



CITY OF FORT LAUDERDALE

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, OCTOBER 7, 2019 - 5:00 P.M.
CITY HALL COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> 6/2019 through 5/2020	
		<u>Present</u>	<u>Absent</u>
George Figler, Chair	A	3	1
Jason Blank, Vice Chair	P	3	1
Caldwell Cooper	P	1	0
Marilyn Mammano [until 5:47]	P	3	1
Donna Mergenhagen	P	2	2
Arthur Marcus	P	4	0
David Parker [arrived 5:04]	P	4	0
Richard Rosa	P	2	2
Tim Schiavone	P	4	0

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Urban Planner III
Yvonne Redding, Urban Planner III
Jamie Opperlee, Recording Secretary, Prototype Inc.

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2. H19026	Brian Tierney and Albert E. Rondeau	2
3. H19027	Manahau Properties, LLC/ Robert Zuccaro, Care Sheet Metal and Roofing Communication to the City Commission Good of the City	5 7 7

I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:01 p.m.

II. Determination of Quorum/Approval of Minutes

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

Motion made by Mr. Marcus, seconded by Ms. Mammano to approve the minutes of the Board's September 2019 meeting. In a voice vote, motion passed 7-1 with Mr. Cooper abstaining.

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 for each agenda item.

IV. Agenda Items:

1. REQUEST: Historic Landmark Site Designation of Birch Square located at 3003 Terramar Street; 600 N. Birch Road; and 609 Breakers Avenue

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Case Number	H19025	FMSF#	BD04481; BD04483; and BD04488
Owner	Multiple Owners		
Applicant	Maryrose Nesbitt (3003 Terramar Street, Units No. 1201, No. 1502, and No. 1503); and Luis F. Martinez (3003 Terramar Street, Unit No. 201)		
Address	3003 Terramar Street; 600 N. Birch Road; and 609 Breakers Avenue		
General Location	The block between Auramar Street to the north, Terramar Street to the south, Breakers Avenue to the east, and N. Birch Road to the west; and the lot located at the Northwest corner of Terramar Street and N. Birch Road.		
Legal Description	The south one-half (S ½) of Lot 7, all of Lot 8, Block 16 and all of Lots 1,2,3,4, Block 14, Birch Ocean Front Subdivision No. 2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida. Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 78,705 square feet or 1.8068 acres more or less.		
Existing Use	Multi-Family Residential		
Proposed Use	Multi-Family Residential		
Zoning	NBRA and ABA		
Applicable ULDR Sections	47-24.11.B.		
Landmark/Historic District	Sailboat Bend Historic District		
Authored By	Trisha Logan, Urban Planner III		

Item removed from agenda

2. REQUEST: Certificate of Appropriateness for Demolition
 • Demolition of garage structure

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Case Number	H19026	FMSF#	
Owner	Brian Tierney and Albert E. Rondeau		
Applicant	Brian Tierney		
Address	934 Waverly Road		
General Location	At the southern point of the intersection of SW 4th Street, SW 10th Avenue, and Waverly Road		
Legal Description	WAVERLY PLACE 2-19 D LOT 8 1/2 BLK 100		

Existing Use	Single-Family Residential
Proposed Use	Single-Family Residential
Zoning	RS-8
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.4.c
Landmark/Historic District	Sailboat Bend Historic District
Authored By	Trisha Logan, Urban Planner III

Brian Tierney, owner, stated during the 2005 property inspection, the inspector recommended the garage be demolished because it was in poor condition. In April 2018, it was discovered that Formosan termites had extensively damaged the property. Mr. Tierney had subsequently had the home and garage tented for termites but the garage had been "destroyed in general." He had included photos of the damage in his application.

Mr. Tierney stated he wanted the garage removed as precisely as possible, with as little damage to the footprint as possible. He also wanted to preserve the concrete slab on which the garage had been built.

[See staff report attached hereto]

Ms. Logan reviewed the staff report and concluded with:
 In accordance with Sections 47-24.11.D.3.c.i. and 47-24.11.D.4.c. of the ULDR, staff finds that the application for a COA for minor alterations under case number H19026 located at 934 Waverly Road meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and partially meets the criteria as outlined in Sections 47-24.11.D.4.c. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Based on site factors including the condition and development history of the subject property, proximity to known resources, and other data, it is my opinion that there is a high probability for the occurrence of significant archaeological deposits within the subject property. Previously, surface and buried archaeological deposits have been observed on adjacent parcels and in vicinity of the subject property.

Ground disturbances caused during the use of hand tools and heavy equipment during demolition may encounter surficial and/or buried archaeological deposits associated with site 8BD102 (Fort Lauderdale 1) and BD87 (Rivermont). Therefore, all demolition and ground disturbance activities are monitored by a professional archaeologist as follows:

a. Archaeological monitoring of all demolition activities which will result in ground disturbances or which will include the use of heavy equipment, especially track-type vehicles.

- i. Monitoring shall be performed by a professional archaeologist who meets the Secretary of the Interior's Professional Standards (36 CFR part 61 as amended); and
- ii. The purpose of the archaeological monitor will be to observe, record, and collect discoveries as they deem appropriate and to identify significant archaeological deposits.
- iii. In the event that significant archaeological materials or unmarked human remains are encountered then the archaeologist shall be empowered to direct the project site manager to halt excavation in the vicinity of the find and to alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
- iv. If, upon visual observation of ground-disturbances, the professional archaeologist deems the subject property does not contain archaeological deposits and that archaeological monitoring is not necessary, the archaeologist shall provide a letter to the Historic Preservation Planner requesting to change these requirements.

b. If, in the event that, unmarked human remains are encountered during the course of development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

c. Upon completion of monitoring work, a final monitoring report shall be submitted to the City's historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7101) for review, determination of significance, and additional actions. The report should detail the dates and activities of monitoring, discoveries, additional recommendations, and identify the disposition of the archaeological collection.

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

Ms. Logan said if Mr. Tierney removed the structure as precisely as he wished, the first condition may not apply because the ground would not be affected. This was conditioned on there being no ground disturbance, but this had not been clarified in the application.

Mr. Tierney described using a Bobcat to remove the garage and pointed out that the gravel driveway led all the way to the garage from the street.

Mr. Cooper questioned Mr. Tierney that if the concrete slab elevation was below FEMA flood standards, the City may force him to elevate it.

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

Mr. Cooper had visited the site but could not get inside a gate to inspect the garage. Ms. Wallen advised Board members not to enter a gated property without permission. Mr. Cooper did not believe a Board member could adequately assess a property without viewing it firsthand. Mr. Blank stated the Board members could view site if possible, but this was often not possible, so they should rely on the application and the staff report.

Mr. Blank said the Board was required to make a finding of fact regarding the items they heard. He made the following findings of fact:

Pursuant to the code, the property in question meets the criteria and was in enough of a poor condition to cause a safety concern, making it ripe for potential demolition. Mr. Marcus and Ms. Mammano disagreed. Ms. Mammano said the staff report indicated the termite structural damage could not be determined.

Mr. Cooper reiterated his concern about voting on this without inspecting the property and wanted to defer the item until Board members could visit the site. Mr. Tierney objected, because the Board had made decisions in the past without visiting a property. Ms. Wallen explained that the code did not specify that Board members must visit a property personally. Board members should refer to the code, and consider the application, testimony, staff report and any other evidence presented, and that the applicant had the burden to prove that the application met the criteria.

Mr. Blank asked that the following findings of fact be included in the resolution:
 The Board finds that the application meets the criterion pursuant to ULDR Section 47-24.11.

Ms. Wallen read the approving resolution:
 A resolution of the Historic Preservation Board of the City of Fort Lauderdale Florida, approving a Certificate of Appropriateness for demolition located at 934 Waverly Road, Fort Lauderdale Florida, within the Sailboat end Historic District. Ms. Wallen included the two conditions from the staff report. Mr. Marcus stated the findings of fact were that the request met the criteria and the garage structure did not define the significance of the main structure.

Motion made by Mr. Marcus, seconded by Ms. Mammano, to approve the resolution with the conditions in the staff report. The findings of fact were that the request met the criteria and the garage structure did not define the significance of the main structure.

In a voice vote, motion passed 7-1 with Mr. Cooper opposed.

- 3. REQUEST: Certificate of Appropriateness for Minor Alteration**
- Replacement of existing 3-tab asphalt shingle roof with new dimensional asphalt shingle roof.

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Case Number	H19027	FMSF#	BD01959
Owner	Manahau Properties, LLC		
Applicant	Robert Zuccaro, Care Sheet Metal and Roofing		
Address	713 NE 17 th Road		
General Location	Approximately 100 feet north of the intersection of NE 17 th Road and NE 7 th Street on the west side of NE 17 th Road		

Legal Description	VICTORIA COURTS 9-49 B LOT 10 LESS S 2 CT 2 TOG WITH E1/2 OF 6 FOOT WIDE VACATED WALK RESERVED AND PARK ABUTTING ON THE WEST ACCORDING TO ORDINANCE NO C-89-130 DESC IN OR 17411/626
Existing Use	Single-Family Residential
Proposed Use	Single-Family Residential
Zoning	RS-8
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17.7.B
Landmark/Historic District	Sailboat Bend Historic District
Authored By	Trisha Logan, Urban Planner III

Mr. Zuccaro, the applicant, said the owner wanted the upgraded, dimensional shingles.

[See staff report attached hereto]

Ms. Logan reviewed the staff reported and concluded with:

In accordance with Sections 47-24.11.D.3.c.i, and 47-24.11.D.3.c.ii of the ULDR, staff finds that the application for a COA for minor alterations under case number H19027 located at 713 NE 17th Road does not meet the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, partially does not meet the criteria in the Secretary of the Interior's Standards for Rehabilitation, and partially does not meet the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

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

Ms. Logan explained that staff could only approve in-kind replacements, not this replacement shingle, which would change the appearance.

Mr. Blank noted that the report indicated the original roof type could not be ascertained for certain, but it was most likely rolled asphalt. Ms. Logan said this conclusion was based on the construction type of the home.

Mr. Marcus pointed out that one of the eight Victoria Court properties already had a dimensional asphalt shingle roof and he wondered how the owner had received approval for it.

Ms. Logan stated the type of roof approved was up to the Board's discretion regarding what would be appropriate. She also made a correction to the record that due to the updates of the Unified Land Development Regulations (ULDR), this application is considered a major alteration, not a minor alteration.

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

Mr. Blank made the factual finding that the application met the criteria in ULDR Section 47-24.11 and the Board agreed.

Ms. Wallen read the approving resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale Florida, approving a Certificate of Appropriateness for Major Alteration located at 713 NE 17th Road, Fort Lauderdale Florida, within the Sailboat Bend Historic District.

Motion made by Mr. Schiavone, seconded by Mr. Rosa, to approve the application, including the condition in the staff report. In a voice vote, motion passed unanimously.

V. Communication to the City Commission

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Mr. Blank made a public records request that the City Attorney's Office obtain a copy of Mayor Trantalis's letter to Governor DeSantis regarding Bonnet House for the Board to discuss at their next meeting for a possible communication to the City Commission. Ms. Wallen agreed.

Mr. Marcus requested an update on the Board's communications from the previous meeting. Ms. Logan stated the Commission agreed it was a good idea to reference historic properties on property cards and authorized the City Manager to write a letter to the Broward County Property Appraiser pursuant to this.

VI. Good of the City

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4. Presentation on the Coca-Cola Bottling Plant Building Restoration by Synalovski Romanik Saye Architects.

Christopher Bray provided the PowerPoint Presentation, a copy of which is attached to these minutes for the public record.

Mr. Marcus asked about signage and Mr. Bray said they were talking about it but the Coca-Cola Company might not allow it.

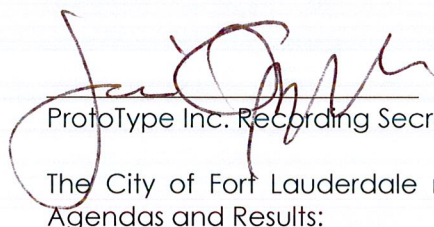
Ms. Mergenhagen suggested that a future use should be defined so it did not appear that County money was being spent frivolously. Carlos Puentes, Broward County, indicated the county wanted to bring the building back to its original condition and make it an iconic piece of this intersection.

Mr. Cooper returned to the question of making a decision without seeing a property. Mr. Blank felt this was a question better addressed off the record. He reiterated that Board members should base their decisions on the applications and other evidence presented, as well as other information they may glean.

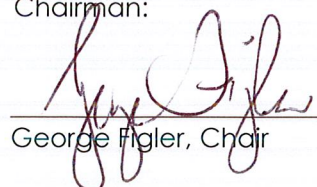
Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:10 p.m.

Attest:


ProtoType Inc. Recording Secretary

Chairman:


George Figler, 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.