

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, SEPTEMBER 10, 2013 - 5:00 P.M.
CITY HALL 8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u>	
		<u>6/2013 through 5/2014</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	P	4	0
Gretchen Thompson, Vice Chair	P	3	1
Brenda Flowers [arr. 5:08]	P	4	0
Marie Harrison	A	1	3
Richard Heidelberger	P	2	2
Phillip Morgan	P	4	0
Carol Lee Ortman	P	2	0
Alexandria Scherer	P	3	0
Richard Schulze	P	4	0
Jackie Scott	P	3	1

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Lynda Crase, Board Liaison
Linda Mia Franco, AICP, Historic Preservation Board Liaison
Ginger Wald, Assistant City Attorney
Anthony Fajardo, Zoning Administrator
Jamie Opperee, Recording Secretary, Prototype Inc.

Communication to the City Commission

None.

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Call to Order

Mr. Kyner called the meeting of the Historic Preservation Board to order at 5:00 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.

Items were heard out of order.

Approval of Minutes of August 2013 Meeting

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

Cases:

1.

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Case	15H13	FMSF #	
Applicant	Christina Fleming		
Owner	Jordan Fleming		
Address	1217 SW 4 th Court		
General Location	SW Corner of SW 12 th Avenue and 4 th Court		
Legal Description	WAVERLY PLACE 2-19 D LOT 23 E 20,24,25 BLK 104		
Existing Use	Residential		
Proposed Use	Residential		
Request(s)	Certificate of Appropriateness for Alteration <ul style="list-style-type: none"> • Replace existing windows with new impact resistant windows. • Install small awning over front window to the west. 		

Ms. Rathbun read from her report:

Property Background:

The one story house at 1217 SW 4th Court in the SBHD is listed in the street index of the 1955 City directory for Fort Lauderdale as under construction. It is primarily of concrete construction and is side gabled. The house has a rectangular footprint with an irregularity, a small wood frame projection at the southwest corner of the façade, which may have been a later addition. The façade features coursed permastone element on

the upper half of the wall; permastone was often used as a decorative element on homes of the period. The architect is unknown. The house is Masonry Vernacular in design having a gable roof, concrete construction, grouped and single windows, and tile roofing.

Description of Proposed Site Plan:

In July of this year the applicant came before the Board with a request for a COA to install impact resistant windows and an awning over a window on the house façade. The request for the installation of the windows was approved at that meeting. However the Board requested that the applicant come back with more information on the awning that they wish to install. The applicant has chosen a shed style canvas awning, without sides, and with a scalloped valance at the front. The window on which they plan to install the awning presently has a retractable accordion shutter installed that will be removed.

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: There will be no adverse effect.

b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: There will be no adverse effect

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: There will be no adverse effect

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 "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

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.

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. 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); 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.
 - v. Bahama shutters.
 - vi. Screened windows and doors.

Consultant Response: The applicant has requested a COA for the installation of an awning. Awnings are approved by the materials and design guidelines

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure.

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: There will be no adverse effect on the character of the building.

Summary Conclusion:

The requested awning is appropriate to the style of the house.

Christina Fleming, owner, explained that the awning would be on the south-facing window for sun protection and architectural interest.

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

Ms. Fleming confirmed that the awning only went over the window.

Motion made by Mr. Schulze, seconded by Ms. Scott, to approve the application as presented. In a voice vote, motion passed unanimously.

2. Index

Case	18H13	FMSF #	
Applicant	Kevin Skelhorn		
Owner	Samuel M. Brenan		
Address	800 SW 4 th Street		
General Location	SW Corner of SW 8 th Avenue and 4 th Street		
Legal Description	BRYAN SUB BLK 64, FT LAUDERDALE 1-29 D LOT 19 31		

Existing Use	Residential
Proposed Use	Residential
Applicable Sections	ULDR <i>ULDR Sec. 47-24.11.3.c.ii.; Sec. 47-24.11.3.c.iii.; Sec; 47-17.7.B.</i>
Request(s)	Certificate of Appropriateness for Alteration <ul style="list-style-type: none"> • Replace existing shingle roof with new standing seam color-galvanized metal roof.

Ms. Rathbun read from her report:

Property Background:

The house at 800 SW 4th Street is a wood frame vernacular cottage built in 1937. The house has a rectangular foot print, is side gabled and has a bracketed shed roof projection over the front door. The house has shiplap siding.

Description of Proposed Site Plan:

The applicant is requesting a COA to remove the existing shingle roof and replace it with a standing seam metal roof.

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: There will be no adverse effect on the property

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: There will be no adverse effect on other structures in the district

- 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 "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

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 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

2. Roofs and gutters.

- e. Roof--materials.
 - i. Terra cotta.
 - ii. Cement tiles.
 - iii. Cedar shingles.
 - iv. Steel standing seam.
 - v. 5-V crimp.
 - vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
 - vii. Fiberglass/asphalt shingles.
 - viii. Built up roof behind parapets.
- f. Gutters.
 - i. Exposed half-round.
 - ii. Copper.
 - iii. ESP aluminum.
 - iv. Galvanized steel.
 - v. Wood lined with metal.
- g. Configurations.
 - i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

Consultant Response: The applicant has chosen metal standing seam roofing which is an approved material in the SBHD.

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to one structure.

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's request meets this criterion

Summary Conclusion:

The requested roofing material is appropriate in the SBHD. The request for the COA should be approved.

Samuel Brennan, owner, stated he wished to change to a metal roof because he felt it fit in better with the neighborhood and the home.

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

Motion made by Ms. Scott, seconded by Ms. Flowers, to approve the application as presented. In a voice vote, motion passed unanimously.

4. Old Business

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No discussion.

5. New Business

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Election of Officers

Motion made by Ms. Scott, seconded by Ms. Flowers to elect Mr. Kyner as Chair. In a voice vote, motion passed unanimously.

Motion made by Mr. Heidelberger, seconded by Ms. Thompson, to elect Ms. Thompson as Vice Chair. In a voice vote, motion passed unanimously.

6. Good of the City

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Historic Preservation Ordinance

Mr. Fajardo announced the a workshop on the proposed new Historic Preservation Ordinance would be held on October 22. He said staff had drafted an additional four recommendations, and distributed the memo that had been sent to the City Commission regarding these.

The staff recommendations were as follows:

1. To adopt the historic preservation guidelines that had been created through an RFP. Mr. Fajardo stated some, but not all code sections already referenced the criteria and the document had been accepted by resolution, but had not yet been put into the code.

At 5:08 Ms. Flowers arrived.

2. To allow for administrative approval of some COA requests. Mr. Fajardo said if the design guidelines were adopted, staff would be able to use them and not need to present certain requests to the HPB. If something fell outside the guidelines, the applicant would need to apply to the HPB.

3. Allow the Historic Consultant to approve some COA requests, like replacing windows and doors. If the request met the design guidelines, the consultant could approve; if not, the applicant would need to go before the HPB.

4. To require a bond for relocation or alteration requests. Mr. Fajardo explained that the bond for relocation would cover putting the house back on its foundation and securing it, not completing the move. For substantial alterations, the bond could be used to secure a building that was compromised.

Ms. Scott felt the bond requirement could be a double-edged sword because it could make it more difficult to save a structure.

Negative Feedback

Chair Kyner said in the past few months, members of the Board had received feedback challenging some of their decisions and he felt the feedback was intended to alter their votes or soften the ordinance. One decision in particular that had been questioned was in regard to the height of new construction the Board had approved the previous month. In response, Chair Kyner had asked Ms. Rathbun to state "what she believes to be the height of new construction or the height of rehabilitation of a building" and include this on summary sheets provided to the Board, when available. The Board could then confirm this information with the applicant.

Mr. Heidelberger said drawings showed elevations, so he did not understand the complaint. Chair Kyner said part of the complaint was based in the belief that previous applicants had not been treated fairly. He pointed out that there was no set height that the Board would approve or disapprove but since he had been on the Board, they had informally used the height of the Oliver House, an historic resource, which was 24 feet. Mr. Heidelberger said heights and setbacks related to zoning.

Mr. Fajardo confirmed that the zoning ordinance would preclude the Board from exceeding the height limitations in the code, but the Board could ask for a height

reduction during the COA process. He explained that the City's code allowed for the use of different methods for determining grade. Mr. Fajardo said usually the grade was determined through FEMA guidelines because they were the most conservative measurements. He thought the Board wanted to know building heights compared to natural elevations, which would require additional information on the plans that was usually not requested for the COA process. He noted that this was required during permitting.

Mr. Fajardo cautioned the Board about basing the measurement on FEMA elevations since these had changed since older construction and could result in a lot being undevelopable. He said when plans were presented to the Board, they were not yet reviewed for code regulations regarding establishing grade; this happened during permitting. Mr. Fajardo suggested the Board request a comparison to neighboring properties for perspective on how the structure would relate to other structures.

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 5:46.

Next Meeting

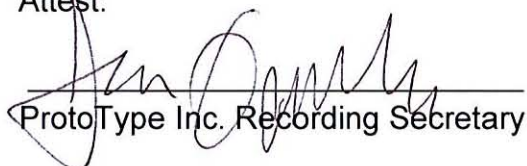
The Board's next regular meeting was scheduled for October 7, 2013.

Chairman,



David Kyner, 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>