

**Historic Preservation Board  
City of Fort Lauderdale  
Monday, July 2, 2007 - 5:00 P.M.  
City Hall  
First Floor Conference Room  
100 North Andrews Avenue  
Fort Lauderdale, Florida**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>Present</u>	<u>Absent</u>
Jay Adams	P [5:35]	2	2
Andy Cole	P	1	0
Carolyn Dandy	P	3	2
Mary-Jane Graff	P	5	0
Nolan Haan, Chair	P	5	0
Pat Hale	P	4	0
Joanne Johnsen	P	5	0
Daryl Jolly, Vice Chair	P	4	1
Susan Jordan	A	4	1
Clay Wieland	P	4	0

**City Staff**

Michael Ciesielski,  
Assistant City Attorney Sharon Miller  
Pat Garbe Morillo, Staff Liaison to the HPB  
Stacey Hines Ramsey  
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
Travis Woods, Recording Secretary

**Guests**

Miguel F. Sanchez	Alyssa Plummer
Tom Terrell	Sam Engel Jr.
Paul Boggus	

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## Call to Order

Chair Haan called the meeting of the Historic Preservation Board to order at 5:00 p.m.

## Approval of Minutes of June 2007 Meeting

**Motion** made by Ms. Johnson, seconded by Ms. Hale, to approve the minutes of the June 2007 meeting. In a roll call vote, the motion was approved unanimously.

### I. Cases

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- Applicant:** Paul C. Roy **Case No. 8-H-07 (SB)**  
**Owner:** Bernard Petreccia  
**Location:** 11 SW 11th Street  
**Request:** Certificate of Appropriateness for Demolition:
  - Demolition of three (3) abandoned residences.**Zoned:** RMM-25  
**Legal:** Lots 1, 2, 3, 4, 5, and east 5' of Lot 6 and south ½ of vacated alley, Block 124, Waverly Place, P.B. 2, P. 19 (D)

WITHDRAWN BY THE APPLICANT

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- Applicant:** Walter Batcheller **Case No. 12-H-07 (SB)**  
**[See 4-H-00 (SB)]**  
**Owner:** The Salvation Army  
**Location:** 100 SW 9<sup>th</sup> Ave.  
**Request:** Certificate of Appropriateness for Alteration:
  - Installation of one wall sign and one freestanding monument sign.**Zoned:** B-1  
**Legal:** P.B. "B" P. 40 (D)  
Portion of Lots 4 & 6, together with a Portion Lots 11 & 13 and all of Lots 12 & 14. Block 20, Town of Fort Lauderdale, P.B. 3, P. 15 (D)  
  
Lot 4; Block 20, Kelly and Oliver Subdivision P.B. 3, P. 15 (D)  
Town of Fort Lauderdale P.B. 3, P. 15 (D)  
Together with  
Lots 1,2,3, and 14, Hazel Estates, P.B. 42, P.4.

Ms. Morillo said this application was deferred to the Board's August meeting.



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4. **Applicant:** Miguel Sanchez **Case No. 14-H-07**  
**Owner:** John Temple, John Ropes, et. al.  
**Location:** 300 SW 2<sup>nd</sup> Street  
**Request:** Certificate of Appropriateness for Demolition:  
  - Demolition of front façade porch and posts.  
**Request:** Certificate of Appropriateness for Alteration:  
  - Repair and Replacement of façade porch and posts.  
**Zoned:** H-1  
**Legal:** Lots 12, 13 and 14, Block 25, Town of Fort Lauderdale P. B., P. 40

Ms. Morillo stated this was a request for a certificate of Appropriateness for Demolition of an existing front porch and posts, and a COA to repair and replace the façade porch and posts. She advised the Board to consider the criteria for demolition as listed in Section 47-24.11.C.4.c. i. -iii., Section 47.24.11.C.3.c.i.a. - f. and Section 47.24.11.C.3.c.ii. a-h. and the U.S. Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, when deciding whether to grant a COA for Alterations.

Ms. Rathbun informed the Board that the two-story concrete store and office building was built sometime before 1928 and it appeared on the 1928 Sanborn Fire Insurance map for the City of Fort Lauderdale. She explained that the building had wood frame porches at the front and rear elevations and the front porch had deteriorated and required replacement. Ms. Rathbun stated the original building material, Dade County pine, was extinct as a building material and the applicant proposed to replace the porch using yellow pine instead. The applicant had promised the porch would be re-constructed in the exact configuration as the original.

#### Section 47-24.11.C

4. Demolition  
 c. Criteria for Demolition  
 I The designated property no longer contributes to a Historic District  
 ii. The property or building no longer has significance as a historic architectural or archeological landmark; or  
 lii The demolition or redevelopment project is of major benefit to a historic district

Ms. Rathbun stated that in this case, criterion iii. applied.

Ms. Rathbun advised that in reviewing applications for reconstruction of historic features of a building, the following should be considered:

Section 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

C. Certificate of appropriateness.

3. Alterations, new construction or relocation.

c. Criteria.

- i. General. In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the historic preservation board shall use the following general criteria and additional guidelines for alterations, new construction, relocations and demolitions as provided in subsections C.3.c.ii, iii, and iv, and C.4:
  - a) The effect of the proposed work on the landmark or the property upon which such work is to be done;
  - 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;
  - f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

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

**Building Site**

**Recommended:**

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

**Not recommended:**

Removing a feature of the building or site that is un-repairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Ms. Rathbun recommended approval.

Mr. Miguel F. Sanchez, architect for the project, presented photos of the front porch and noted that it was irreparable. He said they had researched Dade County Pine and had discovered that Dade County Pine, Southern Pine and Yellow Pine were the same



Mr. Sam Engel Jr., applicant, said he wanted to replace the existing shutters with accordion shutters that could be closed from the inside. He felt these would work better than the existing shutters and noted they would not be visible because they were within a recessed area in the rear of the building.

Chair Haan opened the public hearing. There being no members of the public present wishing to speak on the item, Chair Haan closed the public hearing.

Chair Haan asked if this item could be handled through administrative approval in the future. Mr. Ceisielski explained that the way the code was currently written, hurricane shutters must be approved by the Board. The Material and Design Guidelines code would need to be amended to allow these to be handled administratively. Mr. Ceisielski stated staff was aware of this issue, and was working on it.

Board members agreed that they wished hurricane shutters to be handled through administrative approval in the future.

**Motion** made by Ms. Graff, seconded by Mr. Jolly, to grant the Certificate of Appropriateness for the installation of the hurricane shutters. Board unanimously approved 8 – 0.

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

### Updated Historic Designations and National Register Sites List

Ms. Morillo informed the Board that the City currently had 59 sites on this list. They had been trying to record a modern name and the historic name for each entry in the list.

Chair Haan asked if they should designate individual homes in Sailboat Bend for the list or if they were automatically protected under the ordinance. Ms. Miller felt there was more protection for an individually designated home because it was recognized in the district that some homes were and some homes were not designated. Mr. Jolly remarked that they had lost the post office because it was not individually designated.

[Mr. Adams arrived at 5:35]

Ms. Rathbun explained that some of the houses in Sailboat Bend built during the period of significance were not included in the State Master Site File, but were historically significant and needed to be added. Ms. Rathbun explained there was a form that must be filled out and photos provided. She said she had some of these forms in her office and agreed to help accomplish this.

Chair Haan wanted to compile a list of all protected houses in Sailboat Bend so notice would be provided when anyone owning one of these homes applied for a demolition permit. Ms. Rathbun said they could use the Master Site File to compile this list. Chair Haan thought there were approximately 200 houses in Sailboat Bend built during the period of significance.

Presentation by Alyssa Plummer of the Sailboat Bend Historic Ordinance Committee on the Use of Demolition in a Historic District

Ms. Plummer, Chair of the Sailboat Bend Historic Ordinance Committee, presented a white paper the Committee had compiled on the use of demolition in an historic district. She hoped the HPB would send a letter to the City Commission supporting the strengthening of guidelines for demolition in the historic district.

Ms. Plummer stated it was the Committee's position that a permit for demolition should be the measure of last resort to an emergency public safety concern. This process must be changed to include notification and input from the HPB, prior to review by the special magistrate, for any property within the district. Ms. Plummer said in instances where historic structures were allowed to deteriorate to the point of being structurally unsound, they were subject to Code Enforcement. In order to secure properties and render them safe, the committee had made the following suggestions: perimeter fencing; roof patching, and door and window sealing.

Ms. Plummer noted that when owners were unwilling or on able to make repairs, the City had the authority to make structural repairs in place a lien on the property. In an historic district, this should be referred first to the HPB, not a special magistrate. Ms. Plummer stated partial demolition of a structure should be considered as a possible remedy, rather than destroying an entire building.

The Committee recommended that the Chair of the HPB and the president of the Sailboat Bend Civic Association should immediately be notified by code enforcement of any demolition before a review by the special magistrate. Ms. Plummer cited sections of the code requiring owners to maintain exterior and interiors of their historic structures, and noted the code empowered the HPB to refer violations for enforcement proceedings regarding any historic structure.

Ms. Plummer concluded, "Demolition as a remedy to an emergency situation should be used only in the rarest and in the most extreme circumstances."

Chair Haan said that based on a letter from an engineer hired by a building owner, the City could determine a structure unsafe and issue a demolition permit after simply calling the Chair of the HPB. He said the City may be looking at this interpretation of this rule, but in the meantime, the HPB must be proactive in saving the structures and seeking remedies other than demolition.

Mr. Wieland noted the number of times the Board had voted unanimously to designate or try to save a structure, only to have the City Commission countermand their recommendation, and how frustrating this was. Ms. Plummer felt this was an educational process regarding Florida history that must take place. Chair Haan felt if the City was committed to having an historic district, it must be prepared to step up to the plate to take measures such as adding a roof tarp. He felt they should send a recommendation to the City Commission that they study this weakness in the historical ordinance.



Ms. Plummer said her neighborhood had the particular concern that certain older properties were being marketed as “development” properties to be torn down. Ms. Hale felt many realtors were unaware of the additional restrictions placed on the properties, and suggested Ms. Plummer, go to the Real Estate Board in Fort Lauderdale to educate them regarding this.

Chair Haan suggested that some of the money collected in code enforcement fines could be put back into a fund that could help pay for maintaining properties. Ms. Plummer said her committee had discussed this possibility, and it was gaining a lot of momentum, especially within Sailboat Bend. The money could be used to fund low-interest loans for owners unable to afford rehabilitating their properties.

Mr. Adams asked if there was a list of at-risk of buildings they could provide to code enforcement. Ms. Plummer said her committee was identifying properties they worried were in danger of demolition by neglect and/or had mounting code violations.

Mr. Ciesielski said last fall, a group intended to work on updating the list of pre-1940 buildings in Sailboat Bend and provide that list to code enforcement. This list could alert code enforcement officers to historic properties that may be subject to code violations. Members of the HPB could also report violations for code enforcement. Ms. Plummer agreed to provide the existing list to the HPB.

**Motion** made by Mr. Wieland, seconded by Ms. Johnsen, for Chair Haan to write a letter to the City Commission addressing the issues the Sailboat Bend Historic Ordinance Committee’s document discussed. Board unanimously approved.

#### Discussion of Awards Ceremony to be presented by Historic Preservation Board for local projects

Ms. Morillo explained that awards were a very effective means of communicating to the public the success of restoration projects. Ms. Morillo had discussed this with the City’s web site administrator, who had agreed to add information regarding this to the City’s web site. He had also agreed to create links from the Planning and Zoning Department’s web site regarding what the HPB did, landmarks and their significance, local designations, maps, and local National Register Sites.

Ms. Graff felt it was very important to do this to keep the public aware of the historical resources in the community. She also suggested creating a brochure of historic sites in the City or County to be made available at the Chamber of Commerce and City Hall. Ms. Morillo said once they achieved CLG status, there were grants for which they could apply to provide community education.

Ms. Morillo said they could accept nominations, or select from the applicants who had come before the HPB. She suggested awards could be given for: the best addition to and historic building; best total rehabilitation project; best adaptive reuse, and best paint job. She confirmed that this could be citywide, and could include commercial structures. She suggested the awards be handed out during Preservation Week, which was the second week in May, which would help publicize Preservation Week.

Demolition By Neglect Case

Mr. Paul Boggus, Sailboat Bend Civic Association liaison, presented photos of 1010 Southwest 2<sup>nd</sup> Court, and explained that it had been boarded for approximately eight years, and had no roof. Ms. Miller advised that this property should be brought before the Code Enforcement Board. Chair Haan asked what action the HPB could take. Ms. Miller advised she would look into this; she wanted to ensure that the property owner had sufficient notice of any actions regarding the property.

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

Chairman,

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Nolan Haan, Chair

Attest:

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Travis Woods [for Jamie Opperlee, Recording Secretary]

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>