

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, JUNE 3, 2013 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2013 through 5/2014</u>	
		<u>Present</u>	<u>Absent</u>
Matthew DeFelice, Chair	P	1	0
David Kyner, Vice Chair	P	1	0
Brenda Flowers	P	1	0
Marie Harrison	A	0	1
Richard Heidelbergberger	A	0	1
Phillip Morgan	P	1	0
Richard Schulze	P	1	0
Jackie Scott	A	0	1
Gretchen Thompson	P	1	0

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
 Anthony Fajardo, Historic Preservation Board Liaison
 Lynda Crase, Board Liaison
 Linda Mia Franco, Board Liaison
 Carrie Sarver, Assistant City Attorney
 Lisa Edmondson, Recording Secretary, Prototype Inc.

Communication to the City Commission

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Call to Order

Chair DeFelice called the meeting of the Historic Preservation Board to order at 5:05 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.

Approval of Minutes of May 2013 Meeting

Motion made by Ms. Thompson, seconded by Mr. Schulze, to approve the minutes of the Board's May 2013 meeting. In a voice vote, motion passed unanimously.

Cases:

1.

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Case	12H13	FMSF #	
Applicant	Broward House Inc., Kelly Manning		
Owner	Broward House Inc.		
Address	719 SW 4 Court		
General Location	Approximately 145 feet east of the SW 8 th Avenue and SW 4 th Ct. intersection		
Legal Description	BRYAN SUB BLK 33 FT LAUD 1-29 D LOT 28,30		
Existing Use	Multifamily residential		
Proposed Use	No change		
Applicable ULDR Sections			
Request(s)	Certificate of Appropriateness for Alteration Install 12 canvas awnings over doorways of apartments and laundry room located at the courtyard on the interior side of the building for a 9-Unit Apartment Building.		

Property Background:

The one-story apartment building at 219 SW 4th Court was designed by architect Francis Rowland in 1948. The complex has nine units arranged in a staggered fashion about a courtyard.

Description of Proposed Site Plan:

The applicant requests a COA for the installation of canvas awnings above the eleven doors that open into the courtyard. The applicant describes the proposed canvas awnings as traditional in style and having a rigid metal frame.

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 awnings will not be installed on the façade of the building but only on the courtyard doors.

- 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: The applicant's request meets this criterion (see below)

From the Secretary of the Interior's Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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. Windows and doors.

a. Materials.

- i. Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ii. Translucent glass (rear and side elevations only).
- iii. Painted and stained wood.
- iv. Aluminum and vinyl clad wood.
- v. Steel and aluminum.
- vi. Glass block.
- vii. Flat skylights in sloped roofs.
- viii. Domed skylights on flat roofs behind parapets.

b. Configurations.

- i. Doors: garage nine (9) feet maximum width.
- ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lined only to gable ends.

c. Operations.

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

d. General.

- i. Wood shutters sized to match openings (preferably operable).
- ii. Wood and metal жалousies.
- iii. Interior security grills.
- iv. Awnings .wood, canvas
- v. Bahama shutters.
- vi. Screened windows and doors.

Consultant Response: The applicant requests a COA for the installation of canvas awnings with rigid frame over 9 doorways in an apartment building. The awnings are canvas, which is an approved material.

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to XX structures.

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: The applicant's request meets this criterion

b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;

Consultant Response: The applicant's request meets this criterion

Summary Conclusion:

As the awnings will be installed on doors in the courtyard and will not be visible from the public way, there will be no adverse effect on the resource. The applicant's request is appropriate and should be approved.

Mitchell Davis, Director of Facilities for Broward House, described upgrades they had made at the property. He said tenants had complained during the rainy season and the awnings would provide tenants protection.

Chair DeFelice opened the public hearing portion of the meeting.

Kelly Manning, Quality Assurance Specialist at Broward House, confirmed that they wanted to provide the residents protection from the rain.

There being no other members of the public wishing to address the Board on this matter, Chair DeFelice closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Thompson, seconded by Mr. Schulze, to approve. In a voice vote, motion passed 6-0.

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Case	14H13	FMSF#	
Applicant	Edward Morris / East Cost Windows & Doors Inc.		
Owner	Shawn Simons		
Address	1516 Argyle Drive		
General Location	One block south of 5 th Terrace on Argyle Drive		
Legal Description	RIVER HIGHLANDS AMEN PLAT 15-69 B LOT 17 BLK 1		
Existing Use	Residence		

Proposed Use	Residence
Applicable Sections ULDR	
Request(s)	Certificate of Appropriateness for Alteration Replace windows and doors with impact, white aluminum frames with gray tinted glass.

Property Background:

The house at 1516 Argyle Drive is a ranch style house designed by architect L. Wolf in 1958. The applicant wants to replace all windows and doors with impact glass in white aluminum frames.

Description of Proposed Site Plan:

All of the requested windows, with one exception appear to be sliders including one front facing window. The old windows to be replaced are mostly awning type. According to the Sailboat Bend materials and Design Guidelines sliders are only allowed on the side and rear elevations.

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: This is not a replacement in kind as the applicant proposes to replace historic windows with a different style.

- 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;

Consultant Response: The design of the windows is different from the historic

- 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: See below:

From The Secretary of the Interior's Standards for Rehabilitation:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and,

where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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 each of the following sections below, relevant to the specific request being made, a description of the architectural features corresponding to the material & design guidelines as outlined in the ULDR (47-17.7.B), is provided for both the existing buildings and the proposed new construction.

ULDR Section 47-17.7.B

1. Windows and doors.

a. Materials.

- i. Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ii. Translucent glass (rear and side elevations only).
- iii. Painted and stained wood.
- iv. Aluminum and vinyl clad wood.
- v. Steel and aluminum.
- vi. Glass block.
- vii. Flat skylights in sloped roofs.
- viii. Domed skylights on flat roofs behind parapets.

b. Configurations.

- i. Doors: garage nine (9) feet maximum width.
- ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends.

c. Operations.

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

d. General.

- i. Wood shutters sized to match openings (preferably operable).
- ii. Wood and metal jalousies.
- iii. Interior security grills.
- iv. Awnings.
- v. Bahama shutters.
- vi. Screened windows and doors.

Consultant Response: The applicant request non-reflective tinted glass in aluminum frames, which are approved materials

The applicant also request sliders which are only approved on the rear and side elevations. There is one front facing window which needs to be replaced

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to XX structures.

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

- b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;

Consultant Response: The applicant wishes to replace a front facing awning window with a slider, which is not approved under the Sailboat Bend materials and Design Guidelines

Summary Conclusion:

Non-reflective tinted glass and aluminum frames are appropriate. Sliders are appropriate on side and rear elevations but not on an elevation visible from the public right of way.

Edward Morris, East Coast Windows and Doors, explained that the front window was completely covered by a Bahama shutter but he could add a center strip to make the window resemble an awning window.

Mr. Morris explained to Ms. Thompson that the rolling window would provide easier egress from the bedroom in the event of an emergency. Board members remarked that the Bahama shutter could interfere with egress but Mr. Morris said egress would be easier with the sliding window.

Chair DeFelice opened the public hearing portion of the meeting.

Mr. Kyner presented the Sailboat Bend Civic Association Architectural Committee's suggestions into the record. The committee did not object to the installation of these windows and doors because the building had already been altered by the installation of a barrel tile roof and inappropriate windows and doors.

There being no other members of the public wishing to address the Board on this matter, Chair DeFelice closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Flowers, seconded by Mr. Schulze, to approve the application as presented.

Chair DeFelice objected to the proposed front window; he did not believe the sliding window was required for life safety. He and Ms. Flowers disagreed with the comment from the Sailboat Bend Architectural Committee. Mr. Morgan and Mr. Kyner agreed with Chair DeFelice and Ms. Flowers. Mr. Kyner remarked that the Bahama shutter could be removed at some point and the inappropriate window would be visible.

Ms. Flowers would prefer that all the windows be uniform. Chair DeFelice acknowledged that the Board could not ask the applicant to raise the standard for windows not on the front elevations. Even though the house no longer looked original, he did not feel that allowing an inappropriate front window would help the situation.

Ms. Flowers withdrew her motion.

Motion made by Mr. Morgan, seconded by Ms. Thompson, to approve the application, with the condition that the front elevation window be two single-hung windows to meet the Sailboat Bend standards. In a roll call vote, motion passed 4-2 with Ms. Flowers and Mr. Schulze opposed.

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Review and Comment

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Case	13H13	FMSF #	BD01503
Applicant	Stiles Corporation/john Auerbach		
Owner	Rock—French Quarter LLC		
Address	215 SE 8th Avenue		
General Location			
Legal Description	Lots 1, 2 and 3, Block 3, BEVERLY HEIGHTS, according to the plat thereof as recorded in plat Book 1, Page 30, of the public records of Broward County, Florida., Together with; Lots 4,5, and 6, Block 3, COLLEE HAMMOCK,		

		according to the plat thereof as recorded in Plat Book 1, Page 17, of the public records of Broward County, Florida. And also together with: That portion of 10' Alley lying adjacent thereto and being bounded as follows: on the North by the South line of said Lots 1, 2, & 3, on the East by the West right-of-way line of SE 8 th Avenue; on the South by the North line of said lots 4,5 and 6, on the West by the Northerly extension of the West line of said Lot 4. AND All of Lot 1, 2, 3 and the East 37.50 feet of Lot 4, Block "C" EDGEWATER ADDITION, according to the plat thereof, as recorded in Plat Book 1, Page 123, of the public records of Dade County, Florida. TOGETHER WITH: That certain 10-foot alley lying adjacent to said Lots.
Applicable Sections	ULDR	
Request(s)		Review and Comment for new construction: Presentation of the proposed 8 th Avenue Residences (French Quarter) and its potential impacts on the Historically Designated Himmarshee Court Building. 1. The 262-unit apartment project consists of 30 stories, 2,500 sf of retail space and a parking garage with 501 parking spaces.

Property Background:

Historic Resource Background

Himmarshee Court (at 717 SE 2nd Street) was designated as an historic resource by the City of Fort Lauderdale in 1999. This ca. 1926 two-story apartment building was designed by prominent boom-time architect Francis Luis Abreu. At the time of its designation, the interior of the structure was in deplorable condition; the roof was damaged and the second floor had collapsed; the building was in need of a major rehabilitation. However it had retained much of its historic character.

Over a period of years, working through the HPB and the City permitting process, the new owners had the roof removed and the building gutted. All that remained were the hollow clay tile exterior walls. The fenestration (window array) was intact as were the chimney, and stucco design elements.

Two historic walls on the rear (north) side of the building were demolished to accommodate an addition. The new addition was differentiated from the old by varying the exterior stucco wall cladding and the sizes of the new windows. The owners repurposed the building as offices. The interior was rebuilt as two medical suites.

Description of Proposed Site Plan:

Proposed Primary Building and Existing Neighborhood Background

From the City of Fort Lauderdale Historic Preservation Design Guidelines:

Prior to undertaking a new construction or addition project, the City of Fort Lauderdale encourages property owners to understand the unique architectural character of Fort Lauderdale and its neighborhoods and allow that understanding to inform their design.

It is not required that historic properties be "copied" in new construction, but encouraged that new construction be well designed and sympathetic to its distinctive surroundings.

The developer of the 8th Avenue Apartments proposes to build a thirty-story residential tower and parking garage on this site in the Beverly Heights subdivision. The proposed building will have an L-shaped footprint and the southern portion of the L, which is a seven-story parking garage, runs west to east along SE 2nd Court. The connecting leg of the L, which runs south to north along SE 8th Avenue, consists of a base of five stories at the southeast corner connected to a four-story base, which runs north to SE 2nd Street (see figure 2.). Together the base is a platform for the apartment tower that rises at the southeast corner to 348 feet at the roof parapet (southeast corner) and 307 feet and 11 inches at the north elevation, which faces the historic two-story Himmarshee Court.

Beverly Heights was platted in the 1920s; the built fabric of the immediate environment surrounding the site of the proposed project and Himmarshee Court consists of low and mid-rise structures with one high rise (15 stories) apartment building. Himmarshee Court is the only historically designated resource in the area. However, there are a number of structures of historic and architectural interest in the area. One building of interest is the 3-story Towers Apartments, which is located east of 8th Avenue on SE 2nd Street. The Towers was designed by Francis Abreu for developer Albert Erkins, ca. 1925. For many years it was operated as a high end apartment hotel; today it serves as an ACLF. The building retains much of its historic character.

In determining the compatibility of new construction in relation to an historic resource the HPB uses the Secretary of the Interior's Standards for Rehabilitation. A dictionary definition of the word compatibility is:

(Of two things) two things that exist together without conflict. [Oxford Dictionaries, US English]

In determining the compatibility, in terms of scale (height and width) and mass of the proposed structure to the historic resource the board should use Standard no. 9

From The Secretary of the Interior's Standards;

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.

The width of the Himmarshee Court south facing elevation along SE 2nd Street, including step-backs, is approximately 96 feet at its widest point. The resource faces what will be the north elevation of the proposed 8th Avenue Apartments, the base of which, including the garage elevation, will be about 140 feet in width. The distance across SE 2nd Street between the existing resource and the proposed development is 35 feet. The width of the tower north elevation overall is just over 85 feet. The architect has provided about an 18-foot step-back to a portion of the tower reducing the street elevation of the tower to 29 feet in width. A step-back for the tower is a good strategy but unfortunately this is too small an adjustment to mitigate the adverse impacts of the proposed structure on the historic resource.

The developer did not provide any shadow studies for the project. As the proposed 30-story building is located only a few feet (35') to the south of the 2 story Himmarshee Court there will be a profound shadow effect (from the 4 story base, and the 7 story garage as well as the tower) on the resource for most of the daylight hours during the winter months. There will also be a significant shadow effect on the structures in the immediate neighborhood to the east and west of the proposed project. This is a conflict between the existing and the proposed structures.

There are some very large buildings that are visible from the neighborhood of the proposed site. However these buildings are located at a considerable distance outside the neighborhood and do not have an adverse effect on the historic resource and its immediate environment.

Summary Conclusion:

The height of the historic resource from the ground to the top of the parapet is likely under 30 feet and there is a rooftop structure that raises the height to about 35 feet; the over 307 foot height of the proposed apartment tower is not compatible with the low rise height of Himmarshee Court. Although the developer has used a good strategy in siting the narrow end of his building opposite Himmarshee Court still the very large mass of the proposed building will overwhelm the historic resource. As the proposed 8th Avenue Apartments will be located immediately south of the historic resource, there is no way an adverse shadow effect can be avoided. The proposed project does not meet the Secretary of the Interior's Standard no. 9 as to compatibility of massing, size and scale of the historic resource. The proposed building is not sympathetic to the low and mid-rise built fabric of the immediate neighborhood. The proposed project does not protect the historic integrity of the property, Himmarshee Court, and its environment.

Robert Lochrie, representing the applicant, showed an aerial photo of the area. He stated the property was in the Downtown Regional Activity Center and in 2001 and 2007 the City had adopted a series of Master Plans for downtown. This property was in the

RAC EMU district with a preferred height of 30 stories and Stiles Group had kept the proposal to that limit. He displayed several rendered views of the project. Mr. Lochrie remarked that there were historic resources all over the country that were surrounded by larger buildings and noted that when the adjacent Himmarshee Courts had been designated, it was specific to the fact that it was a Francis Abreu structure that was reflective of the time in which it was built, not its location.

Mr. Lochrie assured the Board that the developer had experience preserving existing nearby historic resources during construction. The following steps would be taken to protect the historic resources during construction:

- The historic building would be surveyed prior to commencement of construction
- A written monitoring and maintenance management program for the historic resource would be reviewed in detail with the owner and the City's Building Department
- Seismic monitoring devices would be installed
- Dust, debris and concrete protection would be provided
- The construction crane would be located in an area away from the historic structure
- The foundation system would be built using cast pile and pile caps rather than injection
- Paint would be directly applied [no spraying]
- Construction staging and deliveries would all be from the south side of the site away from the historic structure
- All documentation would be provided to the City and the historic resource owner

Mr. Lochrie informed the Board that they had received a letter of support from the historic resource owner.

Anthony Abbate, architect, said there was just one historic resource in the area: Himmarshee Court. According to his analysis, only the construction process could have an impact on the historic resource and the developer was experienced in preventing damage during construction.

Mr. Abbate had evaluated the project using the Secretary of the Interior's Standards 3, 9 and 10. Standard 3 indicated that each property must be recognized as a physical record of its time and place: Mr. Abbate stated the proposed development made clear what was historic and what was not. Standard 9 usually applied to work on the same site, but Mr. Abbate said they had considered the standard regarding how one approached the building. He said the design was very compatible in terms of scale and massing. Standard 10 stated the manner of construction should be such that if there were a change to the construction in the future, the essential form and integrity of the historic property would be maintained. Mr. Abbate said the fact that there was a tower across the canal from the historic resource indicated that this had been assessed in the past and the findings were that there would be no impact.

Chair DeFelice opened the public hearing portion of the meeting.

Joe Felmeth, President of the Beverley Heights Neighborhood Association, said they had researched the proposal and determined the developer had the right to build this project. They had also been working with Stiles Corp. since last summer regarding enhancing landscaping across the street and the adjacent bridge. As a neighborhood, ~~Mr. Felmeth stated they supported the project.~~

Mr. Lochrie informed the Board that they had performed a shadow study, which revealed the shadow of the proposed project would have no impact on the historic resource.

There being no other members of the public wishing to address the Board on this matter, Chair DeFelice closed the public hearing and brought the discussion back to the Board.

Mr. Schulze stated he objected to the design of the tower, not the height; he felt it was not in keeping with the neighborhood.

Chair DeFelice asked about archeological issues, and pointed out that the Himmarshee canal was historic and he hoped the developer would keep this in mind. Mr. Abbate said if archeological resources were uncovered during construction, they would apply the appropriate Secretary of the Interior Standard.

Mr. Schulze felt the design of the tower would set a dangerous precedent because it was not in keeping with other buildings in the area.

Mr. Morgan felt the garage design would create the most discussion in the community and they did not want another ugly garage like the Riverside Hotel.

Mr. Kyner remarked that this would be the first tall building on that side of Federal Highway and once the "die was cast" that section of Beverley Heights would become a canyon of tall buildings. He said this related to mistakes made regarding zoning. Mr. Kyner stated there was a romantic nature to Las Olas and the small homes in the area but Las Olas would cease to be pleasant when this type of development occurred.

Chair DeFelice was also concerned about the impact of high rises east of Federal Highway and toward Las Olas; he felt the high rise development should be confined between Federal and 7 Avenue to the west. He acknowledged that unfortunately, there were planning documents that allowed this development. Chair DeFelice recalled that the new ordinance addressed streetscape and viewshed.

Ms. Flowers would prefer there not be a 30-story building here, but acknowledged that it was allowed. She had been concerned about the impact the construction might have, but felt the developer would address this.

4. Old Business

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Historic Preservation Commendation Awards

Ms. Thompson said the ceremony had gone well and for next year, the Board should have more input. Chair DeFelice stated staff had done a nice job but he wanted better promotion next year.

Shippey House Painting

Chair DeFelice announced the Shippey House would be painted on June 8 and requested volunteers.

Mr. Kyner wanted the City to implement a small impact fee applicants would pay when projects would have an impact on historic resources. The fees could be used to fund projects such as painting historic resources. Chair DeFelice thought the fees could be added to demolition permits. He recalled that the Board had asked the City to stop charging designation fees but the City had instead doubled them, and perhaps some of this revenue could be used as an impact fee. Mr. Kyner explained that New York charged a large impact fee that was put into a general fund for the good of the citizens.

Mr. Fajardo stated the working group had already incorporated language into the new ordinance regarding impact fees to be associated with demolitions.

Mr. Fajardo said the working group had requested a workshop with the City Commission to discuss the new ordinance. Staff would schedule the workshop and members of the HPB and other interested parties would be included in the conversation.

5. New Business

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Demolition Permit for Widling House

Chair DeFelice had attended the Commission meeting when the Commission discussed the demolition permit for the Widling House pursuant to an Unsafe Structures Board decision. The Commission had approved the demolition permit.

6. Good of the City

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Fort Lauderdale Beach Hotel

At the same meeting, Chair DeFelice said the Commission had discussed the hotel and the Certificates of Appropriateness the Board had discussed. He reminded the Board that their deliberations should be confined to the criteria and not aesthetics. Chair

DeFelice said there would be a new hearing between the Broward Trust and the applicant to discuss this further.

Mr. Kyner said investors and speculators in Fort Lauderdale were still engaging in demolition by neglect and/or that severely deteriorated buildings were becoming "reproduction houses" that had no historic significance anymore.

Chair DeFelice recalled that the Certificate of Appropriateness the Board had approved for the Widling House required a certain action but this had never taken place and the property had deteriorated. Chair DeFelice felt that if the owners of a designated property or a property that was documented in an historic district allowed it to deteriorate to the point of an Unsafe Structures Board case, it would be appropriate for the building to be repaired.

Ms. Sarver reminded the Board that the working group was addressing this in the new ordinance as well.

Chair DeFelice recalled that the owner of the Widling House had lost it to foreclosure and the bank had not taken care of the property. The Unsafe Structures Board had determined that the house should be demolished years ago. Ms. Sarver explained that during this time, the property had been involved in bankruptcy proceedings so the City could not take action. She stated the City did impose fines and liens on unsafe properties, but there were often superior liens that made it difficult for the City to actually collect on the fines.

Regarding the City's policy that the Board review development that would affect historic resources, Chair DeFelice was concerned the Board did not review more.

7. Communication to the City Commission

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None.

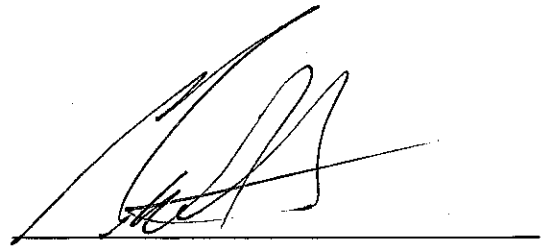
Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:50.

Next Meeting

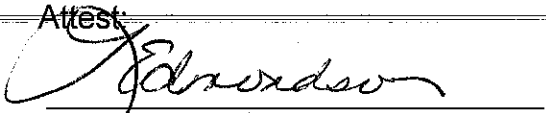
The Board's next regular meeting was scheduled for July 1, 2013.

Chairman,

A handwritten signature in black ink, appearing to read 'Matthew DeFelice', written over a horizontal line.

Matthew DeFelice, Chair

Attest:

A handwritten signature in black ink, appearing to read 'Edmondson', written over a horizontal line.
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>