



CITY OF FORT LAUDERDALE

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

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2018 through 5/2019</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	9	0
George Figler, Vice Chair	P	9	0
Jason Blank	P	7	2
Brenda Flowers	P	8	1
Marilyn Mammano	P	8	1
Donna Mergenhagen	P	8	1
Arthur Marcus	A	8	1
David Parker	P	9	0
Richard Rosa	P	8	1
Jason Wetherington	P	6	2

**City Staff**

Shari Wallen, Assistant City Attorney  
Trisha Logan, Urban Planner III  
Suellen Robertson, Administrative Assistant  
Jamie Opperlee Recording Secretary, Prototype Inc.

**Communication to the City Commission**

**Motion** made by Mr. Blank, seconded by Ms. Mammano to send the following Communication to the City Commission:

1. The Board recognizes an issue with the project at 300 S Fort Lauderdale Beach Boulevard and that the site is of archaeological significance which requires and demands archaeological supervision by a licensed archaeologist. The City should expedite any processes necessary to accomplish that goal forthwith. It is also the Board's recommendation that construction stop until an archaeologist is on site to supervise.
2. The Board recommends the City work with Ms. Logan and her team to identify ways to prevent this from recurring in the future.
3. The Board also informs the City Commission that they take archaeological sites in the City very seriously and we believe the City should do the same.
4. There have been repeated incidents such as this in recent years, and the Board recommends there should be internal reinforcement of protection of archaeological sites throughout the City with City staff so the expectations of staff are equivalent to the expectations of the citizens.

In a voice vote, motion passed unanimously.

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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 Mr. Figler, seconded by Mr. Parker, to approve the minutes of the Board's February 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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<b>Case</b>	H19002	<b>FMSF#</b>	
<b>Owner</b>	Julie Ann Wood		
<b>Applicant</b>	<b>Arthur S. Bengochea, Architect</b>		
<b>Address</b>	425 SW 11 <sup>th</sup> Avenue		
<b>General Location</b>	Southwest corner of SW 11 Avenue and Waverly Road		
<b>Legal Description</b>	BRIDGEVIEW AT SAILBOAD BEND 176-56 B LOT 1 and BRIDGEVIEW AT SAILBOAD BEND 176-56 B LOTS 2,3		
<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>Certificate of Appropriateness for Major Alteration:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>

[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 COA for Major Alterations under case number H19002 for the property located at 425 SW 11<sup>th</sup> Avenue to be **Approved with the Following Conditions:**

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.

Arthur Bengochea, architect, stated he believed the house was completed in 1973 and in 2007 the porte cochère was enclosed. The owners wanted to add porches to the front and rear of the building. Mr. Bengochea said they agreed to all staff conditions for approval.

Mr. Figler requested the shutters be made larger to appear that they would cover the windows if they could close. Mr. Bengochea agreed.

Chair Kyner opened the public input portion of the meeting.

Ed Strobel, neighbor, said he and other neighbors fully supported the proposal.

There being no one else 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 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.

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<b>Case</b>	H19003	<b>FMSF#</b>	
<b>Owner</b>	LAS OLAS PROMENADE INC, Fred W. Reineke, MD		
<b>Applicant</b>	<b>GBM Architecture, P.A.</b>		
<b>Address</b>	701 W. Las Olas Boulevard		
<b>General Location</b>	Northwest corner of W. Las Olas Boulevard and SW 7 <sup>th</sup> Avenue		
<b>Legal Description</b>	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 20 LESS RD R/W & LOT 22 BLK 22		
<b>Existing Use</b>	Restaurant		
<b>Proposed Use</b>	Restaurant		
<b>Zoning</b>	RAC-AS		
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i, 47-17.7.B		
<b>Request(s)</b>	Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> <li>• Installation of an outdoor metal walk-in cooler.</li> </ul>		

[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 COA for new walk-in cooler under case number H19003 located at 701 W. Las Olas Boulevard be **Approved with the following Conditions:**

1. The clusia 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.

Frank Rodriguez, restaurant owner, said the very limited space inside the building required the cooler to be located outside. He clarified that the condensing unit would be to the rear of the structure. Mr. Rodriguez agreed to speak to the manufacturer and if painting the exterior would not interfere with the functionality and/or void the warranty, he would paint it forest green to blend in with the hedge.



Ms. Mergenhagen pointed out that a clusia hedge of eight feet would “cost a fortune” and recommended that this be removed from the recommendations. Ms. Logan said any plant material could be used, provided it appropriately screened the unit from sight. Mr. Blank suggested changing the wording of the staff recommendation to indicate that a hedge or fencing could be used to screen the unit from view. Mr. Rodriguez said he would reconsider the hedge material.

Chair Kyner opened the public input portion of the meeting.

Ed Strobel, neighbor, said he approved of the proposal.

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

Jack Brown, the architect’s representative, stated there were other landscaping options for concealing the unit. He agreed to have a landscape architect design a solution.

**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.

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<b>Case</b>	H19004	<b>FMSF#</b>	
<b>Owner</b>	Michael Orris and Dahlia Ilia		
<b>Applicant</b>	Roselys Gonzalez		
<b>Address</b>	734 W. Las Olas Boulevard		
<b>General Location</b>	Southeast corner of W. Las Olas Boulevard and SW 8 <sup>th</sup> Avenue		
<b>Legal Description</b>	BRYAN SUB BLK 33 FT LAUD 1-29 D LOT 15 LESS E 6,17		
<b>Existing Use</b>	Single-Family Residential		
<b>Proposed Use</b>	Single-Family Residential		
<b>Zoning</b>	RML-25		
<b>Applicable ULDR Sections</b>	47-24.11.C.3.c.i, 47-24.11.C.3.c.ii, 47-17.7.B		



<b>Request</b>	<b>Certificate of Appropriateness for Minor Alteration:</b> <ul style="list-style-type: none"><li>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.</li></ul>
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[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-17.7.B, 47-24.11.C.3.c.i, and 47-24.11.C.3.c.ii of the ULDR staff recommends that the application for a COA for Minor Alterations for the property located at 734 W. Las Olas Boulevard to be **Approved with the following Conditions:**

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. 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.
5. The proposed placement of a 4'-0" wood privacy fence is not approved as part of this application.
6. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Michael Orris, owner, requested clarification on what type of fencing they could install. Ms. Logan explained that the current fence was non-conforming and said she would work with Mr. Orris to determine a suitable replacement. She stated if Mr. Orris wanted to install fencing that could not be approved administratively, he would need to bring the request to the Board.

Mr. Orris and Ms. Logan discussed the size of the windows on the west side of the building. Ms. Logan stated the replacement windows' size should be in scale with the other windows on that elevation.

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.

Mr. Blank suggested removing item 4 [regarding the fence] from the list of staff recommendations. Ms. Mammano thought they must specifically deny the fence



because it was on the drawings. Ms. Wallen said the applicant could come back before the Board for a specific fence design.

**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.

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<b>Case</b>	<b>H19005</b>	<b>FMSF#</b>	BD02877
<b>Owner</b>	Wren Street Inc, Mary Elaine Wilson		
<b>Applicant</b>	Juan Herrera		
<b>Address</b>	1500 NE 4 <sup>th</sup> Place		
<b>General Location</b>	At the Southeast corner of the intersection of NE 4 <sup>th</sup> Place and NE 15 <sup>th</sup> Avenue		
<b>Legal Description</b>	LAS OLAS PARK CORR PLAT 6-12 B LOT 1,2 BLK 7		
<b>Existing Use</b>	Vacant (Former Daycare)		
<b>Proposed Use</b>	Residential		
<b>Zoning</b>	RC-15		
<b>Applicable ULDR Sections</b>	ULDR Section 47-24.11.C.3.c.i ; Section 47-24.11.C.3.c.ii; Section 47-24.11.C.4.c		
<b>Requests</b>	Certificate of Appropriateness for Demolition <ul style="list-style-type: none"> <li>• Removal of a rear porch addition.</li> </ul>		



	<p>Certificate of Appropriateness for Minor Alteration</p> <ul style="list-style-type: none"> <li>• Repair to wood siding at locations of porch removal; installation of a 6'-0" wood privacy fence to enclose the rear yard.</li> </ul>
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[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:  
 In accordance with Sections 47-24.11.C.3.c.i, 47-24.11.C.3.c.ii, and 47-24.11.C.4.c of the ULDR, staff recommends that the application for a COA for Demolition and Minor Alterations under case number H19005 located at 1500 NE 4<sup>th</sup> Place be **Approved with the following Condition:**

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

Juan Herrera, applicant, said they wanted to bring the house back to its original state.

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. 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 4<sup>th</sup> 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.

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<b>Case</b>	<b>H19006</b>	<b>FMSF#</b>	BD02877
<b>Owner</b>	Wren Street Inc.		
<b>Applicant</b>	Juan Herrera		
<b>Address</b>	1500 NE 4 <sup>th</sup> Place		
<b>General Location</b>	At the Southeast corner of the intersection of NE 4 <sup>th</sup> Place and NE 15 <sup>th</sup> Avenue		
<b>Legal Description</b>	LAS OLAS PARK CORR PLAT 6-12 B LOT 1,2 BLK 7		



<b>Existing Use</b>	Vacant (Former Daycare)
<b>Proposed Use</b>	Residential
<b>Zoning</b>	RC-15
<b>Applicable ULDR Sections</b>	ULDR Section 47-24.11.C.3.c.i ; Section 47-24.11.C.4.c
<b>Request</b>	<p>Certificate of Appropriateness for Demolition</p> <ul style="list-style-type: none"> <li>• Total demolition of secondary garage/apartment structure.</li> </ul>

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.11.C.3.c.i and 47-24.11.C.4.c of the ULDR, staff recommends that the application for a COA for Demolition of the secondary garage/apartment structure under case number H19006 located at 1500 NE 4<sup>th</sup> Place be **Approved with the following Condition:**

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

Juan Herrera, applicant, said he wanted to bring the property back to single-family status. Ms. Mammano reminded Mr. Herrera that once the secondary structure was demolished, he could lose the ability, potentially, to build another structure or second home on this site. Mr. Herrera said he would rather have the additional privacy on the lot than another structure.

Mr. Figler thought if the property had been designated in its current state, altering it would have a material effect on the overall historical designation of the property.

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.

Mr. Blank recalled that the staff report indicated the carriage house had been on the site to allow Jews and non-white people to use the bathroom on the ground floor. He asked if this historical fact was a reason for designation. Ms. Logan said the basis of the original designation was for the architecture, not the historical qualities. She had ultimately concluded that the overall integrity of the secondary structure was not the same as the main structure. Removal of the secondary structure would not eliminate the significance of the primary structure [the main house]. The main house's significance was not based on having the secondary structure in place.



Chair Kyner suggested the Board consider whether the secondary structure would be strong enough on its own to qualify for designation if the main house were lost.

Ms. Mammano was concerned about “picking off pieces of a historic site.” She said the two structures were built together, and she would need to believe the integrity of the secondary structure was more significantly altered to justify its removal. Ms. Mammano stated she could not support the application.

Mr. Wetherington asked when the Board could weigh the interest of the homeowner superior to the historical significance of a secondary structure on the property. Ms. Wallen stated the Board had one criterion to consider: whether the property or building no longer has significance as a historic, architectural or archeological landmark.

**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 4<sup>th</sup> 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.

Mr. Wetherington felt this was a property rights issue because the current owner had been unable to sell the home because of the restrictions of historical designation. He felt allowing the removal of the secondary structure but retaining the main structure was a good compromise.

Mr. Herrera confirmed that the sale of the home was contingent upon demolition of the secondary structure.

Ms. Wallen read from the code and stated removal of the secondary structure would not affect the designation of the main house.

Mr. Blank did not believe the historical significance of the main house would be diminished by removal of the secondary structure.

**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 4<sup>th</sup> 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.

The Board took a brief break.

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<b>Case</b>	<b>H19007</b>	<b>FMSF#</b>	
<b>Owner</b>	<b>URBN FLAGLER LLC</b>		
<b>Applicant</b>	<b>Courtney Crush</b>		
<b>Address</b>	441 NE 3 <sup>rd</sup> Avenue		
<b>General Location</b>	Southwest corner of NE 3 Avenue and NE 5 Street		
<b>Legal Description</b>	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		
<b>Existing Use</b>	Former Church (now vacant)		
<b>Proposed Use</b>	Mixed-use		
<b>Zoning</b>	RAC-CC		
<b>Applicable ULDR Sections</b>	ULDR Section 47-24.11.C.3.c.i ; Section 47-24.11.C.3.c.ii		
<b>Request</b>	Certificate of Appropriateness for Minor Alteration <ul style="list-style-type: none"> <li>Window and door replacement in select locations; re-installation of stained glass windows in select locations; and repair of existing stained glass windows.</li> </ul>		

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:

In accordance with Sections 47-24.11.C.3.c.i and 47-24.11.C.3.c.ii of the ULDR, staff recommends that the application for a COA for Minor Alterations under case number H19007 located at 441 NE 3<sup>rd</sup> Avenue be **Approved with the following Conditions:**

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



2. Entrance doors on the east façade of the 1955 addition shall be solid panel door to match those shown in the original plans.
3. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Courtney Crush, attorney, provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ms. Crush stated the windows had already been removed when the property was designated, but there had been a condition in the designation resolution that the non-designated windows would be returned to the property.

Ms. Crush explained they intended an active use of the property, including a restaurant, and they wanted the activity to be visible through the front door. This was why they had proposed a glass front door.

The Board and Ms. Crush discussed options for the front door. Ms. Mammano suggested striking the proposed glass door from the application and the applicant could return with a different door design. She believed the applicant could design a door with some glass that could be approved and did not want to hold up the other approvals. Ms. Crush reiterated their desire for the door to be transparent.

Chair Kyner opened the public input portion of the meeting.

Robin Merrill said she had been involved in the property's designation. She had also participated in developing plans for the future of the building. She agreed that the door should be glass to interact with the outside and engage pedestrians. She said this had been done in Palm Beach historical churches.

Reverend Paul Pfadenhauer, former pastor of this church, said he supported the proposed plans.

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

Mr. Figler did not want an "all glass, industrial looking door" used and could not support the application until another design that would do justice to the façade was found.

Chair Kyner noted that church doors in Spain had built-in shutters that could reveal glass when open during the day.

Mr. Wetherington thought that the contemporary glass doors would help draw the community in.



Mr. Blank asked the reason for Ms. Logan's recommendation regarding the door and Ms. Logan said her recommendation was based on the original style of the door. What was proposed was not appropriate because of the commercial style, but she believed there could be some middle ground, such as the design Chair Kyner suggested.

Ms. Crush suggested two sets of doors, outer solid wood doors and inner glass doors. Ms. Mammano did not want to redesign the doors now. She acknowledged that the project would come before the Board again and recommended the redesigned doors be presented then.

Mr. Wetherington suggested removing staff condition number two with the understanding that the solid outer doors would remain. Ms. Logan confirmed that only the exterior of the building was designated; work inside the building was not subject to the Board's review.

Ms. Crush withdrew the request to change the door.

**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 3<sup>rd</sup> 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.

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<b>Case</b>	H19008	<b>FMSF#</b>	
<b>Owner</b>	URBN FLAGLER LLC		
<b>Applicant</b>	Courtney Crush		
<b>Address</b>	441 NE 3 <sup>rd</sup> Avenue		
<b>General Location</b>	Southwest corner of NE 3 Avenue and NE 5 Street		
<b>Legal Description</b>	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 AMMENDED PLAT 1-182D LOTS 1-7, LESS E5 FOR ST, BLK 29
<b>Existing Use</b>	Former Church (now vacant)
<b>Proposed Use</b>	Mixed-use
<b>Zoning</b>	RAC-CC
<b>Applicable ULDR Sections</b>	City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element
<b>Request</b>	Review and Comment for Proposed Change of Use and Exterior Alterations on Non-Designated portion of the Historic Landmark.

[See staff report attached hereto]

Courtney Crush, attorney, provided a Power Point presentation, a copy of which is attached to these minutes for the public record. She pointed out where the new courtyard would be on the site.

Ms. Crush confirmed that the Board was only considering the property up to the terrace.

Mr. Blank said this type of use was wonderful for the City and he looked forward to it.

Ms. Logan reminded the Board that this item pertained to the non-designated portion of the building only so the Board would not make a motion to approve or deny the changes.

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<b>Case</b>	<b>H19010</b>	<b>FMSF#</b>	BD02877
<b>Owner</b>	<b>Thomas and Holly Forney</b>		
<b>Applicant</b>	<b>Thomas Forney</b>		
<b>Address</b>	1100 SW 6 <sup>th</sup> Street		
<b>General Location</b>	At the southwest corner of SW 6 <sup>th</sup> Street and SW 11 <sup>th</sup> Avenue		
<b>Legal Description</b>	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.		



<b>Existing Use</b>	Single-Family Residential
<b>Proposed Use</b>	Single-Family Residential
<b>Zoning</b>	RS-8
<b>Applicable ULDR Sections</b>	ULDR Section 47-24.11.C.3.c.i ; Section 47-24.11.C.3.c.ii
<b>Request</b>	<p>Modifications to the previously issued Certificates of Appropriateness (HPB case number H18029)</p> <p>Certificate of Appropriateness for Minor Alteration</p> <ul style="list-style-type: none"> <li>• Amendment to a previously issued Certificate of Appropriateness for modification to window and door types in select locations.</li> </ul>

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:  
 In accordance with Sections 47-24.11.C.3.c.i and 47-24.11.C.3.c.ii of the ULDR, staff recommends that the application for a COA for minor alteration; modification to window and door types in select locations under case number H19010 located at 1100 SW 6<sup>th</sup> Street be **Approved with the following Conditions:**

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. Modification to the windows in the first floor rear dining room located to change from the previously approved fixed or casement windows to horizontal slider windows is not included as part of this approval.
4. Modification on the east elevation to modify (2) openings from the previously approved French doors to sliding glass doors is not included as part of this approval.
5. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Blake Lupton, site superintendent, said they were withdrawing the following:

- The change to the eastern elevation doors in staff condition #4
- The modification to the windows in the first floor rear dining room in staff condition #3

They also agreed to staff condition #2 regarding the front doors.

Ms. Logan remarked on the number of changes to this property over time and this allowed for more flexibility.



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. 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 6<sup>th</sup> 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.

## VI. Good of the City

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Sara Ayers-Rigsby, Florida Public Archaeology Network, said construction in the Las Olas/beach area was interfering with a known archaeological site and there had been no archaeological investigation done. They would like to see an archaeological investigation on the site and also wanted to ensure that this did not recur in the City.

Ms. Logan said there were not strict regulations in the code for archaeology, there is only one section in the code related to archaeology. She informed the Board that staff was still looking into this matter and are trying to understand the process this project went through for approval. Ms. Mammano asked if the City had a map of archaeologically sensitive sites available to all departments and Ms. Logan said there was such a map.

Ms. Ayers-Rigsby said she would like archaeologically sensitive sites flagged so this did not happen again. The City could also start archaeological monitoring of this site.

Ms. Logan said this type of project did not go through the same channels that brought archaeology to her attention but she was not sure what happened in this instance. She needs to understand what happened in this case to make recommendations on how these projects can be flagged in the future..

Ms. Mammano pointed out that in many cases, the City did not follow its own rules and regulations regarding historic preservation.



## V. Communication to the City Commission

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**Motion** made by Mr. Blank, seconded by Ms. Mammano to send the following Communication to the City Commission:

1. The Board recognizes an issue with the project at 300 S Fort Lauderdale Beach Boulevard and that the site is of archaeological significance which requires and demands archaeological supervision by a licensed archaeologist. The City should expedite any processes necessary to accomplish that goal forthwith. It is also the Board's recommendation that construction stop until an archaeologist is on site to supervise.
2. The Board recommends the city work with Ms. Logan and her team to identify ways to prevent this from recurring in the future.
3. The Board also informs the City Commission that they take archaeological sites in the City very seriously and we believe the City should do the same.
4. There have been repeated incidents such as this in recent years, and the Board recommends there should be internal reinforcement of protection of archaeological sites throughout the City with City staff so the expectations of staff are equivalent to the expectations of the citizens.

In a voice vote, motion passed unanimously.

Chair Kyner asked if other cities were addressing this. Ms. Ayers-Rigsby said some cities issue a Certificate to Dig, which help flag sites for review by a historic preservation office. Ms. Logan said there was existing language for issuing certificates to dig in Broward, Miami-Dade and Palm Beach counties. Miami's language worked well because it provided consistency across city and county lines.

### **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.

Ms. Logan provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Andrew Schein, attorney, said the City had a map of "Archaeologically Significant Zones" not sites, and this covered approximately 20% of the City. The new code



language required a Certificate of Appropriateness for alteration of any "archeological site."

Mr. Schein suggested further clarifying the definition of "archeological site" and a map showing what an archeological site was in the City of Fort Lauderdale.

Ms. Logan stated there were no designated archeological sites in the City. They discuss making a clarification within the definition related to locally designated archaeological sites.

Ms. Mammano asked how they could implement the resolution, which gave the ability to issue a Certificate of Appropriateness for the excavation of an archeological site, if there was no list of archeological sites. Ms. Logan stated there was the ability to designate an archeological site in the code.

Ms. Mergenhagen said the Board had earlier discussed adding language to hold the City responsible to honor the same rules or attention to the archeologically significant zones map. Ms. Logan explained that the certificate to dig process was part of phase three of the amendment process.

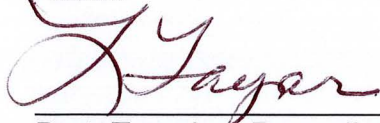
Ms. Mammano noted they were now defining contributing and non-contributing structures. She asked if the definition would make the unofficial list they had for existing districts official. Ms. Logan stated this would allow them to make a list official, but it would require the neighborhood to be re-surveyed and an amendment to the district. Ms. Mammano thought they should be adopting an official "contributing" and "non-contributing" list to enable them to implement the legislation.

Ms. Mammano requested a periodic list of applications being done administratively on a GIS map and Ms. Logan agreed to think about the suggestion

**Adjournment**

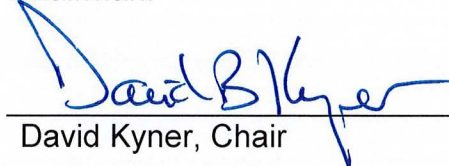
There being no further business to come before the Board, the meeting was adjourned at 9:28 p.m.

Attest:



ProtoType Inc. Recording Secretary

Chairman:



David Kyner, Chair



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.