

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
MONDAY, APRIL 5, 2004 - 5:00 P.M.  
CITY HALL  
1st FLOOR CONFERENCE ROOM  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA**

<b><u>Board Members</u></b>	<b><u>Cumulative Attendance</u></b>	
	<b><u>Present/Absent</u></b>	<b><u>From January 2004</u></b>
Christopher Eck	P	3-1
Todd Fogel	P	3-1
Mary-Jane Graff	P	3-1
Margi Glavovic-Nothard, Chair	A	2-2
Rachel Bach	P	3-1
William Saunders, Vice-Chair	P	4-0
Carolyn Dandy	A	3-1
Tom Tatum	P	4-0
Barbara Walker	P	3-1
Clay Wieland	P	4-0

**Staff Present**

James Cromar, Planner, Staff Liaison to HPB  
Merrilyn Rathbun, Ft. Lauderdale Historical Society, Consultant to HPB  
Assistant City Attorney  
Margaret A. D'Alessio, Recording Secretary

**Guests Present**

Tom Jackson	Mary Jackson	Nolan Haan
Ken Hawkins	Justin Raby	Jason Dynan

**Call to Order**

Vice-Chair William Saunders called the meeting of the Historic Preservation Board to order at approximately 5:07 p.m. Roll call was taken with the following Board Members being present: Christopher Eck, William Saunders, Todd Fogel, Mary-Jane Graff, Barbara Walker, and Clay Wieland.

All individuals wishing to speak in regard to the cases listed on the agenda were sworn in.

**Approval of Minutes –March 1, 2004 Meeting**

**Motion** made by Christopher Eck and seconded by Clay Wieland to approve the minutes of the March 1, 2004 meeting. Board unanimously approved.

**All individuals wishing to speak in regard to the cases listed on the agenda were sworn in.**

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1. **Applicant:** Mary Jackson **Case No. 11-H-04 (SB)**  
**Location:** 405 SW 12<sup>th</sup> Avenue (Seminole Drive):  
**Request:** Certificate of Appropriateness for Alteration:
  - Extension to NE bedroom and front porch/foyer
  - Request for yard modification
    - Front yard reduction from 25' to 19.5' feet**Zoned:** RML-25/Sailboat Bend Historic District Overlay  
**Legal:** Waverly Place. Block 104, Lots 6 and 7,  
P.B. 2, P. 19

James Cromar stated that this application was for a Certificate of Appropriateness for Alteration for a single-family house in the Sailboat Bend Historic District. He reminded the Board of the criteria they should consider when making their decision.

Merrilyn Rathbun, Consultant, stated that building permit number 9121 had been issued to Charles Helton on December 15, 1938, and added that this house had been built during the SBHD period of significance of 1913 to 1940, and is considered a contributing property in the SBHD. She added that the house was not listed on the Florida Master Site File. The traditional style house, which had been designed by architect Theo A. Meyer, had a front facing gable and small front porch with hipped roof. It appeared that at some point that part of the gable roof was raised on the side and a small entry porch attached to a corner of the front façade.

Rachel Bach entered the meeting at approximately 5:10 p.m.

Tom Tatum entered the meeting at approximately 5:11 p.m.

Ms. Rathbun further stated that the applicant requested a COA to enclose the entry porch and bump it out to provide an extension of the bedroom and room for a new entry foyer. She added that a new entry porch would be built. The enclosed front porch would be bumped out to the side to meet the new front porch. The hipped roof of the porch would be extended to cover the porch addition and new entry porch.

Ms. Rathbun continued, stating that the applicant requested materials that are approved under the Materials and Design Guidelines for the SBHD, Sec. 47-17.7. She added that they wished to use Hardi Plank lap siding. She stated that at some point in the past, this house had been altered from its original appearance. She stated with this application, the major change to the house, as it exists, is the enlargement of the front porch. She referred the Board to the criteria listed in Sec. 47-24.11. She also stated that the applicant was requesting a principal structure yard setback to 19.5 feet front to reflect the existing setback on the structure. She referred the Board to the criteria listed in Section 47-15.5, adding that the proposed improvements do not exceed the existing setback.

Ms. Rathbun stated that the Board could approve the application, approve it with modifications, or deny the application.

Applicant had no comments to add to the discussion.

Vice-Chair William Saunders proceeded to open the public hearing. There being no individuals who wished to speak on this matter, the public hearing was closed and discussion was brought back to the Board.

Christopher Eck asked if the porch had been added after construction. Ms. Rathbun stated that she thought it might have been original, but that alterations had been made at some point. She stated they did not know what the original plans had contained. She further stated that the roof on the side elevation of the main house had been raised, and she was not sure if that was part of the original structure or if it had been done at a later date.

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Barbara Walker asked if the remaining portions of the house were sided with Hardi Plank. Mr. Jackson stated it was currently wood, but eventually he wanted to change it. He felt the Hardi Plank would provide more durability. Ms. Walker asked if it was visible from the street where the original wood would meet the Hardi Plank. Mr. Jackson replied that it would not be visible from the street.

**Motion** made by Todd Fogel and seconded by Rachel Bach to approve the application as presented. Roll call showed: YEAS: Christopher Eck, Clay Wieland, Mary-Jane Graff, Barbara Walker, Rachel Bach, Todd Fogel, Tom Tatum, and William Saunders. NAYS: None. Motion carried 8-0.

2. **Applicant:** Cory Lenga **Case No. 02-H-04(SB)**  
Location: 807-809, 813-815, 817 & 819 W. Las Olas Blvd.  
Request: Certificate of Appropriateness for Demolition  
• Four (4) one-story buildings  
Certificate of Appropriateness for New Construction:  
• Townhouses, three (3) stories with seven (7) units  
• Request for yard modifications  
○ Front yard reduction from 25' to 15'  
○ Rear yard reduction from 20' to 15'  
○ Side yard (East and West) reductions from 10' to 5'  
Zoned: RML-25/Sailboat Bend Historic District Overlay  
Legal: Block 1 of Bryan Subdivision Blocks 21 & 22, Lots 24, 26 and 28.  
P.B. 1, P. 29

This case was continued from the February 2, 2004 meeting.

James Cromar stated that the applicant had previously come before this Board and had generated substantial discussions. The applicant had asked for a continuance and was now back before the Board, and a representative would provide an update on the project. He stated they did not provide an information packet for the Board because the applicants were still in the design review process at the time the Board's agenda was being prepared. He added that the project representative would provide some further detail.

Vice-Chair William Saunders stated that he recalled there was to be an amended site plan.

Merrilyn Rathbun, Consultant, stated that she had no additional comments.

Kenneth Hawkins stated that discussion had arisen at the last meeting, and they had asked that this item be deferred so they could have an opportunity to meet with the surrounding neighbors and civic association. He stated that they had such meetings, and the applicants had made changes to the project. He advised they were still working on the changes and were to meet with the civic association this Monday.

Mr. Hawkins stated they had removed the wrought-iron fence enclosing the property. He stated the neighbors were concerned about the massing, and the owner had decided to reduce the seven 3-story units down to six 2-story units. In doing that, they pulled the building in, reducing the lot coverage to where they only needed a yard modification on one side of the property where they were attempting to maintain an old Oak tree. He added that they had reduced the garages from 2-car garages to 1-car garages, thereby allowing space for an increase in landscaping. He stated they were also changing the architectural style of the project. The neighbors had requested front porches at the front of the units to promote interaction among the residents.

Mr. Hawkins further stated that they were here this evening to ask for a further continuance so that they could meet with the neighbors and address their concerns regarding the project.

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Vice-Chair William Saunders asked if another month was sufficient time for them to appear before this Board with their revised plans. Mr. Hawkins stated he was instructed that they were not going to ask for a time certain. He stated they would go through the normal process with the revised plans when ready.

Todd Fogel asked if they were permitted procedurally to do this if a case did not have a resolution within 60 days.

The Assistant City Attorney explained that the Board did not have to do anything at this time, and the applicant had appeared before the Board to provide an update on the project. She stated in order for them to reappear before this Board, they would have to resubmit a new set of drawings because the changes made the project totally different.

Todd Fogel asked if would be able to apply the application fee to the new application that would be submitted. The Assistant City Attorney stated that she would check into that matter.

### **For the Good of the City**

James Cromar stated that last month a presentation had been made regarding a site plan review and comment procedures provided. He stated that the Assistant City Attorney would provide an update at this time.

The Assistant City Attorney stated that what had happened last time was that she had misunderstood what staff had been asking. In the past, there had been several projects presented to this Board for review and comment, pursuant to Comprehensive Plan requirements that projects with impacts to historic resources needed to come before this Board for their review and comment, regardless of the fact that the project did not need the Board's approval. She stated that last month she had not researched the project enough to realize it was different from the other project presentations. She further stated that she had made the mistake and apologized to the Board and reiterated that such things would not be presented to the Board. She added they would only follow what the Comprehensive Plan required and the Board would not be "put on the spot" again.

**Motion** made by Tom Tatum and seconded by Christopher Eck to adjourn the meeting.

There being no further business to come before this Board, the meeting was adjourned at approximately 5:30 p.m.

VICE-CHAIRMAN

\_\_\_\_\_  
William Saunders

ATTEST:

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Margaret D'Alessio  
Recording Secretary

A mechanical recording is made of the foregoing proceedings, of which these minutes are part, and is on file in the Historic Preservation Offices for a period of two (2) years.