



REQUEST: **Certificate of Appropriateness for Major Alteration**
 • **Modification to Previously Approved Certificate of Appropriateness for New Construction of a Two-Story Duplex (HPB Case No. H18030) to Change Styles of Windows, Doors, and Garage Doors on the Front Façade; Revision of the Stucco Scoring Detail on the Front Façade; and Change of Driveway Paving Material.**

Case Number	PLN-HP-20010002	FMSF#	BD2797
Owner	SB 1010, LLC		
Applicant	SB 1010, LLC		
Address	1010 SW 2nd Court		
General Location	Approximately 160'-0" feet west of the SW 10th Avenue and SW 2nd Street intersection on the south side of street.		
Legal Description	WAVERLY PLACE 2-19 D LOT 26,27 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112		
Existing Use	Residential (Duplex)		
Proposed Use	Residential (Duplex)		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i, 47-17.7.B		
Authored By	Trisha Logan, Urban Planner III		

Property Background:

A Certificate of Appropriateness (COA) for New Construction of a two-story duplex was approved by the Historic Preservation Board at its January 2019 meeting under Case No. H18030. Since that date, construction has commenced. Modifications to the original design were requested through the 15-day administrative approval process under Case No. PLN-HP-19110002 in November 2019 to ask for a change of roofing material from flat concrete tile to metal, and modifications to window openings on the side and rear elevations. This request was outlined in a memorandum to the HPB and was approved following the 15-day waiting period.

Certificate of Appropriateness for Major Alteration

The applicant is requesting a modification to the previously approved COA (HPB Case No. H18030) for the following items:

- Use of horizontal slider windows with muntins to simulate single-hung windows to replace the single-hung windows that were previously approved for the front elevation; and
- Modification to the openings located above each garage door on the second floor to enlarge the width to accommodate a horizontal slider window with muntins to simulate single-hung windows, replacing the singular single-hung windows that were previously approved for the front elevation; and
- Widening of the previously approved stucco scoring detail and extension of the detail across the entire second floor on the front elevation; and
- Use of a plank style garage door, replacing the previously approved panel style garage door; and
- Use of a 42" wide front entry door, replacing the previously approved configuration of a 36" front entry door with a single sidelight; and



- Installation of a poured concrete driveway, replacing the previously approved paver driveway.



Previously Approved Elevation under HPB Case No. H18030



Updated Elevation Showing Proposed Modifications



Criteria for COA:

Pursuant to Unified Land Development Regulations (ULDR), Section 47-24.11.C.3.c.i, in approving or denying applications for COAs for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR, Section 47-24.11.D.3.c.i	Staff Response
<p>b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i></p>	<p>The two-story duplex approved under HPB Case No. H18030 is currently under construction and the applicant is requesting several modifications to the previously approved plans. Two of the requests for modifications, the stucco scoring detail and the use of horizontal slider windows on the front elevation, either partially meet or do not meet the criteria listed in the Sailboat Bend Material and Design Guidelines.</p> <p>Proposed modifications to the garage door style and to the front door from a 36" door with a sidelight to a 42" door without a sidelight meet the criteria in the Sailboat Bend Material and Design Guidelines. The request to change from pavers to poured concrete in the driveway is not specifically identified in the Sailboat Bend Material and Design Guidelines; however an option for paving material listed in the City's Historic Preservation Design Guidelines is a simple steel troweled concrete finish.</p>



Current Condition of New Construction Project



Sailboat Bend Historic District material and design guidelines

In addition, pursuant to ULDR, Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a COA for new construction, alterations, relocation, and demolition.

ULDR Section 47-17.7.A	Staff Response
<p>1. Exterior building walls.</p> <p>a. Materials and finish.</p> <ul style="list-style-type: none"> i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled. ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather. iii. Masonry: coral, keystone or split face block; truncated or stacked bond block. 	<p><u>Stucco Scoring Detail</u></p> <p>The applicant requests modification of the previously approved stucco scoring detail that was shown to simulate a clapboard siding on the second floor of the duplex. Originally the detailing was limited to the area immediately above the front entryway; the modification shows the extension of this detail to cover the entire second floor of the front façade.</p> <p>Additionally, the scoring is proposed to be widened from the originally approved scale that was more in keeping with the size of clapboard siding to a 16" wide spacing interval.</p> <p>It is more common within the Sailboat Bend Historic District to see a smaller spacing interval used in exterior cladding materials. Spacing of wood cladding is specifically called out within the Sailboat Bend Material and Design Guidelines ranging from the smallest interval of 3 ½ inches for clapboard siding to a maximum width for a board and batten siding of 12".</p> <p>Application partially meets the criterion.</p>
<p>2. Windows and doors.</p> <p>a. Materials.</p> <ul style="list-style-type: none"> i. Glass (clear, stained, leaded, beveled and non-reflective tinted). ii. Translucent glass (rear and side elevations only). iii. Painted and stained wood. iv. Aluminum and vinyl clad wood. v. Steel and aluminum. vi. Glass block. vii. Flat skylights in sloped roofs. viii. Domed skylights on flat roofs behind parapets. <p>b. Configurations.</p> <ul style="list-style-type: none"> i. Doors: garage nine (9) feet maximum width. ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends. <p>c. Operations.</p> <ul style="list-style-type: none"> i. Windows: single and double hung; casement; fixed with frame; awning; sliders 	<p><u>Horizontal Slider Windows</u></p> <p>The applicant requests the use of horizontal slider windows to replace the previously approved single-hung windows. As part of the proposal, the applicant shows the use of a muntin bar installed in the center of each glass pane to simulate a single-hung window. Within the Sailboat Bend Historic District, horizontal slider windows are limited to the rear and side elevations.</p> <p>Request does not meet the criterion.</p> <p><u>Change of Garage Door Style</u></p> <p>The applicant requests to change the style of the garage door from a panel style to a plank style, keeping the same dimensions as previously approved.</p> <p>Request meets the criterion.</p>



<p>(rear and side only); jalousies and louvers.</p> <p>d. General.</p> <ul style="list-style-type: none"> i. Wood shutters sized to match openings (preferably operable). ii. Wood and metal jalousies. iii. Interior security grills. iv. Awnings. v. Bahama shutters. vi. Screened windows and doors. 	<p><u>Change of Size of Entryway</u></p> <p>The applicant requests the modification of the front door from a 36" door with a sidelight to a 42" door without a sidelight.</p> <p>Request meets the criterion.</p>
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Summary Conclusion:

Staff finds that the application for a COA for Major Alterations under case number PLN-HP-20010002 located at 1010 SW 2nd Court partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, and partially meets the criteria for consideration of materials as listed under 47-17.7.B. of the ULDR.

Board Action

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-20010002 located at 1010 SW 2nd Court based on the following findings of fact (i.e. Based on facts and findings as outlined in the staff memorandum) and (if conditions apply) is subject to the following conditions (state applicable conditions on the record).



CERTIFICATE OF APPROPRIATENESS

Rev: 2 | Revision Date: 10/24/2019 | I.D. Number: DSD.UDP.HPB.COA

HISTORIC PRESERVATION BOARD (HPB) Certificate of Appropriateness Application

Table of Contents:

- Deadline, Notes, and Fees
- Applicant Information Sheet
- Technical Specifications of Application
- Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/>	Review & Comment	\$ 230.00
<input checked="" type="checkbox"/>	Major Alteration	\$ 310.00
<input type="checkbox"/>	New Construction ≤ 2000 SF GFA	\$ 310.00
<input type="checkbox"/>	New Construction > 2000 SF GFA	\$ 560.00
<input type="checkbox"/>	Demolition – Accessory	\$ 230.00
<input type="checkbox"/>	Demolition – Primary	\$ 560.00
<input type="checkbox"/>	Relocation	\$ 490.00

(No fee required for exterior painting only)

HPB Certificate of Appropriateness - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number		Date of Complete Submittal	
Zoning Review		Landscape Review	
Case Intake			

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	SB 1010, LLC		
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	200 S. Andrews Ave. Ste. 100, Fort Lauderdale, FL 33301		
E-mail Address	RR@richardrosalaw.com	Phone Number	954-351-7474
Proof of Ownership	[] <u>Warranty Deed</u> or [] <u>Tax Record</u>		

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name		Signature	
Applicant / Agent's			
Address, City, State, Zip			
E-mail Address		Phone Number	
Letter of Consent Submitted			

Project Name	1010 SW 2ND CT	Project Address	1010 SW 2ND CT. A + B
Legal Description	WAVERLY PLACE 2-19 D LOT 26,27 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS		
Tax ID Folio Numbers (For all parcels in development)	5042 09 09 1360		
Request / Description of Project	(1) Substituting Horizontal Sliders to Front Elevation; (2) Revision to Stucco Detail;		
Applicable ULDR Sections	(3) Garage Door replacement; (4) Front Door Clarification; (5) Driveway Update		
Current Zoning Designation	RML 25	Current Use of Property	Duplex under construction

Dimensional Requirements	Required	Proposed
Building Height (Feet / Levels)	35 ft /	29 ft/
Structure Length	NA	63'4
Landscape Area	35%	49%

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included but cannot substitute for completing this section.

BUILDING FEATURES:

Structural System:

2 story - CBS structure

Roof and Roofing:

Metal roofing

Windows and Doors:

Window and Door Schedule, including rough openings is attached to this application;

Materials (Masonry, Wood, etc.):

Concrete Block Structure;

Porches, Porte-Cocheres, Garage and Steps:

Single Car Garage with a small overhang patio on the exterior of the units;

DESCRIPTION OF PROJECT:

1. Provide an overall description of the project (what changes will be made and how they will be accomplished). Also, provide information on the chronology of work involved and describe all alterations, new construction, demolition, and/or relocation that will be required.

Cert. of Appropriateness was issued under Case No. H18030 approving the new construction of a two-story duplex;

2. Describe what the use of the building will be after the work is completed.

Proposed alterations from the COA referenced above request approvals for changes detailed re front elevation;

3. Discuss any impacts the new use will have on the future preservation of the building.

N/A --

4. Describe the compatibility with the surrounding properties.

N/A

SUBMITTAL CHECKLIST

Applicant shall provide to the Urban Design & Planning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness and compliance with the ULDR.

For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and twelve (12) additional sets of plans / applications/photos with any additional requirements.

**The City of Fort Lauderdale is committed to serving the needs of all of its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.*

FOR ALL APPLICATIONS

- Complete application. No items are to be left blank. If it does not apply, indicate with 'N/A'.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner
- One (1) sealed survey
- One (1) vicinity map (typically on the survey)
- One (1) electronic version of complete application and plans in PDF format

NEW CONSTRUCTION & ALTERATION

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT – NORTH]).
- One (1) set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale.
- One (1) landscape plan for any multi family or non-residential development.
- One (1) set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (i.e. windows, doors, roofs, fences, siding, garages, carports, etc.)

FOR NEW CONSTRUCTION ONLY:

- Photos or elevation drawings of buildings adjacent to the subject site.

DEMOLITION:

- Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION:

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

REVIEW AND COMMENT:

- Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name Richard Rosa Signature _____ Date 1-22-2020



RICHARD N. ROSA
ATTORNEY AT LAW

TELEPHONE: 954-351-7474
RR@RICHARDROSALAW.COM

January 22, 2020

VIA HPB SUBMISSION

C/O Trisha Logan
COA -- HB 18030

Re: Proposed Alterations to 1010 SW 2nd CT., COA approved under HB 18030

To Whom This May Concern:

Please allow this letter to support the application for consideration of major alteration(s) to HB 18030.

Owner is requesting approval for the following items:

- (1) Proposed horizontal sliders with muntins to replace single hung windows originally approved for the front elevation;
- (2) Proposed revised stucco detail varying spatial dimension from originally approved front elevation;
- (3) Proposed new garage doors veneers – all original dimensions to remain;
- (4) Proposed removal of a front-door sidelight, to be replaced with a larger front door;
- (5) Proposed poured concrete driveway replacing paver driveway;

Enclosed elevations and photos will be labeled in accordance with numeric reference herein for review and consideration.

Sincerely,

Richard Rosa, Member SB 1010, LLC

1010 SW 2nd Ct - Front Elevation



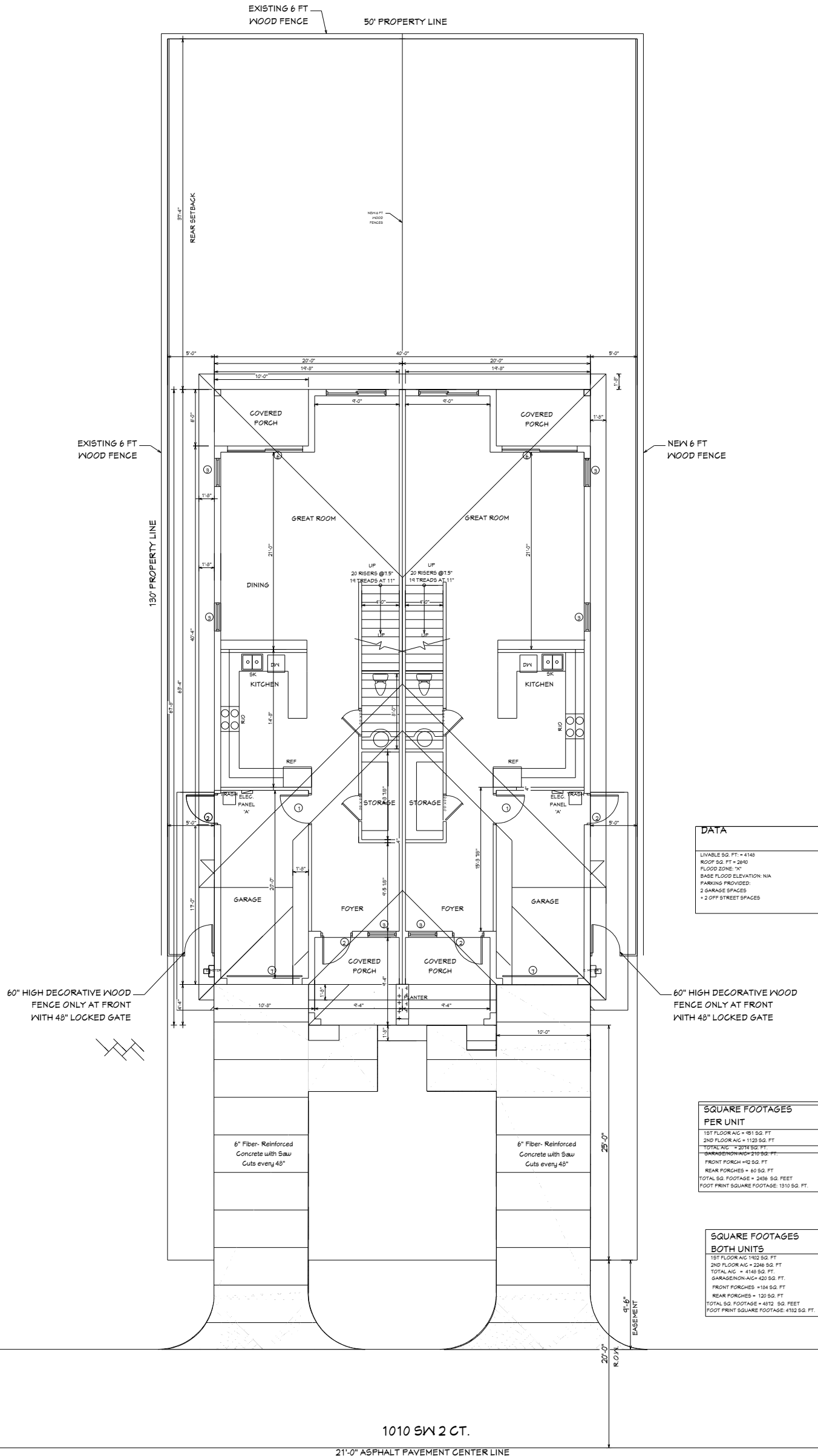


ABOVE – 1121 SW 2nd CT with Single Hung Windows reflecting equal metal to glass ratio

BELOW – 1010 SW 2nd CT with Horizontal Slider Windows reflecting same metal to glass ratio with pre-untin installation;



1010 SW 2nd Ct - SITE PLAN



DATA	
LIVABLE SQ. FT. =	4148
ROOF SQ. FT. =	2480
FLOOD ZONE =	X
BASE FLOOD ELEVATION =	N/A
PARKING PROVIDED =	2 GARAGE SPACES + 2 OFF STREET SPACES

SQUARE FOOTAGES PER UNIT	
1ST FLOOR AG =	81 SQ. FT.
2ND FLOOR AG =	1128 SQ. FT.
TOTAL AG =	1209 SQ. FT.
SHRIMP/SHRIMP =	210 SQ. FT.
FRONT PORCH =	62 SQ. FT.
REAR PORCHES =	60 SQ. FT.
TOTAL SQ. FOOTAGE =	2488 SQ. FEET
FOOT PRINT SQUARE FOOTAGE =	1310 SQ. FT.

SQUARE FOOTAGES BOTH UNITS	
1ST FLOOR AG =	162 SQ. FT.
2ND FLOOR AG =	2256 SQ. FT.
TOTAL AG =	2418 SQ. FT.
GARAGES/AG =	420 SQ. FT.
FRONT PORCHES =	124 SQ. FT.
REAR PORCHES =	120 SQ. FT.
TOTAL SQ. FOOTAGE =	4532 SQ. FEET
FOOT PRINT SQUARE FOOTAGE =	4152 SQ. FT.