

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
THURSDAY, MAY 22, 2014 - 5:00 P.M.  
FIRST FLOOR COMMISSION CHAMBER  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2013 through 5/2014</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	A	9	2
George Figler	P	3	0
Brenda Flowers	P	10	1
Marie Harrison	P	5	6
Marilyn Mammano	P	1	1
Timothy Lyons	P	3	0
Phillip Morgan	P	10	1
Carol Lee Ortman (arr. 5:06pm)	P	8	1
Alexandria Scherer	P	9	1
Christopher McDonald	A	0	1

**City Staff**

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB  
Lynda Crase, Board Liaison  
Linda Mia Franco, AICP, Historic Preservation Board Liaison  
Paul Bangel, Assistant City Attorney  
Lisa Edmondson, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None.

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**I. Call to Order/Pledge of Allegiance**

As the Chair was not present and the Vice Chair had resigned from the Board, Mr. Bangel called the meeting of the Historic Preservation Board to order at 5:00 p.m.

Upon nomination and motion by Ms. Flowers, seconded by Mr. Figler, Mr. Morgan was appointed as Acting Chair for the meeting. In a voice vote, the motion passed unanimously.

**II. Determination of Quorum/Approval of Minutes of May 5, 2014 Meeting**

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

**Motion** made by Mr. Lyons, seconded by Mr. Figler, to approve the minutes of the Board's May 5, 2014 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.

**IV. Agenda Items:**

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<b>Case</b>	H14008	<b>FMSF #</b>	
<b>Applicant</b>	<b>Bonnie M. Flynn of Fort Lauderdale Historical Society</b>		
<b>Owner</b>	City of Fort Lauderdale		
<b>Address</b>	219 SW 2 <sup>nd</sup> Avenue		
<b>General Location</b>	Approximately 120 feet south of Himmarshee Streeton the west side of SW 2 <sup>nd</sup> Avenue		
<b>Legal Description</b>	FT LAUDERDALE B-40 D LOTS 4, 10 THRU 13, 15 n 15, 16 BLK C		
<b>Request(s)</b>	<p><b>Certificate of Appropriateness for Demolition</b></p> <ul style="list-style-type: none"> <li>To remove the two outward dormers and keep the original center dormer on both the North and South end of the building.</li> </ul> <p><b>Certificate of Appropriateness for Major Alteration</b></p> <ul style="list-style-type: none"> <li>Replace existing metal shingle with standing seam metal roof to include the area where the two outward dormers will be removed on the North and South end of the building</li> </ul>		
<b>Commission District</b>	<b>2</b>		

Ms. Rathbun read from her memo:

**Property Background:**

*From the April 2014 HPB Memorandum.*

The first structure built on this site at the turn of the 20<sup>th</sup> century was a two story wood frame residence and boarding house called the Bryan Hotel. In 1905, Philemon Bryan the owner and his contractor Edwin King salvaged part of this wood frame structure moved it west on the lot and built the present concrete block hotel in its place. King designed a two and a half story structure with a rectangular footprint. The hotel has a hip roof, which was originally clad in standing seam metal. There are four dormers on both the east and west slopes of the roof and originally there was one dormer each on the north and south slopes. At a later time extra dormers were added to the north and south slopes. Thirteen concrete columns support a two story porch that wraps around the south and east sides of the building; the second story of the porch has wood rails and balusters. All windows are 2/2 light sash set in cypress frames.

King and Bryan had sand barged from the beach to form the rusticated concrete blocks in detachable iron molds. Similar molds were available at the time from Sears Roebuck, but it is not known where the men obtained their molds. With the exception of a belt course of smooth blocks at the second floor level all blocks are rusticated, i.e. they mimic natural stone.

The hotel was called the New River Hotel until 1940. The adjacent portion of the original wood frame boarding house was used as an annex to the hotel. In the 1950s the hotel was used as a private home for the Bryan family. The property was later acquired by the City of Fort Lauderdale and housed the Planning Department for the city. The Inn was the first home of the Discovery Center (MODS) and is presently the Museum of History for the Fort Lauderdale Historical Society.

**Description of Proposed Site Plan:**

The applicant came before the board in April of this year with a request to replace the existing metal shingle roof of the historic New River Inn with standing seam metal roof. The applicant stated at that time that the original roof cladding was standing seam metal and that the shingle roof was a replacement. At the public hearing portion of the April HPB meeting, architect Susan McClellan said that at the request of the Historical Society (the applicant) she had made an inspection of the roof of New River Inn and determined that four non historic dormers, two on the south elevation and two on the north elevation, were causing structural problems and should be removed with the roof replacement. Architect Art Bengochea , who was acting for the applicant agreed with Ms. McClellan.

The applicant was before the board in April with a request for the replacement of the roof alone. The Historical Society had received a grant for \$50,000 from the Florida Department of State for the replacement of the King-Cromartie House roof and the NRI roof; because of time constraints in the administration of the grant, the applicant decided to bring their application forward with a request for the roof replacement alone. The board after considerable discussion, citing the need to get the project started to meet the grant requirements, voted unanimously to grant the COA for the roof

replacement without the dormer removal. However, the board decided to send a communication to the City Commission describing the problem with the dormers and the need to remove them sometime in the future.

At some point after the vote at the April meeting, the applicant decided that the dormers should be removed when the roof is replaced and asked the City to set another meeting to grant a COA for the dormer removal and the City agreed. The applicant now requests a COA to replace an existing metal shingle roof with standing seam metal and remove unoriginal dormers on the north and south elevations of the New River Inn.

**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 Response: The existing roof has deteriorated and needs to be replaced. Removal of the non-historic dormers will address structural problems

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

Consultant Response: There is no adverse impact on the relationship between the proposed work and other structures on the landmark site

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 Response: The existing roofing material, i.e. metal shingles, was a replacement material. The original roof was standing metal seam (see the copy of a photo of the New River Inn when first built) as is the proposed material for the new roof. Removing the non-historic dormers will return the Inn to its original appearance.

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

Consultant Response: The proposed roofing material is the same as the original roof (see historic photo included in the applicant's placket). The proposal meets this criterion (see 6. below)

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Request No. 1 - COA for Demolition:**

The applicant is requesting a certificate of appropriateness to demolish existing structures

Pursuant to ULDR Section 47-24.11.C.4.c, the Board must consider the following additional criteria specific to demolition, taking into account the analysis of the materials and design guidelines above:

**ULDR Section 47-24.11.C.4.c**

iii. The demolition or redevelopment project is of major benefit to a historic district.  
Consultant Response: The dormers to be removed are later additions to the New River Inn. Removing them will return the Inn to its original appearance. The non-historic dormers are causing structural problems; the removal of the dormers is of benefit to the historic resource and the historic district. Criterion iii. applies.

**Request No. 1 - COA for Alterations:**

The applicant is requesting a certificate of appropriateness for alterations to one structure.

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 Response: The building use will not change.

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 Response: By using the proposed standing seam metal roofing the building is being returned to its original appearance. The dormers to be removed are not original to the building.

c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;

Consultant Response: The proposed roofing material is historically accurate.

- f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;

Consultant Response: The proposed roofing material matches the original standing seam roof; the four dormers to be removed are not original to the building (see historic photo in the applicant's placket)

There was then brief discussion regarding the purpose and structure of the dormer which would remain on the building.

**Motion** made by Ms. Flowers, seconded by Ms. Harrison, to approve the applications as submitted. In a voice vote, the motion passed unanimously.

**5. Old Business**

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None.

**6. New Business**

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Staff suggested that as there were no cases to come before the Board, the June 2, 2014 meeting be canceled.

**Motion** made by Ms. Mammano, seconded by Ms. Scherer, to cancel the June 2, 2014 meeting. In a voice vote, the motion passed unanimously.

**7. Good of the City**

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None.

**8. Communication to the City Commission**

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None.

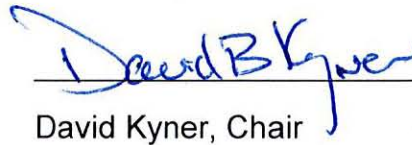
**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 5:23.

**Next Meeting**

The Board's next regular meeting was scheduled for July 7, 2014.

Chairman,

  
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David Kyner, Chair

Attest:

  
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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>

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