



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
 CITY OF FORT LAUDERDALE
 MONDAY, AUGUST 6, 2018 - 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>6/2017 through 5/2018</u> | |
|---------------------------|-------------------|--|---------------|
| | | <u>Present</u> | <u>Absent</u> |
| David Kyner, Chair | P | 3 | 0 |
| George Figler, Vice Chair | P | 3 | 0 |
| Jason Blank | A | 1 | 2 |
| Brenda Flowers | P | 3 | 0 |
| Marilyn Mammano | P | 3 | 0 |
| Donna Mergenhagen | A | 2 | 1 |
| Arthur Marcus | P | 3 | 0 |
| David Parker | P | 3 | 0 |
| Richard Rosa | P | 3 | 0 |
| Jason Wetherington | P | 2 | 0 |

City Staff

Shari Wallen, Assistant City Attorney
 Trisha Logan, Planner III
 Suellen Robertson, Administrative Assistant
 Lian Chan, Recording Secretary, Prototype Inc.

Communication to the City Commission

None

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|--------------|---|-------------|
| 1. H-18-013 | John Mulroy , agent/Dawn Coastal Properties LLC | <u>2</u> |
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1. Call to Order/Pledge of Allegiance

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:03 p.m.

II. Determination of Quorum/Approval of Minutes

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

Motion made by Mr. Figler, seconded by Mr. Wetherington, to approve the minutes of the Board's July 2018 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.

Board members disclosed communications and site visits they had regarding each case.

IV. Agenda Items:

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| | | | |
|---------------------------------|--|--------------|--|
| Case | H18013 | FMSF# | |
| Owner | Dawn Coastal Properties LLC | | |
| Applicant | John Mulroy | | |
| Address | 813 SW 2 Court | | |
| General Location | Approximately 170'-0" west of the intersection of SW 2 nd Court and SW 8 th Avenue, on the north side of the block. | | |
| Legal Description | BRYAN SUB OF BLK 21 FT LAUD 1-29 D LOT 8 | | |
| Existing Use | Multi-Family Residential | | |
| Proposed Use | Multi-Family Residential | | |
| Zoning | RML-25 | | |
| Applicable ULDR Sections | 47-24.11.C.3.c.i, 47-17.7.B | | |
| Request | Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> Removal of security bars, installation of removable hurricane shutters on (2) openings, and installation of accordion shutters on (10) openings. | | |

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

- In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.i of the ULDR, staff recommends that the application for a Certificate of Appropriateness for minor alterations for the removal of security bars, installation of removable hurricane

shutters on (2) openings, and installation of accordion shutters on (10) openings be **Approved with the following Conditions:**

1. Openings #1 and #2 on the front facade shall use visually minimal exterior fasteners or bolts painted to match the color of the surrounding wall.
2. Openings #3 and #12 shall also utilize removable hurricane shutters with visually minimal exterior fasteners or bolts painted to match the color of the surrounding wall.

John Mulroy, agent for the owner, said the rear window - #12 - would be difficult to access and thought they could use an accordion shutter there.

Mr. Marcus recalled the Board had approved impact windows in the front and shutters on the sides and rear of a building recently and asked how this was different. Ms. Logan said the house Mr. Morgan was referring to is a historic landmark and had been approved for a bolt system on three sides and impact windows on the front. She said in Sailboat Bend, the board had typically approved using the bolt system for what was visible from the right-of-way and accordion shutters for the other windows.

Ms. Mammano felt they should be strict about the front façade and more flexible with side and rear facades. Mr. Figler did not want to allow accordion shutters on a façade that might be visible from the right-of-way. He recommended they adhere to Ms. Logan's recommendation for this building as well as for any that they reviewed in the future.

Ms. Flowers agreed with Ms. Mammano that windows #3 and #12 would not be very visible and she would approve accordion shutters there. Ms. Mammano clarified that she was talking about this particular circumstance, not always. Ms. Flowers thought it would be difficult to see windows #3 and #12 from the street.

Chair Kyner opened the public input portion of the meeting. There being no one present wishing to address the Board on this matter, Chair Kyner closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Mammano, seconded by Mr. Wetherington to approve the request for a Certificate of Appropriateness for Minor Alteration under case number H18013 located at 813 SW 2 Court for Removal of security bars, installation of removable hurricane shutters on (2) openings, and installation of accordion shutters on (10) openings, with the following condition:

Openings numbered one (1) and two (2) will utilize removable hurricane shutters with visually minimal bolts painted to match the color of the surrounding wall, and all other openings, ten in total, will utilize accordion shutters.

In a roll call vote, motion passed 7-1 with Mr. Figler opposed.

VI. Good of the City

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Mr. Marcus requested an update following the July 10 City Commission conference meeting. Ms. Logan reported that at the conference meeting, the Commission had heard a presentation regarding the surveys and public input had been invited. The Commission had discussed it and concluded that the ULDR needed to be updated and to look at incentives as the first two priorities. Staff was working on the ULDR updates that she would present to the HPB in a month or so for review and comment. Any amendments would need to be presented to the Planning and Zoning Board and then for two readings at the City Commission.

Mr. Marcus said that the biggest take away for him was creating more incentives for property owners for historic designation. Ms. Logan was not sure how they will move forward with incentives and it will be a separate component from the current ULDR updates. Mr. Marcus said they needed to have the incentives clearly defined before going back to the neighborhoods. Ms. Mammano recalled the community was concerned about incentives, sea level rise remediation and insurance. Ms. Wallen said they intended to meet with counterparts in other municipalities after they had amended the ULDR to learn how they have addressed these types of issues. Chair Kyner asked if staff was considering the changes the committee had proposed years ago and Ms. Wallen said they were starting from scratch. Ms. Logan stated they were using the existing framework.

Ms. Mammano suggested the public meetings focus on getting input, not on the technicalities of amending the ordinance. Chair Kyner felt the outreach should start with people who already owned historic houses.

Ms. Wallen said they had been discussing whether or not the guidelines should be codified or remain guidelines. This would be addressed in a different ordinance.

Ms. Flowers wanted to be able to provide statistics of the benefits of historic preservation in other municipalities. Mr. Figler said the National Trust had this data online. Ms. Logan explained it was difficult to make the argument of the economic advantage of historic districts because in some communities it was not necessarily perceived as a positive. She stated that there were also other benefits to highlight, such as design review and having design control over a neighborhood.

Mr. Figler said a major concern was insurance, so providing help with insurance would be an important incentive.

Chair Kyner thought the beach properties listed as possible for designation should be the springboard for outreach efforts. He recalled that some of these property owners had attended the meeting and been very negative, but believed there must some owners who wanted designation.

Mr. Marcus also wanted to educate the public about the value of historic properties. Chair Kyner agreed, and thought it could change a property owner's perspective of the value of his/her property.

Ms. Flowers said many people did not care if their property was designed by a particular architect or in a particular time. They were worried that their property's value would be limited by what a new owner could do with it. Mr. Figler noted that a historical property could be creatively redeveloped while saving a historic façade.

Ms. Mammano suggested Board members discuss their ideas with the Commission members who appointed them.

Ms. Logan reported they were preparing to launch the online plan review/permitting system. She asked Board members if they were comfortable reviewing plans digitally. Mr. Figler said for larger projects, he would need drawings to review.

Ms. Logan asked Board members to let her know about their experiences with the City email system so she could let the City Clerk know. Ms. Mammano informed everyone that they could set up the City email account to forward the emails to their private email accounts.

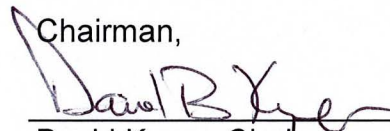
V. Communication to the City Commission

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None

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:07 p.m.

Chairman,


David Kyner, Chair

Attest:



ProtoType Inc. Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

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