CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MARCH 2, 2020 - 5:00 P.M.
CITY HALL COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

Board Members	Attendance	Cumulative Attendance 6/2019 through 5/2020 Present	Absent
George Figler, Chair	P	8	1
Jason Blank, Vice Chair	P	8	1
Caldwell Cooper	P	5	1
Marilyn Mammano	P	7	1
Arthur Marcus	P	9	0
David Parker [arrived at 5:05]	P	9	0
Richard Rosa	A	6	3
Tim Schiavone	P	8	1

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

Communication to the City Commission
None

I. Call to Order/Pledge of Allegiance
The meeting of the Historic Preservation Board was called 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. Cooper, seconded by Ms. Mammano to approve the minutes of the Board's February 2020 meeting. In a voice vote, motion passed 6-0.

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. Index

REQUEST: **Certificate of Appropriateness for Major Alteration**

- **Installation of a New Gathering Area Near the South Gate Entrance**

Case Number	PLN-HP-COA-20010003	**FMSF#**	
Owner	Florida Trust for Historic Preservation, Inc.		
Applicant	**Patrick Shavloske, CEO Bonnet House, Inc.**		
Address	900 N. Birch Road		
General Location	Approximately 533 feet south of the Sunrise Boulevard and N. Birch Road intersection. The property is located on both the east and west sides of N. Birch Road		
Legal Description	FOLIO 504201000050: 1-50-42 & 6-50-43 TR OF LAND BOUNDED ON W INTRA W/W,ON N BY S/L OF TWN 49, ON E BY OCEAN,ON S BY N/L OF BIRCH OCEAN FRONT SUB #2 & N/L OF BLK 10 OF SAID SUB EXT E TO OCEAN, LESS PT INC IN SEABRIDGE & LESS PT IN DB 716/574 & LESS PT K/A PARS 1 & 3 ON SURV REC IN DB 689/635 & LESS RDS,LESS BCH ESMT IN DB 372/360 AS MODIFIED BY OR 1213/643 & LESS DB 773/630 & LESS OR 11311/856 FOLIO 504201000052: 1-50-42 & 6-50-43 GOV LOT 1 OF SEC 1,LESS PTS P/A SEABRIDGE & ATLANTIC BCH DEV & LESS N 572.5,& PT GOV LOT 1 OF SEC 6 LYING W OF SR A-1-A,LESS N 572.5,& PT GOV LOT 7 OF SEC 1 LYING N OF BIRCH OCEAN FRONT SUB #2,& PT GOV LOT 2 OF SEC 6 LY- ING W OF SR A-1-A & N OF BIRCH OCEAN FRONT SUB #2,ALL LESS DBS 716/574 & 773/630 & ALL LESS PT NOT WITHIN E 750 THEREOF,TOGETHR WITH S 300 OF N 1201.25 OF PT SEC 6 LYING BET SR A-1-A & OCEAN		
Existing Use	Museum and Gardens		
Proposed Use	Museum and Gardens		
Zoning	RMM-25 – Residential Medium High Density District		
Applicable ULDR Sections	*47-24.11.D.3.c.i; 47-24.11.D.3.c.ii*		
Landmark/Historic District	Bonnet House		
Authored By	Trisha Logan, Urban Planner III		

Ms. Logan's review of the staff report 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 PLN-HP-COA-20010003 located at 900 N. Birch Road meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets 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. The applicant is required to contract with an archeologist to provide a Phase I (reconnaissance level) archeological survey that will include a shovel test and soil boring that includes samples from throughout the project site. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The Phase I report and any further preliminary testing recommended by the archeologist must be provided prior to permitting and a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison, within 45 days following the completion of the ground disturbing work.
2. All proposed landscape work, including tree removal, is subject to the approval of a separate landscape review.

Mr. Parker arrived at 5:05.

Patrick Shavloske, CEO of Bonnet House Museum and Gardens, explained that the original entrance had been in this area but was closed off in the 1940s but then it was damaged in Hurricane Irma. They had subsequently decided to reopen the entry. The HPB had approved reopening the south entrance in 2015. Mr. Shavloske stated the proposed project would include a gathering area and a "donor wall" to list donors' names. They would also have the opportunity to include some "interpretive signage."

Mr. Shavloske explained that there had been a delay since 2015 the because of the cost of the original design. That design had been scaled back to be more affordable. It had also taken time to find a concrete contractor to create the curved wall at an affordable price. Mr. Shavloske stated overall, the footprint had been reduced from the previously approved project.

Mr. Parker asked about a canopy for heat protection. Mr. Shavloske did not feel that sun protection would be needed at this location.

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

Ms. Wallen read the resolution by title:
A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida approving a Certificate of Appropriateness for Major Alterations for the property located at 900 North Birch Road, Fort Lauderdale Florida, to install a new pathway, a concrete seat wall, concrete columns, a donor wall, new landscaping, path lighting and uplighting. Case number PLN-HP-COA-20010003.

Motion made by Mr. Marcus, seconded by Mr. Schiavone:
To approve the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-20010003 located at 900 N. Birch Road based on findings of fact as outlined in the staff memorandum and as subject to the following conditions:

1. The applicant is required to contract with an archeologist to provide a Phase I (reconnaissance level) archeological survey that will include a shovel test and soil boring that includes samples from throughout the project site. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The Phase I report and any further preliminary testing recommended by the archeologist must be provided prior to permitting and a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison, within 45 days following the completion of the ground disturbing work.
2. All proposed landscape work, including tree removal, is subject to the approval of a separate landscape review.

In a voice vote, motion passed 7-0.

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REQUEST: **Certificate of Appropriateness for Major Alteration**
- **Alteration of One Opening and Installation of New Wall Signs**

Case Number	PLN-HP-COA-20010004	**FMSF#**	BD01334
Owner	21 West LLC		
Applicant	Jared Galbut, Bodega FLL LLC		
Address	21 W. Las Olas Boulevard		
General Location	Northeast corner of the intersection of West Las Olas Boulevard and SW 1st Avenue.		
Legal Description	FT LAUDERDALE B-40 D LOT 5 POR DESC AS COMM AT SW COR OF LOT 5,E 10 TO POB,N .46, E 65.90,S .57,W 65.90 TO POB, LOT 6 LESS E 70,7 LESS E 70, 8 LESS E 70 & LESS S 30 FOR ST BLK 26		
Existing Use	Mixed Use		
Proposed Use	Mixed Use		
Zoning	RAC-CC		
Applicable ULDR Sections	*47-24.11.D.3.c.i; 47-24.11.D.3.c.ii*		
Landmark/Historic District	Bryan Building		
Authored By	Trisha Logan, Urban Planner III		

Ms. Logan's staff report 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 Major Alterations under case number PLN-HP-COA-20010004 located at 21 W. Las Olas Boulevard partially 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.3.c.ii. of the ULDR.

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

1. Holes for the sign fasteners must be drilled into the mortar rather than the brick and should avoid the raised decorative stretcher inlay. Side profile drawings must be updated to reflect the locations of each fastener, to be submitted at the time of permitting.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

James Rauh, attorney for the applicant, stated they had worked with Ms. Logan on the design of the opening to agree on a design that met the criteria. Regarding the two flat wall signs, He said they believed they would meet the criteria. Mr. Rauh said the applicant agreed to the condition regarding the mounting of the signs. Regarding the use of neon, he said, "any technology we use in terms of lighting is not really going to be something that was typically used then."

Jared Galbut, Bodega FLL LLC, applicant, said they had worked with staff toward a solution to the sign issue. He stated the neon sign was an important part of their marketing and branding. Mr. Blank asked if the issue was how the sign was lighted and Ms. Logan stated they had discussed external lighting and LED instead of neon for internal lighting. Mr. Galbut stated external lighting just did not have the same effect as neon.

Ms. Mammano was concerned about obscuring the brick detail and suggested mounting on the raised column shown on elevation west A-2

Mr. Blank was concerned by staff's objection to using neon, because it was based on the fact that neon lights did not exist when the structure was built. Mr. Marcus understood staff's opinion regarding the neon and was also concerned that approving neon would set a precedent.

Mr. Schiavone did not object to the neon because he felt it could be done in a way that appeared to be "time appropriate" with the structure. He added that the sign's purpose was to bring people into the business. He noted that if/when the business moved out, the sign could be removed.

Ms. Logan said she had suggested finding a way to externally light the sign instead of internally, such as goose-neck fixtures. She stated the design guidelines encouraged using signs that matched the historic style and time period of a building. Ms. Logan explained that the code for the downtown RAC, where this was located, had specific sign provisions: the only type of sign that was allowed was a wall sign. If the request was outside those provisions, the request must go through the DRC process.

Chair Figler agreed with Mr. Logan's assessment that neon was not appropriate because it did not exist when this building was constructed, but gooseneck lighting did. He also feared setting a precedent.

The Board and Mr. Galbut discussed different styles of signs and different lighting: blade sign or a box sign; LED internal lighting instead of neon; whether the applicant should return to the Board with a new design for their consideration and if the applicant should seek approval from the DRC or HPB first.

Ms. Logan said usually, an applicant would go through the DRC process first and that approval was contingent upon approval by the HPB. Since the applicant's proposal was for a wall sign,

the DRC would primarily be reviewing the dimensions and the sign's placement on the second floor. If the HPB denied the application, the DRC need not review it.

Mr. Blank wanted to give approval to more than one option for the applicant to bring to the DRC. Ms. Wallen reminded the Board that their decision should be independent, not related to what the DRC might do. She said the Board should approve or deny what the applicant presented, not leave options for the applicant to choose from.

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

Motion made by Mr. Blank, seconded by Ms. Mammano:
To approve the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-COA-20010004 located at 21 W. Las Olas Boulevard based on findings of fact discussed today by this Board of the historic nature of the building, as well as the compromise discussion between the applicant and this Board, as well as staff and the City Attorney, such that it is subject to the following conditions:

1. The sign shall be a blade sign on the corner of the building, not to include neon or rope LED, but instead shall be internally lit as a box sign with routed lettering.

2. Holes for sign fasteners must be drilled into the mortar rather than the brick and should avoid the raised decorative stretcher inlay. Side profile drawings must be updated to reflect the locations of each fastener, to be submitted at the time of permitting.

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

In a voice vote, motion passed 7-0.

Mr. Galbut showed Ms. Logan and Ms. Wallen a photo of the lettering style he wished and agreed to send it to staff to be included in the public record.

V. Communication to the City Commission

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None

VI. Good of the City

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3. Continued Discussion of Bonnet House Museum and Gardens

No discussion. The Board agreed not to keep this on their agenda.

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

Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) to Create Article XII., - Transfer of Development Rights (TDRs), Section 47-36; to Add Transfer of Development Rights Process and Criteria Intended to Encourage Preservation of Historic Resources.

Ms. Logan said this would be continued to next month for further research and editing.

Chair Figler announced he would be term-limited off the Board in May. Ms. Logan said until the Board elected new officers in June, the Vice Chair would be responsible for chairing meetings after Chair Figler left.

Adjournment
There being no further business to come before the Board, the meeting was adjourned at 6:22. p.m.

Attest:

ProtoType Inc. Recording Secretary

Chairman:

Jason Blank, Acting 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.