

**HISTORIC PRESERVATION BOARD**  
**City of Fort Lauderdale**  
**Monday, May 2, 2005- 5:00 P.M.**  
**City Hall**  
**First Floor Conference Room**  
**100 North Andrews Avenue**  
**Fort Lauderdale, Florida**

<u><b>Board Members</b></u>	<u><b>Present / Absent</b></u>	<u><b>From January 2005</b></u>
Todd Fogel	A	4-1
Mary-Jane Graff	P	4-1
Bill Howard	P	4-1
Daryl Jolly	P	4-1
Margi Nothard	P	4-1
William Saunders, Vice Chair	P	5-0
Carolyn Dandy	A	3-2
Tom Welch	P	5-0
Clay Wieland	P	3-2

**Staff Present**

James Cromar, Planner, Staff Liaison to HPB  
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
Assistant City Attorney  
Jamie Opperlee, Recording Secretary

**Call to Order**

Vice Chair Saunders called the meeting of the Historic Preservation Board to order at approximately 5:05 p.m. Roll call was taken with the following Board Members being present: Mr. Jolly, Mr. Wieland, Ms. Graff, Mr. Saunders, and Mr. Howard.

**Approval of Minutes April 4, 2005 Meeting**

**Motion** made by Mr. Howard, and seconded by Ms. Graff to approve the minutes of the April 4, 2005 meeting. In a roll call vote, the motion was approved unanimously.

Margi Nothard entered the meeting at 5:10 p.m.

**All individuals wishing to speak regarding the cases on tonight's agenda were sworn in.**

Tom Welch entered the meeting at 5:10 p.m.

**I. Cases**

1. **Owner:** Victor DeGruttola, Gary M. Davis, **Case No. 49-H-02 (SB)**  
Jon Bourbeau, Elisa Rzymiski, Steve Green  
**Location: 221-229 SW 9th Avenue**  
**Request:** Certificate of Appropriateness for Alteration:
  - Install 6' shadowbox wood fence.

Zoned: RML-25/ Sailboat Bend Historic District  
Legal: Waverly Place. Block 113, Lots 29, 30, 31 and 32, together with the North one-half (1/2) of that certain 10' alley lying south of and adjacent to said Lots 29, 30, 31, & 32.  
P.B. 2, P. 19 (D).

Mr. Cromar said that this request went to the Board as an Administrative Approval item on March 24, 2005, after which one of the Board members called it up. Mr. Cromar continued, stating that the request was for a COA for Alteration to install a 6-foot high shadowbox wood fence. He said the Board should consider the General Criteria for granting Certificates of Appropriateness as listed in Sec. 47-24.C.3.c.i, as well as the additional guidelines for alterations as listed in Sec. 47-24.11.C.3.c.ii.

Ms. Rathbun said that the applicant wished to replace a chain link fence on the south and west sides of his lot with a horizontal stockade or shadow box wood fence. She added that the fence would not affect the street side of the property.

Mr. Steve Green, representing all of the owners, showed photographs of the property and described the planned fence placement. He explained that the existing fence on the property was dilapidated and was in dire need of replacement.

Vice Chair Saunders proceeded to open the public hearing.

Neighbor Elisa Rzymiski stated that all of the nearby neighbors approved of the new fence.

There being no further individuals who wished to speak on this item, Vice Chair Saunders closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Jolly, and seconded by Mr. Howard to approve the application as presented. Roll call vote showed: Yeas: Ms. Graff, Mr. Howard, Mr. Jolly, Ms. Nothard, Mr. Welch, Mr. Wieland and Vice Chair Saunders; Nays: None. Motion approved (7-0).

**2. Owner: Dr. Michelle Dallas Case No. 7-H-05**  
**Location: 620 NE 3 Street**  
Request: Historic Designation  
Zoned: RAC-EMU  
Legal: "Re-Subdivision of Blocks 9, 10, 11 & 12 of Holmberg & McKee's Subdivision of W. 1/2 of S.W. 1/4 of Section 2. Township 50 South, Range 42 East, Town of Fort Lauderdale, Florida".  
Block 12, Lot 7.  
P.B. 3, P. 115 (D).

Mr. Cromar said that this request from Dr. Michelle Dallas was for historic designation of the property she owned at 620 NE 3 Street. Mr. Cromar said the Board should consider the criteria for historic designation from ULDR Section 47-24.11.B. He continued, requesting the Board to cite the specific criteria from the ULDR if they approved the designation.

Ms. Rathbun stated that this was a two-story frame vernacular with double porches and a steep hip roof, and was shown on the 1928 Sanborn Fire Insurance map. She said that at some time

in the past, a small addition was made to the first floor 3rd Street façade. She added that porches wrapped around three sides of the building and there was an exterior stair leading to the second floor porch in the rear.

Ms. Rathbun said that the original owners were Mr. and Mrs. R.L. Goulding. She continued, stating that Mr. Goulding was principal of Fort Lauderdale Central High School and his wife, Katherine operated a day school on the first floor of the building, while she and her husband lived on the second floor.

Ms. Rathbun stated that the applicant had recently completed a restoration of the building. She said that the first floor now housed the doctor's dental practice and the second floor was used as a beauty/health spa. Ms. Rathbun continued, stating that much of the historic fabric of the interior had been retained including the original fireplace, wood floors, moldings and door and window frames. She added that the original plasterwork has been restored as well.

Ms. Rathbun cited Section 47-24.11.B.6. and explained that the property met criteria e and f because of its rarity, its excellent condition and the remaining historic fabric. She concluded that therefore, the Goulding/Dallas House was worthy of historic designation

Mr. Ira Corr, Dr. Dallas's real estate broker and representative at this hearing, explained that Dr. Dallas was very concerned about preserving the house and had already done a lot of work to maintain it.

Vice Chair Saunders proceeded to open the public hearing. There being no individuals who wished to speak on this item, Vice Chair Saunders closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Wieland, and seconded by Ms. Nothard to approve the application, citing the criteria in Section 47-24.11.B.6.e and f. Roll call vote showed: Yeas: Ms. Graff, Mr. Howard, Mr. Jolly, Ms. Nothard, Mr. Welch, Mr. Wieland and Vice Chair Saunders; Nays: None. Motion approved (7-0).

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| <b>3.</b> | <b>Owner:</b>    | <b>Saunders Brothers Inc.</b>  | <b><u>Case No. 9-H-05 (SB)</u></b> |
|           | <b>Location:</b> | <b>215 Cooley Avenue (SW 7 Avenue)</b>   |                                    |
|           | Request:         | Certificate of Appropriateness for Relocation <ul style="list-style-type: none"><li>■ Relocation of two-story residence to property at the southeast corner of SW. 2 Court and SW 8 Avenue, one block to the west.</li></ul> |                                    |
|           | Zoned:           | RAC-AS   |                                    |
|           | Legal:           | <u>Bryan's Subdivision</u> . Block 22, Lots 2, 4, and East 25 feet of Lot 6, less the north 50 feet of said lots and portions of Lot 2. P.B. 1, P. 29 (D).   |                                    |

Vice Chair Saunders said he was stepping down from the Board during the discussion of this case due to his involvement with this application. Ms. Nothard said she would act as Chair.

Mr. Cromar stated that this was a request from Saunders Brothers Inc. for a COA for Relocation of the structure currently located at 215 Cooley Avenue (SW 7 Avenue). He said that the applicants wished to relocate the structure to a site within the Sailboat Bend Historic District, one block to the west. Mr. Cromar advised the Board to consider the criteria for a COA for

Relocation from Section 47-24.11.C.3, and the additional guideline for relocation from Section 47-24.11.C.3.c.iv.

Ms. Rathbun stated that the applicant requested a Certificate of Appropriateness to relocate this house from its original site on SW 7th Avenue to a corner lot on SW 8th Avenue and SW 2nd Court. Ms. Rathbun explained that the house was a side gabled, wood frame structure with a shed roof dormer and hipped roof front porch. She continued, stating that since the original survey in 1985 the front porch, which had been enclosed and given an exterior brick veneer, has been opened and restored to its probable original appearance with wood posts and balusters.

Ms. Rathbun cited Section 27-24.11 C.3.c.i.a, b, and c and the portion of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings that concerned settings of historic buildings. She explained that since almost all of the residences from 7th Avenue, east to the F.E.C. railroad tracks were demolished in the 1980s and the area was rezoned to the RAC-AS district, the house at 215 SW 7th Avenue was one of the few remaining single-family residences on that stretch of SW 7 Avenue between Broward and West Las Olas. Ms. Rathbun noted that moving an historic structure was not usually recommended, but as the original setting has changed in character and as the new setting was appropriately residential, with compatible historic structures nearby, moving was recommended.

Mr. William Saunders, Secretary and Treasurer of Saunders Brothers Inc., informed the Board that the three other corners of the intersection to which the house would be moved all had historic buildings located on them.

Ms. Nothard proceeded to open the public hearing.

Mr. Nolan Haan, co-owner of the lot to which the house would move, showed photographs of another house that he had relocated and assured the Board that no harm would come to the house in the moving process. He said that he was certain that this house would become another jewel in its new neighborhood.

Mr. Richard Locke, resident, felt it unwise to move this house until there were definite plans for the lot that was being vacated. He said that if the property were vacant for a number of years, a developer could claim economic hardship too easily.

Mr. Jolly asked Mr. Saunders what would replace the house on the vacated lot. Mr. Saunders stated that plans were in process with an architect for a site plan. He said that the lot was zoned Regional Activity Center – Arts & Sciences (RAC-AS) and they were planning small retail establishments at street level with apartments on top. He continued, stating that he would present the site plans to the HPB for approval.

There being no further individuals who wished to speak on this item, Ms. Nothard closed the public hearing and brought the discussion back to the Board.

Ms. Nothard asked the Assistant City Attorney if the HPB must know and consider the future use of the vacated site. The Assistant City Attorney referred to Section 47-24.11.C.3.c.iv.b, which stated: "When an applicant seeks a certificate of appropriateness for the relocation of a landmark, a building or structure on a landmark site, or a building or structure in a historic

district, or wishes to relocate a building or structure to a landmark site or to a property in a historic district, the board shall also consider the following: ...b) Whether there are definite plans for the site to be vacated.” She added that the Board approval did not need to be based on the actual future plans for the site. She continued, stating that portions a, c, and d of the section were more important. She said that these concerned: “a) The contribution the building or structure makes to its present setting; c) Whether the building or structure can be moved without significant damage to its physical integrity; and d) The compatibility of the building or structure to its proposed site and adjacent properties.” The Assistant City Attorney noted that they couldn’t base their decision on what would take the house’s place.

She added that this was what the ordinance stated and unless the ordinance were changed, the same criteria would apply to other houses and properties.

Ms. Nothard said that she thought that the HPB’s not having a say in the future plan for the site might set a dangerous precedent.

**Motion** made by Mr. Welch, and seconded by Mr. Jolly to approve the application, citing the criteria in Sections 47-24.11.C.3.c.i.a, b, and f and 47-24.11.C.3.c.iv.a, c, and d. Roll call vote showed: Yeas: Ms. Graff, Mr. Howard, Mr. Jolly, Ms. Nothard, Mr. Welch, and Mr. Wieland; Nays: None. Motion approved (6-0).

## **II. Other Business**

### **III. For the Good of the City**

Vice Chair Saunders returned to the Board to act as Chair the remainder of the meeting.

Mr. Cromar announced that Chair Eck had left the Board and Ms. Colden had been released from the Board due to attendance issues.

Mr. Cromar informed the Board that the developer of the Townhomes at Waverly Road had appealed the HPB’s denial of their COAs to the City Commission and the City Commission had approved the COA’s.

Mr. Jolly said he had a question about the Waverly Road case. He asked the Assistant City Attorney if the Board could have voted on the COA for demolition and tabled the discussion and vote on the COA for new construction, asking the applicant to reappear and present their case for new construction only after the demolition had taken place. The Assistant City Attorney said she would research this and report her findings to the Board.

The Board then turned to the discussion of the “50-year” national standard for historic designation. Ms. Rathbun stated that 50 years was considered a general benchmark but was not specifically in the City’s code. The Assistant City Attorney stated that the HPB used the criteria specifically contained in the ordinance. She said that if the Board wanted to make the 50-year rule part of the ordinance, it would need to be amended. She told the Board that the City Attorney’s office was currently drafting a memo on this subject and would bring it to the Board when it was completed.

Mr. Jolly stated that one of the Board’s responsibilities was to identify and catalogue properties for historic designation. He said that he wondered if the HPB shouldn’t be more proactive in

identifying prospective properties. Ms. Nothard said that she thought that perhaps they should initiate the designation process for some properties. The Assistant City Attorney pointed out that they should not initiate the process for two reasons: 1) the HPB was supposed to be an objective decision-making body, not have a private interest in the properties' approval or denial, and 2) the HPB only existed as a body to hear these applications. She added that they could, however, recommend to other entities and individuals that applications be made.

The Board discussed the ways they could be more proactive in encouraging organizations and individuals to seek historic designation, including a decision to concentrate on pursuing designation for a specific architect's homes. The Assistant City Attorney noted that specifics they discussed during meetings would be read by the City Commission in the HPB's minutes. Mr. Wieland suggested that they start by recommending the Abreu homes for designation.

Ms. Nothard noted that the Sailboat Bend Civic Association was a great resource they could turn to. She asked that they come to the HPB with suggestions on how to facilitate historic designation of more properties. She also asked for precedents from other cities to refer to and consider for amending their ordinance.

**Motion** made by Ms. Nothard, and seconded by Mr. Welch to seek input on recommendations to change historic regulations, to seek input from the Sailboat Bend Civic Association and its designated committee addressing these issues, and to find precedents in other cities' ordinances to consider in amending Fort Lauderdale's ordinance. Approved unanimously.

Mr. Charles Jordan, President of the Broward Trust, spoke about the City Commission's hearing of the Townhomes at Waverly Road appeal. He stated that the City Commission never opened the hearing to public input as the HPB had done. He said he disagreed with the Assistant City Attorney's opinion on the "period of significance" and ages of homes in Sailboat Bend. He continued stating that he also felt the ordinance must be more specific about dates.

Mr. Locke said that the buildings in Sailboat Bend had been designated for cultural, not architectural, reasons. He continued, stating that the ordinance protected all of the buildings in the neighborhood.

There being no further business to come before this Board, the meeting was adjourned at 6:30 p.m.

CHAIRMAN

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William Saunders, Vice Chair

ATTEST:

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Jamie Opperlee, Recording Secretary