

## MEMORANDUM

**TO:** Historic Preservation Board  
**FROM:** Merrillyn C. Rathbun, Fort Lauderdale Historical Society  
**SUBJECT:** Agenda for August 1, 2016  
**DATE:** July 27, 2016

1.

<b>Case</b>	H16009	<b>FMSF #</b>	BD02858
<b>Applicant</b>	Valerian Soltes, Jr.		
<b>Owner</b>	Valerian Soltes, Jr.		
<b>Address</b>	327 SW 9 <sup>th</sup> Avenue		
<b>General Location</b>	Approximately 15 feet northwest of the NW corner of SW 4th Street and SW 9th Avenue intersection..		
<b>Legal Description</b>	THE NORTH 45 FEET OF THE SOUTH 90 FEET OF LOTS 1 AND 3, BLOCK 106 OF WAVERLY PLACE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA SAID LANDS LYING AND BEING IN BROWARD COUNTY FLORIDA		
<b>Existing Use</b>	Single family residence		
<b>Proposed Use</b>	Single family residence		
<b>Applicable ULDR Sections</b>	ULDR Section 47-24.11.C.3.c.i; ULDR Section 47-17.7.B; ULDR Section 47-24.11.C.3.c.ii		
<b>Request(s)</b>	Certificate of Appropriateness <ul style="list-style-type: none"><li>• Replace existing doors and windows with hurricane resistant impact</li><li>• Add decorative fence with in front and extend privacy fence</li></ul> Certificate of Appropriateness <ul style="list-style-type: none"><li>• Replace 3 Tab Shingle roof with architectural shingle roof</li></ul>		

### **Property Background:**

The house at 327 SW 9<sup>th</sup> Avenue, built ca. 1926, is a one story frame vernacular with shiplap wall siding. It is side gabled with a small gabled front facing projection. There is a shed roof extension on the north elevation which has a secondary front door. The façade has a full width porch that was enclosed at some point. The house is contributing in the SBHD.

### **Description of Proposed Site Plan:**

The applicant is requesting a COA to replace the existing doors and windows with hurricane resistant. The new replacement windows would have grids at the top. He also would replace one front door with an impact door with a glass pane at the top and the second front door would be replaced with a half glass cottage style impact door; a rear door would be a solid impact door.

The applicant also plans to install a 42" white picket fence about three to five feet from the property line; he would like to extend this picket fence along the south side of his driveway to enclose the front yard for his dogs. The existing 6 foot wood privacy fence on the north side of the property, in the applicant's plan would be extended to the front property line. The privacy fence on the south side would also be extended to the front property line.

The applicant is asking to replace his existing 3 tab shingle roof with an architectural shingle roof.

### **Criteria for Certificate of Appropriateness:**

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i	Consultant Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	CONSULTANT RESPONSE. The applicant requests a 42 inch picket fence; however the <i>City of Fort Lauderdale Historic Preservation Design Guidelines</i> recommends that fences in

	front yards be limited to 36 inches in height to preserve visibility of the resource.
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE. This property has an exceptionally long set back from the front property line. The applicant wants to add a picket fence to the property line along the south side of the drive and he wishes to extend the 6 foot privacy fence along the north side of the drive to the front property line. This could have considerable visual impact on the owner's property and that of neighboring properties.
c) <i>The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;</i>	CONSULTANT RESPONSE The applicant wishes to replace his existing shingle roof with architectural shingle, which has a more prominent profile and would be an upgrade.
d) <i>Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property;</i>	CONSULTANT RESPONSE. n/a
e) <i>Whether the plans may be reasonably carried out by the applicant;</i>	CONSULTANT RESPONSE. n/a
f) <i>Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."</i>	CONSULTANT RESPONSE. See below

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

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

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

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

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

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

ULDR Section 47-17.7.B	Consultant Response
<b>1. Windows and doors.</b> <ol style="list-style-type: none"> <li>Configurations. <ol style="list-style-type: none"> <li>Doors: garage nine (9) feet maximum width.</li> <li>Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lined only to gable ends.</li> </ol> </li> <li>Operations. <ol style="list-style-type: none"> <li>Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.</li> </ol> </li> </ol>	CONSULTANT RESPONSE The applicant requests: <ol style="list-style-type: none"> <li><b>Windows and doors.</b> <ol style="list-style-type: none"> <li>Configurations. <ol style="list-style-type: none"> <li>Windows: square; rectangular</li> </ol> </li> <li>Operations. <p>Other: Single-hung windows 6 over 1 lights</p> </li> </ol> </li> </ol>

<p>c. General.</p> <ul style="list-style-type: none"> <li>i. Wood shutters sized to match openings (preferably operable).</li> <li>ii. Wood and metal jalousies.</li> <li>iii. Interior security grills.</li> <li>iv. Awnings.</li> <li>v. Bahama shutters.</li> <li>vi. Screened windows and doors.</li> </ul>	
<p><b>2. Roofs and gutters.</b></p> <ul style="list-style-type: none"> <li>a. Roof--materials. <ul style="list-style-type: none"> <li>i. Terra cotta.</li> <li>ii. Cement tiles.</li> <li>iii. Cedar shingles.</li> <li>iv. Steel standing seam.</li> <li>v. 5-V crimp.</li> <li>vi. Galvanized metal or copper shingles (Victorian or diamond pattern).</li> <li>vii. Fiberglass/asphalt shingles.</li> <li>viii. Built up roof behind parapets.</li> </ul> </li> <li>b. Gutters. <ul style="list-style-type: none"> <li>i. Exposed half-round.</li> <li>ii. Copper.</li> <li>iii. ESP aluminum.</li> <li>iv. Galvanized steel.</li> <li>v. Wood lined with metal.</li> </ul> </li> <li>c. Configurations. <ul style="list-style-type: none"> <li>i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.</li> </ul> </li> </ul>	<p>CONSULTANT RESPONSE The applicant requests:</p> <p><b>3. Roofs and gutters.</b></p> <ul style="list-style-type: none"> <li>a. Roof--materials. <ul style="list-style-type: none"> <li>ix. Other; Architectural Shingle.</li> </ul> </li> <li>b. Configurations. <ul style="list-style-type: none"> <li>i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12.</li> </ul> </li> </ul>
<p><b>4. Garden walls and fences.</b></p> <ul style="list-style-type: none"> <li>a. Materials and style. <ul style="list-style-type: none"> <li>i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.</li> <li>ii. Wood: picket, lattice, vertical wood board.</li> <li>iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.</li> <li>iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.</li> </ul> </li> <li>b. Configurations. <ul style="list-style-type: none"> <li>i. Front: spacing between pickets maximum six (6) inches clear.</li> </ul> </li> </ul>	<p>CONSULTANT RESPONSE The applicant requests:</p> <p><b>5. Garden walls and fences.</b></p> <ul style="list-style-type: none"> <li>a. Materials and style. <ul style="list-style-type: none"> <li>ii. Vertical wood board, wood: picket</li> </ul> </li> <li>b. Configurations. <ul style="list-style-type: none"> <li>i. Front: spacing between pickets maximum six (6) inches clear.</li> </ul> </li> </ul>

The applicant's request meets the SBHD Materials and Design Guidelines.

**Request No. 2 - COA for Alterations:**

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

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following

additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

*“Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior’s Standards for Rehabilitation, will be met.”*

<b>ULDR Section 47-24.11.C.3.c.ii</b>	<b>Consultant Response</b>
a) <i>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;</i>	CONSULTANT RESPONSE. There is no change in the use.
b) <i>The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	CONSULTANT RESPONSE. The applicant requests a COA to extend privacy fences to the front property line. As there is a very long front yard setback this request could visually impact the resource.
c) <i>All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;</i>	CONSULTANT RESPONSE. n/a
d) <i>Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;</i>	CONSULTANT RESPONSE. n/a
e) <i>Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;</i>	CONSULTANT RESPONSE. n/a
f) <i>Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;</i>	CONSULTANT RESPONSE. n/a
g) <i>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and</i>	CONSULTANT RESPONSE. n/a
h) <i>Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	CONSULTANT RESPONSE. n/a

**Summary Conclusion:**

The new roofing material is appropriate and can be approved. The two 6 foot high privacy fences to be extended to the front property line might visually impact the historic resource. The Board should explore the possibility of lowering the height of the privacy fence as it extends to the front property line.

**Historic Preservation Board Action:**

For each requested Certificate of Appropriateness, the board may:

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

**2.**

<b>Case</b>	H16004	<b>FMSF #</b>	
<b>Applicant</b>	Florida Department of Transportation-Lynn Kelley		
<b>Owner</b>	City of Fort Lauderdale Parks Department-P. Thornburg, Director		
<b>Address</b>	1936 NW 9 <sup>th</sup> Street		
<b>General Location</b>	NW corner of NW 19th Avenue and NW 9th Street.		
<b>Legal Description</b>	NORTH WOODLAWN CEMETERY 19-1B ROAD RIGHTS OF WAY AS DEDICATED PER PLAT, LESS THOSE 15' R/WS LYING ADJACENT TO POTTERS FIELD.		
<b>Existing Use</b>	Cemetery (closed)		
<b>Proposed Use</b>	Cemetery (closed)		
<b>Request(s)</b>	Review and Comment: National Register Nomination		

**Property Background:**

North Woodlawn Cemetery is located in a remote northwest section of Fort Lauderdale. Established in the mid 1920s on land donated by James H. Dillard it served the city's African-American community. The City and all of the State of Florida were under strict racial segregation until the 1960s; at that time African-American residents were restricted to the northwest section of Fort Lauderdale.

The original size of the cemetery is unknown, however 1940 records show that it was five acres and included a Potters Field. Many of the graves are unmarked; others have homemade markers (folk art) provided by the families. By the 1950s the cemetery owners had run out of money, and the property was poorly maintained. At the request of the African-American community the City opened a municipally maintained cemetery to serve the Black community. The City seized the Woodlawn property in 1996 and the cemetery was closed to burials. The City of Fort Lauderdale designated the cemetery as a local historic resource in 1996<sup>1</sup> (70-H-95).

**Description of Proposed Project:**

The applicants are applying for listing of the cemetery in the National Register of Historic Places. As the City of Fort Lauderdale has Certified Local Government (CLG) status, the City of Fort Lauderdale Historic Preservation Board and the City's highest elected official are required to review and comment on the applicant's request for listing. Board members have been provided with copies of the Woodlawn Cemetery application for listing in the National Register.

National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*; U.S. Department of the Interior, National Park Service (revised 1995) states four criteria (A through D) for listing properties in the National Register. The applicants are requesting listing under three, Criterion A, Ethnic (Black) Heritage, Criterion C, African-American Folk Art (homemade grave markers) and Criterion D, information.

<sup>1</sup> Local historic designation is not a requirement for listing in the National Register.

Bulletin 15 describes Criterion A as applying to a property having association with events important within the historic context of a community. It can refer to a pattern of events, which in this case is what the applicants describe as Ethnic Heritage (Black) i.e. the Fort Lauderdale African-American community in the time of segregation. To meet Criterion C, which refers to design and construction, the applicant's narrative describes the homemade grave markers as "exceptional and unique African-American folk art" to meet this criterion's requirement of possessing high artistic value. The applicants maintain that Criterion D, information, is met because of the possibility of providing "scientific information" on community burial patterns and the cemetery's distinctive design features.

**Summary Conclusion:**

Using the information provided in the Woodlawn Cemetery application packet, i.e. the Narrative Description, Physical Description, the Statement of Significance, application of criteria and other provided evidence (photos, maps, public records etc.), Board members should determine if they agree with the applicant's argument and then state their opinion that Woodlawn Cemetery is worthy or not worthy of listing in the National Register of Historic Places.