HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, OCTOBER 1, 2012, 2012 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

		Cumulative Attendance 6/2012 through 5/2013	
Board Members	**Attendance**	**Present**	**Absent**
Susan McClellan, Chair	P	**5**	**0**
Matthew DeFelice, Vice Chair [arr. 5:02]	P	**4**	**1**
Brenda Flowers [arr. 5:13]	P	**5**	**0**
Mary Jane Graff	P	**4**	**1**
Marie Harrison [arr. 5:06]	P	**3**	**2**
Richard Heidelberger	P	**4**	**1**
David Kyner	P	**5**	**0**
Phillip Morgan	P	**5**	**0**
Richard Schulze	P	**2**	**3**
Jackie Scott	P	**1**	**0**
Gretchen Thompson	P	**4**	**1**

City Staff
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Anthony Fajardo, Historic Preservation Board Liaison
Gail Jagessar, Board Liaison
Lynda Crase, Board Liaison
Pat Garbe-Morillo, Planning and Zoning Department
Carrie Sarver, Assistant City Attorney
Brigitte Chiappetta, Prototype Inc.

Communication to the City Commission

Motion made by Mr. DeFelice, seconded by Ms. Scott to recommend the City waive any fees for an historic designation application for any City-owned property. In a voice vote, motion passed 10-1 with Mr. Schulze opposed.

Index

			Page
1.	12-H-12	Ana Boza	2
2.	17-H-12	Robert Bulfin for Speakeasy Saloon	5
		Old Business	6
		Communication to the City Commission	7

Call to Order
Chair McClellan called the meeting of the Historic Preservation Board to order at 5:01 p.m. Roll was called and it was determined a quorum was present.

All members of the public wishing to address the Board on any item were sworn in.

Board members disclosed communications they had concerning cases on their agenda.

Mr. DeFelice arrived at 5:02.

Approval of Minutes of September 2012 Meetings

Motion made by Mr. Morgan, seconded by Mr. Schulze, to approve the minutes of the Board's September 2012 meeting. In a voice vote, motion passed unanimously.

1. Index

Case	12H12	**FMSF #**	BD2801
Applicant	**Ana Boza**		
Owner	Ana Boza		
Address	1118 W. Las Olas Blvd.		
General Location	Southeast corner of West Las Olas Blvd. and SW 12th Avenue		
Legal Description	WAVERLY PLACE, P.B. 2, P. 19, of the Public Records of Miami-Dade County, Florida. BLOCK 108, LOTS 13 & 14.,		
Existing Use	Residence		
Proposed Use	Residence		
Applicable ULDR Sections	*Sec. 47-24.11.C.3.c.i.*		
Request(s)	**1.** Certificate of Appropriateness for Alteration; install a new 8'x10" Aluminum utility shed on existing concrete slab.		

Property Background:

Ms. Rathbun stated there are two one-story wood frame vernacular cottages on this lot in the SBHD. Both cottages have compound plans, gable roofs with wide overhangs and shiplap siding. Both houses are shown on the 1928 City of Fort Lauderdale Sanborn Fire Insurance Map and are considered contributing in the SBHD.

Description of Proposed Site Plan:
Ms. Rathbun said the applicant came before the Board in July 2012 to request a COA for the installation of a manufactured 8' x 10" aluminum utility shed on an existing concrete pad at the rear of the property at 1118 W. Las Olas Boulevard. The new shed was to be a replacement for an earlier structure that was located on the existing foundation pad.

The new structure was to be appropriately located at the rear of the lot. However, in its position between the two houses, the earlier shed was clearly visible from the street. At the July meeting it was determined that the manufactured metal shed was not compatible with the historic cottages. The applicant expressed a willingness to find a more suitable material.

The applicant is before the Board today with a request for a COA for a front gabled manufactured shed with Hardie Plank wall cladding and a double door entry to be placed on the existing concrete pad.

Criteria for Certificate of Appropriateness:
Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i

a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: The proposed Hardie Plank wall cladding resembles wood cladding and is more appropriate than the originally requested metal cladding

f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: New work must protect the integrity of the historic resource:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines

provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for new construction, alterations, relocation, and demolition.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:
ULDR Section 47-17.7.B

1. Outbuildings.

a. Materials and finish.

i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.

ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.

iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

Consultant Response: Manufactured composition wall cladding is not addressed by the Materials and Design Guidelines. Hardie Plank is configured to resemble wood cladding.

Request No. 2 - COA for Alterations:
The applicant is requesting a certificate of appropriateness for alterations to an historic property.

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the Board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."
ULDR Section 47-24.11.C.3.c.ii

a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;

Consultant Response: Hardie Plank is probably a better choice for wall cladding than the originally requested metal cladding.

Request No. 3 - COA for New Construction:

The applicant is requesting a certificate of appropriateness for new construction. In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.iii, the Board must consider the following additional criteria specific to new construction, taking into account the analysis of the materials and design guidelines above:
"Additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the Board shall also use the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located."

ULDR Section 47-24.11.C.3.c.iii
Consultant Response The use of Hardie Plank for wall cladding is a better choice than the metal wall cladding originally requested.

Summary Conclusion:
Ms. Rathbun stated the applicant has appropriately sited the new shed at the rear of the property, but the shed will be visible from the street unless it is screened from the public view in some fashion.

Ms. Harrison arrived at 5:06.

Ana Boza, applicant, said the property was small and she was requesting a shed. She stated she had gone to Homestead to find the shed.

Chair McClellan opened the public hearing portion of the meeting. There being no members of the public wishing to address the Board on this matter, Chair McClellan closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Morgan, seconded by Mr. Schulze to approve. In a voice vote, motion passed unanimously.

2. Index

Case	17 H 12	**FMSF #**	
Applicant	**Diane Magid**		
Owner	Riverwalk Centre LTD		
Address	201 SW 2nd Street		
General Location	Corner of SW 2nd Street and the northwest corner of SW 2nd Avenue		

Legal Description	LOT 11-14, BLOCK 16, TOWN OF FORT LAUDERDALE
Existing Use	Commercial
Proposed Use	Same
Applicable ULDR Sections	
Request(s)	1. Certificate of Appropriateness for the installation of signage, lighting (flood Lights) and decorative painting

Mr. Fajardo said the applicant had requested a 30-day deferral.

3. Old Business Index

New Historic Preservation Ordinance

Mr. Fajardo explained that the working group had met several times and then staff had consolidated the group's input. A special meeting would be set up for the Building Official to answer questions. The Ordinance would come back to the HPB for their official recommendation and then to the City Commission.

At 5:13 Ms. Flowers arrived.

Marina Lofts

Mr. Fajardo agreed to inform the Board when the project would be heard by the Planning and Zoning Board.

Designation of Archeological Sites

Mr. Fajardo said there had been no action on this Communication to the City Commission.

Hardy Park Buildings Designation

Mr. Fajardo started there had been no action on this item.

Surveys of Downtown Area

Mr. Fajardo said the Commission had not directed staff to perform any additional surveys.

Ms. Scott suggested asking the Mayor and/or Commissioners to attend an HPB meeting to discuss the Board's previous communications that had received no response.

Ms. Graff noted the lack of education of the public, including builders, about the City's historic preservation guidelines.

4. Communication to the City Commission Index

The Board discussed their previous Communications and the lack of response from the City Commission.

Motion made by Mr. DeFelice, seconded by Ms. Scott to recommend the City waive any fees for an historic designation application for any City-owned property.

Mr. Fajardo recalled that the Commission had requested additional information from staff regarding recommendations the Board had made in July and August.

Charles Jordan said in the past, the Board had effectively communicated with the City Commission by attending the Commission's conference meeting to discuss the Board's recommendations. They had also held HPB/City Commission workshops to discuss the issues. He encouraged the Board to engage in this type of communication now.

Ms. Scott wanted to address the Commission at their conference meeting because she felt these meeting had more public attention. Ms. Sarver noted it could be difficult to get on the Commission's conference agenda, and suggested a citizen's presentation at the Commission's regular meeting. Ms. Scott pointed out that any Board member could speak with his/her appointing Commissioner and encourage him/her to bring an issue up at a Commission meeting.

In a voice vote, Mr. DeFelice's **motion** passed 10-1 with Mr. Schulze opposed.

Motion made by Chair McClellan to request that the City create a list of surveys to be completed by staff for areas that had not already been surveyed.

Ms. Morillo explained that she had created a detailed list two years ago. She remarked that an intern was needed to perform research, record and photograph thousands of buildings. She agreed to provide the list to the Board, but pointed out that the list would now be out of date. Ms. Graff recommended getting interns from colleges to assist.

Mr. Fajardo thought the Board had made such a recommendation before.

Chair McClellan withdrew her previous motion.

Ms. Scott wanted to know why existing surveys had not been formally recognized by the City Commission before they proceeded with creating more. Mr. DeFelice thought the Commission was uncomfortable with the fact that the reports identified properties that had not gone through the designation process as designated and or contributing. Ms. Sarver noted that using the term "contributing" was inconsistent with the ordinance. An important reason the ordinance was being re-written was to create clear definitions and preserve property owners' rights. She felt it would be appropriate to wait until after the ordinance was re-written to look at the survey list.

Mr. Jordan said the existing surveys had won an award from the Florida Trust and were exemplary. He stated the surveys did not affect property rights, and he thought it peculiar that the City Commission needed to approve or adopt them. Mr. Jordan said a property's eligibility to be contributing was an objective criterion. Ms. Sarver said the issue might be addressed by changing the legend to indicate that a property was eligible for possible designation.

Mr. Jordan suggested a workshop to discuss how the City would move forward with historic preservation in the next ten years. They could create a master plan and a timeline for progressing. Mr. Fajardo stated this could be included in the City's visioning process, which was ongoing. He agreed to contact the Visioning Board's liaison regarding a workshop or some other communication between the boards.

Mr. DeFelice reminded Board members that the surveys were registered in the Master Site File and as such, properties in the surveys must be presented to the HPB before being altered. Mr. Fajardo stated Ms. Morillo was compiling a list of Master Site File properties in the City.

Ms. Thompson asked for a deadline for the Historic Ordinance re-write. Mr. Fajardo stated public meetings must be held as part of the process and he could not say how long the process could take. Ms. Flowers did not think the HPB needed to review the new ordinance again as a Board and Mr. Fajardo noted that members of the HPB attended the workshops.

Mr. Fajardo explained the process for how staff would determine if a property was on the Master Site File and must be reviewed by the HPB when a permit was sought. He admitted that this was not currently happening, and it was one of the things the City Commission had asked staff to look into, pursuant to a communication from the HPB.

Other discussion items

Mr. Fajardo introduced Lynda Crase, who would replace Ms. Jagessar as Board Liaison.

Chair McClellan thanked Ms. Morillo for her service to the City and the Board.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:27.

Next Meeting

The Board's next regular meeting was scheduled for November 5, 2012.

Chairman,

Susan McClellan, Chair

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 Inc.