

**Historic Preservation Board
City of Fort Lauderdale
Monday, December 4, 2006 - 5:00 P.M.
City Hall
First Floor Conference Room
100 North Andrews Avenue
Fort Lauderdale, Florida**

Board Members	Attendance	2006 Cumulative Attendance	
		Present	Absent
Carolyn Dandy	A	9	2
Mary-Jane Graff	P	9	2
Nolan Haan, Chair	P	11	0
Bill Howard	P	9	2
Joanne Johnsen	P	8	0
Daryl Jolly, Vice Chair	P	9	2
Susan Jordan	A	9	2
Clay Wieland	P	9	2

City Staff

James Cromar, Staff Liaison to the HPB

Michael Ceisielski, Planner II

Assistant City Attorney

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB

Jamie Opperlee, Recording Secretary

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Call to Order

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

Approval of Minutes of October 2006 Meeting

Motion made by Ms. Johnsen, seconded by Mr. Howard, to approve the minutes of the October 2006 meeting. 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:** Ron Fairchild **13-H-06**
Owner: Dr. Frank Reineke
Location: 237 SW 7 Avenue
Request: Certificate of Appropriateness for Alteration
 - Renovation of existing single-story structure
 - Conversion into a café/restaurant
 - Project signage**Zoned:** RAC-AS
Legal: Bryan's Subdivision of Block 22 of the Town of Fort Lauderdale
 Lots 20 and 22, less a portion of Lot 20.
 P.B. 1, P. 29 (D).

Mr. Cromar stated that this was a request for a Certificate of Appropriateness for Alteration to the property at 237 SW 7 Avenue in the Sailboat Bend Historic District. He reminded the Board that the applicant had previously requested a COA for Demolition of a picket fence, carport, shed, and deck, which the Board approved on July 17, 2006.

Mr. Cromar continued that the applicant was now requesting a COA for Alteration to renovate an existing single-story structure and convert it into a café/restaurant. He noted that Ms. Rathbun's report contained the details of proposed alterations. Mr. Cromar stated that this COA request included the project signage. Mr. Cromar advised the Board to consider the Material and Design Guidelines for the SBHD from 47-17.7, the General criteria for a COA in Section 47-24.11.C.3.c.i., and the Criteria for Alteration in Section 47-24.11.C. 3.c.ii.

Ms. Rathbun stated that the house was shown on the 1924 Fort Lauderdale Sanborn Fire Insurance Map. She said that in the 1985 Original Town Survey of Historic Structures for Fort Lauderdale, the house was described as masonry vernacular, and was built of hollow clay tile, an expensive and unusual building material for that date and size of the structure.

Ms. Rathbun reminded the Board that the applicant had been granted approval on July 17, 2006 for demolition of an existing carport, deck and wood fences and was now requesting approval for the following alterations and new construction:

Sec. 47-17.7 Material and design guidelines

B. Materials and designs

Ms. Rathbun explained that a new concrete false chimney, with stucco cladding, would be built to conceal the exhaust fan and duct for the new kitchen hood.

1. Exterior building walls
 - a. Materials and finish.
 - i. stucco: troweled

Ms. Rathbun said that the applicant would install new windows single-hung, white, with muntins. She added that he would modify some windows (i.e. made shorter) to accommodate interior specifications and change out one door.

2. Windows and doors
 - a. Materials
 - i. glass, clear

Ms. Rathbun said that the new front entrance door would be a French style door with muntins, also white in color.

- b. Configurations
 - i. doors: Other;
 - ii. windows , rectangular
- c. Operations
 - i. windows; single hung
 - v. steel and aluminum.

Ms. Rathbun said that new colored awnings would be installed over the windows and door and a new awning would be installed over the new deck.

- d. General
 - iv. awnings.

Ms. Rathbun said that any new roof materials would be asphalt shingles to match the original.

3. Roofs and gutters
 - a. Roof materials
 - vii. fiberglass and asphalt shingles

5. Garden walls and fences.
 - a. Materials and style
 - ii. wood picket

Ms. Rathbun said that the applicant indicated that that the existing wood deck would be removed and replaced with a slightly larger deck, using wood guardrails, which mimic the design of the originals.

6. Arcades and porches
 - a. Material and finish
 - ii. Wood; posts and columns

Ms. Rathbun informed the board that the applicant proposed the installation of a new free-standing ground sign with raised and painted letters. A new wall sign for the New River Café installed over the front door would be lighted by four light fixtures.

Section 47-16.21. Sign regulations:

B. Sign regulations

1. The location, type, size, material, text, visual impact, shape, character, height and orientation of all signs in addition to the number and total area of signs on a given structure or at a given location shall be approved by the board. However, no more than two (2) signs, exclusive of owner identification sign, temporary real estate sign and directional, informational and safety signs, shall be permitted at each place of business or premises.
2. Except for temporary real estate and builders' signs permitted under Section 47-22, Sign Regulations, signs may be lighted but only by external, incandescent light bulbs illuminating the text of the sign from the exterior. The intent of this subsection is to prohibit light box signs and the use of tube-light lighting.

Mr. Ron Fairchild, project architect, said he thought this project would retain and enhance the structure's historic character and that it would be a good thing for the community.

Chair Haan opened the public hearing. There being no members of the public wishing to address the item, Chair Haan closed the public hearing and brought the discussion back to the Board.

Mr. Fairchild stated that if they ascertained that gas service was available on the property, there would be no need for the propane tank that is shown on the site plan.

Chair Haan asked Mr. Fairchild where the ground sign would be located in relation to the Sailboat Bend sign already there. Mr. Fairchild said he was unsure, but said they intended to move the Sailboat Bend sign. Mr. Fairchild said that his preference was to put the Sailboat Bend sign along Las Olas leading into Sailboat Bend, just outside the sight triangle. He said that the café sign would be located almost at the corner, at a 45-degree angle to be seen from both roads.

Motion made by Mr. Howard, seconded by Ms. Johnsen, to approve the Certificate of Appropriateness for Alteration per section 47-17.7.B and 47-16.21.B.1 and 2. Board unanimously approved.

Mr. Frank Rodriguez, café operator, said they were very excited about the project and hoped the sewer project would not be delayed and hold up their project.

II. Other Business

Mr. Cromar provided the Board with a tentative list of 2007 meeting dates:

- January 22
- February 5
- March 5

- April 2
- May 7
- June 4
- July 2
- August 6
- September 17
- October 1
- November 5
- December 3

Board members were not sure of any potential conflicts, but agreed to let Mr. Cromar know as the meeting dates approached.

III. For the Good of the City

Mr. Cromar said that staff was trying to improve the administrative approval process by sending PDF attachments containing application information to the Board members. He said that the staff hoped the PDF's would make the administrative approval system more efficient and address some of the Board's questions as they arose. Mr. Ceisielski listed the particular information that could be included in the PDF file.

The Assistant City Attorney warned Board members not to communicate approval or disapproval in an e-mail response, as this would be like voting. Chair Haan said he was concerned because two Board members had not received e-mails from the City. The Assistant City Attorney said this was a technical issue that must be addressed individually.

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

Chairman,

Nolan Haan, Chair

Attest:

Jamie Opperlee, Recording Secretary