

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, AUGUST 6, 2012, 2012 - 5:00 P.M.  
CITY HALL FIRST FLOOR COMMISSION CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2012 through 5/2013</u>	
		<u>Present</u>	<u>Absent</u>
Susan McClellan, Chair	P	3	0
Matthew DeFelice, Vice Chair	P	2	1
Brenda Flowers	P	3	0
Mary Jane Graff	P	3	0
Marie Harrison	A	2	1
Richard Heidelberger	P	2	1
David Kyner	P	3	0
Phillip Morgan	A	2	1
Richard Schulze [5:28]	P	2	1
Gretchen Thompson	P	2	1

**City Staff**

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
 Anthony Fajardo, Historic Preservation Board Liaison  
 Gail Jagessar, Board Liaison  
 Pat Garbe-Morillo, Planning and Zoning Department  
 Carrie Sarver, Assistant City Attorney  
 Jamie Opperlee, Prototype Inc.

**Communication to the City Commission**

**Motion** made by Ms. Flowers, seconded by Ms. Graff, to request the City declare a moratorium on demolishing any building in any historic district until the ordinance re-write was complete. In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers, to recommend the City follow Policy 1.11.3 of the Historic Preservation Element of the City's Comprehensive Plan, which stated "All proposed impacts to historic resources shall be reported to the Historic Preservation Board for review and comment." In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers, to ask, pursuant to "Policy 1.7.1 Preserve and Protect the Historic and Archeological Resources Owned, Acquired or Disposed of by the City", how the City was protecting the archeology sites at Fort Lauderdale Beach and within the parks and other City-owned properties. He requested

the City inform the Board how the City was moving forward to take care of properties that were not secure. In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Mr. Schulze, to request the City designate all City-owned archeological sites. In a voice vote, motion passed unanimously.

**Motion** made by Mr. Schulze, seconded by Ms. Flowers, to request the Commission direct staff to move forward with designation of the egret mural on the Cumberland Building due to its exceptional importance and cultural significance. In a voice vote, motion passed unanimously.

Index			
			<b>Page</b>
1.	<b>11-H-12</b>	Lawrence Johnson/Russell Johnson	<b><u>2</u></b>
2.		Old Business	<b><u>3</u></b>
3.		Good of the City	<b><u>6</u></b>
4.		Communication to the City Commission	<b><u>6</u></b>

**Call to Order**

Chair McClellan called the meeting of the Historic Preservation Board to order at 5:02 p.m. Roll was called and it was determined a quorum was present.

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

**Approval of Minutes of July 2012 Meetings**

Mr. Kyner noted that his address was 416, not 415 SW 11 Avenue.

**Motion** made by Ms. Graff, seconded by Mr. DeFelice, to approve the minutes of the Board's July 2012 meeting as amended. In a voice vote, motion passed unanimously.

<b>Case</b>	11H12SB	<b>FMSF #</b>	BD02851
<b>Applicant</b>	n/a		
<b>Owner</b>	Lawrence Johnson/Russell Johnson		
<b>Address</b>	1001 SW 4 <sup>th</sup> Street		
<b>General Location</b>			
<b>Legal Description</b>	WAVERLY PLACE, P.B. 2, P. 19, of the Public Records of		

	Miami-Dade County, Florida., LOT1,2,3, BLK107,
<b>Existing Use</b>	Residence
<b>Proposed Use</b>	Residence
<b>Applicable ULDR Sections</b>	
<b>Request(s)</b>	1. Certificate of Appropriateness for the demolition of a one story structure.

Mr. Fajardo said the owner was still not ready and had requested another deferral.

**Motion** made by Mr. DeFelice, seconded by Ms. Graff, to defer item 11-H-12 for 60 days. In a voice vote, motion passed unanimously.

**1. Old Business**

[Index](#)

Bryan Homes

Mr. Fajardo informed the Board that Bryan Homes was already designated, so the RLI had been incorrect.

Chair McClellan wished to correct the Board's previous Communication to the City Commission to indicate that they had not known the property was designated. Mr. DeFelice said the process did not work because staff had not noticed the property was designated before putting out the RLI. Jackie Scott wanted to know how the RLI had been approved, and where the problem existed that allowed it to happen. She asked what staff member was in charge of protecting assets the City owned. Mr. Fajardo agreed to call Victor Volpe in the Real Estate Division to find out. He explained the RLI had been issued by the Procurement Department but he was unaware of the process and said he would look into it.

Dave Baber said the Bryan Homes RLI issue had upset many people and a group had prepared a local designation application, only to find out that the property was already individually designated. He said they must resolve the issue of the recent, inappropriate interpretation by the City's legal department that a building in the historic district was not protected unless it was individually designated. Mr. Baber felt this was the most important issue in the re-write of the ordinance: it must make clear that contributing resources in an historic district had the same level of protection as an individually-designated resource.

Mr. Kyner suggested the City declare a moratorium on demolition of any building in an historic district that was not yet individually designated. Mr. DeFelice said Policy 1.11.3 in the Comprehensive Plan, stated that any changes to historic resources shall be sent to the HPB for review and comment. In the Comprehensive Plan, it stated that anything

listed in the Florida Master Site File was included in the definition of Historic Resource. He wondered why the Board was not reviewing properties that were already in the Master Site File, regardless of whether they were locally or nationally designated. Mr. DeFelice said there was policy for the Board to review these properties but this was not happening.

Ms. Flowers agreed that there was a process: they were just not following it. Mr. Fajardo said he and Ms. Sarver would look into Rule 9-J5, the enacting legislation, as well as the Comprehensive Plan.

Sandy Casteel, former Co-chair of the City's first Historic Preservation Board, stated they had created an historic district that included the Bryan Homes, in the late 1970s. she pointed out that much of their work had not been done with a computer, so it was not easy to find it. She agreed to work with Ms. Rathbun to find some of the paperwork.

**Motion** made by Ms. Flowers, seconded by Ms. Graff, to request the City declare a moratorium on demolishing any building in any historic district until the ordinance rewrite was complete. In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers, to recommend the City follow Policy 1.11.3 of the Historic Preservation Element of the City's Comprehensive Plan, which stated "All proposed impacts to historic resources shall be reported to the Historic Preservation Board for review and comment." In a voice vote, motion passed unanimously.

Alysa Plummer pointed out that there were over 200 contributing structures in Sailboat Bend, and almost all could be torn down. She said it was very important to get the ordinance right.

Mary Fertig said she had thought that safeguards were in place, so news that the Bryan Homes were in danger had been a shock. She wanted to find a way to communicate better on these issues and she wanted the City held accountable to make sure things were done right.

At 5:28, Mr. Schulze arrived.

Chair McClellan wanted to clarify how the City managed the historic properties they owned.

#### Protection of Archeological Sites

Mr. DeFelice asked for an update regarding identifying and protecting the City's archeological sites. He recalled that Parks and Recreation had been looking at enforcing the rules rather than designation. Mr. Fajardo said he had received no direction from the Commission pursuant to the Board's previous communication on this issue.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers, to ask, pursuant to "Policy 1.7.1 Preserve and Protect the Historic and Archeological Resources Owned, Acquired or Disposed of by the City", how the City was protecting the archeology sites at Fort Lauderdale Beach and within the parks and other City-owned properties. He requested the City inform the Board how the City was moving forward to take care of properties that were not secure. In a voice vote, motion passed unanimously.

Mr. Baber asked the Board to send a communication to the City Commission requesting designation of the Fort Lauderdale Beach site as soon as possible. Mr. Baber could not believe there was no law against vandalizing City property, and noted that digging holes on City property was vandalism.

#### Cumberland Building Mural

Ms. Plummer displayed a photo of the Cumberland Building at 800 East Broward Boulevard and explained there was a tile mural on the side designed by John de Groot. The mural was falling, and the owner wanted to demolish the mural and stucco the façade. Ms. Plummer explained the mural comprise half a million hand-made pieces. She suggested a possible emergency designation of the building, and said they were seeking help from members of the business community to find someone who wanted to take the mural. The de Groot family had offered help to reassemble the mural and John O'Connor of Tropics Magazine was willing to pay for a mural conservator to look at the mural. They also had an agreement with the building owner's attorney to allow the conservator to inspect the mural to determine what must be done to restore it or move it. Ms. Plummer explained the mural had been installed in 1974, so this was about the mural, not the building. Mr. Fajardo said Code Enforcement had initiated a case because of the falling tiles but this had been withdrawn to allow time to consider options other than demolition.

Chair McClellan had attended a preservation workshop where cultural resources had been discussed. She remarked that since the building was not 50 years old, it was difficult to try to designate the building, but the mural artwork was a valuable piece of Florida culture that should be preserved.

**Motion** made by Mr. Schulze, seconded by Ms. Flowers, to request the Commission

direct staff to move forward with designation of the egret mural on the Cumberland Building due to its exceptional importance and cultural significance. In a voice vote, motion passed unanimously.

**2. For the Good of the City**

Index

No discussion.

**3. Communication to the City Commission**

Index

[Discussed earlier]

**Motion** made by Ms. Flowers, seconded by Ms. Graff, to request the City declare a moratorium on demolishing any building in any historic district until the ordinance re-write was complete. In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers, to recommend the City follow Policy 1.11.3 of the Historic Preservation Element of the City's Comprehensive Plan, which stated "All proposed impacts to historic resources shall be reported to the Historic Preservation Board for review and comment." In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers, to ask, pursuant to "Policy 1.7.1 Preserve and Protect the Historic and Archeological Resources Owned, Acquired or Disposed of by the City", how the City was protecting the archeology sites at Fort Lauderdale Beach and within the parks and other City-owned properties. He requested the City inform the Board how the City was moving forward to take care of properties that were not secure. In a voice vote, motion passed unanimously.

**Motion** made by Mr. DeFelice, seconded by Mr. Schulze, to request the City designate all City-owned archeological sites. In a voice vote, motion passed unanimously.

**Motion** made by Mr. Schulze, seconded by Ms. Flowers, to request the Commission direct staff to move forward with designation of the egret mural on the Cumberland Building due to its exceptional importance and cultural significance. In a voice vote, motion passed unanimously.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned 6:04.

**Next Meeting**

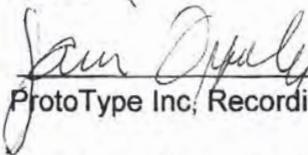
The Board's next regular meeting was scheduled for September 3, 2012.

Chairman,



Susan McClellan, 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 Inc.

# MARINA LOFTS – REVIEW AND COMMENT



Lauderdale Historic Preservation Board  
September 11, 2012

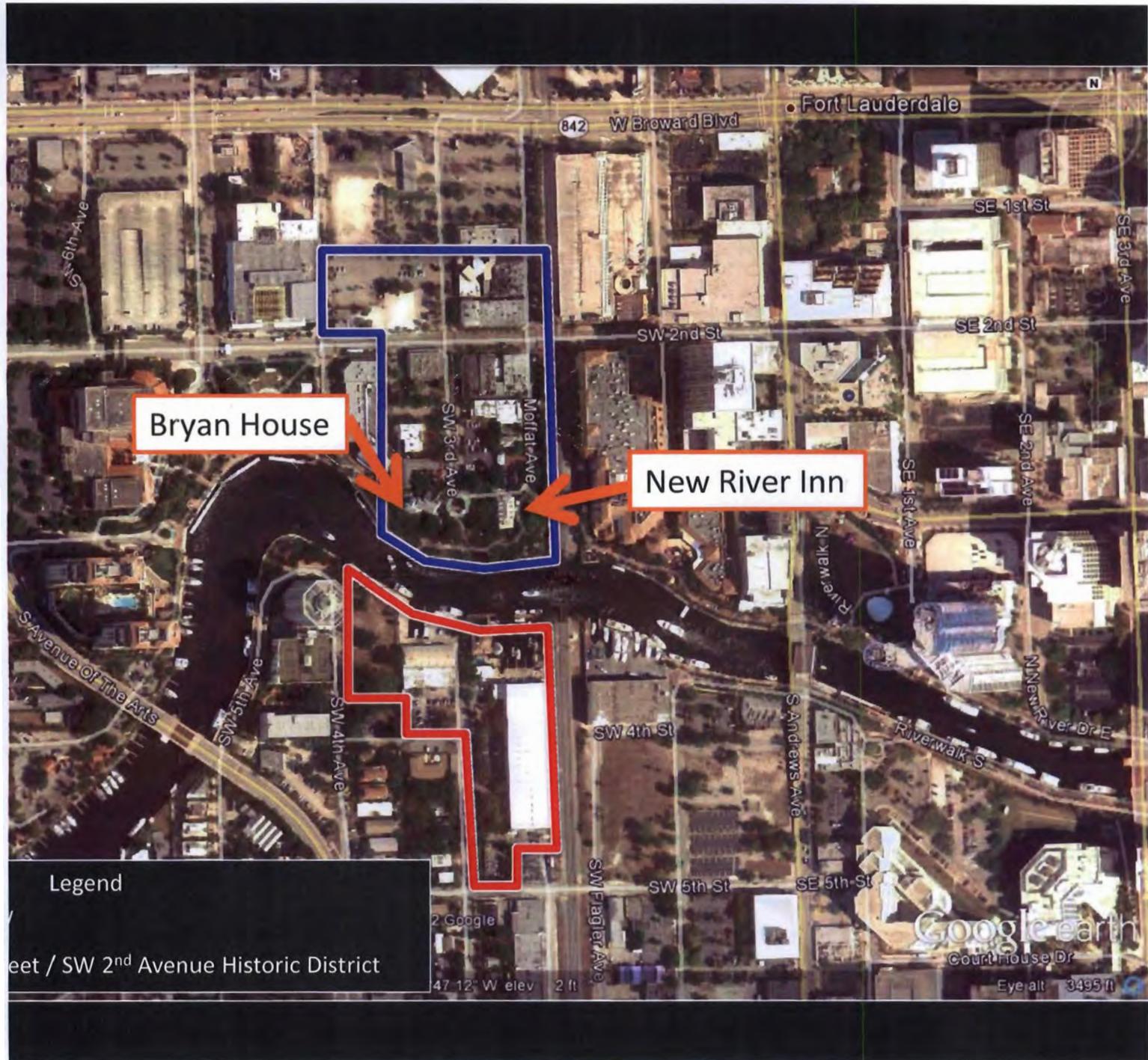


Broward Boulevard

Federal Highway

Legend

- City
- Historic District
- Street / SW 2<sup>nd</sup> Avenue Historic District
- Se Historic District



Bryan House

New River Inn

Legend

© 2012 Google

Google Earth

SW 2nd Avenue Historic District

47° 12' W elev 2 ft

Courthouse Dr

Eye alt 3495 ft





01 AERIAL VIEW LOOKING WEST  
SCALE 1/32" = 1' 0"



02 AERIAL VIEW LOOKING EAST  
SCALE 1/32" = 1' 0"



03 AERIAL VIEW LOOKING NORTH  
SCALE 1/32" = 1' 0"



04 AERIAL VIEW LOOKING SOUTH  
SCALE 1/32" = 1' 0"



# SHADOW STUDY



02 MARCH 21ST 12PM  
SCALE 1/8" = 1'-0"

03 MARCH 21ST 5PM  
SCALE 1/8" = 1'-0"



05 DECEMBER 22ND 12PM  
SCALE 1/8" = 1'-0"

06 DECEMBER 22ND 9PM  
SCALE 1/8" = 1'-0"



02 VIEW TO WEST FROM WATER  
NOT TO SCALE

03 VIEW DOWN THROUGH CENTRAL ALLEY  
NOT TO SCALE



WIND RIVERWALK



AVENUE



02 RIVERWALK PAVILION  
NOT TO SCALE



03 SW 4TH AVE - FROM ACROSS NEW RIVER  
NOT TO SCALE



E. & SW 5TH ST. INTERSECTION

# QUESTIONS?



Thank you!