

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MAY 5, 2008 - 5:00 P.M.
CITY HALL FIRST FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 6/2007 through 5/2008	
		<u>Present</u>	<u>Absent</u>
Nolan Haan, Chair	P	10	0
Daryl Jolly, Vice Chair	P	7	3
Jay Adams [5:17]	P	8	2
Andy Cole	P	7	2
Carolyn Dandy	A	9	1
Joyce Gardner	P	4	1
Mary-Jane Graff	P	8	2
Marie Harrison	P	6	2
Susan Jordan	P	8	2
Susan McClellan	P	5	0

City Staff

Assistant City Attorney Carrie Sarver
Pat Garbe Morillo, Staff Liaison to the HPB
Michael Cisielski, Planner II, Planning and Zoning Department
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Jorg Hruschka, City Building Inspector
Brigitte Chiapetta, ProtoType Recording Secretary

Guests

Roger Kooser
Jonathan Tascillo

Index

	<u>Case Number</u>	<u>Applicant</u>	<u>Page</u>
1.	3-H-08	Roger Kooser	<u>2</u>
2.	4-H-08	Jonathan Tascillo, Quick Signs	<u>4</u>
		For the Good of the City	<u>5</u>

Call to Order

Chair Haan called the meeting of the Historic Preservation Board to order at 5:02 p.m. All members of the public wishing to address the Board on any item were sworn in.

Approval of Minutes of April 2008 Meeting

The Board noted two typographical errors in the April 2008 minutes.

Motion made by Ms. Gardner, seconded by Ms. Jordan, to approve the minutes of the Board's April 2008 meeting as amended. In a voice vote, Board unanimously approved

I. Cases

[Index](#)

- 1) **Applicant:** Rodger Kooser **Case No. 3-H-08**
Owner: Martin L. Zisholtz
Address: 327-333 SW 2 St.
Request: Certificate of Appropriateness for Alteration
 • Two Wall Signs on East and West Facades
Zoned: H-1
Legal: South 32' of Lot 11, 12, less the South 20' of the most Easterly two thirds of Block 17, Town of Fort Lauderdale, PB "B", P 40.

Ms. Morillo stated this was a request for a Certificate of Appropriateness (COA) to install two wall signs, one on the east and one on the west side of the building.

Ms. Morillo advised the Board to review this application in accordance with Section 47-16.21.A. through F. She further advised the Board to consider both the General Criteria for a COA in Section 47-24.11.C.3.c.i. a-f, as well as the additional guidelines for alterations in Section 47-24.11.C.3.c.ii.a-h when deciding whether to grant a COA for Alteration.

Ms. Rathbun explained that the applicant was requesting a COA for signage on a circa 1925 two-story commercial building in the Himmarshee (H-1) Historic District. The applicant requested approval for one wall sign to be placed on the east wall of the building and one to be placed on the west side. Ms. Rathbun remarked that the signs appeared to meet the requirements of Section 47-16.21 Sign regulations.

Section 47-16.21. Sign regulations.

A. Sign definitions. The definition of signs are those listed under Section 47-22, Sign Requirements.

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.

C. No sign in whole or in part shall contain or utilize directly or indirectly neon lighting nor shall it be of the scintillating, moving, flashing, rotating or animated types. Scintillating or black lights, including animated flashing or moving signs subject to view from a public right-of-way or pedestrian mall shall not be permitted.

D. The following signs are prohibited within the historic district: Pole signs, marquee signs, banner signs, horizontal projecting signs, outdoor advertising display signs, pylon signs, sidewalk signs, sandwich signs, snipe signs (except where such are attached in any way to motor vehicles, trailers or water-borne craft and said sign does not exceed one hundred eight (108) square inches), balloons which are used for advertising and are anchored either temporarily or permanently to any structure or premise, outdoor advertising display signs or billboards and all other signs prohibited by Section 47-22, Sign Requirements.

E. Detailed requirements governing signs and advertising displays are set forth in Section 47-22, Sign Regulations; if a conflict exists, the provisions of this section shall prevail.

F. Where uncertainty exists as to any aspect of this section pertaining to signs, the decision of the board, made in accordance with the spirit, intent and purpose of this ordinance, shall prevail.

(Ordinance C-97-19, § 1(47-16.9), 6-18-97; Ordinance Number C-99-14, § 6, 3-16-99)

Mr. Roger Kooser, agent for Martin Zisholtz, the owner, described the signs requested and noted that the signs met all of the code requirements.

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

Chair Haan remarked that the sign had a "homemade, folksy look to it."

Motion made by Ms. Jordan, seconded by Ms. McClellan, to approve the request for a Certificate of Appropriateness for alteration per Section 47-16.21.A through F. In a roll call vote, motion passed 8 – 0.

[Index](#)

- 2) **Applicant:** Jonathan Tascillo, Quick Signs **Case No. 4-H-08**
Owners: Ocean View Beach Properties **See also Case No. 27-H-01**
Address: 101 South Fort Lauderdale Blvd., #201
Ft. Lauderdale Hotel
Request: Certificate of Appropriateness for Alteration
 • Installation of Reverse Channel Lettering Wall Sign
Zoned: PRD
Legal: Las Olas By the Sea, Re-Amended Plat, Block 4, Lots -6, P.B. 1, P.16 and Lauder Del Mar, Block 1, Lots 1-7, P.B. 7, P. 30.

Ms. Morillo stated this was a request for a Certificate of Appropriateness (COA) for Alteration to install one reverse channel lettering wall sign on the facade above the portal of Suite 201.

Ms. Morillo advised the Board to consider both the General Criteria for a COA in Section 47-24.11.C.3.c.i. a-f and the additional guidelines for alterations in Section 47-24.11.C.3.c.ii.a-h when deciding whether to grant a COA for Alteration.

Ms. Rathbun explained that the applicant was requesting approval of a reverse channel wall sign for the Cimbocho restaurant, located in the historic portion of Las Olas Beach Club (the Lauderdale Beach Hotel). The sign would be placed above the street entrance to the restaurant. She informed the Board that The Broward Trust for Historic Preservation held a façade easement on the property.

Ms. Rathbun stated the applicant had included a copy of a letter signed by Warren Adams, Executive Director of the Broward Trust, which stated that the Trust's Board of Directors had approved the Cimbocho sign design as appropriate to the restored façade. The Trust had asked that the sign be reduced by 10% from the originally proposed size and also that any damage caused by the installation of the sign be repaired and be subject to the Trust's oversight.

Sec. 47-24.11. Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

C. Certificate of appropriateness.

3. Alterations, new construction or relocation.

c. Criteria.

i. General. In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the historic preservation board shall use the following general criteria and additional guidelines for alterations, new construction, relocations and demolitions as provided in subsections C.3.c.ii, iii, and iv, and C.4:

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done;
- c) The extent to which the historic, architectural, or archeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property will be affected;

Ms. Rathbun described the sign as consisting of capital letters, 13.95 inches in height, in a blue, serif font. She informed the Board that the sign was appropriate to the historic building and approval was recommended.

Mr. Jonathan Tascillo, representative of the applicant, described the sign. He explained to Ms. McClellan that the letters were metal and backlit with neon. Mr. Tascillo informed Chair Haan that they had complied with the request from The Broward Trust for Historic Preservation to reduce the size of the sign.

[Mr. Adams arrived at 5:17]

Mr. Jolly recused himself from this case, stating he was a member of The Broward Trust for Historic Preservation

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

Chair Haan noted that the scale of the sign was “benign” and the lighting was attractive.

Motion made by Ms. McClellan, seconded by Ms. Jordan, to approve the certificate of appropriateness for alteration 47-24.11.C.3.c.i,ii, iii, iv and C.4. In a roll call vote, with Mr. Jolly abstaining, motion passed 8 - 0.

II. Other Business

[Index](#)

III. For the Good of the City

[Index](#)

Continuation of Discussion by HPB on the issue of demolition by neglect

Chair Haan stated he was awaiting permission from the City Commission to address them concerning the Board’s views regarding the Demolition by Neglect problem. He noted that the City Commission had discussed this problem in 2001 but had not taken any action.

Ms. Gardner felt the Board should “vigorously ... approach the City Commission” and address the Commission in person. She believed the City should closely follow owner’s

actions on these properties and impose deadlines for remediation. She also felt that fines should be significantly increased.

Chair Haan agreed that people must be held accountable. He noted the frustration staff had expressed the previous month because there was no mechanism within the ULDR to take action.

Ms. Graff agreed they must “take the bull by the horn at this time. If we don’t, we’re just going to continue to see the City lose its historic sites.”

Mr. Adams suggested the Board draft specific recommendations the City could implement. Ms. Sarver explained that once this item was approved for a City Commission agenda, the Board could provide additional backup information for Commission review prior to the meeting. Chair Haan wanted to create a Power Point presentation, and Mr. Adams suggested the entire Board contribute to this presentation.

Ms. Sarver informed the Board that if the City Commission determined that amending the ULDR was appropriate, the City Attorney’s Office would research this. Any research prior to the Commission Conference meeting should be conducted and compiled by the Board. She advised the Board to make a specific motion pursuant to this if this was their wish. Chair Haan believed the Board could inform the City Commission of the problem and suggest possible solutions, knowing that City staff would be assigned to handle the specifics.

Ms. Sarver advised the Board to be prepared to make the presentation prior to requesting to be put on the City Commission agenda, since they could be put on the next agenda. Chair Haan stated he would request to be put on a July agenda.

Motion made by Ms. Gardner, seconded by Mr. Adams, for Chair Haan to send the letter he presented to the Board the previous month regarding Demolition by Neglect to the City Commission, to request that he represent the HPB at a City Commission meeting in July or later to request that changes be made to the ULDR to address the problem. Chair Haan would also encourage members of the Sailboat Bend Civic Association and other HPB members to attend. The packet Chair Haan intended to present to the City Commission would be presented to the HPB for prior approval. In a roll call vote, motion passed 9 – 0.

Presentation by staff of the case at 2936 Cortez St.

Ms. Morillo explained that this was a 1939 Art Deco apartment building that was identified in a 1988 survey as an historic resource and was listed on the State of Florida Master Site File as being eligible for local landmark status. The building was presently scheduled for demolition as part of a DRC application for a new hotel building.

Mr. Cisielski stated this was neither a request for a Certificate of Appropriateness nor a request for Review and Comment by the Board, but a presentation to inform them that a building that had been included in a past Survey would likely be demolished in the very near future.

Mr. Cisielski displayed a map of the area and a 20-year old photo of the building and explained that the subject property was a multifamily building located at 2926 Cortez Street in the Central Beach District. The building, which was built 1939, was included in the 1988 Survey of properties that was conducted in the eastern section of Fort Lauderdale. This survey had considered, among other things, properties that might qualify for historic designation.

A Florida Master Site file #BD 1762 was submitted to the SHPO at the State Historic Preservation Office. On this Master Site File form, it was stated that the 1939 building "is a fine Art Deco example of the style, well-kept, with significant features. It stands alone in the area of redevelopment." The Master Site File form also noted that the 1939 building was potentially eligible for local designation and that the building was a superb example of the Art Deco style in the City. Mr. Cisielski noted that although this property had been included in the Survey list, no further action was ever taken to designate it

Mr. Cisielski reported to the Board that there was an application to construct a 151-room, 200-foot tall hotel on this site. In order to construct this building, the existing building at 2926 Cortez Street must be demolished

Mr. Cisielski informed the Board that recently, during a City of Fort Lauderdale Board Certification inspection, the inspector noted that the roof system and the affiliated structural components were severely compromised and would create a windstorm hazard during the next storm season. The inspector had agreed to cancel plans to present the case before the Unsafe Structures Board since the applicant had voluntarily and proactively proceeded with demolition plans.

Mr. Cisielski stated that since the property at 2926 Cortez Street had never received local designation and never received "landmark" status from the City Commission as defined in Section 47-24.11.A. 12, a Certificate of Appropriateness for Demolition, New Construction, or Alteration was not required. He noted that Objective 11. Policy 11.3. of the Comprehensive Plan stated that ". . . all proposed impacts to historical resources shall be reported to the Historic Preservation Board for Review and Comment." In addition, Section 47-25.2, Adequacy Requirements, Historical and Archeological resources stated: "If a structure or site has been identified as having archeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local government, or other entity with jurisdiction over historic or archeological matters and submitting this information to the city at the time of: and together with, a development permit application. The reviewing entity shall include this information in its comments."

Mr. Cisielski stated the request for demolition was coming in the very near future.

Mr. Adams wondered if the demolition could be postponed until a building permit for the hotel was issued. He added that they must discuss incentives in the form of property tax relief to prevent the demolition of these smaller buildings.

Ms. Rathbun explained to Ms. Gardner that there were fewer than 20 Art Deco buildings left in Fort Lauderdale.

Mr. Cisielski stated in 2003, the City had conducted a study and updated surveys and this had revealed approximately 800 buildings that would be considered eligible for designation. Ms. Rathbun said there was still a significant number of buildings in the City with historic fabric. She agreed there must be incentives to encourage owners to protect these properties.

Mr. Cisielski said he had not yet seen any City resident who had completed the applications for and benefited from ad valorem tax incentives. He noted that there was a large amount of paperwork required and the benefit would only be worth it if the owner were putting a substantial addition on the property.

The Board discussed the possibility of touring significant buildings in the City and the Sailboat Bend district. Ms. Sarver cautioned the Board that Sunshine regulations would apply to such an outing. She reminded Board members that if they visited or had contact with owners prior to voting on a request regarding a property, this must be disclosed.

Mr. Jorg Hruschka, Building Inspector, stated he had inspected this property pursuant to a request for a board-up certificate. He said the building was open to entry and the roof was severely compromised. He urged demolition of the building prior to hurricane season.

Announcements

Ms. Sarver informed that Board that William Snow was the new Code Enforcement Officer assigned to Sailboat Bend. Staff would meet with Officer Snow to discuss Demolition by Neglect issues and timely citing of properties for code violations. Ms. Sarver invited Board members to provide a list of properties of concern.

There being no further business to come before the Board, the meeting was adjourned at 6:14 p.m.

Chairman,

Nolan Haan, Chair

Historic Preservation Board

May 5, 2008

Page 9

Attest:

ProtoTYPE Inc, Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board
Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Minutes prepared by: J. Opperlee, ProtoType Services