



HISTORIC PRESERVATION BOARD MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

Monday, March 4, 2019

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: H19002

REQUEST: Certificate of Appropriateness for Major Alteration

- Exterior alterations including the addition of a two-story front porch, a new balcony on the rear, a two-story rear addition for an outdoor living room and a second-story terrace, modifications to window and door openings, and new windows and doors throughout.

OWNER NAME: Julie Ann Wood

APPLICANT: Arthur S. Bengochea, Architect

ADDRESS: 425 SW 11th Avenue

GENERAL LOCATION: Southwest corner of SW 11 Avenue and Waverly Road

LEGAL DESCRIPTION: BRIDGEVIEW AT SAILBOAD BEND 176-56 B LOT 1
and
BRIDGEVIEW AT SAILBOAD BEND 176-56 B LOTS 2,3

COMMISSION DISTRICT: 2

Motion made by Mr. Figler, seconded by Ms. Mammano, to:
approve with the following conditions the request for a Certificate of Appropriateness for Major Alterations under case number H19002 based on a finding this request complies with the Criteria for Certificates of Appropriateness and the Sailboat Bend Material and Design Guidelines, as outlined in the staff memorandum.

1. All glass shall be clear with the option of low-e.
2. All muntins shall have a raised profile.
3. This application is subject to the approval by Building, Zoning, and all ULDR requirements.
4. Each shutter shall be half the width of each window opening.

In a voice vote, motion **passed** unanimously.

2. CASE: H19003

REQUEST: Certificate of Appropriateness for Minor Alteration

- Installation of an outdoor metal walk-in cooler.

OWNER NAME: Las Olas Promenade Inc., Fred W. Reineke, MD

APPLICANT: GBM Architecture, P.A.

ADDRESS: 701 W. Las Olas Boulevard

GENERAL LOCATION: Northwest corner of W. Las Olas Boulevard and SW 7th Avenue

LEGAL DESCRIPTION: BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 20 LESS RD R/W & LOT 22 BLK 22

COMMISSION DISTRICT: 2

Motion made by Mr. Wetherington, seconded by Mr. Blank, to:
approve with the following conditions the request for a Certificate of Appropriateness for Minor Alteration under case number H19003 located at 701 W. Las Olas Boulevard for a new walk-in cooler on a finding this request complies with the Historic Design Guidelines, as outlined in the staff memorandum.

1. A hedge must be a minimum of 8'-0" in height at the time of planting to screen the cooler.
 2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.
- In a voice vote, motion **passed** unanimously.

3. CASE: H19004

REQUEST: Certificate of Appropriateness for Minor Alteration

- Exterior alterations including an addition to the rear, removal of a screened-in patio, in-kind replacement of existing barrel tile roof, installation of a fence, replacement of windows and doors throughout.

OWNER NAME: Michael Orris and Dahlia Lia

APPLICANT: Roselys Gonzalez

ADDRESS: 734 W. Las Olas Boulevard

GENERAL LOCATION: Southeast corner of W. Las Olas Boulevard and SW 8th Avenue

LEGAL DESCRIPTION: BRYAN SUB BLK 33 FT LAUD 1-29 D LOT 15 LESS E 6,17

COMMISSION DISTRICT: 2

Motion made by Mr. Figler, seconded by Ms. Mammano, to:
approve with the following conditions the request for a Certificate of Appropriateness for Minor Alterations under case number H19004 for the property located at 734 W. Las Olas Boulevard based on a finding this request is consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation, complies with the Historic Preservation Design Guidelines, and complies with the Sailboat Material and Design Guidelines, as outlined in the staff memorandum.

1. All glass shall be clear with the option of low-e.
2. All muntins shall have a raised profile.
3. Configuration of the proposed windows match those shown in the 1988 west elevation with (2) side-by-side windows rather than (3) for the window opening labeled "C" on the window schedule, Sheet A-2.
4. The proposed placement of a 4'-0" wood privacy fence is not approved as part of this application.

5. Retain the original configuration of the front entry containing a single door with two side lites and to utilize a solid panel door or a 1/4 lite door that would be more in keeping with the style of the structure.
 6. This application is subject to the approval by Building, Zoning, and all ULDR requirements.
- In a roll call vote, motion **passed** 9-0.

4. CASE: H19005

- REQUESTS:** Certificate of Appropriateness for Demolition
- Removal of a rear porch addition.
- Certificate of Appropriateness for Minor Alteration
- Repair to wood siding at locations of porch removal; installation of a 6'-0" wood privacy fence to enclose the rear yard.

OWNER NAME: Wren Street Inc.

APPLICANT: Juan Herrera

ADDRESS: 1500 NE 4th Place

GENERAL LOCATION: At the Southeast corner of the intersection of NE 4th Place and NE 15th Avenue

LEGAL DESCRIPTION: LAS OLAS PARK CORR PLAT 6-12 B LOT 1,2 BLK 7

COMMISSION DISTRICT: 2

Motion made by Mr. Blank, seconded by Mr. Rosa, to: **approve** with the following condition the request for a Certificate of Appropriateness for Demolition and Minor Alterations under case number H19005 located at 1500 NE 4th Place 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 staff memorandum.

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements. In a roll call vote, motion **passed** 9-0.

5. CASE: H19006

- REQUEST:** Certificate of Appropriateness for Demolition
- Total demolition of secondary garage/apartment structure.

OWNER NAME: Wren Street Inc.

APPLICANT: Juan Herrera

ADDRESS: 1500 NE 4th Place

GENERAL LOCATION: At the Southeast corner of the intersection of NE 4th Place and NE 15th Avenue

LEGAL DESCRIPTION: LAS OLAS PARK CORR PLAT 6-12 B LOT 1,2 BLK 7

COMMISSION DISTRICT: 2

Motion made by Mr. Wetherington, seconded by Mr. Blank, to:
approve with the following condition the request for a Certificate of Appropriateness for Demolition of the secondary garage/apartment structure under case number H19006 located at 1500 NE 4th Place based on a finding this request complies with Section 47-24.11.C.4.c of the Unified Land Development Regulations, as outlined in the staff memorandum.

1. This application is subject to the approval by Building, Zoning, and all ULDR requirements.
In a roll call vote, motion **failed** 4-5 with Mr. Figler, Mr. Parker, Ms. Flowers, Ms. Mammano and Ms. Mergenhagen opposed.

Motion made by Ms. Mammano, seconded by Mr. Blank, to:
deny the request for a Certificate of Appropriateness for Demolition of the secondary garage/apartment structure under case number H19006 located at 1500 NE 4th Place based on a finding this request does not comply with Section 47-24.11.C.4.c of the Unified Land Development Regulations, as outlined in the staff memorandum.

In a roll call vote, motion **passed** 5-4 with Mr. Wetherington, Mr. Blank, Mr. Rosa and Chair Kyner opposed.

6. CASE: H19007

REQUEST: Certificate of Appropriateness for Minor Alteration

- Window and door replacement in select locations; re-installation of stained glass windows in select locations; and repair of existing stained glass windows.

OWNER NAME: URBN Flagler LLC

APPLICANT: Courtney Crush

ADDRESS: 441 NE 3rd Avenue

GENERAL LOCATION: Southwest corner of NE 3 Avenue and NE 5 Street

LEGAL DESCRIPTION: Designated Portion:
LOTS 1 AND 2, LESS EAST 5 FET, BLOCK 29, NORTH LAUDERDALE AMENDED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

Entire Property:
NORTH LAUDERDALE AMENDED PLAT 1-182D LOTS 1-7, LESS E5 FOR ST, BLK 29

COMMISSION DISTRICT: 2

Motion made by Ms. Mammano, seconded by Mr. Wetherington, to:
approve with the following conditions the request for a Certificate of Appropriateness for Minor Alterations under case number H19007 located at 441 NE 3rd Avenue based on a finding this request is 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 staff memorandum.

1. All windows and doors shall have clear glass with the option of low-e.

2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a voice vote, motion **passed** unanimously.

7. CASE: H19008

REQUEST: Review and Comment for Proposed Change of Use and Exterior Alterations on Non-Designated portion of the First Evangelical Lutheran Church of Fort Lauderdale, a designated Historic Landmark.

OWNER NAME: URBN Flagler LLC

APPLICANT: Courtney Crush
ADDRESS: 441 NE 3rd Avenue
GENERAL LOCATION: Southwest corner of NE 3 Avenue and NE 5 Street
LEGAL DESCRIPTION: Designated Portion:
LOTS 1 AND 2, LESS EAST 5 FET, BLOCK 29, NORTH LAUDERDALE AMENDED PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
Entire Property:
NORTH LAUDERDALE AMENDED PLAT 1-182D LOTS 1-7, LESS E5 FOR ST, BLK 29
COMMISSION DISTRICT: 2

8. CASE: H19010

REQUEST: Modifications to the previously issued Certificates of Appropriateness (HPB case number H18029)

Certificate of Appropriateness for Minor Alteration

- Amendment to a previously issued Certificate of Appropriateness for modification to window and door types in select locations.

OWNER NAME: Thomas and Holly Forney

APPLICANT: Thomas Forney

ADDRESS: 1100 SW 6th Street

GENERAL LOCATION: Southeast corner of SW 6th Street and SW 11th Avenue

LEGAL DESCRIPTION: A PORTION OF LOTS 2 AND 3, BLOCK 21, AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMISSION DISTRICT: 4

Motion made by Mr. Figler, seconded by Mr. Wetherington, to:
approve with the following conditions the request for a modification to the Certificate of Appropriateness for Minor Alteration under case number H19010 located at 1100 SW 6th Street for based on a finding this request is 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 staff memorandum.

1. All windows and doors shall have clear glass with the option of low-e.
2. Utilize a front entrance door with at least a 3/4 view rather than a full view to maintain an appearance more in keeping with the style of the structure.
3. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

In a voice vote, motion **passed** unanimously.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

9. Review of Proposed Updates to the Unified Land Development Regulations (ULDR):

Sections 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness; 47-24.7 - Historic designation; 24-24.8 - Certificate of appropriateness and economic hardship exception; and 47-32 – Historic Preservation Board.