

**Historic Preservation Board
City of Fort Lauderdale
Monday, September 26, 2005- 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

<u>Board Members</u>	<u>Present / Absent</u>	<u>From January 2005</u>
Carolyn Dandy	A	5-3
Mary-Jane Graff	P	7-1
Nolan Haan	P	3-0
Bill Howard	P	7-1
Daryl Jolly, Vice Chair	A	6-2
Margi Nothard	P	6-2
William Saunders, Chair	P	8-0
Tom Welch	P	8-0
Clay Wieland	P	6-2

Staff Present

James Cromar, Planner III, Staff Liaison to HPB
Michael Ciesielski, Planner II
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Assistant City Attorney
Jamie Opperlee, Recording Secretary

Call to Order

Chair Saunders called the meeting of the Historic Preservation Board to order at 5:05 p.m. Roll call was taken with the following Board Members being present: Ms. Graff, Mr. Haan, Mr. Howard, Ms. Nothard, Mr. Welch, Mr. Wieland, Chair Saunders.

Motion made by Mr. Wieland, seconded by Mr. Howard, to approve the minutes of the August 1, 2005 meeting. Motion approved (7-0) in a roll call vote.

Mr. Haan asked whether the Board had also been provided with a copy of the amended June 2005 minutes. Mr. Haan said he wanted to be sure that specific code citations by Board members and members of the public were included in future minutes. Mr. Cromar said that he had provided the Chair with the revised minutes from the June 2005 minutes for his signature.

Ms. Nothard said that a heading on the first page of the August 1, 2005 minutes was confusing. She said that the heading that referred to the approval of the June 2005 minutes gave the impression that the minutes were from June, not August. She said that the heading should be reformatted for clarity.

All individuals wishing to speak regarding the cases on tonight's agenda were sworn in.

I. Cases

Mr. Cromar said that the applicants were not present for Items 1 (13-H-05) and 2 (15-H-05). Chair Saunders said the Board would hear the items at the end of the agenda.

- 3. Owner:** Sailboat Landings, LLC **Case No. 10-H-04 (SB)**
Location: 709 SW 4 Court
Request: Certificate of Appropriateness for Alteration:
• Renovation of existing two-story residential building to create a two-family dwelling.
Zoned: RML-25/ Sailboat Bend Historic District Overlay
Legal: Bryan Subdivision of Block 33 & 64, Fort Lauderdale.
Block 33, Lot 24.
P.B. 1. P. 29 (D).

Mr. Cromar advised the Board to consider the General Criteria for granting COA's from Section 47-24.11.C.3.c.i.a-f, and the additional guidelines for COA's for Alterations from Section 47-24.11.C.3.c.ii.a-h. Mr. Cromar added that based on the project's location in the Sailboat Bend Historic District, the Board should also consider the Materials and Design Guidelines from Section 47-17.7.

Ms. Rathbun described the building and noted that it was built circa 1926-28. She advised the Board to consider the provisions of the ULDR regarding COA's and *The Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings*. She added that the proposed project materials met the Materials and Design Guidelines for the SBHD.

Mr. Leo Hansen, the project architect, explained that he intended to remove additions to the existing building and recreate the original front porch. He said that the design reduced the number of residential from the seven (7) existing units down to two (2). Mr. Hansen said the applicant had requested a variance from the Board of Adjustment for an additional setback to accommodate an exterior staircase on the west side of the building. He added that he had designed this project in conjunction with the next agenda item. He continued, stating that he had met with the Sailboat Bend Civic Association and they had given unanimous support for the project.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Ms. Nothard asked whether the applicant had a drawing of this project combined with the next project (as Mr. Hansen described above). Mr. Hansen said that he had submitted the projects under two separate application to meet zoning requirements. Ms. Nothard said that in the future, staff could provide the Board with the combined elevations in context to help the Board better visualize how the projects looked together.

Mr. Haan complimented Mr. Hansen on the project.

Motion made by Ms. Nothard, and seconded by Mr. Howard to approve the application as presented. Roll call vote showed: Yeas: Ms. Graff, Mr. Haan, Mr. Howard, Ms. Nothard, Mr. Welch, Mr. Wieland, Chair Saunders. Motion approved (7-0).

- 4. Owner:** Sailboat Landings, LLC **Case No. 19-H-05 (SB)**
Location: 709 SW 4 Court

Request: Certificate of Appropriateness for New Construction:
• Two-story two-family building.
Zoned: RML-25/ Sailboat Bend Historic District Overlay
Legal: Bryan Subdivision of Block 33 & 64, Fort Lauderdale.
Block 33, Lot 26.
P.B. 1. P. 29 (D).

Mr. Cromar advised the Board to consider the General Criteria for granting COA's from Section 47-24.11.C.3.c.i.a-f, and the additional guidelines for COA's for New Construction from Section 47-24.11.C.3.c.iii.a-j. Mr. Cromar added that based on the project's location in the Sailboat Bend Historic District, the Board should also consider the Materials and Design Guidelines from Section 47-17.7.

Ms. Rathbun said that the applicant had proposed the construction of a two-story two-family dwelling directly to the west of the existing historical building. She described the new construction and noted that it replicated the roof and parapet of the older building, but not the front façade. She noted that the design was compatible with the existing historic resource. Ms. Rathbun advised the Board to consider the provisions of the ULDR regarding COA's and *The Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings*. She added that the proposed project materials met the Materials and Design Guidelines for the SBHD.

Mr. Leo Hansen, project architect, said he had designed a building that was compatible with the existing historical building, that looked different, but that could have been built around the same time as the existing building.

Ms. Nothard asked about the parking spaces for the new building. Mr. Hansen said that the building had three garage spaces with entrances facing east, not the south side of the building facing the street. He said there were also two guest parking spaces. He continued, stating that he had added porches and the suspended balcony to reduce the impact of the garages on the south façade.

Ms. Nothard asked Mr. Hansen to explain how this building would comply with the Secretary of the Interior's guideline that the new construction be differentiated from the existing building. Mr. Hansen explained that the new building had significant differences, such as the exterior balcony, the use of heavy timber to construct the balcony, the incorporation of garages in the new building, and a different stucco style than what is on the existing building.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Ms. Nothard asked that staff provide a landscape plan in the Board's information packets in the future. Mr. Cromar said the applicant had provided a landscape plan on the drawing set of the combined projects but had not provided it in the packets for the Board members. He said he would try to provide these in the future.

Motion made by Mr. Haan, and seconded by Mr. Welch, to approve the application as presented. Roll call vote showed: Yeas: Ms. Graff, Mr. Haan, Mr. Howard, Ms. Nothard, Mr. Welch, Mr. Wieland, Chair Saunders. Motion approved (7-0).

- 5. Owner:** John & Colleen Morrow **Case No. 16-H-05 (SB)**
Location: 930 SW 4 Street
Request: Certificate of Appropriateness for Alteration:
 - Construction of new storage building and future servant's quarters addition and swimming pool**Zoned:** RS-8/ Sailboat Bend Historic District Overlay
Legal: Waverly Place.
Block 100, Lot 8.
P.B. 2. P. 19 (D).

Mr. Cromar advised the Board to consider the General Criteria for granting COA's from Section 47-24.11.C.3.c.i.a-f, and the additional guidelines for COA's for Alterations from Section 47-24.11.C.3.c.ii.a-h. Mr. Cromar added that based on the project's location in the Sailboat Bend Historic District, the Board should also consider the Materials and Design Guidelines from Section 47-17.7.

Ms. Rathbun said that the applicant had requested approval of the construction of two small, freestanding wood-frame buildings to be built in a compatible vernacular style. She advised the Board to consider the provisions of the ULDR regarding COA's and *The Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings*. She added that the proposed project materials met the Materials and Design Guidelines for the SBHD.

Mr. John Morrow, owner, explained that he intended to build servant's quarters for a personal trainer/physical therapist for his wife, a victim of West Nile virus.

Mr. Haan asked if this structure must be called "servant's quarters." Mr. Cromar said that the RS-8 zoning for the building required that accessory dwelling in this district be "servant's quarters." Ms. Colleen Morrow said that the servant would be a caregiver to help her with her physical limitations and be available when her husband was traveling for business.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Ms. Nothard said she would like to see the project drawings in context with the existing building. She said she thought this would help the Board to judge the impact on the neighboring properties.

Motion made by Ms. Graff, and seconded by Mr. Howard, to approve the application as presented. Roll call vote showed: Yeas: Ms. Graff, Mr. Haan, Mr. Howard, Ms. Nothard, Mr. Welch, Mr. Wieland, Chair Saunders. Motion approved (7-0).

- 6. Owner:** Luther & Edna Gayle **Case No. 20-H-05 (SB)**
Location: Walgreens
Request: Certificate of Appropriateness for Alteration:
 - Installation of two flood lights on existing poles in parking lot.**Zoned:** RAC-WMU/ Sailboat Bend Historic District Overlay

Legal: Kelly and Oliver's Subdivision, a Replat of Lots 1, 2, 3, 4, 9 and 10, Block 20, of Town of Fort Lauderdale.
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.
P.B. 3. P. 15 (D).

Mr. Cromar said that this item was before the Board because it did not meet the conditions for the 15-day administrative approval process with HPB and City Commission review. He said the Board should consider the General Criteria for granting COA's from Section 47-24.11.C.3.c.i.a-f, and the additional guidelines for COA's for Alterations as listed in Section 47-24.11.C.3.c.ii.a-h. Mr. Cromar added that based on the project's location in the Sailboat Bend Historic District, the Board should also consider the Materials and Design Guidelines from Section 47-17.7.

Ms. Rathbun explained that the building was within the SBHD, but was a modern building in the Broward Boulevard commercial corridor. She said that the lights would be mounted on the Broward Boulevard side of the parking lot and at the SW 7th Avenue entrance to the lot and would face the building. She added that therefore, the lights should not impact the nearby historic neighborhood. Ms. Rathbun advised the Board to consider the criteria for granting COA's and *The Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings*.

Mr. Fidel Neverson, representative for the lighting contractor, explained that they had installed the floodlights and an inspector informed them that this was an historic district. He said they had therefore stopped work and never wired in or operated the lights.

Chair Saunders proceeded to open the public hearing. There being no one present wishing to speak on the item, Chair Saunders brought the discussion back to the Board.

Chair Saunders noted that the light poles were approved previously and that the Board was considering only the light fixtures.

Motion made by Mr. Haan, and seconded by Mr. Howard, to approve the application as presented. Roll call vote showed: Yeas: Ms. Graff, Mr. Haan, Mr. Howard, Ms. Nothard, Mr. Welch, Mr. Wieland, Chair Saunders. Motion approved (7-0).

7. Owner: Reed Tolber **Case No. 21-H-05**
Tolber Law Offices (South Side Fire Station)
Location: 700 South Andrews Avenue
Request: Historic Designation
Zoned: RAC-CC
Legal: W.R. Boyd's Subdivision, of Lots 15, 17, and 19, Block "A" of the Fort Lauderdale Land & Development, co-subdivision of Lots 3, 4, and 5.
Block 59, Lots 1 & 2.
P.B. 2, P. 29.

Mr. Cromar advised the Board to consider whether the property met one or more of the criteria for historic designation from Section 47-24.11.B.6.a-f. He said that if the board recommended designation, staff would forward it to the City Commission for their final vote on designation.

Ms. Rathbun said that the building was built in 1925 as Fort Lauderdale's second fire station and was listed on the Florida Master Site File (BD1327). She described the original structure and subsequent enhancements and noted that the architect was unknown. She continued, stating that the present owner had purchased the decommissioned fire station from the City, and as part of the sales contract had agreed to maintain the historic architectural character of the building. Ms. Rathbun said that the building was worthy of historic designation based on the following criteria: Section 47-24.11.B.6.a, e and f of the Historic designation of landmarks, landmark site or buildings.

Mr. Scott Edgett, the owner's agent, informed the Board that the owner was in Virginia at the present time.

Mr. Haan wondered why the owner had not applied for historic status before, since he had appeared before the HPB regarding an addition to the building in 1999. Mr. Cromar explained that there was a condition placed on the property that any changes to the exterior of the structure required approval from the HPB, even though the structure did not have local historic designation.

Chair Saunders said he thought that the building was definitely in need of designation.

Motion made by Ms. Nothard, and seconded by Mr. Wieland, to approve the application, pursuant to Section 47-24.11.B.6.a.,e and f . Roll call vote showed: Yeas: Ms. Graff, Mr. Haan, Mr. Howard, Ms. Nothard, Mr. Welch, Mr. Wieland, Chair Saunders. Motion approved (7-0).

Mr. Cromar noted that the applicants for Items 1 and 2 had not arrived at the meeting. The Board agreed to continue the items until the October 2005 agenda.

II. Other Business

Presentation of the Bayshore Condos (8 multi-family units) proposal and its potential impact on the neighboring Bonnet House. 900 N. Birch Road.

Peter Buhl

DRC Case No. 93-R-05

Zoned: NBRA (North Beach Residential Area)

Location: 740 Bayshore Drive

Mr. Cromar said that according to the Historic Preservation Element of the City of Fort Lauderdale Comprehensive Plan - Policy 11.2, the applicant for any project subject to DRC review had to report impacts to historic resources. He said that Policy 11.3 required the applicant to present the report to the HPB for review and comment. Mr. Cromar added that the City also had an independent consultant, Janus Research, conduct an independent analysis of the impact reports.

Mr. Ciesielski showed a location map and described the project. He related a few points from the Janus report. He asked the Board to review and comment on the project, specifically considering any adverse or deleterious effects to the Bonnet House or the archeological or historical resources in the area.

Mr. Ciesielski stated that Janus Research had noted that this project was quite small in comparison to some other buildings recently constructed in the area. He said that the developer would need to appear before the Planning and Zoning Board and City Commission to seek relief for the side setback after the HPB's review and comment. Mr. Ciesielski added that the final conclusion of the Janus Research report listed two possible adverse effects to consider:

- Change of the character of the property's use or physical features within the property's setting that contribute to its historical significance.
- Introduction of visual, audible or atmospheric elements that diminish the integrity of the property's historic features.

Mr. Ciesielski stated that the Janus report concluded that the change to the Bonnet House setting was minimal and there were no visual elements associated with this project that would diminish the integrity of the Bonnet House. He said that the Janus Research report concluded that the project would have no adverse affect on the Bonnet House.

Mr. Doug Snyder from Falkanger, Snyder, Martineau and Yates referred to a graphic that indicated surrounding building heights. Chair Saunders asked about the height of a nearby building. Mr. Snyder said that a nearby building was 15 stories. Mr. Ciesielski confirmed that the 15-story was built several years ago, prior to the stipulation's inclusion in the comprehensive plan.

Mr. Cromar said the Bonnet House had not offered an official response to the project. Mr. Snyder said the designers had made a presentation to the Bonnet House and there were no objections to the project.

Ms. Nothard asked why the applicant had decided to put up a building with [only] 5 stories. Mr. Snyder said providing the required number of parking spaces was a concern. Mr. Cromar said that the zoning for that area specified that setback reductions required City Commission approval.

Chair Saunders said that he had no objection to the project if the Bonnet House had no objection. Other Board members agreed.

III. For the Good of the City

Mr. Cromar reminded the Board of the August request from Himmarshee Court to install new light fixtures. He said that the lighting fixtures that the Board had approved met the photometric requirements. He added that residential neighbors had complained about the lights, even though they met those photometric requirements. Mr. Cromar said that the applicant planned to address the complaints by temporarily installing lights that were not approved by the HPB. He said the applicant planned to return in November or December to request approval of a new light design.

- South Side School – Status of National Register Listing application.

Mr. Ciesielski said that he was working with the local community toward National Register Listing for the South Side School. He said that the application first went to Tallahassee for review. He added that after State-level approval, the application would go on to Washington D.C. for approval. He said the process might take up to 16 months to complete.

Chair Saunders asked who was in charge of restoring the West Side School. Mr. Cromar said that tomorrow (September 27, 2005) the Development Review Committee was considering a request for a modification to the PUD for a change of use for the West Side School property to enable the Broward Historical Commission to use the structure for their offices. He said that the artist units originally planned for the school would now all be located in the building to the north. He added that the request required approval from the Planning and Zoning Board and the City Commission. Mr. Cromar confirmed that the school had local historic designation.

▪ Certified Local Government – Status of City Application.

Mr. Ciesielski said that staff from the State Historic Preservation Office in Tallahassee wanted to see the professional makeup of the Board. He asked the Board members to e-mail their resumes to Stacy Hines-Ramsey.

Mr. Ciesielski said that City staff was also working with State staff to approve something to use in lieu of the existing Rules and Procedures, which were quite lengthy and perhaps cumbersome.

• Other items

Ms. Nothard asked Mr. Cromar if the Fort Lauderdale Beach Hotel would come before them again. Mr. Cromar said that staff was currently performing an administrative review of some proposed changes per the settlement agreement.

Chair Saunders referred to a memo Mr. Haan had sent to the Board members and to a number of people in City Hall. The Assistant City Attorney said that she had received the email, and that no one at the City had a chance to review it as yet. She said the Board could discuss some of these matters at the October or November meeting.

Ms. Nothard said she was concerned about the costs of reproduction for the volumes of information they received for cases. Mr. Haan said that since the Board was not involved in the product approvals, they did not need to receive copies of those each month. The Assistant City Attorney said staff would advise applicants that they could retrieve their proposal packages after the HPB meeting if the Board no longer needed them.

Mr. Haan said that community members were concerned about a house at 828 West Las Olas that was currently roofless and floorless. He asked if City staff knew anything about this house. Mr. Cromar said that the house was being restored with no proposed changes to the exterior appearance. He added that when applicants requested permits for like-for-like replacements, the request did not go before the HPB. Mr. Haan said he wanted to put it on record that the HPB was aware of the state of the house.

There being no further business to come before this Board, the meeting was adjourned at 7:00 p.m.

CHAIRMAN

William Saunders, Chair

ATTEST:

Jamie Opperlee, Recording Secretary