

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, NOVEMBER 4, 2013 - 5:00 P.M.
FIRST FLOOR COMMISSION CHAMBER
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	5	0
Gretchen Thompson, Vice Chair	A	4	1
Brenda Flowers	P	4	1
Marie Harrison	P	2	3
Richard Heidelberg	P	3	2
Phillip Morgan	P	5	0
Carol Lee Ortman	P	2	1
Alexandria Scherer	P	4	0
Richard Schulze [5:19]	P	5	0
Jackie Scott	P	3	2

City Staff

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

Communication to the City Commission

None

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Call to Order

Chair Kyner called the meeting of the Historic Preservation Board to order at 5:03 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 October 2013 Meeting

Chair Kyner requested a change to the minutes.

Motion made by Ms. Scott, seconded by Ms. Scherer, to approve the minutes of the Board's October 2013 meeting as amended. In a voice vote, motion passed unanimously.

Cases:

1.

Index

Case	19H13	FMSF #	
Applicant	Dave Baber		
Owner	Broward County Board of Commissioners		
Address	100 South Andrews Avenue		
General Location	NE corner of S. Andrews Avenue and SE 2 nd Street		
Legal Description	STRANAHANS SUB LOTS 13 TO 18 BLK 14 FT LAUDERDALE 3-10 D COMM NE COR BLK A, SLY 24.96 TO POB, NWLY 28.25, WLY 5 FT S OF THE N/L FOR 215.94, SWLY 35.39, S 23 FT E OF W/L FOR 235, SELY 35.32, ELY 215.99, NELY 28.31, NLY 245 TO POB		
Existing Use	Library		
Proposed Use	Library		
Applicable ULDR Sections	ULDR Section 47-24.11.B.6		
Request(s)	Historic Landmark Designation		

Ms. Rathbun read from her memo:

Property Background:

The applicant has provided a narrative that discusses the foundation of the Broward County Library system in detail. To re-cap, briefly, prior to 1973 Broward County did not have a county wide library system; however a number of municipalities in the county had established their own libraries that were free to residents and in some cases open to non-residents for a fee. In 1973 the County Commission provided a budget to start the development of the county system. In 1979 a bond issue was approved by county voters which included monies for library construction including a central library to be built somewhere in the area of I-95 and Broward Blvd. After considerable debate a downtown site, adjacent to Stranahan Park, was chosen by the selection committee.

Architect:

In 1980, the New York firm of Marcel Breuer and Associates was chosen from five finalists to design the new Main Library. Marcel Breuer studied architecture at the Bauhaus in Germany and later joined the faculty as head of the carpentry department. The Bauhaus school was founded in 1913 by the iconic modernist architect, Walter Gropius. The school philosophy taught the unity of the arts, i.e. architecture, crafts and fine arts. The Bauhaus school sought to develop a functional architecture, which rejected ornament and traditional styles in favor of simplicity of form, geometric shapes, flat roofs and large areas of glass.

The Bauhaus school was publicly funded which left it vulnerable to the politics of the day. The school was considered radical and in 1933 the school's directors closed it under pressure from the National Socialists (Nazi Party). Many of the faculty and the artists and architects associated with the school left Germany. Breuer left Germany for London in 1935; there he worked as an architect and continued to design furniture. In 1937, Walter Gropius was appointed chairman of the Harvard Graduate School of Design. Breuer followed Gropius to America and joined the faculty at Harvard. In 1946 Breuer opened his office in New York where he became one of the foremost practitioners of the Bauhaus style, or, the International Style, and later developments of Modernism.

Robert F Gatje joined Breuer's practice in 1953. Gatje had trained as an architect at Cornell University College of Architecture Art and Planning. For Breuer, Gatje was director of the practice's European office. Working closely with his mentor, Gatje shared in the design for such projects as the IBM Building in Boca Raton, the Engineering Campus at the University of Buffalo and the Baldegg Convent at Lucerne, Switzerland.

By the 1960s Marcel Breuer, influenced by his mentor Gropius, designed the Whitney Museum of Art in New York in the Brutalist style. However, the architect rejected the

exposed concrete surface of the style and substituted granite cladding. The substitution may have earned Breuer the critical opinion that he practiced a "soft" Brutalism. In 1970, Robert Gatje joined with Breuer in the Brutalist design for the Armstrong Rubber Company building (Pirelli Tire Co.) now considered a prime example of the style.

Marcel Breuer retired from the practice of architecture in 1979. Robert Gatje, with other associates, then formed a partnership to be known as Marcel Breuer and Associates.

Criteria for Historic Designation:

ULDR Section 47-24.11.B.6

- d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state or nation.

Consultant response: The work of the architects, the internationally known Marcel Breuer and his talented associate and successor Robert Gatje have influenced the development of the city, state and nation.

Building Description:

The applicant has provided a thorough physical description of the Main Library building in his narrative. With the sub-tropical climate in mind, Gatje and his design team oriented the library building south to north on the building site. The eight story library is a pre-cast and site cast concrete structure. The sun-struck south, east and west elevations are concrete curtain walls pierced with asymmetrically placed deep set windows with built-in pre-cast concrete shade elements. The curtain wall design has a strong Brutalist influence. Echoing his mentor, Breuer's "soft" Brutalism, Gatje rejected the style's exposed concrete surfaces and covered the library curtain walls with an elegant skin of Florida keystone

The north elevation of the library is a mass of stepped back glassed in terraces nestled between the curtain walls, rising from the second floor to the eighth. On the first floor of the building the architect provided an interior water feature, which opens to a small exterior waterfall, an architectural witticism that references the huge, glittering, glass assemblage above. The reading rooms and offices are provided with a view of the city and in daytime, they are illuminated with the cool north light that is so prized by artists.

Criteria for Historic Designation:

ULDR Section 47-24.11.B.6

- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance,

Consultant response: See Building Description above

Summary Conclusion:

The Main Library is one of the most important buildings in the City of Fort Lauderdale. It meets both criteria d. and e. The Board should approve the application.

David Baber, representing Broward County Government, stated this was the most significant and iconic piece of architecture in Broward County and it deserved designation.

Mr. Schulze arrived at 5:19.

Chair Kyner asked about the window replacement project on the north side of the building and Mr. Baber said this was still in progress and the new windows were identical to the old windows in form and tinting.

Chair Kyner opened the public hearing portion of the meeting.

Steve Glassman, Secretary for the Broward County Historical Commission, said he was representing the Broward Trust for Historic Preservation. He stated he supported the request and pointed out that the building's interior was integral to the site design and showed photos demonstrating this. Mr. Glassman requested the interior of the building be included in the designation.

Mr. Baber confirmed that the County Commission had requested including the building exterior, the lot and the bridge to the parking garage. He agreed the interior was eligible as well but the County Commission had not discussed the interior.

Mr. Heidelberger said they must be cautious about exactly what was included if they chose to designate interior spaces because this could affect later changes and hamper functionality in the future. Ms. Scott felt that Mr. Glassman's photos had described the specific areas that should be considered. Ms. Sarver advised the Board to give Ms. Rathbun time to evaluate the interior to ensure it complied with the criteria before considering designation.

Steve Hammond, Broward County Assistant Public Works Director, said he had worked extensively with the building and remarked that there was ongoing maintenance, which was always respectful of the building. He agreed that the interior should be considered but asked the Board to go forward with designation of the exterior because the Commission had not discussed how the building would be used in the future.

There being no other 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.

Motion made by Ms. Scott, seconded by Mr. Schulze, to approve the application as presented. In a roll call vote, motion passed 9-0.

2.

Case	21H13	FMSF #	
Applicant	Karen Beard, CEO Bonnet House, Inc.		
Owner	Florida Trust for Historic Preservation		
Address	900 North Birch Road		
General Location	Approximately 533 feet south of the Sunrise Boulevard and N. Birch Road intersection. The property is located on both the east and west sides of N. Birch Road		
Legal Description	<p>FOLIO: 504201000050: 1-50-42 & 6-50-43 TR OF LAND BOUNDED ON W INTRA W/W, ON N BY S/L OF TWN 49, ON E BY OCEAN, ON S BY N/L OF BIRCH OCEAN FRONT SUB #2 & N/L OF BLK 10 OF SAID SUB EXT E TO OCEAN, LESS PT INC IN SEABRIDGE & LESS PT IN DB 716/574 & LESS PT K/A PARS 1 & 3 ON SURV REC IN DB 689/635 & LESS RDS, LESS BCH ESMT IN DB 372/360 AS MODIFIED BY OR 1213/643 & LESS DB 773/630 & LESS OR 11311/856</p> <p>FOLIO: 504201000052 1-50-42 & 6-50-43 GOV LOT 1 OF SEC 1, LESS PTS P/A SEABRIDGE & ATLANTIC BCH DEV & LESS N 572.5, & PT GOV LOT 1 OF SEC 6 LYING W OF SR A-1-A, LESS N 572.5, & PT GOV LOT 7 OF SEC 1 LYING N OF BIRCH OCEAN FRONT SUB #2, & PT GOV LOT 2 OF SEC 6 LYING W OF SR A-1-A & N OF BIRCH OCEAN FRONT SUB #2, ALL LESS DBS 716/574 & 773/630 & ALL LESS PT NOT WITHIN E 750 THEREOF, TOGETHER WITH S 300 OF N 1201.25 OF PT SEC 6 LYING BET SR A-1-A & OCEAN</p>		
Existing Use	Museum and gardens		
Proposed Use	Museum and gardens		
Applicable ULDR Sections	ULDR Section 47-22.3 Section 47-24.11.C.3.c.i Section 47-24.11.C.3.c.ii Section 47-24.11.C.3.c.iii		
Request(s)	1. Certificate of Appropriateness for new construction –		

	<p>Ticket booth</p> <p>2. Certificate of Appropriateness for Alteration –</p> <ul style="list-style-type: none">• Existing wall opening will be moved approximately 20 feet to create a new pedestrian walkway to the Bonnet House; and,• Signage will be added on the gate and wall per plans.
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Ms. Rathbun read from her memo:

Property Background:

The original entrance to Bonnet House, built in 1920, was located at the south boundary of the property at the north end of Breakers Avenue. That entrance was closed in 1940 when Sunrise Boulevard was opened; however, the original gate piers remain in place. The new northern gate, which was opened at the end of a short drive that connected to Sunrise Boulevard, matched the design of the original having two tall square piers with stepped stone caps and onion shaped finials. In the 1950s the land between Bonnet House and Sunrise Boulevard was sold for development. A new gate, now called the East Gate, was built on the northern boundary of the property. In 1987 a wider gate for vehicular access was built west of the east gate. The design for all of these entrances was based on the design of the original 1920 south gate.

Description of Proposed Site Plan:

The applicant plans to reopen a south entrance to the museum property to take advantage of tourism and pedestrian traffic in the revitalized North Beach (Birch Estates) area. The new gate will be located about twenty feet east of the original opening to better orient it to the street, and will match the design of the original and the existing north gates. A new wall will be built to fill in the opening of the original gate.

In addition to the new gates the applicant requests a COA to build a ticketing booth. The new structure will be located some 25 feet inside the boundary wall along a proposed new pathway that will lead from the new gate to the house museum. The new concrete block (CMU) booth will have a square footprint, a hip roof with cedar shingle cladding and a wide overhang with exposed rafter ends. There will be single-hung aluminum frame windows on two sides of the booth that can be covered with drop down wood shutters. The CMU wall will have tooled joints and will be painted to match the other buildings on the museum site.

The applicant proposes signage for the new gate. He requests a COA for two flat horizontal signs 24"H x 48"W and one sign 12"Hx16"W. The signs will have a medium blue background and white and peach colored lettering and white Bonnet House logo. All three signs will have a narrow peach colored border. The new signs are similar in design to signage on the existing gates. The Larger signs will be attached to the wall on

either side of the gate. The new signage meets the recommendations of the City of Fort Lauderdale Historic Preservation Design Guidelines.

ULDR Section 47-22.3 General Regulations

G. Flat signs/wall signs. A flat sign is a painted sign or any sign erected flat against the face of, or not more than eighteen (18) inches from the face of the outside wall of any building and not extending more than eighteen (18) inches above the wall upon which it is placed and supported throughout its length by such wall. No protruding portion of such sign shall be nearer than nine (9) feet to a walk or any area where there is pedestrian traffic; nor shall it extend beyond the wall in a horizontal direction, nor shall it exceed twenty-five percent (25%) of the size of the wall or a maximum of three hundred (300) square feet; providing, however, that a sign placed on a mansard fascia shall be permitted to be erected vertically if the bottom section of this sign does not extend more than eighteen (18) inches from the mansard fascia. Such signs in RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet.

Consultant's response: The application meets the requirement of the Sign Regulations

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 original entry to the complex was from the south; the new entry references the historic entry.

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

Consultant response: The new ticketing booth will be built to reference tin design the other structures on the property

- 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."

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Request No. 2 - COA for Alterations:

"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: There is no impact on the historic buildings

Request No. 3 - COA for New Construction:

The applicant is requesting a certificate of appropriateness for new construction of one building....

"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

- a) The height of the proposed building shall be visually compatible with adjacent buildings.

Consultant response: The height of the proposed building is appropriate

- b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

Consultant response: The new building has been designed to reference the historic architecture of the site

- c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related.
- d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.
- e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.

- f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
- g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.
- i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.
- j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

Consultant response: The proposed building meets criteria c, d, e, f, g, i and j.

Summary Conclusion:

The request for a COA for new construction of a ticket booth is appropriate as are the requests for COAs to open a new gated entry and to add new signage. The COAs should be approved.

Karen Beard, CEO of Bonnet House Museum and Gardens, introduced Tim Hernandez, Chair of the Bonnet House Long Range Planning Committee. Mr. Hernandez gave a Power Point presentation, a copy of which is attached to these minutes for the public record. He explained that all of the gates would match and they had even located the molds for the original caps and finials.

Mr. Hernandez said the changes would restore the pedestrian connectivity to the neighborhood and therefore enhance revenues from visitors staying at nearby hotels.

Chair Kyner asked if the original gate would be repaired and Mr. Hernandez reported this area would be demolished and the new gate erected exactly the way it was but slightly to the east. He remarked that the original gate was currently being blocked and the new one would provide easier access. Ms. Beard stated the wall had been partially demolished during Hurricane Wilma. She informed Chair Kyner that the lighting would be part of phase 2, which would be presented to the Board in the future.

Chair Kyner opened the public hearing portion of the meeting.

David Baber said he supported the request and remarked this would "hugely enhance" Bonnet House's ability to draw tourists into the property. He suggested leaving the original columns to indicate the original entrance. Mr. Hernandez agreed this could be done.

There being no other 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.

Motion made by Ms. Scott, seconded by Ms. Ortman, to approve the Certificate of Appropriateness for the ticket booth as presented. In a voice vote, motion passed unanimously.

Motion made by Mr. Schulze, seconded by Ms. Scherer, to approve the Certificate of Appropriateness for the wall opening and signage with the condition that the pillars from the original south gate would remain and the wall would be enclosed. In a voice vote, motion passed unanimously.

3.

Case	23H13	FMSF #	
Applicant	Lee Williams (Trustee)		
Owner	SJW Investment Trust		
Address	101 SW 11 th Avenue		
General Location	NW corner of SW 11 th Avenue and SW 1 st Street		
Legal Description	WAVERLY PLACE 2-19D LOT 26 N 75 LOT 27 N75 LOT 28 N 75 BLK119		
Existing Use	Single family residence		
Proposed Use	Single family residence		
Applicable ULDR Sections	ULDR Section 47-17.5 Section 47-24.11.C.3.c.i Section 47-24.11.C.4.c Section 47-17.7.B		
Request(s)	Certificate of Appropriateness for Demolition <ul style="list-style-type: none"> •Demolition of existing garage, screened patio and utility room at east façade to be replaced with new front porch addition located within the existing setback; •Demolition of existing utility room and 8 feet by 8 feet dining (BRKT) room at west façade to build a new master room with an ensuite bathroom, family room and additional bathroom. Certificate of Appropriateness for Addition to Existing <ul style="list-style-type: none"> •Addition of approximately 500 square feet to 		

	<p style="text-align: center;">existing home</p> <p style="text-align: center;">Certificate of Appropriateness for yard reduction</p> <ul style="list-style-type: none">• Requesting yard reduction for the front yard setback to match existing historic setback of 13.7'
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Ms. Rathbun read from her memo:

Property Background:

The property at 101 SW 11th Avenue (Palm Avenue) is a one story, frame vernacular cottage with a side gabled roof and an attached garage with a street facing entry. The house has a square footprint with some room size projections. The cottage was built c. 1925 and is considered contributing in the SBHD.

Description of Proposed Site Plan:

The applicant plans to make a 500 foot addition to the rear of this cottage. The addition, which is wider than the width of the cottage in front, will house a master bedroom and bath and new family room. To carry out his plan the applicant wants to remove a non-contributing shed like structure from the north side of the cottage and two room size projections from the west side. He also wishes to remove the existing street facing garage. The garage is under the same flat roof as an open porch on the east elevation (façade). Once the front of the garage is demolished the applicant plans to build a new porch across the façade. The former garage space will now be part of the enlarged living room. The gable roof will be extended to replace the flat roof of the garage.

Yard Reduction:

The applicant requests a yard reduction for the front yard setback to match the existing historic setback.

ULDR Section 47-17.5 Application for yard and minimum distance separation reduction.

- A. Yards. The historic preservation board may authorize a reduction in yards and minimum distance separation requirements for residences located in RS-8, RML-25 and other residential zoning districts located within the SBHD when the historic preservation board finds a reduction in yards does not interfere with the light, air, and view of adjacent properties and:
1. Reducing the required yard is compatible with the yards or abutting properties and yards across from the yard proposed for reduction.
 2. The yards proposed to be reduced are consistent with the yards existing in connection with contributing structures in SBHD; or
 3. A reduction in the required yard is necessary to preserve a structural or landscaping feature found by the historic preservation board to contribute to the historical character of the SBHD; or

4. In other residential zoning districts within the SBHD, the board may authorize yard reductions subject to criteria in subsections A.1 through 3 if the proposed use and dimensions of a development are the same as those permitted in the RS-8 and RML-25 zoning districts. Once a yard reduction or minimum distance separation requirement is approved, uses and structures in these zoning districts may not be altered without the issuance of a certificate of appropriateness

Consultant response: The applicant's request matches the historic 13.7' front yard setback for the cottage.

B.

1. RS-8 zoning district. Principal residential structures: Front yard: (15) feet.
2. RML-25 zoning district. Principal residential structures: Front yard: fifteen (15) feet, side yard: five (5) feet, rear yard: fifteen (15) feet.
3. RS-8 and RML-25 zoning district. Accessory structures: Rear yard: five (5) feet.
4. Minimum distance between principal residential and accessory structure: five (5) feet, unless otherwise required by the South Florida Building Code.
5. In other residential districts, when the use and dimensions meet the requirements of subsection A4, the yards may be reduced to the dimensions provided in subsections B1 through 4.

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 sections to be removed appear to be later additions. The addition to be removed from the north side is a temporary structure, which was built under a large metal awning. The proposed new addition will be visible behind the cottage. However, the addition will be shielded by landscaping. The front and side elevations of the cottage will not be effected.

- 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.

- 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: Removal of inappropriate additions will return the cottage to its historic appearance

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.

Request No. 1 - COA for Demolition:

The applicant is requesting a certificate of appropriateness to demolish XX existing structures

Pursuant to ULDR Section 47-24.11.C.4.c, the Board must consider the following additional criteria specific to demolition, taking into account the analysis of the materials and design guidelines above:

ULDR Section 47-24.11.C.4.c

- iii. The demolition or redevelopment project is of major benefit to a historic district.

Consultant response: This request for the partial demolition of a structure is appropriate because:

- As front facing garages are discouraged in the SBHD and are inappropriate on an historic cottage of this type. Removal of the garage is a positive action.
- The shed structure is a later addition and from details of its construction it should never have been considered anything but temporary.

Consultant response: Criterion iii. applies.

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. Exterior building walls.

- 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.

2. 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 requests:

Windows and doors.

- a. Materials.
 - Glass (clear)
 - Glass block
- b. Configurations.
 - Windows: rectangular
- c. Operations.
 - single hung;
 - sliders (rear and side only);

3. Roofs and gutters.

- a. 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.

- b. Gutters.
 - i. Exposed half-round.
 - ii. Copper.
 - iii. ESP aluminum.
 - iv. Galvanized steel.
 - v. Wood lined with metal.
- c. 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 requests:

Roofs and gutters

Roof--materials

Fiberglass/asphalt shingles

Configurations

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.

4. Garden walls and fences.

- a. Materials and style.
 - i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.
 - ii. Wood: picket, lattice, vertical wood board.
 - iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
 - iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.
- b. Configurations.
 - i. Front: spacing between pickets maximum six (6) inches clear.

Consultant response: The applicant requests:

Garden walls and fences

Materials and style

Wood: picket, lattice, vertical wood board.

ESP aluminum

Consultant's response: The applicant's materials requests are appropriate.

Summary Conclusion:

Removing inappropriate additions to the contributing cottage is of major benefit to the SBHD. Removing the street facing garage is appropriate in the district. Restoring the historic front yard setback is appropriate. Restoring the historic cottage to its historic appearance is of definite benefit to the district. The board should approve the COAs as presented.

Lee Williams, the applicant, said he had met with David Baber and Charles Jordan to discuss possibilities for the property. They had decided to remove the structures that were not code-compliant and to maintain the shiplap and gable roof. He also wanted to restore the windows.

Chair Kyner asked about a driveway and parking and Mr. Williams replied that they had parking off of 1st Street and 11th Avenue with a concrete driveway.

Chair Kyner opened the public hearing portion of the meeting.

David Baber said he had worked with Mr. Williams on this project and they had ensured that the original elevations remained intact. The Sailboat Bend Architectural Review Committee supported the project and Mr. Baber stated he supported it as well and urged the Board to approve it.

Charles Jordan stated he was disappointed Mr. Williams had not been able to get a yard modification from the City.

There being no other 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.

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

4. Old Business

No discussion.

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5. New Business

No discussion.

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6. Good of the City

No discussion.

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7. Communication to the City Commission

None.

[Index](#)

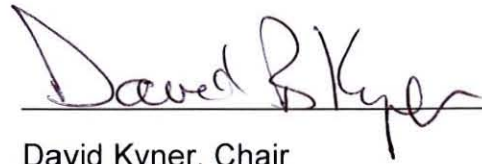
Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:17.

Next Meeting

The Board's next regular meeting was scheduled for December 2, 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>