

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MAY 5, 2014 - 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 6/2013 through 5/2014</u>	
		<u>Present</u>	<u>Absent</u>
David Kyner, Chair	A	9	1
Gretchen Thompson, Vice Chair	P	9	1
George Figler	P	2	0
Brenda Flowers	P	9	1
Marie Harrison	A	4	6
Marilyn Mammano	A	0	1
Timothy Lyons	P	2	0
Phillip Morgan	A	9	1
Carol Lee Ortman	P	7	1
Alexandria Scherer	P	8	1

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Lynda Crase, Board Liaison
Linda Mia Franco, AICP, Historic Preservation Board Liaison
Paul Bangel, 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

Ms. Thompson called the meeting of the Historic Preservation Board to order at 5:02 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 April 2014 Meeting

Motion made by Mr. Figler, seconded by Ms. Ortman, to approve the minutes of the Board's April 2014 meeting. In a voice vote, motion passed unanimously.

Cases:

1.

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Case	H14004	FMSF #	
Applicant	Jan P Jelinek of The Home Depot at Home Services		
Owner	Nadine Connor		
Address	1200 SW 12 th Avenue		
General Location	SW Corner of SW 12 th Avenue and SW 4 th Street		
Legal Description	WAVERLY PLACE 2-19 D LOT 8, 9 BLK 104		
Request(s)	Certificate of Appropriateness for Alteration <ul style="list-style-type: none">• Replace 12 existing windows with white PVC Double Hung impact glass windows and replace existing front door (panel with glass) with impact glass door.		
Commission District	2		

Ms. Rathbun read from her memo:

Property Background:

The one story house at 1200 SW 4th Street is a wood framed vernacular cottage built in 1939; it is considered contributing in the SBHD. The cottage has a rectangular footprint, a gable roof and the wall cladding is wood shiplap.

Description of Proposed Site Plan:

The applicant requests a COA to replace 12 existing windows with vinyl framed double hung impact windows. He also plans to replace an existing front door with an impact glass door.

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: Although the SBHD Materials and Design Guidelines allows vinyl clad windows, The City of Fort Lauderdale Historic Preservation Design Guidelines strongly discourages the installation of vinyl or vinyl clad windows.

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. 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; limited 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 requests:

2. Windows and doors.

- a. Materials.
 - i. Glass
 - ix. Translucent glass (rear and side elevations only).
- b. Operations.
 - j. Windows: double hung
- c. General.
 - vi. Screened windows and doors

Request No. 2 - COA for Alterations:

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

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 requested window style is appropriate.

- f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures;

Consultant Response: The applicant's chosen window replacement is appropriate in terms of style and design; however The City of Fort Lauderdale historic Preservation Design Guidelines strongly discourages the use of vinyl or vinyl clad window frames.

Summary Conclusion:

The City of Fort Lauderdale Historic Preservation Design Guidelines does not recommend the installation of vinyl and vinyl clad windows. Vinyl has a history of problems with stability; modern manufacturers of vinyl and vinyl clad windows claim that the material's stability has been greatly improved. The manufacturers claim that these windows are energy efficient, provide great insulation and require no maintenance. However vinyl is not a rigid material and it shrinks and expands to greater degree than other materials such as wood; it cannot be painted to match the house trim and damaged vinyl windows usually have to be replaced rather than repaired. The historic appearance of this contributing property can be compromised.

Jan Jelinek, Home Depot contractor, explained that wood replacement was not available and he believed that as of next year, aluminum windows would be phased out because they were not energy efficient. The vinyl windows in the proposal carried a lifetime warranty from Home Depot and the manufacturer and Mr. Jelinek stated today's vinyl windows were vastly improved and were designed to be a visual replacement for wood framed windows.

Mr. Figler pointed out that the window and door plan did not match the provided photos. Mr. Jelinek agreed this was an error and described the configuration. He said there would be no structural changes to the building. He added that the windows also offered protection in a category 5 hurricane.

Ms. Thompson opened the public hearing portion of the meeting. As no one spoke, Ms. Thompson closed the public hearing and brought discussion back to the Board.

Motion made by Ms. Flowers, seconded by Ms. Scherer, to approve the COA for alteration to replace the windows and door, with the correction to the plans they had discussed. In a roll call vote, motion passed 4-2 with Mr. Figler and Ms. Thompson opposed.

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Case	H14005	FMSF #	
Applicant	Kimberly Albanes Ginsburg, Esq. of Ehrenstein Charbonneau Calderin		
Owner	Stellar Alon Growth, LLC		
Address	1544 Argyle Drive		
General Location	Approximately 470 feet south of the southwest intersection of Broward Boulevard and Argyle Drive		
Legal Description	RIVER HIGHLANDS AMEN PLAT 15-69 B LOT 9,10 BLK 1		
Request(s)	Certificate of Appropriateness for Demolition <ul style="list-style-type: none">• Demolition of the primary 2-story structure, accessory structures, including pool and utility sheds		

	Certificate of Appropriateness for New Construction > 2000 SF GFA <ul style="list-style-type: none">Proposed two (2) newly constructed 2-story Two-Family Dwelling Units (two consisting of approximately 4,333 square feet and two units consisting of approximately 4,921 square feet)
Commission District	2

Ms. Rathbun read from her memo:

Property Background:

The applicant proposes to demolish an existing ca. 1960s two story structure on this large waterfront lot; the existing building consists of a ground floor garage and storage area with a second floor apartment. The applicant also plans to demolish other accessory structures and pool on the property.

Description of Proposed Site Plan:

Once the lot is cleared the applicant plans to build two 2 story duplexes on the site. The new buildings will have rectangular footprint, a hipped roof, a second floor balcony extending across the street facing façade. There are small entry porches at the exterior corner of the units. Each of the proposed units in the duplexes will have an inset garage on the street side. The largest area of the street facing façade ground floor will be taken up by the double garage, i.e. two garage doors for each unit. On the waterfront elevation, each of the units will have a balcony and porch

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: An older compatible structure will be removed to make way for the new construction.

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

Consultant Response: Although there are houses dating from the 1940s or earlier, much of the development of the Argyle Drive area took place post WW II. There is a mixture of building styles popular in the post war decades. The applicant proposes to build in the now fashionable mode sometimes called "key west".

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."

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.

Request No. 1 – COA for Demolition:

The applicant is requesting a certificate of appropriateness to demolish an existing Primary structure and sheds and an existing pool.

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

- ii. The property or building no longer has significance as a historic architectural or archeological landmark; or

Consultant Response: The structures do not contribute to the historic district.

Criterion ii. 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.

Consultant Response: The applicant requests:

1. Exterior building walls.

Materials and finish.

Stucco: smooth finish

Other—simulated siding

2) Windows and doors.

a) Materials.

j. 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.

d. Configurations.

j. Doors: garage nine (9) feet maximum width.

ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; limed only to gable ends.

e. Operations.

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

f. General.

j. 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 requests

2) Windows and doors.

a) Materials.

Glass beveled

Window Frame Aluminum

b) Configurations.

Doors: garage nine (9) feet maximum width.

Other—8'x8'

Windows: rectangular

c) Operations.

Windows: single hung

d) General.

Wood shutters sized to match openings (preferably operable).

Bahama shutters

Screened windows and doors

3. Roofs and gutters.

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

3. Roofs and gutters.

- j. Roof—materials.
 - 5-V crimp.
- k. Gutters.
 - ESP aluminum.
- c) Configurations.
 - Hip
 - No less than 3:12 and no more than 8:12.

5. Garden walls and fences.

- l. 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.
- m. Configurations.
 - i. Front: spacing between pickets maximum six (6) inches clear.

Consultant Response: The applicant requests:

5. Garden walls and fences.

- a) Materials and style.
 - Stucco: Other vinyl

Request No. 3 – COA for New Construction:

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

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 buildings is 31 feet. There are post war buildings in the immediate neighborhood that are of similar height. The maximum height of historic buildings in the district is 28' to 30'.

- 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: There are buildings of similar height and width in the immediate vicinity.

- 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.

Consultant Response: See d) below.

- 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.

Consultant Response: The entry doors to the proposed units are set back over 20 feet from the front of the building. The major part of the ground floor faced consists of solid garage doors. The design does **not** meet criterion d.

- 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.

Consultant Response: the project meets this criterion.

- 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.

Consultant Response: The project meets this criterion.

- g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.

Consultant Response: The project meets this criterion.

- h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.

Consultant Response: The project meets this criterion.

- 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.

Consultant Response: The project meets this criterion.

- 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 project meets this criterion.

Summary Conclusion:

The applicant's lot is located on the curve of Argyle Drive. It is trapezoidal in shape meaning that it has one pair of parallel sides but of the other two sides one is narrower than the other. In this case the narrow side of the lot is on the street and the wider side faces the waterfront. Ordinarily, it is recommended that accessory structures such as garages be placed at the rear of the property. As the rear of the property is on the waterfront this is not practical for this project.

The City of Fort Lauderdale Historic Preservation Design Guidelines recommends that garages and other accessory structures be located away from the principal entrances or street elevations. If it necessary to have the accessory structure near the street elevation or main entrance it should be subordinate to the main entrance. In the applicant's proposal the main entrances to the units are subordinate to the garage entrances. The massive front presented by the four garage doors is not appropriate.

Kimberly Albanes Ginsburg, the owner's attorney, said they had met with the Sailboat Bend Civic Association at their March 12 meeting to invite their input and that board had voted to support their project.

Ms. Ginsburg stated the structure currently on the property was dilapidated and its demolition would benefit the neighborhood. She pointed out that several other houses in the neighborhood had prominent garages similar to their plans.

Edward Rosell, architect, said they had designed the building in the "Old Florida" style. He insisted it was not possible to build the duplexes with the garages located anywhere else, and said 90% of the older houses in the neighborhood had the garage doors in the front of the building.

Andrew Ginsburg, representative of the owner, showed aerial photos and explained that this section of Sailboat Bend was cut off from the larger part of Sailboat Bend by a large industrial area and a multi-family development. He said in this area, 31% of the homes had been built since the 1970s with "very little or no architectural style whatsoever." 50% of the neighborhood was commercial or multi-family development. He displayed several photos of nearby housing and renderings of the proposed project. Mr. Ginsburg remarked that the garages were not out of character with the rest of the neighborhood, and the duplexes would have large windows to present an active face to the community.

Mr. Ginsburg described the design of the project: stucco on the lower floor with simulated siding on the second floor and an aluminum roof in keeping with the "Florida

architectural style.” Mr. Ginsburg said they believed this design was in keeping with the design guidelines and would be a great addition to the community.

Ms. Thompson had received an email from the Sailboat Bend Civic Association indicating they had voted to support this project by a vote of 13-7. The email said the developer had agreed to address the drainage issue on the property during construction. Ms. Thompson had also received a letter from a nearby resident who opposed the project because she felt it did not fit in with surrounding homes. She pointed out the lack of green space and lack of design character. The letter writer also stated that many Sailboat Bend residents believed the City had a policy of allowing only single family homes along the riverfront.

Ms. Flowers asked how the drainage issue and the live-aboard issue would be addressed. Ms. Ginsburg said the people living aboard their boats and using the building had been evicted from the property already. Mr. Ginsburg said the new boat slips would only be for owners of the homes; if the Board desired, they would agree to a restrictive covenant forbidding rental of the boat slips to non-owners. He added they would incorporate drainage into the design to control runoff.

Ms. Thompson feared that this would “open the door for part of Sailboat Bend getting out from under being a historic district by modernizing part of Argyle Drive.” She agreed the development was beautiful, but felt it changed the culture of the historic district.

Mr. Figler agreed with Ms. Thompson and took issue with this being referred to as “Florida architectural style” which he did not recognize as a style. He stated the style of this project “can go anywhere, so if it can go anywhere, then it really needs to go nowhere.” He did not agree that this was the only possible placement for the garages.

Ms. Scherer noted that some of the photos sent in by the neighbor showed homes with prominent garage doors. Ms. Ginsburg agreed, and said approving this project would conform with the historic preservation guidelines, which asked that development be consistent with the neighborhood. She stated this neighborhood did not have a cohesive architectural design style, and “our product, we believe is in keeping with one of those elements of diversity in the neighborhood.”

Ms. Flowers agreed there was diversity in the area but was concerned with the amount of green space in this project, compared to other properties in the area. Ms. Ginsburg reported the project had “over the requirements for green space.”

Ms. Thompson opened the public hearing portion of the meeting.

Melisa Caprio, neighbor, stated the property was an eyesore now and she felt this development would add value and make the neighborhood feel safer.

As no one else spoke, Ms. Thompson closed the public hearing and brought discussion back to the Board.

Ms. Scherer wished her motion to include the condition that the boat slips would not be rented to non-owners. Mr. Fajardo said this would probably not be allowed, but the applicant could voluntarily agree to this condition. Ms. Ginsburg agreed to this condition.

Motion made by Ms. Scherer, seconded by Ms. Flowers, to approve the COA for alteration, with the inclusion of the language in the association documents that the slips could not be rented and that no one could live aboard the vessels in the slips. In a roll call vote, motion passed 4-2 with Mr. Figler and Ms. Thompson opposed.

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Case	H14006	FMSF #	
Applicant	Lage E. Carlson		
Owner	Lage E. Carlson		
Address	918 SW 2 nd Court		
General Location	The south side of SW 2 nd Court between SW 9 th Avenue and SW 10 th Avenue		
Legal Description	WAVERLY PLACE 2-19 D LOTS 23, 24, 25 LESS E 3 & N1/2 OF VAC'D ALLEY LYING S OF SAID LOTS BLK 113		
Request(s)	<p>Certificate of Appropriateness for Demolition</p> <ul style="list-style-type: none"> Demolition of the existing shed <p>Certificate of Appropriateness for New Construction < 2000 SF GFA</p> <ul style="list-style-type: none"> New construction of a 600 square-foot accessory structure ("granny flat") <p>Certificate of Appropriateness for Alteration</p> <ul style="list-style-type: none"> Refurbish 11 existing original windows and tinted plate glass picture window. Replace non-contributing windows: two contemporary bathroom windows, louvered windows with sash windows and louvered glass windows in Florida Room and A/C unit in the middle with sliding door. Replace existing front entry and back doors with solid panel doors Replace existing asphalt roof with an Ultra white flat concrete tile roof. 		

	<ul style="list-style-type: none">• Replace chain link fence with metal/aluminum/iron decorative fence.• Replace existing A/C unit new A/C unit
Commission District	2

Ms. Rathbun read from her memo:

Property Background:

The house at 918 SW 2nd Court was designed by the firm of Little and Crawford. Robert M. Little was an architect in Miami Beach, but he established an office in Fort Lauderdale as early as 1938. William Crawford, Sr. was first listed as working in Fort Lauderdale in 1940. He worked for Robert Little for several years and became a name partner in the firm of Little and Crawford in 1950

The house was designed in the Mid-century Modern style. A prominent design feature was the use of custom made wood framed awning windows

Description of Proposed Site Plan:

Eleven of the Wood Framed awning windows remain in the house; in keeping with his desire to return the house to its original look as much as possible the applicant wishes to restore and preserve these windows. Several other windows were replaced with modern metal awning windows; as wood framed awning windows are no longer manufactured, the applicant wishes to replace these windows with single hung sash windows finished to resemble the historic windows. The applicant proposes to replace the existing shingle roof with flat cement tiles. This type of tile was the roof cladding originally proposed for the house by the architects. An exterior door at some point was replaced with an inappropriate Victorian style door. The applicant proposes to replace this door with a modern style door.

The applicant proposes to demolish a non -contributing shed and build a small granny flat in its place. This will be a new CBS building with a square footprint, a gable roof and full width front porch.

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 applicant intends to return the property to its original appearance as much as possible.

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, landmark site or other properties in the district.

- 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 historic resource is to be returned to its original appearance as much as possible

- 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.

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

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.

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: The shed to be demolished is non-contributing in the district and has outlived its usefulness.

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.

- j. 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: The applicant requests

1. Exterior building walls.

a) Materials and finish.

Stucco: smooth

2. Windows and doors.

a) Materials.

- i. Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ix. Translucent glass (rear and side elevations only).
- x. Painted and stained wood.
- xi. Aluminum and vinyl clad wood.
- xii. Steel and aluminum.
- xiii. Glass block.
- xiv. Flat skylights in sloped roofs.
- xv. 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); 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 requests

2. Windows and doors.

- a) Materials.
Glass
- c) Operations.
Windows: single double hung

3. Roofs and gutters.

- n. Roof-materials.
 - j. 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.
- o. Gutters.
 - j. Exposed half-round.
 - ii. Copper.
 - iii. ESP aluminum.
 - iv. Galvanized steel.
 - v. Wood lined with metal.
- p. 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:

3. Roofs and gutters.

- a) Roof-materials.
Cement tiles.

4. Outbuildings.

- q. 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: The applicant requests;

4. Outbuildings.

Outbuilding rider attached. Shed proposed to be demolished to construct "Granny Flat"

5. Garden walls and fences.

- r. 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.
- s. Configurations.
 - i. Front: spacing between pickets maximum six (6) inches clear.

Consultant Response: The applicant requests:

5. Garden walls and fences.

- a) Materials and style.

Metal: wrought iron, ESP aluminum

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 plans to restore 11 significant historic windows and replace shingle roof with cement tile which was the originally used roof cladding.

- c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;

Consultant Response: The applicant is removing inappropriate doors and windows

- e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity;

Consultant Response: The applicant is restoring significant windows

Request No. 3 – COA for New Construction:

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

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

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

Consultant Response: The height of the proposed building is compatible; it is a one story cottage with a gable roof

- 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.
- 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.
- h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places 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 design of the new cottage meets all of the above criteria.

Summary Conclusion:

The applicant's proposal to restore the historic windows and roof cladding will bring the historic house back to its original appearance as much as possible is appropriate. The shed to be demolished is non-contributing in the district and can be removed. The proposed new granny flat is appropriate in mass and scale and the design will be differentiated from that of the historic house. The application should be approved.

Lage Carlson, applicant, invited the Board's questions. Ms. Ortman remarked on the clarity of the presentation. Mr. Figler asked about the window configuration and Gerald Belgrave, architect, described it. Mr. Figler noted that the façade would be very plain and visible from the street, and Mr. Belgrave suggested they could add a landscape buffer north of the granny flat.

Ms. Thompson opened the public hearing portion of the meeting. As no one spoke, Ms. Thompson closed the public hearing and brought discussion back to the Board.

Motion made by Mr. Figler, seconded by Ms. Ortman to approve the COA for demolition of the shed. In a voice vote, motion passed 6-0.

Motion made by Mr. Figler, seconded by Mr. Lyons to approve the COA for new construction of the granny flat. In a voice vote, motion passed 6-0.

Motion made by Mr. Figler, seconded by Ms. Scherer to approve the COA for alteration for replacement of the windows, doors, roof, fence and air conditioning unit. In a voice vote, motion passed 6-0.

4.

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Case	H14007	FMSF #	
Applicant	Daniel Beckner		
Owner	Pauline Jacobson		
Address	209 SW 11 th Avenue		
General Location	Approximately 66 feet south of the southwest intersection of SW 11 th Avenue and SW 2 nd Street		
Legal Description	WAVERLY PLACE 2-19 D S1/2 OF LOTS 25 TO 28 BLK 116		
Request(s)	Certificate of Appropriateness for Alteration <ul style="list-style-type: none">• Replace existing 18 windows with vinyl impact windows with colonial grids to replicate historic Victorian style and replace 2 existing doors with impact doors.		
Commission District	2		

Ms. Rathbun read from her memo:

Property Background:

The house at 209 SW 11th Avenue is ac. 1925 vernacular cottage that was moved to the neighborhood in 1954

Description of Proposed Site Plan:

The applicant requests a COA to replace existing awning windows with PVC impact glass windows and replace two existing doors with fiberglass doors.

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 applicant has chosen a single hung window style which is appropriate to the historic character of the house. The chosen style has "colonial grids", i.e. applied muntins, which lack depth. The City of fort Lauderdale Historic Preservation Guidelines discourages the use of single hung windows with applied exterior muntins without depth.

Although the SBHD Materials and Design Guidelines allows vinyl clad windows, The City of fort Lauderdale Historic Preservation Design Guidelines strongly discourages the installation of vinyl or vinyl clad windows

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

Consultant Response: 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: In reference to the use of false muntins (Colonial grids) see below:

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

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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. Windows and doors.

- b) Materials.
 - k. 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.
 - j. 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.
 - l. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); жалousies and louvers.
- d) General.
 - j. 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:

2. Windows and doors.

- b) Materials.
 - vinyl clad wood.
- b) Configurations.
 - Windows: rectangular
- c) Operations.
 - Windows: single hung

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

c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged;

Consultant Response: The applied muntins for the replacement windows are inappropriate because they are obviously non-functional.

Summary Conclusion:

The City of Fort Lauderdale Historic Preservation Design Guidelines does not recommend the installation of vinyl windows. Vinyl has a history of problems with stability; modern manufacturers of vinyl and vinyl clad windows claim that the material's stability has been greatly improved. The manufacturers claim that these windows are energy efficient, provide great insulation and require no maintenance. However vinyl is not a strong material and in consequence vinyl frames have a bulky look (for strength) and cannot be painted to match the house trims. The historic appearance of this contributing property can be compromised. The Colonial grids (applied muntins) requested for this style of window are obviously false and are not appropriate.

Daniel Beckner, applicant, stated the windows must be replaced and they desired vinyl replacements for energy efficiency.

Ms. Rathbun explained to Ms. Scherer that when the design guidelines were written two years ago, the architect who had authored them had held the opinion that vinyl windows were not recommended. Ms. Franco added that the architect had done extensive research to develop the guidelines. Mr. Figler did not believe the vinyl window construction could have changed very much in only two years.

Pauline Jacobson, property owner, said the windows must be replaced before hurricane season.

Ms. Thompson opened the public hearing portion of the meeting. As no one spoke, Ms. Thompson closed the public hearing and brought discussion back to the Board.

Motion made by Ms. Scherer, seconded by Mr. Lyons to approve the COA for alteration to replace the windows and doors. In a roll call vote, motion passed 6-0.

5. Old Business

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CAB Awards

Ms. Franco reminded the Board of the CAB awards that would be presented on May 8 when the Woodlawn Cemetery would be given a commendation for renovation.

Joint Workshop with City Commission

Ms. Thompson had been very discouraged at the workshop because she felt that aside from Commissioner Trantalis, historic preservation was not a priority for the City Commission. She was upset that the Historic Preservation awards had been combined with the CAB awards as well.

6. New Business

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None.

7. Good of the City

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None.

8. Communication to the City Commission

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None.

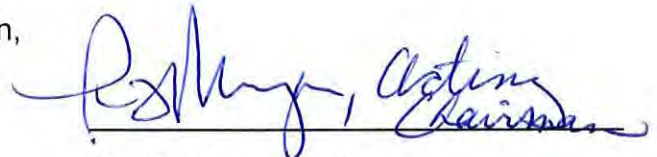
Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:47.

Next Meeting

The Board's next regular meeting was scheduled for June 1, 2014.

Chairman,

A handwritten signature in blue ink, appearing to read "David Kyner, Acting Chairman".

David Kyner, Chair

Attest:

A handwritten signature in blue ink, appearing to read "J. Edmondson".

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>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.