

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, MAY 6, 2013 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2012 through 5/2013</u>	
		<u>Present</u>	<u>Absent</u>
Matthew DeFelice, Chair	P	11	1
David Kyner, Vice Chair	P	12	0
Brenda Flowers [arr 5:08]	P	11	1
Marie Harrison	P	9	3
Richard Heidelberg	P	11	1
Phillip Morgan [arr 5:28]	P	12	0
Richard Schulze	P	9	3
Jackie Scott	P	7	1
Gretchen Thompson	P	11	1

City Staff

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

Communication to the City Commission

~~Motion made by Ms. Thompson, seconded by Mr. Morgan, to send the following communication to the City Commission: The intent of the HPB is not to jeopardize the adaptive reuse of Southside School by NOVA University, however, the HPB would like the City to explore designating the other physical structures on the site. In a voice vote, motion passed unanimously.~~

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~~Call to Order~~

~~Chair DeFelice called the meeting of the Historic Preservation Board to order at 5:05 p.m. Roll was called and it was determined a quorum was present.~~

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

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

~~Approval of Minutes of April 2013 Meeting~~

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

Cases:

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1.

	6 H 13	FMSF #
Applicant	Bernard Petreccia	
Owner	11 SW 11, LLC	
Address	11 Palm Avenue (SW 11 th Avenue)	
General Location	Corner of SW 11 th Avenue and NW corner of SW 1 st Street	
Legal Description	Waverly P12-19D LOTS 1thru5, and 5' of LOT 6E & S ½ vacated alley abutting said property, BLK 124	
Existing Use	Residential	
Proposed Use	Residential	
Applicable ULDR Sections	47-24.11.C.3.c.i; 47-17.7.B	
Request(s)	<p>1. Certificate of Appropriateness for Alteration</p> <ul style="list-style-type: none"> Rehabilitate two (2) separate structures = Building #1 – main house and Building #2 - efficiency. <p>2. Ad Valorem Tax Exemption Application</p>	

Ms. Rathbun gave her report:

Property Background:

The applicant came before the Board in July 2011 to ask for a COA for Demolition of a CBS structure on his site in the SBHD. There are three houses on the site, all of which appear on the 1937 Sanborn Fire Insurance Map for Fort Lauderdale. The applicant stated that the condition of the CBS duplex is poor. He further stated that the building is prone to flooding as the first floor is built below the crest of the road. The applicant requested demolition under criterion iii. The demolition or redevelopment project is of major benefit to a historic district.

The Board was informed that the condition of the structure was not to be considered.

At the same meeting, the applicant asked to relocate the two wood frame cottages on the site. He proposed to rotate the smaller cottage so that the gable ends face east and west rather than north and south and then move the cottage east on the site so that it is in line with the larger cottage. He then proposed to move the larger cottage 24 feet south to allow for a drive and parking at the north side of the site. The two relocated cottages will then be connected with a new addition.

The applicant then asked approval for a Certificate of Appropriateness for alterations and additions to two historic wood frame vernacular buildings on his site. Both one-story cottages are shown on the 1928 Sanborn Fire Insurance Map for the City of Fort Lauderdale and are considered contributing structures in the SBHD. The larger cottage, which is sited at the northeast corner of the site, has a complex footprint consisting of a square principal mass with a room sized projection facing Palm Avenue (SW 11th Avenue). The other, smaller, cottage located near the south west portion of the site, near Arpekia Street (SW 1st Street) has a rectangular footprint with a room sized projection on the west side. The larger structure has a hipped roof with a clipped gable facing Palm Avenue; the other cottage has a gable roof. Both cottages have horizontal wood siding.

All three requests were approved at the July 2011 HPB Meeting. The appropriate COAs were issued August 12, 2011. According to the applicant's narrative with this packet, phase one work is on schedule. Permits for the demolition of the CBS building were issued in January 2013. All phase one work is to be done by March 2013. According to the applicant's narrative, phase two - relocation, construction and additions - is scheduled to begin in May.

Description of Proposal:

The applicant is asking for a modification of his approved proposal. He states that the project now consists of two separate buildings rather than combining them into one building.

The applicant is before the Board today to request HPB recommendation to the City of Fort Lauderdale and Broward County to approve the applicant's HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION for this contributing property in the designated Sailboat Bend Historic District.

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

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: eliminating the connection between the buildings and leaving them as stand-alone buildings is in line with their historic use.

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."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The project meets this criterion.

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.

The project meets this criterion

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: wood is the appropriate choice for wall cladding

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); 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 non-reflective tinted glass and wood – aluminum clad window frame materials. Window frame configuration is rectangular; double hung operation and approved impact glass. All are approved materials.

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: Requested roofing material is copper shingles; roof configuration is simple gable. Gutters are galvanized steel. The requests are appropriate.

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 requested material is vertical wood board an approved material.

5. Arcades and porches.

- a. Materials and finish.
 - i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or troweled.
 - ii. Wood: posts and columns.
 - iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block.
 - iv. Metal (at railings only): wrought iron, ESP aluminum.

Consultant response: The applicant requests approval of existing enclosed wood, which is appropriate.

Summary Conclusion: The applicant's request for a COA should be approved.

Bernie Petreccia, applicant, reported demolition was complete so the architect could draw the plans. He requested a modification of his original COA to not connect the two buildings with an addition but to restore each building separately. Mr. Petreccia also

requested the ad valorem tax abatement. He remarked it was costing him \$200,000 to renovate the buildings that were now valued at \$100,000.

Chair DeFelice opened the public hearing portion of the meeting.

Dave Baber, representing the Sailboat Bend Civic Association, said they had worked with Mr. Petreccia regarding joining the buildings and they were pleased he had requested the modification.

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

Chair DeFelice asked about the original COA and Mr. Petreccia referred to his submission packet. Chair DeFelice wanted to know the language used for the motion when it was originally approved. He said the intent of the rehabilitation was to retain as much of the original fabric as possible.

Mr. Petreccia confirmed for Ms. Flowers that he no longer planned to move the buildings; he would only renovate them.

Motion made by Mr. Schulze, seconded by Mr. Heidelberger, to approve the modification to the original COA. In a roll call vote, motion passed 9-0.

Motion made by Mr. Schulze, seconded by Ms. Thompson, to recommend to the City Commission that favorable consideration be passed on to the County for the ad valorem tax exemption for the property. In a voice vote, motion passed 9-0.

2.

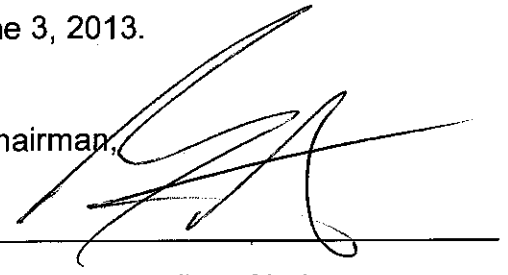
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Case	8 H 13	FMSF #	
Applicant	David Berlin		
Owner	Cormona Apartments Inc.		
Address	323 & 333 N Birch Road		
General Location	Approximately 140 feet northwest of the N. Birch Road and Granada Street intersection		
Legal Description	CORMONA APTS CO OP UNITS 1 THROUGH 7		
Existing Use	Multi-family residential		
Proposed Use	Multi-family residential		
Applicable ULDR Sections	47-24.11.B.6.		
Request(s)	1. Historic Designation		

Next Meeting

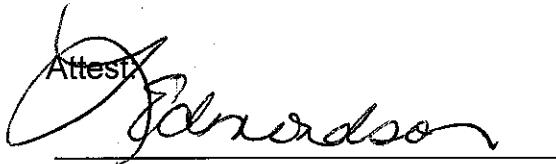
The Board's next regular meeting was scheduled for June 3, 2013.

Chairman,



Matthew DeFelice, Chair

Attest,



ProtoType Inc. Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Minutes prepared by: J. Opperlee, ProtoType Inc.