



HISTORIC PRESERVATION BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

Monday, May 7, 2018

5:00 P.M.

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN/DISCLOSURES
- IV. AGENDA ITEMS:

1. CASE: H18003

REQUEST: Proposed and After-the-fact modifications to the previously issued Certificates of Appropriateness (HPB case number H17001).

Certificate of Appropriateness for Major Alteration:

- Amendment to original Certificate of Appropriateness application issued under HPB case number H17001 on February 6, 2017, to address proposed modifications and after-the-fact modifications to the original concept presented before the HPB.

OWNER NAME: Muammer Ihsan Kalkavan

APPLICANT: Rasim Cinar

ADDRESS: 1524 Argyle Drive

GENERAL LOCATION: Approximately 50 feet southwest of the SW 15th Terrace and Argyle Drive intersection

LEGAL DESCRIPTION: LOT 15 BLK 1 AMENDED PLAT OF RIVER HIGHLANDS P.B.15, P.69

COMMISSION DISTRICT: 2

(Deferred from March 5, 2018)

Motion made by Mr. Figler, seconded by Mr. Marcus to approve the request for a Certificate of Appropriateness under case number H18003 located at 1524 Argyle Drive for an amendment to original Certificate of Appropriateness application issued under HPB case number H17001 on February 6, 2017, to address modifications proposed and made after-the-fact to the original concept presented before the HPB based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines, as outlined in the above staff memorandum.

In a voice vote, motion passed 8-0.

2. CASE: H18007

REQUEST: Proposed modifications to the previously issued Certificate of Appropriateness (HPB case number H17003).

Certificate of Appropriateness for New Construction > 2000 SF GFA:

- Construction of cluster development including (3) new three-story buildings, each containing (2) units. Project site contains (2) existing historic structures including a single-family residence and accessory cottage structure, to remain.

OWNER NAME: Paul Vigil

APPLICANT: Steven L. Cohen and Associates, P.A.

ADDRESS: 1017 SW 4th Street

GENERAL LOCATION: Approximately 150 feet east of the northeast corner of the SW 4 Street and SW 11 Avenue intersection (north side).

LEGAL DESCRIPTION: Waverly Place 2-19 D Lot 7, 9 Blk 107

COMMISSION DISTRICT: 2

Motion made by Mr. Blank, seconded by Ms. Flowers to approve, with the following conditions, the request for a Certificate of Appropriateness under case number H17003 on June 5, 2017, to address proposed modifications to the original concept presented before the HPB to the original concept presented before the HPB based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines, as outlined in the above staff memorandum:

1. All glass shall be clear with the option of a low-e coating; and,
2. Applicant shall provide a protection plan for the historic structures located on site during construction activity to be submitted to the Urban Design and Planning Division, HPB Liaison, prior to submitting for permits; and,
3. Reduce the height of the windows on the third floor of the north elevation of building C to 8'0"; and,
4. The applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The shovel test survey and any further preliminary testing recommended by the archeologist must be provided prior to permitting and if monitoring is required, a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison within 45 days following the completion of the ground disturbing work; and,
5. This application is subject to the approval by Zoning and all ULDR requirements.

In a roll call vote, motion passed 7-1 with Chair Kyner opposed.

3. CASE: H18006

REQUEST: Certificate of Appropriateness for New Construction > 2000 SF GFA:
• Construction of a new three-story eight unit townhouse development on a vacant lot.

OWNER NAME: Tequesta Holdings LLC

APPLICANT: Marco Ruiz, Tequesta Holdings LLC

ADDRESS: 1001 SW 4th Street
GENERAL LOCATION: Northwest corner of the SW 4th Court and SW 10th Avenue intersection.
LEGAL DESCRIPTION: Waverly Place 2-19 D Lots 1 & 3 Blk 107
COMMISSION DISTRICT: 2

Motion made by Mr. Marcus, seconded by Mr. Blank to approve, [with the following conditions](#), the request for a Certificate of Appropriateness under case number H18006 located at 1001 SW 4th Street for the new construction of a three-story townhouse development based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines, as outlined in the above staff memorandum.

1. All glass shall be clear with the option of a low-e coating; and,
2. Masonry courtyard wall is limited to a height of 30" above grade; and,
3. Placement of additional Bahama Shutters on the third level of the SW 4th Street elevation on only the four windows to the left of the balcony area to extend the pattern of placement of the shutters along the SW 10th Avenue elevation; and,
4. While the renderings are representative of the project, the drawn elevations shall supersede all differences between the renderings and elevations; and,
5. The applicant has contracted with Advance Archaeology, Inc. (AAI) to provide a Phase I archaeological assessment survey of the property and has submitted the initial report and has recommended to provide archaeological monitoring during ground disturbance activity AAI shall provide a final report to the Historic Preservation Board Liaison within 45 days following the completion of work; and,
6. This application is subject to the approval by Building, Zoning, and all ULDR requirements.
7. The applicant will [take another look at the colors reconsider the palette](#) to incorporate something more appropriate for Sailboat Bend and South Florida.

In a roll call vote, motion passed 8-0.

I. COMMUNICATION TO THE CITY COMMISSION

II. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

1. Discussion of after-the-fact approvals and improvement of the review process.
2. Move and vote to amend current HPB meeting calendar to move HPB meeting date from Tuesday, September 4, 2018, at 5pm to Wednesday, September 5, 2018, at 5pm.

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE HISTORIC PRESERVATION BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.