



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
 CITY OF FORT LAUDERDALE
 WEDNESDAY, FEBRUARY 4, 2019 - 5:00 P.M.
 CITY HALL 8th FLOOR CONFERENCE ROOM
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>6/2018 through 5/2019</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	8	0
George Figler, Vice Chair	P	8	0
Jason Blank	P	6	2
Brenda Flowers	P	7	1
Marilyn Mammano	P	7	1
Donna Mergenhagen	P	7	1
Arthur Marcus	P	8	0
David Parker	P	8	0
Richard Rosa	P	7	1
Jason Wetherington	P	5	2

City Staff

D'Wayne Spence, Assistant City Attorney
 Trisha Logan, Planner III
 Suellen Robertson, Administrative Assistant
 Jamie Opperlee Recording Secretary, Prototype Inc.

Communication to the City Commission

None

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1. H-19-001	Chaitram Kunjbehari and Joyce Kunjbehari	<u>2</u>
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I. 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. Mammano, seconded by Mr. Marcus, to approve the minutes of the Board's January 2019 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	H19001	FMSF#	BD2858
Owner	CJ Kunjbehari INC.		
Applicant	Chaitram Kunjbehari and Joyce Kunjbehari		
Address	331 SW 9 th Avenue		
General Location	Northwest corner of SW 9th Avenue and SW 4th Street		
Legal Description	WAVERLY PLACE 2-19 D LOT 1 S 45,3 S 45 BLK 106		
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"> Replacement of existing non-impact single-hung windows throughout that were installed after-the-fact with new aluminum impact windows to include a mixture of casement windows with muntins and single-hung windows. 		

The applicant was delayed.

[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 under case number H19001 located at 331 SW 9th Avenue to replace existing windows throughout be **Approved with the following Conditions:**

1. All glass shall be clear with an opening of low-e.
2. Areas where siding has been or is to be repaired must match the existing size and material.
3. The application is subject to approval by Building, Zoning, and all ULDR requirements.

Chaitram Kunjbehari, owner, said he had changed out a few windows before finding out the property was historical. He now wanted to change all windows to impact-resistant.

Mr. Kunjbehari informed the Board that the window company had informed him that window # 6 would be 90"x38" instead of what the plans indicated. Each of the three windows would be 30" x 38".

Ms. Logan said the Board could stipulate that the approval was for window #6 to be three windows, each being 30"x38".

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. Marcus, seconded by Ms. Mammano, to **approve with the following conditions** the request for a Certificate of Appropriateness under case number case number H19001 located at 331 SW 9th Avenue to replace existing windows throughout, 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:

1. All glass shall be clear with an option of low-e.
2. Areas where siding has been or is to be repaired must match the existing size and material.
3. The application is subject to approval by Building, Zoning, and all ULDR requirements.
4. Window #6 shall be (3) 30" x 38" windows.

In a voice vote, motion passed unanimously.

V. Communication to the City Commission
None

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VI. Good of the City

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The Board requested an update on the Towers Apartments and Ms. Logan reported she had met with several parties who were interested in purchasing the property to discuss rehabilitating the site. She had not received any formal application yet.

Mr. Spence informed the Board that the dispute resolution arbitration process a developer had begun after the Board's denial of their request was not moving forward.

Mr. Marcus requested the status of the Board's input regarding changes to the Historic Preservation portion of the ULDR. Ms. Logan stated there had been two outreach meetings recently with the Central Beach Alliance. Staff was reviewing comments they had received and would come back to the Board in March or April to provide an update.

Mr. Marcus asked if "educational outreach" had been done and Ms. Logan said staff had prepared a "Frequently Asked Questions" document that was distributed.

Mr. Marcus asked if the City Attorney's Office or the City Commission had prepared a formal statement regarding the question of whether designation could be considered a "taking" of property. Mr. Spence was not aware that the City Attorney had issued a formal statement. Mr. Marcus felt a statement should be prepared before the second round of hearings.

Mr. Spence stated had received an email indicating the Towers Apartments issue had been closed. The respondent had not filed an appeal within 30 days so the Board's decision would stand.

Chair Kyner asked if there was money in the budget to hire temporary help to continue with the surveys. Ms. Logan explained that as far as she knew, there were no funds available for an intern or temporary employee but staff had applied for a grant for a consultant through the State Historic Preservation Office.

Adjournment

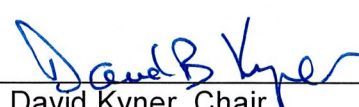
There being no further business to come before the Board, the meeting was adjourned at 5:31 p.m.

Attest:



ProtoType Inc. Recording Secretary

Chairman:



David Kyner, Chair

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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.