



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD  
 CITY OF FORT LAUDERDALE  
 TUESDAY, MARCH 5, 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 6/2017 through 5/2018</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	8	1
George Figler, Vice Chair	P	7	2
Jason Blank	P	4	0
Brenda Flowers	P	9	0
Marilyn Mammano	A	7	2
Donna Mergenhagen	P	8	1
Phillip Morgan	P	8	1
Arthur Marcus	P	9	0
David Parker	P	3	0
Richard Rosa	P	2	0

**City Staff**

Tania Amar, Assistant City Attorney  
 Shari Wallen, Assistant City Attorney  
 Teresa Wright, Administrative Aide  
 Trisha Logan, Planner III  
 Lian Chan, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None

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

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:00 p.m.

**II. Determination of Quorum/Approval of Minutes**

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

**Motion** made by Ms. Mergenhagen, seconded by Mr. Marcus, to approve the minutes of the Board's February 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.**

Ms. Logan introduced Shari Wallen, the Assistant City Attorney who would attend the Board's meetings from now on.

Ms. Logan described the process by which an after-the-fact request was presented to the Board:

- Work was done without a permit
- Changes were made at the job site

Only in the event that in-kind changes are made, is Ms. Logan able to approve them administratively.

Mr. Marcus recalled the Board had sent a communication to the City Commission some time ago asking for staff approval for some items so they would not need to be presented to the Board. Ms. Logan stated this would require a code change. Mr. Marcus hoped the new City Commission would be more receptive to this suggestion and Chair Kyner suggested a discussion related to this could be put on the Board's next agenda.

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

**IV. Agenda Items:**

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<b>Case</b>	H18001	<b>FMSF#</b>	BD01724
<b>Owner</b>	Las Olas Beach Club Condominium Association, Inc.		
<b>Applicant</b>	Edgar V. Duenas, Bunker Engineering		
<b>Address</b>	101 S. Fort Lauderdale Beach Boulevard		
<b>Landmark/District</b>	Lauderdale Beach Hotel		
<b>General Location</b>	Fronting South Fort Lauderdale Beach Boulevard between		



	Cortez Street and Poinsettia Street.
<b>Legal Description</b>	That portion of the structure located on a portion of Lots 1 and 2, Block 1, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, AND: a PORTION OF Lots 1, 2, and 3, Block 4, AMENDED PLAT OF LAS OLAS BY THE SEA, according to the Plat thereof, as recorded in Plat Book 1, Page 6, of the Public Records of Broward County, Florida.
<b>Existing Use</b>	Multi-family residential
<b>Proposed Use</b>	Multi-family residential
<b>Zoning</b>	PRD
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i
<b>Request(s)</b>	Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> <li>• <b>After-the-Fact</b> installation of a new BBQ area and fireplace on the sixth floor roof deck, as well as associated renovations to the existing conditions of the sixth floor roof deck.</li> </ul>

[See staff report attached hereto]

Ms. Logan read the staff report and concluded with:  
 In accordance with Sections 47-24.11.C.3.c.i of the ULDR staff recommends that the application for the after-the-fact installation of a new BBQ area and fireplace on the roof deck, as well as associated renovations to the existing conditions of the roof be **Approved**.

Peter Anderson, general manager, said they had pulled a permit, which had gone through the administrative review. He explained that they had an agreement with the Broward Trust for Historic Preservation, who had reviewed the project and provided comments prior to the project start. It was not until closing out the City permit that they were informed the project should be presented to the Board.

Mr. Marcus wondered how the applicant had not been informed when applying for the City permit that the project must be reviewed by the Board and Ms. Logan stated she was usually alerted at the beginning of the permit process.

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 Mr. Figler, seconded by Mr. Blank to approve the request for a Certificate of Appropriateness for Minor Alterations under case number H18001 located at 101 S. Fort Lauderdale Beach Boulevard for After-the-Fact installation of a new BBQ area and fireplace on the sixth floor roof deck, as well as associated renovations to the existing conditions of the sixth floor roof deck, based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the above staff memorandum. In a voice vote, motion passed 9-0.

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<b>Case</b>	H18003	<b>FMSF#</b>	
<b>Owner</b>	Muammer Ihsan Kalkavan		
<b>Applicant</b>	Rasim Cinar		
<b>Address</b>	1524 Argyle Drive		
<b>General Location</b>	Approximately 50 feet southwest of the SW 15 <sup>th</sup> Terrace and Argyle Drive intersection		
<b>Legal Description</b>	LOT 15 BLK 1 AMENDED PLAT OF RIVER HIGHLANDS P.B.15, P.69		
<b>Existing Use</b>	Residential		
<b>Proposed Use</b>	Residential		
<b>Zoning</b>	RS-8		
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i, 47-24.11.C.3.c.iii, 47-17.7.B		
<b>Request</b>	<p><b>Proposed and After-the-fact</b> modifications to the previously issued Certificates of Appropriateness (HPB case number H17001).</p> <p>Certificate of Appropriateness for Major Alteration:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>		

[See staff report attached hereto]



Ms. Logan read 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 COA 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 to be **Approved with the Following Condition:**

1. The stone finish in select locations on the first floor of the north, south, and west elevations shall not be approved as part of this application. The applicant shall continue the treatment from above with a smooth stucco finish.

Rasim Cinar, contractor, explained that mixing elements was becoming popular. The owner wanted to keep the existing look while adding a modern touch with the split-face stone.

Mr. Marcus liked the proposed elevation because eliminating the large sliding door with windows was more in keeping with the neighborhood. He asked why this was an after-the-fact request and Mr. Cinar stated the owners had changed their minds during construction. He said the hurricane had also affected their plans; after the hurricane, the HardiPlank the owner originally wanted became prohibitively expensive.

Mr. Blank asked if the issue was the type of stone and Ms. Logan replied a more indigenous stone, such as coral rock or keystone, would be acceptable. Mr. Cinar agreed to investigate if those materials would be acceptable to the owner.

Chair Kyner suggested continuing the request to give Mr. Cinar time to discuss viable options with the owner. Ms. Logan reported the deadline for resubmitting the request for the Board's next meeting was the following Monday, March 12, 2018.

Mr. Cinar requested a continuance.

**Motion** made by Mr. Blank, seconded by Ms. Flowers to continue the application for a Certificate of Appropriateness to the Board's April meeting. In a voice vote, motion passed 9-0.

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<b>Case</b>	H18004
<b>Owner</b>	<b>Broward County Board of County Commissioners</b>
<b>Applicant</b>	<b>Ariadna Musarra, Director/County Architect, Construction Management Division</b>
<b>Address</b>	100 S. Andrews Avenue

<b>General Location</b>	Northeast corner of South Andrews Avenue and SE 2 <sup>nd</sup> Street
<b>Legal Description</b>	STRANAHANS SUB LOTS 13 TO 18 BLK 14 FT LAUDERDALE 3-10 D COMM NE COR BLK A, SLY 24.96 TO POB, NWLY 28.25, WLY 5 FT S OF THE N/L FOR 215.94, SWLY 35.39, S 23 FT E OF W/L FOR 235, SELY 35.32, ELY 215.99, NELY 28.31, NLY 245 TO POB
<b>Zoning</b>	RAC-CC
<b>Existing Use</b>	Library
<b>Proposed Use</b>	Library
<b>Applicable ULDR Sections</b>	ULDR Section 47-22.3; Section 47-24.11.C.3.c.i ; Section 47-24.11.C.3.c.ii; Section 47-24.11.C.3.c.iii
<b>Request(s)</b>	<p><b>Certificate of Appropriateness for minor alteration.</b></p> <ul style="list-style-type: none"> <li>• Re-waterproofing of exterior terraces and planters, and installation of new terrace tile, deck drains, benches, and pigeon netting.</li> </ul>

[See staff report attached hereto]

Ms. Logan read 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 COA for minor alterations to include re-waterproofing of exterior terraces and planters, new terrace tile, deck drains, benches, and pigeon netting to be **Approved**.

Ariadna Musarra, Director and County Architect for Broward County Construction Management Division, said this was a straightforward replacement project. She explained they were still getting water in the building due to deterioration of the waterproofing material.

Chair Kyner stated that he liked the cylinders that support the benches and asked if the proposed apron could be recessed enough to still see them. Ms. Musarra agreed to look into this.

Ms. Mergenhagen noted the plantings at the library were dead and asked if they were working with a horticulturalist to determine the proper plantings. Ms. Musarra explained that part of the project was resurfacing, waterproofing and irrigation of the planters.

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 Mr. Blank, seconded by Mr. Marcus to approve with conditions the request for a Certificate of Appropriateness for Minor Alterations under case number H18004 located at 100 S. Andrews Avenue for re-waterproofing of exterior terraces and planters, and installation of new terrace tile, deck drains, benches, and pigeon netting, based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the above staff memorandum, with one condition:

1. Skirting on benches be recessed as much as possible as permitted by federal, state, and local law to allow for visibility of the cylindrical supports. In a roll call vote, motion passed 9-0.

**Review and Comment**

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<b>Case</b>	H18005	<b>FMSF#</b>	8BD3165
<b>Owner</b>	City of Fort Lauderdale		
<b>Applicant</b>	City of Fort Lauderdale		
<b>Address</b>	See legal description below		
<b>General Location</b>	Approximately 165'-0" south of the intersection of East Las Olas Boulevard and Coconut Isle		
<b>Legal Description</b>	VENICE 8-12 B STREETS DEDICATED TO PUBLIC PER PLAT		
<b>Existing Use</b>	Bridge		
<b>Proposed Use</b>	Bridge		
<b>Applicable ULDR Sections</b>	City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element		
<b>Request</b>	Board Review and Comment on a project to remove and replace the National Register eligible Grande Canal Arch Deck bridge undergoing a Section 106 Review for Adverse Effects		

[See staff report attached hereto]

Ms. Logan read the staff report and concluded with:

Due to limitations in an alternative approach to preserve the Grande Canal Arch Deck bridge that has been considered eligible for the National Register as well as taking into account the prior alterations that have impacted the integrity of the historic bridge design, staff would recommend the following to be taken into consideration for inclusion in communications to the State Historic Preservation Office:

1. If it is determined that the existing bridge is to be demolished, documentation of the existing bridge utilizing the Historic American Engineering Records (HAER) standards should be completed prior to execution.
2. Consideration given to the re-use and incorporation of existing architectural elements from the historic bridge into the widened bridge such as the existing balustrade, where feasible. If not feasible, consideration given to replicate existing architectural elements from the balustrade with distinction from the original design.

Raymond Nazaire, Project Manager, introduced Ronald Sanchez, consultant and bridge designer. Mr. Sanchez explained that the existing bridge was functionally obsolete because it was not wide enough and did not have sidewalks. There was significant chloride intrusion in the concrete, which had been shored up with a beam approximately 20 years ago. The proposed bridge would be wider and have sidewalks. It would also be raised to make it more resilient to sea level rise, hurricane flooding and debris accumulation. The railings were also substandard and would be replaced with ones that have been crash-tested. Construction would be phased in, as there was not sufficient right-of-way to build a parallel structure at once.

Mr. Marcus stated he was "underwhelmed" by the design of the new bridge, compared to the existing one, which had some historic character. He liked the idea in the staff report of using some existing elements or creating a modern interpretation of the existing bridge. Mr. Blank asked if the design of the existing pillars could be incorporated and Mr. Sanchez explained that it could be, but this would result in a rail design that far exceeds the size of a crash-tested rail because the design becomes much more conservative than what a crash-tested rail allows. There is a library of crash-tested rails to which design elements could be added to and enlarged as long as inside of the element they are the same crest as the rail. Mr. Marcus remarked on the rails approved in Miami Beach for the bridges that connected the Venetian islands and commented on the fact that this replacement bridge would set a precedent for other bridges that may be replaced in the future. Ms. Mergenhagen agreed that the "Grecian urn" look on the existing pillars had more flow and dynamism than the proposed design. If that could not be mimicked, she asked if they could be used as a design element at the entries. Mr. Sanchez agreed that the "windows" in the railing could mimic the profile of the existing pillar and add a top rail similar to that of the existing bridge, but the space between each pillar must retain a minimum distance between each opening.

Ms. Mergenhagen asked if the geometry of the bridge would change with the new installation. Mr. Sanchez described the reconstruction process to help explain the change in geometry. Overall, the span would be shorter, as would the distance between the bulkheads, but the resulting hydraulic channel would be larger.



Chair Kyner asked if the bridge was eligible for the National Register for Historic Structures. Ms. Logan said the original assessment from the consultant performing the cultural resource assessment survey was that it was eligible, but the report had been updated to reflect the alterations that had changed the appearance of the underside of the arch, which was why the Luten Bridge Company was considered in the forefront of bridge design at the time. The consultant had updated the report to state the bridge was no longer eligible for the National Register. Ms. Mergenhagen asked if the alteration could be reversed and the original structure left intact to be preserved. Mr. Sanchez reminded the Board that the bridge had deteriorated and was therefore load-limited.

Chair Kyner asked why they were employing "old technology and old design" instead of rebuilding a bridge that was "completely of its time and satisfies all the fears that we have about what's going to happen to Fort Lauderdale in the future." Mr. Sanchez stated this structure was designed for a 75-year life. There were no reasonable design solutions to accommodate FDOT standards that require clearing the 100-year design wave crest elevation within this space.

Mr. Marcus asked if there were any more exciting designs in the library and Mr. Sanchez stated modern bridge design in Florida and most of the country was very minimalist, efficient and not exciting. There were more attractive designs in Europe, but this was significantly more expensive, which would limit City funds for other needed bridges.

Mr. Sanchez reported they had presented the community with three options and they had chosen the one presented to the HPB. He noted this was the most attractive of the crash-tested railings.

Mr. Marcus stated this would be a precedent for other bridges and wanted to improve the appearance, make it look more like a "bridge of today or historically, be allusions to recall."

Mr. Sanchez recapped the conversation of the HPB, stating that he understands that the board would like something that is more unique and something that can be said it is of this community and not to be confused with another bridge. It should be something that is not what is there now, but something that recalls what is there now.

**V. Communication to the City Commission**

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None

**VI. Good of the City**

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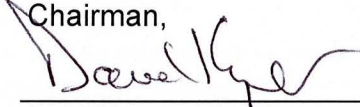
Mr. Marcus had requested an update on the Times Square Shopping Center and Ms. Logan had none, but said she had contacted Code Enforcement concerning the expired

permits. She said the design for the building exterior would not be presented to the Board.

Chair Kyner asked if the Board wished to have additional discussion about improving after-the-fact approvals and the Board agreed.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 6:57 p.m.

Chairman,  
  
\_\_\_\_\_  
David Kyner, Chair

Attest:

  
\_\_\_\_\_  
Proto Type 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.