



CITY OF FORT LAUDERDALE

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
City Commission Chambers
City Hall**

**100 N Andrews Avenue, Fort Lauderdale, FL 33301
Monday, October 17, 2022 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2022 through 5/2023</u>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	A	2	2
Arthur Marcus, Vice Chair	P	4	0
Richard Bray	P	4	0
Allen Jones	P	1	0
Donald Karney	P	4	0
Barbara Lynes	A	3	1
Richard Rosa (at 5:12 p.m.)	P	3	1
Tim Schiavone	P	2	2

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Deandrea Moise, Urban Planner II
Amanda Foor, Planning Assistant
Jamie Opperee, Recording Secretary, Prototype Inc.

Communication to the City Commission

Motion made by Mr. Rosa, seconded by Mr. Jones to provide a Communication to the City Commission to affirm that the Board greatly appreciated the presentation brought forward, and after having a better look at the proposed design, the majority of the Board is comfortable with what was brought forth, including incorporating the undulating design, historic photos, and a plaque.

In a voice vote, the motion **passed 6-0**.



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In a voice vote, the motion **passed 6-0**.

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I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:01 p.m. New Board member Allen Jones introduced himself briefly.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: August 1, 2022

Ms. Logan noted a proposed correction on page two, amending "which is attached to the record" to "which is made part of the record."

Motion made by Mr. Karney, seconded by Mr. Schiavone:
To approve the minutes of the August 1, 2022, meeting as amended.
In a voice vote, the motion **passed 5-0**.

III. Public Sign-in/Swearing-In

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

Board members disclosed communications and site visits for each agenda item.

IV. Agenda Items:

Item four was heard prior to item one.

1.

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REQUEST:

Amendment to Certificate of Appropriateness for New Construction

- Amendment to HPB Case No. UDP-HP22007 for the New Construction of a Two-Story Residence located at 726 SW 2nd Court to Request the Removal of Condition No. 1.

Case Number	UDP-HP22022	FMSF#	
Owner	Venture Grand View LLC		
Applicant	Eyal Haim		
Address	726 SW 2nd Court		
General Location	Approximately 125 feet east of the intersection of Southwest 8th Avenue and Southwest 2nd Court on the south side of the street		
Legal Description	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 31		
Existing Use	Vacant Lot		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 7, 2023	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan explained items one and two would be covered in the same staff review. She summarized the staff report and concluded the report with:

Staff finds that the application for an **Amendment to a Certificate of Appropriateness for New Construction** under case number UDP-HP22022 located at 726 SW 2nd Court meets the criterion as outlined in Section 47-24.11.D.3.c.i. of the ULDR.

Elements included in this application that do not meet the criteria include the following:

- Grey tinted glass for windows does not meet the City's Historic Preservation Design Guidelines.

The following conditions for the COA for New Construction are provided for consideration by the HPB if the application is to be approved:

1. All other conditions of the previously approved Certificate of Appropriateness (UDP-HP22007) remain in effect.

Eyal Haim, property owner, discussed confusion over the original motion in April 2022. He stated he had worked closely with Ms. Logan to ensure the project was respectful and fit the neighborhood. He asserted that in reviewing the YouTube video of the meeting, he believed the windows had been approved.

Attorney Wallen reviewed the discussion from the April 2022 HPB meeting and explained the question at issue was whether the Board wanted a colored tint on the glass.

Mr. Rosa arrived at 5:12 p.m.

Mr. Haim stated the tint on the windows were tinted grey.

Vice Chair Marcus opened the item to public comment, however there being none to speak, he closed the item to public comment.

Mr. Karney asked whether the windows had been ordered. Mr. Haim stated he had not, but the grey was less expensive, energy efficient, and he did not think it was incompatible with the neighborhood.

Mr. Bray asserted he had asked that the tint requirement be removed from the staff conditions. He stated there had been tinted windows for 100 years and there are contributing and non-contributing homes in Sailboat Bend which have tinted windows.

Mr. Rosa asserted the intent of the original motion was to allow for tint.

Attorney Wallen provided additional explanation. Ms. Logan explained the design guidelines stated the glass must be clear. She noted this was typical of historic preservation.

Discussion ensued as to the intent of the original approval and the interpretation of tinted windows within the historic district.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving an Amendment to a Certificate of Appropriateness for New Construction for the property located at 726 SW 2nd Court, Fort Lauderdale, Florida under case number UDP-HPD22022 *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Karney, seconded by Mr. Bray to approve the resolution for an Amendment to a Certificate of Appropriateness for New Construction under case number UDP-HP22022 located at 726 SW 2nd Court to allow for windows with grey tint based on the discussion. In a voice vote, the motion **passed 4-2**. Mr. Marcus and Mr. Jones voted no.

2.

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REQUEST:

Amendment to Certificate of Appropriateness for New Construction

- Amendment to HPB Case No. UDP-HP22008 for the New Construction of a Two-Story Residence located at 720 SW 2nd Court to Request the Removal of Condition No. 1.

Case Number	UDP-HP22023	FMSF#	
Owner	Venture Grand View LLC		
Applicant	Eyal Haim		
Address	720 SW 2nd Court		
General Location	Approximately 175 feet east of the intersection of Southwest 8th Avenue and Southwest 2nd Court on the south side of the street		
Legal Description	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 29		
Existing Use	Vacant Lot		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 7, 2023	Not Applicable	
Authorized By	Trisha Logan, AICP, Principal Urban Planner		

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Amendment to a Certificate of Appropriateness for New Construction for the property located at 726 SW 2nd Court, Fort Lauderdale, Florida under case number UDP-HPD22023 *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Karney, seconded by Mr. Bray to approve the resolution for an Amendment to a Certificate of Appropriateness for New Construction under case number UDP-HP22022 located at 726 SW 2nd Court to allow for windows with grey tint based on the discussion.

In a voice vote, the motion **passed 4-2**. Mr. Marcus and Mr. Jones voted no.

3.

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REQUEST:

Certificate of Appropriateness for Major Alterations

- After-the-Fact Alterations including Installation of Two Signs, Decorative Tile, and Turf in Courtyard.

Case Number	UDP-HP22021	FMSF#	BD01976
Owner	Urban North, LLC		
Applicant	Jay Adams		
Address	901 Progresso Drive		
General Location	Northeast corner of NE 3rd Avenue and Progresso Drive		
Legal Description	PROGRESSO 2-18 D TRIANGULAR TR LYING S OF BLK 214 & E OF BLK 256		
Existing Use	Mixed-Use		
Proposed Use	Mixed-Use		
Zoning	NWRAC-MUne		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii		
Landmark/Historic District	Progresso Plaza		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 22, 2022	Not Applicable	
Authored By	Trisha Logan, AICP, Historic Preservation Planner		

Ms. Logan summarized the staff report and concluded the report with:

Staff finds that the application for a COA for Major Alterations under case number UDP-HP22021 located at 901 Progresso Drive does not meet the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and partially meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR.

Dylan Lagi, project manager, presented regarding the project. He stated the sign contractor had gone through the sign permit process as part of the installation. Continuing, he explained the turf was installed due to concerns with mud and the decorative tile was placed to protect the stucco surface. He asserted it was a permitted project.

Ms. Logan explained the signs were not brought the HPB or the Development Review Committee (DRC) for review and approval. She stated the pergola was approved by the HPB, however the tile applied did not match the approval, so it could not be administratively approved. She added that the addition of turf in a front courtyard was considered an alteration that was not appropriate in a historic structure.

Mr. Lagi stated there was a DRC review with regards to outdoor dining happening concurrently. He provided further detail on the request for turf as it was a commercial use.

Vice Chair Marcus opened the item to public comment, however there being none to speak, he closed the item to public comment.

Mr. Schiavone asked for clarification on the applicant's request. Mr. Lagi responded that the applicant's request was to keep the signs, tile, and turf as currently installed.

Vice Chair Marcus asked how the decorative tile had been installed rather than the smooth stucco as approved. Mr. Lagi stated there had been a discussion regarding protection.

Jay Adams, owner, noted the pergola was not historic. He stated people's feet hit the stucco under the bar, so the tile had been installed to protect it. Mr. Adams commented on the length of the process and asserted the signage was critical to make it as a business and save the building.

Mr. Schiavone stated he understood it should be grass, but he thought the turf was practical. He added that he understood the tile would protect underneath the bar, and he did not believe it diminished the historical value. He stated he was especially in support of the signage. He asserted the building was beautiful and maintained its historic presence.

Mr. Karney expressed support for all three aspects of the case. He stated a bit of slack was needed to utilize the property for commercial purposes.

Mr. Jones stated he appreciated the challenges of bringing the business up, but there was a process to be followed and he was opposed to the resolution.

Mr. Bray asked whether the fact that the elements were permitted meant it was an administrative oversight which brought the item up after-the-fact. Mr. Lagi stated this was correct.

Ms. Logan clarified that the turf and tile were not permitted but were added after the fact. She stated the permit had been reviewed by staff and included the smooth stucco. She confirmed the signage permit was not referred to Historic Preservation by Zoning at the time of permitting, but the applicant still needs to follow the correct process.

Mr. Bray asked whether the permits had been closed out. Mr. Lagi stated they were, and there was a Certificate of Occupancy on the property. He explained an administrative review of the outdoor dining was not yet complete.

Mr. Bray stated the Board should not punish the applicant for the City's oversight.

Mr. Rosa referenced the illumination of the sign. He asked whether there was any lighting on the street corner. Mr. Adams stated the building had been hit by cars four times because the lighting is awful.

Mr. Bray read from the Historic Preservation Guidelines and stated he could see that the illuminated signage fit the exception. He asked whether the tile could be seen from the street. Mr. Adams stated it could not. He asserted the turf also could not be seen.

Discussion ensued regarding the use of turf.

Mr. Marcus stated he believed it was a great addition to the neighborhood and good use of a historic building. He noted he had no issue with the turf as it was practical and not visible. He explained he found the tile to be reminiscent of the historic period. He acknowledged the need

for additional light and stated his concern would be the sign. He noted he would have liked to see the sign follow the Code to be more historically accurate.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for Major Alterations located at 901 Progresso Drive, Fort Lauderdale, Florida under case number UDP-HPD22021. *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Schiavone, seconded by Mr. Rosa to approve the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP22021 located at 901 Progresso Drive based on the findings of fact that the turf and tiles are not visible from the right-of-way; the turf is more practical; and the signage is supported by the Historical Preservation Guidelines.

In a voice vote, the motion **passed 5-1**. Mr. Jones voted no.

Item four was heard prior to item one.

4.

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REQUESTS:

Certificate of Appropriateness for Demolition

- Demolition of a One-Story Accessory Structure

Case Number	UDP-HP22018	FMSF#	
Owner	City of Fort Lauderdale		
Applicant	Enrique Sanchez, Deputy Director, Parks and Recreation		
Address	1016 Waverly Road		
General Location	Approximately 200 Feet East of the intersection of Waverly Road and SW 11th Avenue		
Legal Description	Waverly Place 2-19 D Lot 1 to 6 BLK101		
Existing Use	Vacant Lot		
Proposed Use	Park		
Zoning	RS-8		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.4		
Landmark/Historic District	Sailboat Bend Historic District and Archaeological Site		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	January 9, 2023	Not Applicable	
Authorized By	Deandrea Moise, Urban Planner II		

Enrique Sanchez, Deputy Director of Parks and Recreation, asked that the item be deferred to allow staff to follow up on new information received.

Motion made by Mr. Karney, seconded by Mr. Jones to defer HPB Case No. UDP-HP22018 to the December 5, 2022, meeting.

In a voice vote, the motion **passed 5-0**.

5.

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REQUEST:

Certificate of Appropriateness for New Construction

- Construction of a Two-Story Two-Family Residence

Case Number	UDP-HP22011	FMSF#	
Owner	SB 819 LLC		
Applicant	SB 819 LLC		
Address	819 SW 1st Street		
General Location	Approximately 200 feet west of the SW 8th Avenue and SW 1st Street intersection on the north side of street.		
Legal Description	SUB OF LOTS 3,4 BLK 20 FT LAUD 3-15 D LOT 10, TOG WITH S1/2 OF THAT VACA 10' ALLEY, AS DESC IN OR 27529/568, LYING B/W LOTS 9 & 10		
Existing Use	Residential (Two-Family)		
Proposed Use	Residential (Two-Family)		
Zoning	RMM-25		
Applicable ULDR Sections	47-24.11.D.3.c.i, 47-17.7.B		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 6, 2023	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan explained the application for case number UDP-HPD22021 had been withdrawn.

V. Communication to the City Commission [Index](#)

Motion made by Mr. Rosa, seconded by Mr. Jones to provide a Communication to the City Commission to affirm that the Board greatly appreciated the presentation brought forward, and after having a better look at the proposed design, the majority of the Board is comfortable with what was brought forth, including incorporating the undulating design, historic photos, and a plaque.

In a voice vote, the motion **passed 6-0**.

VI. For the Good of the City of Fort Lauderdale [Index](#)

a. Review Proposed Florida State Marker Text for West Side Fire Station

Mr. Marcus asked staff for the status of the Castro Convertibles designation. Ms. Logan stated the Castro Convertible building designation would be going before the City Commission the following day. Discussion ensued.

Ms. Logan provided a brief background on the designation of the West Side Fire Station as a historic landmark and read the proposed marker text as follows:

Constructed in 1927, West Side Fire Station No. 3 served Fort Lauderdale's Fire Department until 2003, and then was restored by volunteers as the Fort Lauderdale Fire and Safety Museum. Built following the cataclysmic hurricane of 1926, its construction reassured hard-hit residents that the City was rebuilding. Designed by Francis Abreu, a prominent local architect responsible for other significant residential and civic structures. Blending into the surrounding neighborhood, this one-story Mediterranean Revival style structure extends at angles from the central multi-sided tower serving as the front entryway. Rich in detail, the building features a tile roof, arched window and door openings, decorative ornaments, turned stone columns, exposed rafter tails with corbels, and roof eave extensions over windows with turned supports. A decorative tile fountain was actually a watering trough for horses and mules pulling wagonloads of produce to sailing ships at the then nearby New River freight docks. The restored interior includes crown molding, a fireplace, and a glass-walled kitchen and bathroom. West Side Fire Station was designated a Historic Landmark in 1991 and as part of the Sailboat Bend Historic District in 1992.

Ms. Logan stated she did not yet know the location for the marker and noted the Board would not vote on the text but could provide comment.

b. Wells Fargo Building Presentation

Ms. Logan stated the Board had sent a Communication to the City Commission asking for a representative of the development for the Wells Fargo building attend a meeting to provide an overview of the proposed development.

Attorney Stephanie Toothaker introduced architect Tamara Peacock to present on behalf of the North Broward Hospital District.

Ms. Peacock provided a brief history of the building and the sections later added.

Moe Marks, who also works as an architect on the project, shared photos of the building and examples of the undulated roof typical of the time and examples of "masters" which would require restoration.

Ms. Peacock showed efforts within the design to pay homage to the undulation of the original building and stated the plan included a plaque on the front wall to recognize the architecture.

Mr. Marcus inquired as to next steps for the Board. Ms. Logan explained a Communication to the City Commission to resolve the prior communication may be warranted.

Mr. Marcus expressed disappointment that the undulation typical of the period could not be incorporated. He stated he appreciated the recollection of the historic design being included. Ms. Peacock explained the team's multiple iterations in an effort to save the element and stated it had not been successful.

Discussion ensued regarding the overall site improvements planned for the property.

Mr. Marcus asked whether the building was designated historic. Ms. Toothaker stated it was not and explained how the item had come to the attention of the HPB.

Mr. Rosa asked whether other Board members wanted to address Ms. Logan's suggestion regarding Communication to the Commission, and whether they were satisfied their concerns had been addressed.

Mr. Marcus stated he was still concerned that part of the canopy could not be incorporated. Mr. Rosa responded that he thought the designs looked great and was not sure how that would happen, practically speaking.

Mr. Bray pointed out that had the building been designated historic, it would have been positive to incorporate the canopy. He stated he liked the homage to it. Consensus was that the Board agreed. Mr. Marcus stated he did not agree.

Motion made by Mr. Rosa, seconded by Mr. Jones to provide a Communication to the City Commission to affirm that the Board greatly appreciated the presentation brought forward, and after having a better look at the proposed design, the majority of the Board is comfortable with what was brought forth, including incorporating the undulating design, historic photos, and a plaque.

In a voice vote, the motion **passed 6-0**.

c. Review Proposed Florida State Historic Parker Text for Parker Playhouse

Ms. Logan provided a brief background on the Parker Playhouse. She stated it did not qualify for historic designation, but the City was submitting an application to the Florida State Historic Preservation Office for a state marker at the site. She read the proposed marker text as follows:

The Parker Playhouse, built on land donated by the City of Fort Lauderdale in Holiday Park, opened in 1967. The sole benefactor was Dr. Louis W. Parker (1906-1993), whose contributions to groundbreaking technology advanced the television and space industries. Parker partnered with producer Zev Buffman to bring legendary performers to the venue. Resplendent with marble, red velvet, crystal, and elaborately painted ceiling panels, the almost 1,200 seat, million-dollar theater was designed by influential and prolific Palm Beach County architect John L. Volk (1901-1984). Volk began working in the 1920s during Florida's real estate boom and during his long career he designed many impressive residential, civic, and public buildings. The theater operated continuously for over forty years playing host to innumerable theatrical and musical events that immeasurably enriched the City's cultural climate. In 2021, the Parker Playhouse underwent extensive renovations including a front addition, partial retention of the original front façade in the newly created lobby, restoration of decorative painted and coffered ceilings in the side lobbies, and the refurbishment of the main theater space.

Ms. Logan noted a correction, pointing out it should say 50 years in operation rather than 40 years.

d. 2023 Meeting Schedule Discussion and Adoption, Schedule Modifications Include: January meeting to be held on Monday, January 9, 2023; July meeting to be held on Monday, July 10, 2023; September meeting to be held on Wednesday, September 6, 2023.

Ms. Logan presented the proposed calendar for 2023. She stated with the exception of January, July, and September, the Board would meet on the first Monday of each month.

Motion made by Mr. Karney, seconded by Mr. Jones to approve the 2023 dates as presented. In a voice vote, the motion **passed 6-0**.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:14 p.m. The next regular meeting of the HPB is scheduled for Monday, November 7.

Attest:

Chairman:

Prototype Inc. Recording Secretary

Jason B. Blank, Chair

The City of Fort Lauderdale maintains a website for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

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