (DOB) permits.
- Responsible for project management including bidding, construction administration and site visits, review of payment requisitions, shop drawing and submittal reviews, and coordination with client.
- Experienced in applications for Federal and State grants to secure funding for projects.
- Experienced in applications for National Historic Landmark, State and National Register Nominations.

Commercial, Religious, and Educational Projects

- Columbia University, Amsterdam Avenue Storefront Renovation and Exterior Restoration, New York, NY
- Courtyard Restoration, Convent of the Sacred Heart School, New York, NY (*Lucy Moses Preservation Award 2009*)
- Window Replication and Restoration (over 200 windows), Convent of the Sacred Heart School, New York, NY
- Rye Town Park, Bathing Complex Exterior Restoration, Rye, NY
- Our Lady of the Rosary Exterior Restoration, New York, NY (*Lucy Moses Preservation Award 2010*)

Residential Restoration Projects

- Exterior Façade Restoration, 432 Pacific Street, Brooklyn, NY
- Brownstone Restoration, 66 Greene Avenue, Brooklyn, NY
- Exterior Façade Restoration, 130 West 73rd Street, New York, NY

Master Planning Projects

Work included research, master planning, project phasing and coordination with multiple consultants

- Existing Conditions Assessment & Preservation Master Plan, Convent of the Sacred Heart School, New York, NY
- Conservation Master Plan for the Stanford White Complex, located at Bronx Community College, Bronx, NY
- Conservation Master Plan, Georgian Court University, Lakewood, NJ
- Brooklyn Bridge Park – Pier 2, included adaptive reuse of existing warehouse structure on Pier 2, Brooklyn, NY

Grants Awarded

Work included contribution in components of the research, preparation of grant submission, correspondence with review

committee and proper close-out of grant after the completion of work. Total grant funds awarded to project team during employment: \$1,888,000.00.

- 2010 National Trust for Historic Preservation Cynthia Woods Mitchell Fund for Historic Interior Grant funded the Design Study for Introducing Natural Daylight into the Upper Gallery, Salmagundi Club, New York, NY (\$10,000)
- 2009 New York State Environmental Protection Fund Historic Preservation Grant funded the Restoration of the Oculus and Copper Roof, Gould Memorial Library, Bronx, NY (\$600,000)
- 2007 New York State Environmental Protection Fund Historic Preservation Grant funded the Courtyard Restoration of the Otto Kahn Mansion, Convent of the Sacred Heart School, New York, NY (\$350,000)
- 2007 New York State Environmental Protection Fund Historic Preservation Grant funded the Exterior Restoration of Our Lady of the Rosary Mission, New York, NY (\$350,000)
- 2007 New York State Environmental Protection Fund Historic Preservation Grant funded the Roof Restoration of the Rye Town Park Main Administration Building, Rye, NY (\$200,000)
- 2007 Garden State Historic Preservation Trust Fund Historic Site Management Grant Program funded consultant fees for the preparation of Construction Documents for the Restoration of the Main Entry Portico of Woodrow Wilson Hall, Monmouth University, West Long Branch, NJ (\$50,000)
- 2006 Save America's Treasures. The National Park Service-Department of the Interior and the National Trust for Historic Preservation grant program funded Restoration of the Main Entry Portico of Woodrow Wilson Hall, Monmouth University, West Long Branch, NJ (\$100,000)
- 2004 The Getty Foundation, Campus Heritage Grant funded the Conservation Master Plan for the Stanford White Complex located on the campus of Bronx Community College in The City of New York, Bronx, NY, (\$228,000)

2012 Rensselaer Polytechnic Institute - Guest Lecturer

- Course: Environmental and Ecological Systems, School of Architecture

2008 New York University Tisch School of the Arts - Guest Critic

- Course: Metaforms, Interactive Telecommunications Program (ITP), Graduate School

2007 New York University Tisch School of the Arts - Guest Lecturer

- Course: Metaforms, Interactive Telecommunications Program (ITP), Graduate School

2007 New York University Tisch School of the Arts - Guest Critic

- Course: Metaforms, Interactive Telecommunications Program (ITP), Graduate School

PUBLICATIONS, AWARDS AND SKILLS

2013 *Building Biopsies; Non-Invasive Sampling of Historical Paint Layers*

- 2nd Avenue Studio Gallery exhibit of paint analyses conducted on buildings within the H1 Historic District of Fort Lauderdale, FL

2005 *The Kansas City Park and Boulevard Plan; Design Proposals for Additions to a Historic Network*

- Master's Thesis at Columbia University Library
- Outlined and documented the City Beautiful movement in Kansas City beginning from George Kessler's 1893 plan

2004 *Building on UNAM: Design with Historic Architecture--Columbia GSAPP Joint Studio, 2004*

- Book contribution
- Published by the Graduate School of Architecture, Planning and Preservation of Columbia University
- Studio Professors: Paul Spencer Byard and Craig Konyk

2004 *Red Hook Brooklyn, Before Ikea*

- Photography exhibition - Copenhagen, Denmark

2004 *The Harlem River Preservation Plan*

- Historic Preservation Studio online publication contribution: <http://www.gsapp.org/Archive/HP/2003-2004/introduction.html>
- Published online by the Graduate School of Architecture, Planning and Preservation of Columbia University

2002 Donald P. Ewart Memorial Traveling Scholarship