

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, APRIL 3, 2017 - 5:00 P.M.  
FIRST FLOOR COMMISSION CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b><u>Cumulative Attendance</u></b> <b><u>6/2016 through 5/2017</u></b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
David Kyner, Chair	P	5	2
George Figler, Vice Chair	P	6	1
Ginger Coffey	A	5	2
Brenda Flowers	P	5	2
Marilyn Mammano	A	4	3
Donna Mergenhagen	P	7	0
Phillip Morgan	P	7	0
Drew Melville	P	6	0
Arthur Marcus	P	5	0

**City Staff**

Lynda Crase, Administrative Aide  
Linda Mia Franco, AICP, Historic Preservation Board Liaison  
D'Wayne Spence, Assistant City Attorney  
Trisha Logan, Planner III  
Lisa Edmondson, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None

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<b>2. H-17-004</b>	Stephanie Cunningham	<b><u>15</u></b>
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**I. Call to Order/Pledge of Allegiance**

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:05 p.m.

**II. Determination of Quorum/Approval of Minutes**

Roll was called and it was determined a quorum was present.

**Motion** made by Mr. Figler, seconded by Mr. Marcus, to approve the minutes of the Board's February 2017 meeting. In a voice vote, motion passed unanimously.

**III. Public Sign-in/Swearing-In**

**All members of the public wishing to address the Board on any item were sworn in.**

Board members disclosed communications and site visits they had regarding each case.

**IV. Agenda Items:**

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Case	H17002	FMSF#	
Owner	N.J. Thompson, Inc.		
Applicant	Nancy Cortez		
Address	927 SW 2 <sup>nd</sup> 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 Sections	ULDR	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)	<div><div>1. Certificate of Appropriateness for Demolition</div><div>- Demolition of an existing single-family residence.</div><div>2. Certificate of Appropriateness for New Construction &gt; 2000 SF GFA</div><div>- New Construction of a new two-story duplex.</div></div>		

Ms. Logan read from the report:



## **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 lights. 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.

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 ("ULDR"), *the designated landmark, landmark site, or property within the historic district no longer contributes to the historic district*. Within the narrative that was submitted by the applicant, 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**

a) *The effect of the proposed work on the landmark or the property upon which such work is to be done;*

Consultant's Response:

A contributing historic resource in the historic district will be lost.

b) *The relationship between such work and other structures on the landmark site or other property in the historic district;*

Consultant's Response:

The structure was built during the time of significance for the historic district and is representative of the Frame Vernacular Style.

c) *The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;*

Consultant's Response:

The historic house will be destroyed and its history lost to the community.

*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**

**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.

**Consultant's Response:**

b. 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

**2. 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; lined 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.

Consultant's Response:

- e. Materials.
  - v. aluminum
- b. Configurations
  - ii. rectangular
- c. Operations.
  - i. Windows: single hung

**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 parapets, where permitted, solar collectors and turbine fans at rear port.

Consultant's Response:

- a. Roof--materials.
  - vii. Fiberglass/asphalt shingles.
- c. Gutters.
  - lii 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.

**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.

Edgar Duenas, the owner's representative, said he had inspected the home and distributed a report and photos to Board members. He reported the house had been abandoned for many years and had water, termite and vandalism damage. A large tree had damaged the foundation and house framing. He added that there were several elements such as windows and doors, the porch and roof, which were not original. Mr. Duenas believed repair costs would exceed the value of the home. He said there were several townhomes built next to single family homes in this area. Mr. Duenas confirmed for Mr. Spence that his testimony related to both requests: the demolition and the new construction.

Chair Kyner asked Board members to consider the demolition question first. Mr. Duenas informed Mr. Figler that the new owners had not been aware of the historic aspect of the house when it was purchased and they had purchased it with the intent of demolishing the house and building the duplex. Mr. Figler argued that the owner should have conducted due diligence before purchasing the house. He did not believe enough research had been done into what would be needed to restore the house instead of demolish it.

Ms. Flowers pointed out that realtors did not inform buyers about the possible historic nature of properties. Mr. Marcus felt that buyers must perform this type of due diligence when buying property in historic districts. He said it was important to the integrity of the historic district for owners to "acknowledge the first building on the site and then maybe do something in back of it."

Chair Kyner stated there were a number of houses in this area that had been completely restored, some of which had no "outer parts left." Mr. Duenas reminded the Board that the house would need to be moved to get it away from the large tree that had already damaged it.

Mr. Spence confirmed for Mr. Figler that if the Board denied the request for the Certificate of Appropriateness for demolition, the second request would be moot.

Chair Kyner advised Mr. Duenas that the Sailboat Bend Civic Association and its Design Committee would be a great resource for rehabilitating the house.

Ms. Mergenhagen felt that the fact that the owner had ensured that the utilities were prepared for demolition before applying for the Certificate of Appropriateness proved the owners had not done his homework regarding purchasing a home in the historic district and what his obligations would be to protect and enhance the neighborhood. Mr. Duenas said this was possible, but added he had not been involved in the purchase.

Chair Kyner opened the public input portion of the meeting.

David Parker, President of the Sailboat Bend Civic Association, said their Development Design Committee invited property owners to discuss their intentions with them. Ms. Franco said meeting with the Sailboat Bend Civic Association was not a requirement, but staff asked owners to meet with them.

Paul Boggess, neighbor, noted that every entrance into Sailboat bend had a sign indicating this was "Historical Sailboat Bend." He was aware of a home that had no floors that had been restored. He said destroying this house would be "absolutely ridiculous."

There being no one else present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Mr. Duenas asked if they could rework the application. Mr. Morgan stated the owner must go through the process to determine what needed to be done to preserve the house then decide whether or not it was worth it. Mr. Figler advised Mr. Duenas to maintain the property or the City's Code Enforcement Board could impose fines.



**Motion** made by Mr. Figler, seconded by Mr. Morgan to deny a Certificate of Appropriateness for demolition. In a roll call vote, motion passed 7-0.

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Case	H17004	FMSF#	
Owner	Stephanie Cunningham		
Applicant	Stephanie Cunningham		
Address	717 SW 4 <sup>th</sup> Street		
General Location	Approximately 192 feet (midblock) of the SW 4 Street and SW 8 Avenue intersection.		
Legal Description	LOT 10 BRYAN SUB BLK 33 FT. LAUD 1-290		
Existing Use	Residence		
Proposed Use	Residence		
Applicable Sections	ULDR	47-24.11.C.3.c.i; 47-24.11.C.3.c.ii	
Request(s)	Certificate of Appropriateness for Minor Alteration to replace window with sliding glass hurricane door.		

Ms. Logan read from the memo:

**Property Background:**

The apartment at 717 SW 4<sup>th</sup> Street was designed by architect Lester Avery and built in 1949 for Mr. and Mrs. L.S. Shutes. It is a one-story two-family home, Masonry Vernacular in style, and is considered contributing in the SBHD.

**Description of Proposed Site Plan:**

The applicant plans to install a sliding glass door in place of an existing window and a room air conditioner on the south elevation of the house. The applicant states that the new door will provide hurricane protection and easier access to the patio. This elevation is street facing; however the entry to the house is located on a side elevation. The owner has landscaped the front yard to be used as a patio. The façade of the house is barely visible from the street, but has been landscaped in this way since at least 2008.

The Sailboat Bend Materials and Design Guidelines (ULDR Section 47-17.7.B) allows sliders, windows or doors, at side and rear elevations only. Even though the front entrance is located on the side elevation, the façade of a contributing structure that is street-facing should not be altered by enlarging an opening.

**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**

a) *The effect of the proposed work on the landmark or the property upon which such work is to be done;*

Consultant's Response: In the SBHD patios and terraces with privacy landscaping or fencing are located at the sides or rear of the property, unlike this extant landscaped patio which obscures the street facing elevation of this house. The requested project, new door, is intended to enhance this patio.

b) *The relationship between such work and other structures on the landmark site or other property in the historic district;*

Consultant's Response: The extant landscaped patio is an anomaly on the block.

c) *The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;*

Consultant's Response: Sliders are discouraged in the SBHD on street facing elevations.

f) *Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."*

Consultant's Response: See below

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**

**1. Windows and doors.**

- a. Materials.
  - j. 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.
- ix. Other
- b. Configurations.
  - j. 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.
  - j. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.
- d. General.
  - j. 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.

Consultant's Response: The applicant requests installation of a sliding glass door

- a. Operations.  
sliders (rear and side only)

**Request - COA for Alterations:**

The applicant is requesting a certificate of appropriateness for alterations.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

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

***ULDR Section 47-24.11.C.3.c.ii***

- a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;*

Consultant's Response: There is no change in the use

- b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;*

Consultant's Response: The requested sliding glass door is to be installed in the street facing elevation, which is discouraged in the SBHD.

**Summary Conclusion:**

The applicant requests a COA to install a sliding glass door in place of a window on the street facing elevation of the house, however sliders are not allowed on facades in the SBHD. The applicant should not be allowed to alter the front façade of a contributing structure by enlarging the existing opening. This application should be **denied**.

Stephanie Cunningham, owner, explained that the side of the home that faced the street was not the front entrance and she had installed landscaping on the street side to prevent neighbors from parking out front and to create a patio area. She said the request would expand living space in the only way that was practical. Ms. Cunningham added that all but one other house on the block had front entrances that were not facing the street.

Mr. Figler asked if Ms. Cunningham had considered a door other than a slider and she said she felt the slider would provide more security than a French door. Mr. Figler stated sliders were discouraged on the front side of a house in Sailboat Bend. He thought the area could accommodate a single French door. Mr. Marcus thought it might be possible to install a door with a side window in this amount of space.

Chair Kyner opened the public input portion of the meeting.

David Parker, President of the Sailboat Bend Civic Association, said they considered a building's "front" to be the side that faced the street. He did not feel this request would destroy the nature of the block.

Paul Boggess, neighbor, explained that when they formulated the ordinance, they intended to allow "some sort of leeway" and he thought the civic association would approve this request.

Ms. Cunningham asked if a double French door would be acceptable and Ms. Logan said this was up to the Board, but a slider was specifically prohibited. She noted that the landscaping was not permanent and would not necessarily disguise the façade long-term.

**Motion** made by Mr. Marcus to approve the request, replacing the sliding door with some type of swing configuration, since the door was not on the front entrance side of the building. Mr. Marcus withdrew his motion.

Mr. Spence said Ms. Cunningham could request a deferral to consider another solution and bring it back to the Board. Ms. Logan said the Board could approve the application with the condition that a single French door that was approved by staff would be used.



There being no one else present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

**Motion** made by Ms. Mergenhagen, seconded by Mr. Melville, to not approve the sliders and instead approve a single French hurricane door to fit in the opening with no greater than a 10% increase in width from the existing opening. Also, the applicant would work with staff to bring the architectural features within the guidelines of the ULDR. In a roll call vote, the motion passed 7-0.

**V. Communication to the City Commission**

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None.

**VI. Good of the City**

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Mr. Figler asked about efforts to identify historic properties for public knowledge. Ms. Logan reported said she intended to work on the surveys in the future and a study was planned for the Central Beach area.

Chair Kyner requested a training meeting for Board members after they were new appointees, which he anticipated would happen over the summer. Ms. Logan reported there would be Certified Local Government training class at the end of April in Coral Gables. She agreed to send a link to Board members.

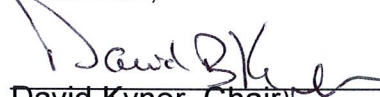
Ms. Flowers had visited Ms. Rathbun and commented that she looked well.

Ms. Flowers was concerned that realtors did not know about and/or disclose to potential buyers when properties were historic and how this would affect what they do with a house. Mr. Figler said realtors and sellers had a duty to disclose any condition that impacted the property positively or negatively.

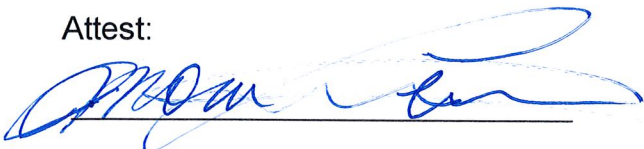
**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 6:56 p.m.

Chairman,

  
David Kyner, Chair

Attest:



ProtoType Inc. Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.