

MEMORANDUM

TO: Historic Preservation Board
FROM: Trisha Logan, Planner III, City of Fort Lauderdale
SUBJECT: 927 SW 2nd Court
DATE: April 3, 2017

Case	H17002	FMSF#	
Owner	N.J. Thompson, Inc.		
Applicant	Nancy Cortez		
Address	927 SW 2 nd Court		
General Location	Approximately 70 feet east of the SW 2 Court and SW 10 Avenue intersection (north side).		
Legal Description	WAVERLY PLACE 2-19 D LOT 13, 14 & E 5 OF LOT 15 & 5 ½ VAC ALLEY		
Existing Use	Single-Family Residential		
Proposed Use	Multi-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-24.11.C.4.c, 47-17.7.B, 47-24.11.C.3.c.iii		
Request(s)	1. Certificate of Appropriateness for Demolition - Demolition of an existing single-family residence. 2. Certificate of Appropriateness for New Construction > 2000 SF GFA - New Construction of a new two-story duplex.		

REQUEST No. 1 - COA FOR DEMOLITION:

Property Background:

The residential structure located at 927 SW 2 Court is a one-story wood Frame Vernacular house, rectangular in plan, with a gabled roof and a lean-to front porch extension now enclosed. Windows and doors appear to have been replaced throughout, majority of the windows are single hung and some have applied muntins to simulate divided lites. This house was constructed in 1927 and is one of approximately forty structures throughout the Sailboat Bend Historic District that were built in the 1920s.



Front Elevation of Existing House, Facing South



Side (East) Elevation of Existing House



Front Corner and Roof of Existing House

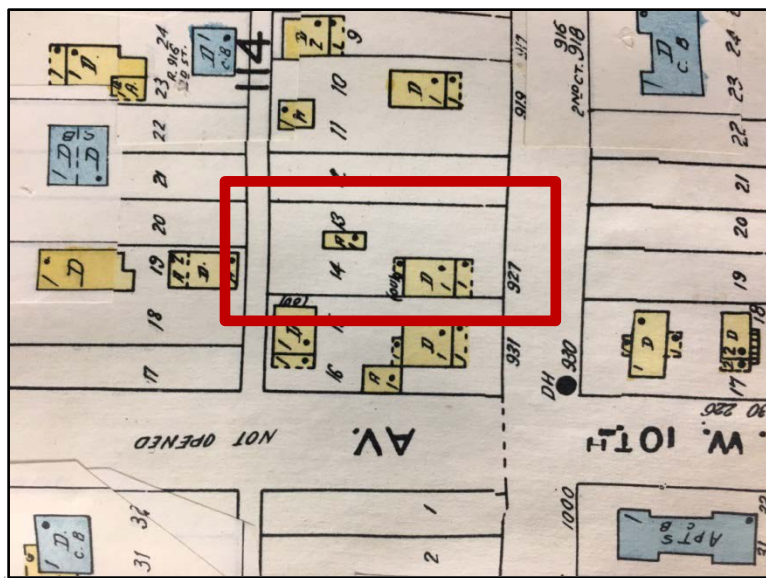


Front Elevation of Existing House



Side (West) Elevation of Existing House

The property is located in the Waverly Place subdivision which was platted in 1911 and this address encompasses two lots with a total width of 55'-0" and a depth of 130'-0". According to the 1926 Fort Lauderdale City Directory, the first owner of this property was Benjamin F. Gaines whose profession was listed as Carpenter. In 1928, the property appears on the Sanborn Fire Insurance Maps and indicates that the front section of the house had an open porch, rather than the enclosed porch that exists today (the site is outlined in red). The map also shows a garage located to the rear of the main house, which has since been demolished.



Description of Proposed Site Plan:

The applicant asks for demolition of the house under criterion i. under Section 47-24.11.C.4.c of the Unified and Land Development Regulations ("UDLR"), *the designated landmark, landmark site, or property within the historic district no longer contributes to the historic district.* Within the Sanborn Fire Insurance Map, 1928 cant, it states: *"The house retains a marginal degree of historic value for its location, setting, materials, and design. The structure is not a contributing resource within the Sailboat Bend neighborhood and does not resemble any other building in this neighborhood due to its position on the lot and its original design and configuration."*

Additionally, the narrative also states that, *"Because of the significant wood rot and decay of its primary structural components, the applicant has decided that the rehabilitation of the property is no longer feasible."* The applicant did not provide substantive evidence of the current condition of the structure by either providing detailed photographs and/or an existing conditions report that outlines the decay as stated in the narrative to substantiate an unusual or compelling circumstance to warrant demolition in this particular case.

The applicant is requesting a Certificate of Appropriateness ("COA") to demolish this contributing structure within the Sailboat Bend Historic District. Currently, the house located on the property is a vacant one-story structure and is listed as a single family residence with two bedrooms and one bathroom. It is unclear how long the property has been vacant, however the exterior condition of the property indicates that it has been neglected in recent months, perhaps longer. The property was sold to the current owner in 2016 and the permit history shows that permits have not been pulled in over 17 years for the care and maintenance of the structure. The last time permits were pulled on this property for a substantial amount of work was between 1999 to 2000, which

included a new air conditioning unit, select window replacements, and interior remodeling. The roof was last replaced in 1987 and select windows were replaced in both 1987 and 2000.

Proposed plans are to construct a two-story duplex that is rectangular in plan and has an overall height of approximately 30'-6". Setbacks of the proposed new construction project are as follows:

Front Setback: 25'-0"
East Side Setback: 5'-0"
West Side Setback: 5'-0"
Rear Setback: 10'-0"

Sitting between two one-story residential structures, both utilized as multi-family housing, the proposed duplex will have two-stories. Typically, within a historic district, when constructing a two-story structure that is immediately adjacent to a one-story structure, the design should account for relief in the overall massing as the building progresses into the second level. The proposed design does not allow for any gradual rise in height with the use of varied setbacks and results in a singular rectangular block that will overwhelm the neighboring structures.

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. A contributing historic resource in the historic district will be lost.
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	CONSULTANT RESPONSE. The structure was built during the time of significance for the historic district and is representative of the Frame Vernacular Style.
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 historic house will be destroyed and its history lost to the community.
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 The applicant's proposed plans do not comply, see below.

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

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

Sailboat Bend Historic District material and design guidelines

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, Section 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
1. Exterior building walls. a. Materials and finish. i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled. ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather. iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.	2. CONSULTANT RESPONSE Exterior building walls. a. Materials and finish. ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather
3. Windows and doors. a. Materials. i. Glass (clear, stained, leaded, beveled and non-reflective tinted). ii. Translucent glass (rear and side elevations only). iii. Painted and stained wood. iv. Aluminum and vinyl clad wood. v. Steel and aluminum. vi. Glass block. vii. Flat skylights in sloped roofs. viii. Domed skylights on flat roofs behind parapets. b. Configurations. i. Doors: garage nine (9) feet maximum width. ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; limed only to gable ends. c. Operations. i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); жалусies and louvers. d. General. i. Wood shutters sized to match openings (preferably operable).	4. CONSULTANT RESPONSE Windows/ doors. a. Materials. v. aluminum b. Configurations ii. rectangular c. Operations. i. Windows: single hung

ii. Wood and metal jalousies. iii. Interior security grills. iv. Awnings. v. Bahama shutters. vi. Screened windows and doors.	
5. Roofs and gutters. a. Roof--materials. i. Terra cotta. ii. Cement tiles. iii. Cedar shingles. iv. Steel standing seam. v. 5-V crimp. vi. Galvanized metal or copper shingles (Victorian or diamond pattern). vii. Fiberglass/asphalt shingles. viii. Built up roof behind parapets. b. Gutters. i. Exposed half-round. ii. Copper. iii. ESP aluminum. iv. Galvanized steel. v. Wood lined with metal. c. Configurations. 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.	5. CONSULTANT RESPONSE Roofs and gutters. a. Roof--materials. vii. Fiberglass/asphalt shingles. c. Gutters. iii. ESP aluminum. d. Configurations. 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.
6. Arcades and porches. a. Materials and finish. i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or troweled. ii. Wood: posts and columns. iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block. iv. Metal (at railings only): wrought iron, ESP aluminum.	7. CONSULTANT RESPONSE

Summary Conclusion:

The applicant is asking for the demolition of an historic house, a contributing property in the SBHD and demolition should not be considered the only option. It is not evident that the property owner has made a reasonable effort to explore options that include stabilization and rehabilitation. The application should be **denied**, however if the HPB determines a compelling case for demolition may be considered, staff would urge the HPB to request additional information on the condition of the structure or the potential to rehabilitate, prior to making a final determination and to defer this request to the May HPB Agenda.

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.

REQUEST No 2: COA FOR NEW CONSTRUCTION:

The applicant is requesting a Certificate of Appropriateness for new construction of a new two-story duplex. Overall the new structure is a rectangular floor plan, rising to two stories, with a metal gable roof. Materials on the exterior include wood, metal, and stucco. The front façade of the proposed new construction project contains two two-car garages on the first level, creating two 16'-0" wide driveways with an approximately 4'-0" wide grass median between. On either side of the structure there are metal picket entry gates, tied into a 6'-0" high masonry piers, each gate leads to a recessed front entrance located on the side elevation of the building. Above on the second floor there are two projecting balconies on each corner with two single-hung windows that are symmetrically placed from the center line of the structure, and are framed with inoperable wood shutters.

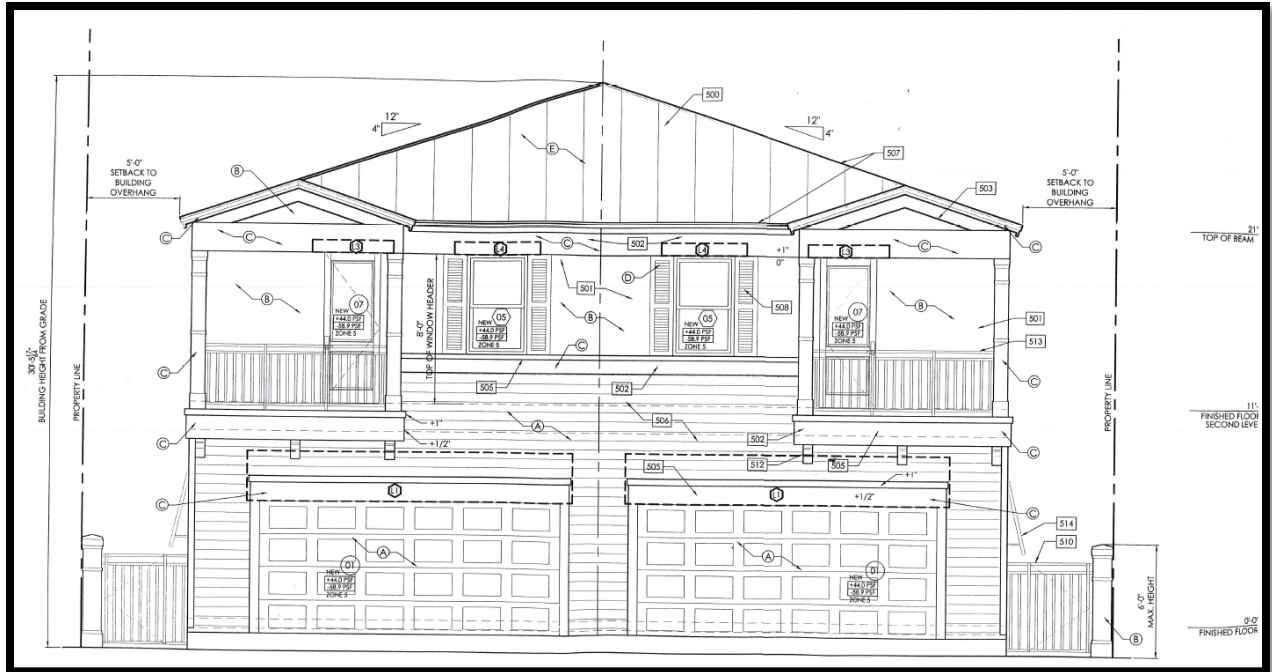
Within the Sailboat Bend Historic District, it is evident that most historic residences did not have garages that were incorporated in the primary façade of a structure. Majority of the houses had a separate structure that was set to the rear of the lot that would serve as automobile storage. When designing new construction to fit in with the context of the surrounding district, this is an important element to consider since the addition of wide driveways and imposing garage doors will interrupt the rhythm that currently exists along the street. The proposed width of each garage door also exceeds the allowable width per the new construction historic preservation guidelines.

Additionally, locations of fenestration and overall massing do not fit in with the context of the neighborhood. Regarding the fenestration, the entrance of historic residential structures are typically found on the front facade rather than on the side. One of the main rules in designing for a new construction project in a historic district is to imitate the façade proportions and rhythm in placement fenestration throughout the façade. On the proposed new design, there are a variety of window sizes and types placed on the exterior of the structure with ten different size variations present, creating visual clutter on the exterior elevations. Overall massing is one continuous rectangular box without much division in height or width to aid in breaking up the building mass that will be imposed on the neighboring one-story structures.

Height of the proposed new construction project rises to 30'-6" to the top of the roof ridge and allows for a 25'-0" setback in the front, 5'-0" side setbacks, and a 10'-0" rear setback. The front setback should be aligned with the neighboring structures. It appears that the neighboring structures are at approximately 20'-0" each, while the proposed project is at 25'-0". The UDLR requires a minimum front setback of 25'-0", however when a structure is located in the Sailboat Bend Historic District – the front setback may be reduced to up to 15'-0" in order to allow for compatibility with the abutting properties. In this case, the applicant must verify the setback of the neighboring structures and align the new construction project accordingly.

Extending around the entire lot is a metal picket fence, height is unspecified on plans, but is potentially 6'-0" in height to match the height of the masonry piers. In the rear of the structure plans show two small pools, placed behind each unit and separated by a 6'-0" high masonry privacy wall. Plans include a note stating that pools are to be designed by others, however without detailed dimensions staff cannot verify that the installation meets ULDR requirements.

Multiple design influences are present including Bahamian, Colonial Revival, and Frame Vernacular. It is unclear how the blend of these historic styles that are found throughout the neighborhood complement the context in which it would be placed.



Front Elevation of Proposed New Construction Project

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
1. Exterior building walls. - Materials and finish. - Stucco: float finish, smooth or coarse, machine spray, dashed or troweled. - Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather. - Masonry: coral, keystone or split face block; truncated or stacked bond block.	CONSULTANT RESPONSE Exterior building walls. Materials and finish. Stucco: smooth
2. Windows and doors. - Materials. - Glass (clear, stained, leaded, beveled and non-	CONSULTANT RESPONSE Windows and doors. Materials. Glass (clear, and non-reflective tinted).

- reflective tinted). ii. Translucent glass (rear and side elevations only). iii. Painted and stained wood. iv. Aluminum and vinyl clad wood. v. Steel and aluminum. vi. Glass block. vii. Flat skylights in sloped roofs. viii. Domed skylights on flat roofs behind parapets. b. Configurations. i. Doors: garage nine (9) feet maximum width. ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends. c. Operations. i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers. d. General. i. Wood shutters sized to match openings (preferably operable). ii. Wood and metal jalousies. iii. Interior security grills. iv. Awnings. v. Bahama shutters. vi. Screened windows and doors.	Steel and aluminum. b. Configurations. - Doors: garage nine (9) feet maximum width - Windows: rectangular; c. Operations. i. Windows: single hung d. General. i. Wood shutters sized to match openings (preferably operable).
3. Roofs and gutters. a. Roof--materials. i. Terra cotta. ii. Cement tiles. iii. Cedar shingles. iv. Steel standing seam. v. 5-V crimp. vi. Galvanized metal or copper shingles (Victorian or diamond pattern). vii. Fiberglass/asphalt shingles. viii. Built up roof behind parapets. b. Gutters. i. Exposed half-round. ii. Copper. iii. ESP aluminum. iv. Galvanized steel. v. Wood lined with metal. c. Configurations. 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	CONSULTANT RESPONSE Roofs and gutters. a. Roof—materials - Steel standing seam. b. Configurations. - Simple gable and hip, pitch no less than 3:12 and no more than 8:12

parapets, where permitted, solar collectors and turbine fans at rear port.	
b. Arcades and porches. a. Materials and finish. i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or troweled. ii. Wood: posts and columns. iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block. iv. Metal (at railings only): wrought iron, ESP aluminum.	CONSULTANT RESPONSE Arcades and porches. a. Materials and finish. i. Wood: posts and columns

The applicant's request for materials are not appropriate for the following reasons:

1. The overall width of each garage door is 16'-0" which exceeds the 9'-0" maximum width.
2. Although the applicant is providing operable Bahamian wood shutters in some locations, there are inoperable wood shutters on second floor of the front façade where the size does not match the size of the opening.
3. Sizes and placement of doors and windows throughout the house is inconsistent with others on the street and throughout the historic district.

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.iii, the Board must consider the following additional criteria specific to new construction, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the board shall also use the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located."

ULDR Section 47-24.11.C.3.c.iii	Consultant Response
a) <i>The height of the proposed building shall be visually compatible with adjacent buildings.</i>	CONSULTANT RESPONSE There is a variety of one and two-story houses and structures along this street, however the buildings that are immediately adjacent to the proposed new construction project are each one story in height. This structure has not allocated for any setbacks to create a gradual height increase that could offset impact to the neighboring one-story buildings.
b) <i>The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicant's project does not meet this criterion as to visual compatibility.
c) <i>The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the</i>	CONSULTANT RESPONSE Throughout the structure, there is a wide variety of window sizes and types placed on the exterior of the structure with

<i>building is visually related.</i>	ten different size variations present.
d) <i>The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicant's project does not meet this criterion as to visual compatibility.
e) <i>The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The applicant provides a standard 5' 8" for both side elevations. Side setbacks vary for the existing structures on either side.
f) <i>The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.</i>	CONSULTANT RESPONSE 1. The overall width of each garage door is 16'-0" which exceeds the 9'-0" maximum width. 2. Although the applicant is providing operable Bahamian wood shutters in some locations, there are inoperable wood shutters on second floor of the front façade where the size does not match the size of the opening. 3. Sizes and placement of doors and windows throughout the house is inconsistent with others on the street and throughout the historic district.
g) <i>The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.</i>	CONSULTANT RESPONSE N/A
h) <i>Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The front setback should align with the setback of the neighboring structures.
i) <i>The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.</i>	CONSULTANT RESPONSE The proposed project is dissimilar in size, form, and massing to adjacent buildings on the block
j) <i>A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.</i>	CONSULTANT RESPONSE The proposed project meets this criterion, however the front doors are located on the side elevations rather than the front, which would be typical of the historic houses found throughout the neighborhood.

Summary Conclusion:

In reference to new construction, *The City of Fort Lauderdale Historic Preservation Design Guidelines* states:

In Fort Lauderdale's residential neighborhoods the following is encouraged:

- Preservation of the cohesive ambiance of historic properties and neighborhoods with compatible, sympathetic, and contemporary construction that is not visually overwhelming
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties

As it is presented, the applicant's proposed plan is inappropriate, and unless the plan is modified, the requested COA should be **denied** or **continued** so that the applicant can address the following specific issues that were mentioned above:

1. Break-up the overall massing of the rectangular structure and provide a spatial difference between the new construction project and the neighboring structures;
2. Alter locations and sizes of windows and doors to provide consistency within the context of the street and overall historic district;
3. Adjust front setback to align with neighboring structures;
4. Reduce the size of garage doors and impact of the location on front façade; and,
5. Ensure design compatibility within the Sailboat Bend Historic District and provide justification of material and detail choices.

If the HPB determines that approval is the appropriate course of action, staff would recommend that the following conditions, at a minimum are provided:

1. The front setback shall be adjusted to align with neighboring structures, to be approved by staff.
2. This application is subject to the approval by zoning and all ULDR requirements.

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.