

**Historic Preservation Board
City of Fort Lauderdale
Monday, August 7, 2006- 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

Board Members	Present/Absent	2006 Cumulative Attendance		
		Present	Absent	Total
Carolyn Dandy	P	8	0	8
Mary-Jane Graff	P	8	0	8
Nolan Haan, Chair	P	8	0	8
Bill Howard	P	6	2	8
Joanne Johnsen	P	5	0	5
Daryl Jolly, Vice Chair	P	7	1	8
Susan Jordan	A	7	1	8
William Saunders	A	6	2	8
Tom Welch	P	8	0	8
Clay Wieland	P	7	1	8

Staff Present

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

Call to Order

Chair Haan called the meeting of the Historic Preservation Board to order at 5:00 p.m.

Approval of Minutes of July 2006 Meeting

Mr. Haan noted that Mr. Rodriguez was the lessee, not the property owner of 237 Southwest 7th Avenue.

Motion made by Ms. Johnsen, seconded by Mr. Wieland, to approve the minutes of the July 2006 meeting as amended. In a roll call vote, the motion was approved unanimously.

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

I. Cases

1. **Applicant:** One River Plaza Company 14-H-06

Location: 305 South Andrews Avenue

Request: Historic Designation

❖ Nine (9) story building and two (2) story building

❖ One (1) story building

Zoned: RAC-CC

Legal: Town of Fort Lauderdale. Portion of Lots 15, 16,17, Block 26
P.B. "B", P.40. AND Town of Fort Lauderdale. Lot 18, Block 26,
P.B. "B", P.40.

Mr. Steve Tilbrook, attorney for the owner, requested a continuance to the September 18th meeting; he needed additional time to address some issues that had arisen during discussions with City Staff.

Motion made by Mr. Howard, seconded by Mr. Wieland, to continue the case to the Board's September meeting. In a roll call vote, motion was approved unanimously.

2. **Applicant:** Broward Investment Partners LLC 15-H-06

Location: 1111 Southwest 4th Street

Request: Certificate of Appropriateness for Alteration

❖ Horizontal slider windows on front facade

Zoned: RML-25

Legal: : Waverly Place. Block 108 Lots 19 & 20. P.B. 2,
P. 19 (D)

Mr. Cromar stated this was a request from Broward Investment Partners, LLC for a Certificate of Appropriateness [COA] for Alteration for the multi-family residential building at 1111 Southwest 4th Street in the Sailboat Bend Historic District. He said that the item was on the agenda based on the following provision of ULDR Section 47-17.4.A.1:

An application for a certificate of appropriateness for alteration or new construction shall be reviewed by the department. If such application meets the criteria provided in Section 47-24.11.C and the material and design guidelines as provided in Section 47-17.7, the department may approve the application. If the department determines that the application does not meet existing guidelines provided in Section 47-24.11.C, Certificate of Appropriateness; and the material

and design guidelines, the application shall be submitted and reviewed by the historic preservation board as a new application for a certificate of appropriateness in accordance with the provisions of Section 47-24.11.C, but no additional fee will be required.

Mr. Cromar continued, stating that the applicant had proposed installation of horizontal slider windows on the front façade of the structure, an operation that was specifically not in the Material and Design Guidelines for SBHD listed in Section 47-17.7. He said that in addition to considering the SBHD Material and Design Guidelines, the Board should consider both the General criteria for a COA, Section 47-24.11.C.3.c.i, as well the Additional criteria for alterations, Section 47-24.11.C.3.c.ii when deciding whether to grant a COA for Alteration.

Ms. Rathbun stated that the applicant had requested a COA for the installation of new slider style windows for the Tequesta Apartments at 1111 Southwest 4th Street. She said that the new windows would replace a variety of window styles currently installed in the building. She added that if the COA were approved, the sliders would be installed on the front façade, which ordinarily was not allowed under the ULDR Materials and Design Guidelines for the SBHD.

Sec. 47-17.7 Material and design guidelines

B. Materials and designs

2. Windows and doors

c.. Operations

- i. windows; single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.

Ms. Rathbun stated that the apartment building was not shown on any of the Sanborn Fire Insurance Maps for the City of Fort Lauderdale and was not considered historic in the SBHD. She said that she thought s), that sliders installed on the front of the building would be appropriate as this was a contemporary building, constructed many years after the SBHD period of significance (1913 to 1940).

Mr. Brian Albury, managing partner of Broward Investment Partners, said the extant windows were of several different styles that had been installed over the years. He said they had already bought the windows, and he felt the windows did not interfere with the historic character of the building.

Chair Haan proceeded to open the public hearing. There being no members of the public wishing to speak on the item, Chair Haan brought the discussion back to the Board.

Chair Haan said there was an historic precedent for sliders; he knew of a pocket-sliding window in an historic building. He showed the Board a photo of this window.

Motion made by Mr. Wieland, seconded by Mr. Howard, to approve the Certificate of Appropriateness for Alteration as presented. In a roll call vote, the motion was approved unanimously.

II. Other Business

The Board agreed to reschedule their October meeting to October 23, 2006.

The Board's September meeting was scheduled for September 18.

III. For the Good of the City

Chair Haan presented a draft of a letter he had agreed to create to send to the City Commission regarding a suggestion to alter the ULDR to allow more than one dwelling unit on large parcels in Sailboat Bend. Chair Haan said community members had been meeting with City Staff to discuss changes to the Historic ordinance and ULDR to address problems, and this particular issue had existed for quite some time.

The Assistant City Attorney said she had advised the Board to make the City Commission aware of any problem they discovered or items that caused them concern, and allow the City Commission to direct the appropriate City Staff to find a solution. She said that the HPB should not suggest specific changes to the ordinance.

Mr. Welch felt this was a problem City-wide with historic structures, not just in Sailboat Bend, and they should make the Commission aware of this.

Mr. Howard felt the property must be designated as historic prior to or simultaneous to making this request. Chair Haan wanted to include vacant properties that had been designated historic.

Chair Haan edited the second sentence of the third paragraph of the letter with the Board's agreement: "Within the Sailboat Bend Historic District, *and other historically designated properties throughout the City...*"

Motion made by Mr. Welch, seconded by Mr. Jolly, to send the amended letter to the Mayor and City Commission. In a roll call vote, the motion was approved unanimously.

Mr. Welch wanted the Board to consider some of the additional incentives they had discussed some time ago and perhaps make recommendations to the City Commission regarding these. Chair Haan wanted to address massing and scale issues.

The Assistant City Attorney discussed Sunshine Law issues with the Board. She explained the following rules to ensure that decision-making took place in the public eye:

- ❖ Meetings must be open to the public
- ❖ Reasonable notice of the meeting must be provided
- ❖ Minutes of meetings must be available to the public

The Assistant City Attorney offered this definition of a “meeting”: Any gathering of two or more individuals who are on a Board governed by the Sunshine Law where those members were going to discuss something likely to come before that Board. She said that this included any and all informal and/or impromptu meetings, gatherings and discussions. She added that Board members should refrain from any discussion of policy, plan, case, or fact of historic preservation outside the confines of an official Board meeting, and that e-mail and telephone communications were within the scope of these regulations as well.

The Assistant City Attorney said it was permissible for Board members to address the City Commission when it was hearing historic preservation items because City Commission meetings complied with Sunshine regulations. She reminded Board members that knowingly violating the Sunshine law was a second degree misdemeanor, punishable by a fine of up to \$500 and up to 60 days in jail.

There being no further business to come before the Board, the meeting was adjourned at 6:05 p.m.

Chairman,

Nolan Haan, Chair

Attest:

Lavya Vassor [for Jamie Opperlee, Recording Secretary]