

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MARCH 3, 2008 - 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2007 through 5/2008	
		<u>Present</u>	<u>Absent</u>
Nolan Haan, Chair	P	8	0
Daryl Jolly, Vice Chair	A	5	3
Jay Adams [5:08]	P	6	2
Andy Cole	A	5	2
Carolyn Dandy	P	8	0
Joyce Gardner	P	2	1
Mary-Jane Graff	P	6	2
Klaron Grigsby	P	2	1
Marie Harrison	P	4	2
Susan Jordan	P	6	2
Susan Massey McClellan	P	3	0

City Staff

Assistant City Attorney Carrie Sarver
 Assistant City Attorney Sharon Miller
 Pat Garbe Morillo, Staff Liaison to the HPB
 Michael Ceisielski
 Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
 Brigitte Chiappetta, ProtoType Recording Secretary

Guests

R.J. Parker	Ryan Brown
Robert Lochrie	Mehran Farahmandpour
William Mendellin	Milton Verkara
Steve Davis	Mary Lennon
Marc Jette	Diane Smart
Daniel Keestor	Judy Dixon

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2.	1-H-08	Mehran Farahmandpour— Maemar PC	3

For the Good of the City

Call to Order

Chair Haan called the meeting of the Historic Preservation Board to order at 5:00 p.m. All members of the public wishing to address the Board on any item were sworn in.

Approval of Minutes of January 2008 Meeting

Motion made by Ms. Harrison, seconded by Ms. Jordan, to approve the minutes of the Board's January 2008 meeting. In a voice vote, Board unanimously approved

I. Cases

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- 1) **Applicant:** Judy Dixon **Case No. 7-H-04**
Owner: Fort Lauderdale Woman's Club
Location: 15 SE 1st Street

Request: Certificate of Appropriateness for Alteration:

- Replace windows on the south side of the building

Zoned: RAC-CC

Legal: Stranahan Sub. Lots 13-18, Block 14, Ft Lauderdale 3-10 D, 100 by 135 E & W, less part described in Ordinance 8304/556 for RD R/W.

[Ms. McClellan recused herself from this item.]

Ms. Morillo stated this was a request for a Certificate of Appropriateness for Alteration to replace windows on the south side of the building.

Ms. Morillo advised the Board to consider the General Criteria in Section 24.11.C. 3.c.i. a. thru f., as well as the Additional Guidelines for Alterations in Section 47-24.11.C.3.c.ii.a. thru h. when deciding whether to grant a COA for Alteration.

Ms. Rathbun stated the applicant was requesting a COA to replace south-facing jalousie windows with double hung, wood clad, impact resistant windows on the Woman's Club, an historically designated structure. This was part of the applicant's overall plan to restore the building to its origins and to provide security and storm protection. The windows to be replaced were in the eastern extension of the building.

Ms. Rathbun advised the Board to consider the following:

Sec. 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;

Ms. Rathbun reported the new windows were appropriate.

Ms. Judy Dixon, Fort Lauderdale Woman's Club Chair, stated they wanted to install an impact-resistant window appropriate to the original building.

Chair Haan opened the public hearing. There being no members of the public wishing to address this item, Chair Haan closed the public hearing and brought the discussion back to the Board.

Ms. Jordan commented that the windows looked beautiful.

Motion made by Ms. Harrison, seconded by Ms. Dandy, to approve the certificate of appropriateness for alteration per section 47-24.11.C.3.c.i.a). In a roll call vote, with Ms. McClellan abstaining, the vote was as follows: Ms. Dandy -- yes; Ms. Gardner -- yes; Ms. Graff -- yes; Ms. Grigsby -- yes; Ms. Harrison -- yes; Ms. Jordan -- yes; Chair Haan - yes. Motion passed 7 - 0.

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- 2) **Applicant:** **Mehran Farahmandpour—** **Case No. 1-H-08**
Maemar PC (Agent)
- Owner:** **RMS Properties-IV LLC**
- Location:** **2900 Riomar Street (The Escape/Tiffany House)**
- Request:** Certificate of Appropriateness for Demolition
- cabana building
 - swimming pool
 - one story meter room (Birch Road)
 - roof/windows/doors and interior partitions of the north curvilinear section of the 1948 section (center) and interior demolition of all buildings
 - connecting/circulation walkways and stairs

Certificate of Appropriateness for New Construction

- Construction of 4 story buildings (21 Units)

Certificate of Appropriateness for Alteration

- Rehabilitation of Existing buildings (20 Units)
New windows, doors, and roofs

Zoned: NBRA

Legal: Birch Ocean Front Sub Block 8-Lot 1, 2, & 4, PB. 19 P. 26

Birch Estates Lots 15,16 and 17, PB. 23, P.24

Ms. Morillo stated this was a request for three Certificates of Appropriateness.

Ms. Morillo explained that the first request was for a **Certificate of Appropriateness for Demolition** of portions of the historically designated structure that had received local designation status in 2004, specifically a cabana building, an outdoor swimming pool, a meter room, several windows and doors, a roof and interior partitions of the north curvilinear section of the 1948 building, and connecting / circulating walkways and stairs. Ms. Morillo advised the Board to consider the General Criteria for a Certificate of Appropriateness in Section 47-24.11.C.3.c.i. a. through f., as well as the Criteria for Demolition in Section 47-24.11.C.4.c. i.-iii. when deciding whether to grant a Certificate of Appropriateness for Demolition.

Ms. Morillo continued that the second request was for a **Certificate of Appropriateness for New Construction** of 21 townhouse units and a parking garage. These units were proposed to be located on the landmark site and immediately south of the designated building. Ms. Morillo advised the Board to consider the General Criteria for a Certificate of Appropriateness in Section 47-24.11.C.3.c.i. a. through f., as well as the criteria for New Construction in Section 47-24.11.C. 3.c.iii.a. through j when deciding whether to grant a Certificate of Appropriateness for New construction.

Ms. Morillo informed the Board that the third request was for a **Certificate of Appropriateness for Alteration**, specifically the rehabilitation of the existing locally designated building. She stated the applicant had provided proposed drawings and product approvals for the types of windows, doors, and roof that he wished to install on this historic structure. Ms. Morillo advised the Board to consider the General Criteria for a Certificate of Appropriateness in Section 47-24.11.C.3.c.i. a. through f., as well as the Additional Guidelines for Alterations in Section 47-24.11.C.3.c.ii. a. through h. when deciding whether to grant a Certificate of Appropriateness for this type of alteration to this historic structure.

Ms. Rathbun announced that the Escape Hotel, otherwise known as Tiffany House, a locally designated historic property, was located in Birch Ocean Front Estates, a subdivision on the barrier island that was not covered by the original City historic surveys, or the recent update of historic surveys. The Hotel, built in 1951, was the first of George Gill, Jr.'s tropical style resorts, featuring amenities such as tennis courts, the

first hotel swimming pool in Fort Lauderdale, nine-hole pitch and putt golf and “name” entertainment.

Ms. Rathbun continued that architect Lester Avery, one of the architects primarily responsible for the design of the various phases of the Hotel, was listed as the architect for 695 homes being built by Gill Construction Company in the Progresso subdivision. Early in his career Avery was notable as the chief architect of the Harbor Oaks development, in Clearwater, Florida, for visionary developer Dean Alvord.

Ms. Rathbun explained that Theodore A. Meyer, the lead architect for the first phase of the hotel, practiced architecture in Fort Lauderdale from 1937 to his death in 1957, and was among that group of architects who were instrumental in popularizing new types of construction and promoting new styles in the development of the City just after World War II.

Ms. Rathbun informed the Board that the Escape Hotel was a very good example of the popular building style of the post World War II period now called Mid-century Modern. The hotel was a well-known tourist destination for many years and was later used as an ACLF. In July of 2004 the Broward Trust for Historic Preservation came before the HPB to ask for historic designation of the property. The HPB recommended designation, the City Commission approved, and designation was granted.

Ms. Rathbun said the applicants were before the Board to ask for rehabilitation and adaptive reuse of the historic buildings. The original hotel/ACLF buildings would be converted to apartments; the historic exteriors of the buildings would be maintained and restored. The open space to the south of the historic buildings, which was the location of the resort’s tennis courts, would become the site of new town homes.

Ms. Rathbun stated the applicants were requesting a COA for the demolition of a cabana building, swimming pool, the roof, windows and doors of the central curvilinear section of the original 1948 building, demolition of all the interior partitions of the historic buildings and of the connecting circulation walkways and stairs. Ms. Rathbun noted that with the exception of the corner building at Bayshore Drive and Riomar Street, each historic building would be a single residential unit. In the applicants’ plan, the internal historic walkways and galleries were no longer necessary to encourage circulation between the buildings. Ms. Rathbun said the applicants intended to retain and restore the decks and brick walls at the street sides of the buildings. The structures would no longer be used as walkways between the houses, but as private decks and balconies for the apartments. She stated this was an appropriate reuse.

Ms. Rathbun informed the Board that the cabana building was a later addition to the Escape and at some point it was converted to apartments. The older swimming pool would be replaced with a lap pool of approximately the same dimension. The doors and

windows of the curvilinear central entrance would be removed and the entry would be treated as a portico entry to the complex

Section 47-24.11.C

4. Demolition

c. Criteria—Demolition

- i. The designated property no longer contributes to a Historic District
- ii. The property or building no longer has significance as an historic architectural or archeological landmark; or
- iii. The demolition or redevelopment project is of major benefit to a historic district

Ms. Rathbun stated the cabana building was later converted to apartments and would not be considered a contributing structure. Criteria i. and ii. applied in this case

Ms. Rathbun said the historic semicircular entrance to the hotel facing Riomar Street, which was the lobby entrance, would have windows and doors removed but the original columns would remain. Demolishing the lobby area behind the semicircular entrance would open up the area between the historic buildings and it would no longer be necessary to enclose the entrance. She noted the removal of these windows and doors was a relatively minor alteration to the historic building, and criterion iii. applied.

Ms. Rathbun declared the demolitions were appropriate to the adaptive reuse of the buildings; criterion iii. applied.

Ms. Rathbun informed the Board that the applicants were asking for a COA for the construction of twenty-one apartment units in four buildings on the open ground to the south of the historic buildings. The applicants' plan called for the construction of a one-story platform covering ground floor parking. Two three-story apartment buildings would be built on top of the platform and two four-story buildings would be constructed along Bayshore Drive adjacent to the platform. Most of the historic buildings were two stories in height, but one was three stories. She noted there were five and seven-story buildings in the immediate neighborhood. Ms. Rathbun stated the four-story height of the new construction was compatible.

Ms. Rathbun explained the new construction was sufficiently separated from the historic buildings to be compatible. The project architects had designed the new buildings in a contemporary style that was compatible with the historic buildings without mimicking them. The parking garage was open at the sides; the new swimming pool would be built near the garage and a six-foot high wall would be built to screen the pool from the garage.

Ms. Rathbun advised the Board to consider the following:

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

Mr. Rathbun declared the demolitions, restoration plans, adaptive reuse and new construction were appropriate.

Mr. Robert Lochrie, representative of the applicant, explained that the property was designated an historic structure a few years ago and had been vacant for approximately three years. He reiterated that the proposal was to renovate the significant portions of the structure, in addition to building 21 town house units.

Mr. Lochrie said this project had been presented to the neighborhood association, the Central Beach Alliance and received their unanimous support; they had also worked closely with the Broward County Trust.

Mr. Lochrie introduced the architect, Mehran Farahmandpour, and the historic consultant, William Mendellin. Mr. Lochrie informed the Board that Mr. Mendellin had worked on the renovations to the Biltmore Hotel in Coral Gables, served on the Historic Preservation Board of the City of Miami Beach and sat on the Board of the State of Florida in charge of acquisition and development grants for historic properties.

Mr. Mehran Farahmandpour, architect, said they had worked with the neighborhood, the Broward Trust for Historic Preservation and the City, all of whom provided very definite guidelines for what would be appropriate on the site. The project had gone from a 12-story condo building to an 8-story building, to the town house project. Mr. Farahmandpour said the building height and number of units were half what was allowed by the current zoning. They had also retained every original building, and would restore them to their original exterior condition. The interior of the buildings would be reconfigured to accommodate the new units.

Mr. Farahmandpour explained they would remove the connecting sidewalks and balconies to create 17 individual buildings. They would leave the connecting balconies and roofs that faced streets on three sides and incorporated all entrances and walkways from the inside, rather than creating any new doors or windows in the facades. As a result, there would be no discernable difference between what was there in 1950 and what was there at the end of the project. They would also restore the original color schemes.

Mr. Farahmandpour said the maximum height of the structures was 50 feet, and every new unit would have some roof terrace or roof deck, which would reduce the massing of the structures.

Mr. Farahmandpour explained there was on surface parking in the center of the donut created by the buildings, and this was covered by a landscape deck and additional units.

Mr. Farahmandpour stated the buildings were designed with undulation, similar to the saw-tooth effect of the existing buildings, in order to be compatible, without copying what already existed. Mr. Farahmandpour said the massing was less than some of the recently approved projects nearby.

Mr. Lochrie informed the Board that they would create on-street parking to make up for the lack inside the building.

Mr. Farahmandpour informed the Board that the existing buildings were set back approximately 20 feet on Rio Mar, Bayshore and Birch. The proposal was to change the setback on Bayshore to 15 feet. This was needed to provide parking spaces, the building separation and create units with marketable depth. Mr. Farahmandpour pointed out that Bayshore had an extra wide 70-foot right-of-way, 10 feet larger than others in the area. Chair Haan asked Ms. Sarver if the City was grating any approvals for setback modifications. Ms. Sarver said it had not.

Mr. Farahmandpour explained to Ms. McClellan that they would use single-hung and casement windows, and affix transoms to resemble the original window type. He stated each building would have a rooftop air conditioner, set back so as to not be visible from the street.

Chair Haan opened the public hearing.

Mr. Mark Jetty asked the time frame for construction. Mr. Farahmandpour anticipated zoning approval and permitting to take approximately 9 -10 months, so he hoped to have permits by the end of the year. He estimated an 18 – 24 month construction time.

Ms. Diane Smart, President of the Broward Trust for Historic Preservation and member of the Central Beach Alliance, confirmed that both groups were “very, very enthusiastic” about this adaptive re-use. Mr. Farahmandpour and the owner had worked with them all along.

There being no other members of the public wishing to address this item, Chair Haan closed the public hearing and brought the discussion back to the Board.

Chair Haan commended the Broward Trust and Ms. Smart for bringing the property to the Board for designation. If they had not, he believed the building would be in peril right now. He thanked the architect for accommodating everyone’s concerns.

Mr. Adams remarked that this was a “perfect project, and this is the kind of thing we should encourage.” He hoped the City and County could offer some incentives to the owner.

Motion made by Ms. McClellan, seconded by Ms. Gardner, to approve the certificate of appropriateness for demolition per Ms. Rathbun's report criteria. In a roll call vote, the vote was as follows: Mr. Adams – yes; Ms. Dandy -- yes; Ms. Gardner – yes; Ms. Graff – yes; Ms. Grigsby – yes; Ms. Harrison – yes; Ms. Jordan – yes; Ms. McClellan – yes; Chair Haan - yes. Motion passed 9 - 0.

Motion made by Ms. Jordan, seconded by Ms. Harrison, to approve the certificate of appropriateness for alteration for new construction per Section 47-24.11.C.3.c.i. a. through f. In a roll call vote, the vote was as follows: Mr. Adams – yes; Ms. Dandy -- yes; Ms. Gardner – yes; Ms. Graff – yes; Ms. Grigsby – yes; Ms. Harrison – yes; Ms. Jordan – yes; Ms. McClellan – yes; Chair Haan - yes. Motion passed 9 - 0.

Motion made by Mr. Adams, seconded by Ms. Jordan, to approve the certificate of appropriateness for alteration per Ms. Rathbun's report criteria. In a roll call vote, the vote was as follows: Mr. Adams – yes; Ms. Dandy -- yes; Ms. Gardner – yes; Ms. Graff – yes; Ms. Grigsby – yes; Ms. Harrison – yes; Ms. Jordan – yes; Ms. McClellan – yes; Chair Haan - yes. Motion passed 9 - 0.

II. Good of the City

Ms. Morillo announced that the Lestron house was put on the Nation Register of Historic Places on November 1, 2007.

Ms. Jordan asked what happened to Bernard Petreccia's application for demolition. Ms. Morillo said the application had been withdrawn.

Ms. Jordan asked what happened to the Jolly Roger. Ms. Morillo informed her this was being deferred to January 2009 for designation.

Chair Haan asked Ms. Sarver if the Board could ask the City to take steps, such as tarping a roof, to save a property that was being neglected. Chair Haan explained that owners intentionally allowed buildings to go without a tarp in the hope that the houses would become unsafe. The properties would go before the Unsafe Structures Board and would ultimately be demolished. Chair Haan said they had lost several houses this way last year.

Ms. Sarver had spoken with Valerie Bohlander and Mike Maloney regarding this, and they wanted to create a process to reach these homes before they went to the Unsafe Structures Board. Ms. Sarver hoped Mr. Maloney would attend the Board's next meeting to discuss this topic. She agreed to confer with Ginger Wald, the Assistant City Attorney who worked with Code Enforcement, regarding the properties Board members had asked about and respond to Board members via email. Chair Haan noted that the City could fence or board up a property, or even demolish it, and wondered why they could not put a tarp on a house; it was an inexpensive way to save it. Chair Haan said he had emailed this question over a month ago and had received no response. Ms. Sarver agreed to look into this and provide the Board an update on all of the properties.

Ms. Jordan asked if there was an ordinance that protected property in an historically designated district. Mr. Ceisielski said this was in 47-24.11, in the maintenance provision. Chair Haan remembered the language being vague, and Ms. Jordan wanted to close any loopholes that existed.

Ms. Miller said the question was how far the Board could go with existing law in their goal of protecting the houses from further deterioration. They must also identify funds to cover the costs, and obtain authority from the City Commission to act.

Ms. Miller noted there were different levels of action the Board was interested in, and they could determine where, between the Florida Building Code and City Code, individual levels fell. If it did not fall under either of those, they could consider a court injunction. This also required finances and authority.

Chair Haan proposed that some of the money the City recovered in Code Enforcement liens be put back into historic neighborhoods to protect some of the structures.

Ms. Sarver cited the code that concerned maintenance: 47-24.11.9.B, which stated an owner "shall keep in good repair all exterior portions of such buildings, all interior portions..." and it also stated the Board may refer violations of this section for enforcement in order to preserve such buildings or structures. Chair Haan pointed out that it did not state how this would work. Ms. Sarver advised the Board to work on developing a process for this with Mr. Maloney.

Chair Haan explained fines might be imposed, but the buildings continued to deteriorate, and this was what they wanted to stop. He agreed to research historic ordinances from other cities regarding this.

Mr. Adams asked what could be built after an historic house was demolished. Chair Haan said the Secretary of the Interior Guidelines referred to replacing items and materials with "in kind" items, and wondered if they could compel the owner to rebuild a replica of what was demolished.

Ms. Miller reminded the Board that all new construction in historic districts must be presented to the Board. Perhaps the language in the ordinance could be worded more specifically.

Chair Haan wanted to determine how far the City would go to defend their historic neighborhoods. It seemed that as soon as someone threatened a lawsuit, appeals were approved at the City Commission.

There being no further business to come before the Board, the meeting was adjourned at **6:15** p.m.

Chairman,

Nolan Haan, Chair

Attest:

ProtoTYPE Inc, 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>

Minutes prepared by: J. Opperlee, Prototype Services