CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
TUESDAY, NOVEMBER 6, 2017 - 5:00 P.M.
FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

		Cumulative Attendance 6/2017 through 5/2018	
Board Members	**Attendance**	**Present**	**Absent**
David Kyner, Chair	P	6	0
George Figler, Vice Chair	P	5	1
Jason Blank [arr. 5:08]	P	1	0
Ginger Coffey	A	3	3
Brenda Flowers	P	6	0
Marilyn Mammano	A	5	1
Donna Mergenhagen	P	5	1
Phillip Morgan	P	5	1
Arthur Marcus	P	6	0

City Staff
Gustavo Ceballos, Assistant City Attorney
Teresa Wright, Administrative Aide
Trisha Logan, Planner III
Jamie Opperlee, Recording Secretary, Prototype Inc.

Communication to the City Commission
None

1. Call to Order/Pledge of Allegiance
Chair Kyner called the meeting of the Historic Preservation Board to order at 5:04 p.m.

II. Determination of Quorum/Approval of Minutes
Roll was called and it was determined a quorum was present.

Motion made by Mr. Figler, seconded by Mr. Marcus, to approve the minutes of the Board's October 2017 meeting. In a voice vote, motion passed unanimously.

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 they had regarding each case.

IV. Agenda Items:
1. Index

Case	H17027	**FMSF#**	
Owner	Terry and John Behal		
Applicant	**John Behal**		
Address	1008 SW 2nd Court (Middle Street)		
General Location	Approximately 100 feet west of intersection of SW 10th Avenue and SW 2nd Court (south side)		
Legal Description	WAVERLY PLACE 2-19 D LOT 28 TO 30,31 W 5.30 OF N 50 & N1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 112		
Existing Use	Residential		
Proposed Use	Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-17.7.B		
Request	Certificate of Appropriateness for Minor Alteration • Installation solar panels on the roof of a single-family home		

[See staff report attached hereto]

Ms. Logan read the staff report and concluded with:
In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.i of the ULDR staff recommends that the application for a COA for minor alterations to include the installation of solar panels on the roof of the structure be **Approved.**

Mr. Blank arrived at 5:08.

Terry Behal, owner, said the panels would not be visible from the street.

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

Ms. Behal informed Mr. Marcus that the panels could slope as much as seven inches but the building parapet would conceal them.

Motion made by Flowers, seconded by Mr. Marcus to approve the request for a Certificate of Appropriateness for minor alteration under case number H17027 located at 1008 SW 2nd Court for the installation of solar panels on the roof of a single-family home based on a finding that this request is consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and complies with the Historic Design Guidelines, as outlined in the staff memorandum. In a roll call vote, motion passed 7-0.

2. Index

Case	H17028	**FMSF#**	
Owner	Carole Moore-Sturrup and Kevin Sturrup		
Applicant	Carole Moore-Sturrup		
Address	1420 Argyle Drive		
General Location	Approximately 50 feet southwest of the SW 2nd Street and Argyle Drive intersection		
Legal Description	RIVER HIGHLANDS AMEN PLAT 15-69 B LOT 23 BLK 1		
Existing Use	Multi-Family Residential		
Proposed Use	Multi-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-17.7.B		
Request	Certificate of Appropriateness for Minor Alteration • Replace existing windows and sliding glass doors throughout with new impact windows and sliding glass doors on a single-family residence.		

Carole Sturrup, owner, said they wanted to replace the windows and door and had chosen these styles to take advantage of the views from the property and to make the home blend with the environment. The bronze aluminum frames were chosen to reduce visual distraction.

[See staff report attached hereto]

Ms. Logan read the staff report and concluded with:

In accordance with Sections 47-17.7.B and 47-24.11.C.3.c.i of the ULDR, staff recommends that the application for a Certificate of Appropriateness for minor alterations to replace existing windows and sliding glass doors throughout with new impact windows and sliding glass doors on a single-family residence be **Approved with the following Conditions:**

1. Openings #1, #2, and #10 shall each have (2) casement windows with raised profile muntins to simulate existing conditions.
2. Openings #6, #7, #8, and #11 shall provide raised profile muntins to simulate existing conditions with multiple vents.
3. Opening #9 shall have (2) awning windows with raised profile muntins to simulate existing conditions.
4. The frame color shall be clear anodize rather than the proposed bronze finish.

Ms. Sturrup said they wanted window #1 to be fixed pane so they could view the nature preserve from the window. She stated mid-century modern architecture should integrate interior and exterior and she felt the existing windows were an obstruction. Window #10 was a slider because fire code required it as a means to exit the bedroom. Window #2 had been chosen for its symmetry. Ms. Sturrup did not feel the muntins were needed as they distracted from the simple beauty of the home. Mr. Figler stated the awning windows were a prevalent feature of mid-century modern architecture and this was the intent of the architect on this house. Ms. Sturrup pointed out that when the house was built the home probably did not have central air conditioning as it did now, so the awnings were needed for ventilation. She believed that the darker frames would appear to be a shadow but the lighter, clear anodized aluminum would stand out too much.

Mr. Figler argued that the architect was trying to balance the horizontal lines of the cinderblock construction with the awning windows and eliminating the horizontal lines would alter the design intent. Ms. Sturrup countered that she did not know if the nature preserve or park was next door when the house was built, but if they were, the architect might agree that the windows should provide an unobstructed view.

Mr. Marcus thought the Board should always determine if the City had historic plans for houses that came before them. Ms. Logan stated she had not found historic plans for this property; she had found the 1959 permit with George P. Cunningham as the architect.

Chair Kyner stated the Board could not make decisions based on aesthetics; they must consider the design guidelines. He suggested Ms. Sturrup seek historical documents showing different windows on the house to better support her request.

Ms. Mergenhagen asked if the Board had the flexibility to allow windows that were not visible from the street to not have the muntins. Ms. Sturrup stated only windows 1, 2 and 11 were visible from the street.

Mr. Marcus felt the muntins were important but wanted to allow Ms. Sturrup to use whatever color aluminum frame she liked.

Motion made by Mr. Marcus, seconded by Ms. Flowers to approve the request for a Certificate of Appropriateness for minor alteration under case number H17028 located at 1420 Argyle Drive to replace existing windows and sliding glass doors throughout with new impact windows and sliding glass doors on a single-family residence, based on a finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines with the following conditions:

Window #1: 2 fixed windows with muntins.
Window #2: slider window with muntins
Window #10: slider window with muntins
Window #11: awning windows without muntins

All other windows and doors approved as presented by the applicant.
In a roll call vote, motion passed 7-0.

3. Index

Case	H17029	**FMSF#**	
Owner	Archdiocese of Miami		
Applicant	Bruce Celinski, Architect		
Address	921 NE 2nd Street		
General Location	Eastern half of the block situated between the boundaries to the west of NE 10th Avenue, to the east of NE 9th Avenue, to the south of NE 3rd Street, and to the North of NE 2nd Street		
Legal Description	Lots 4, 5, 6, 7, 8, and 9, Block 9, and that portion of vacated alley lying adjacent to said Lots of A RESUBDIVISION OF BLOCKS 9, 10, 11, AND 12 of HOLMBERG AND McKEES SUBDIVISION, according to the plat thereof, as recorded in Plat Book 3, Page 115, of the public records of Miami-Dade County, Florida. Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 40,950 square feet or 0.9401 acres, more or less.		
Existing Use	CF-HS/RMM25 - House of Worship		
Proposed Use	CF-HS/RMM25 - House of Worship		
Applicable ULDR	City of Fort Lauderdale Comprehensive Plan (Ordinance C-		

Sections	15-08) Volume I – Historic Preservation Element
Request	Board Review and Comment on the proposed new construction project, St. Anthony Catholic Church Parish Hall, which is adjacent to the Lustron House and Saint Anthony School and Church Gym, both listed on the National Register.

[See staff report attached hereto]

REVIEW AND COMMENT

Ms. Logan read the staff report and concluded with:
Due to the separation between the proposed new construction project and the listed or eligible National Register properties, the impact to the historic structure is expected to be minimal. Staff would suggest that the following condition be taken into consideration:

1. Staging for the demolition of the existing structures on site and the new construction project shall not affect the surrounding historic structures. Protection shall be provided, particularly along the east façade of the sanctuary,

Robert Lochrie, attorney, said the property was across from the Thorpe House and farther west, St. Anthony's School, which had a historic portion dating from 1926. He explained that the pre-K and kindergarten had been moved to the parish hall space in the main campus and the church wanted a new parish hall. Mr. Lochrie stated the Victoria Park Civic Association voted unanimously to support the project.

Bruce Celinski, Architect, explained that the main church, across the street, was not historic but he wanted to respect it. He said he had studied historic guidelines, specifically the ratio of glass to wall and had made the design proportions match those of the original church. He said his design was of the present time and place, it did not mimic the older design.

Mr. Figler did not feel the blank wall on the east elevation was compatible in the neighborhood and suggested something to soften the wall. Mr. Celinski stated the parish had recently requested a clerestory on the second floor of that facade. Mr. Figler suggested varying the sizing of the exterior material to create relief and shadow lines, or using a vertical landscape wall to soften it. Mr. Celinski stated he intended to use a material similar as that used on the main church, which would look like masonry.

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

Mr. Marcus commended Mr. Celinski on the open siting.

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Case	H17030	**FMSF#**	BD04487
Owner	Tiffany House LP		
Applicant	Lochrie and Chakas, P.A.		
Address	2900 Riomar Street		
General Location	Southeast corner of Riomar Street and Bayshore Drive.		
Legal Description	BIRCH OCEAN FRONT SUB 19-26 B LOT 1 TO 4 BLK 8		
Existing Use	Vacant Historic Landmark (Previously Hotel)		
Proposed Use	Hotel		
Zoning	Planned Unit Development (PUD)		
Applicable ULDR Sections	47-24.11.C.3.c.i, 47-24.11.C.4.c, 47-24.11.C.3.c.ii		
Requests	Modifications to the previously issued Certificates of Appropriateness (HPB case number H14017). 1. Certificate of Appropriateness for Demolition: • Partial demolition of rear addition (south elevation), select demolition within interior and interior courtyard 2. Certificate of Appropriateness for Alteration: • Modification to a previously approved porte cochére canopy at entryway, removal and infill of glass block openings, application of muntins on windows, installation of PTAC air conditioning units, new guardrails, elevated terrace, alteration of south elevation wall, adjustments to pool size and deck area, and new covered walkway connections.		

[See staff report attached hereto]

Ms. Logan read the staff report and concluded with:

In accordance with Sections 47-24.11.C.3.c.i and 47-24.11.C.3.c. of the ULDR staff recommends that the application for a COA for demolition to amend the original COA issued under HPB case number H14017 to address proposed modifications made to the original concept including select demolition as presented before the HPB be Approved with the following Conditions:

1. In the event archaeological features, artifacts, or human remains are discovered, the Historic Preservation Board Liaison shall be contacted immediately.

In accordance with Sections 47-24.11.C.3.c.ii of the ULDR staff recommends that the application for a COA for major alterations to amend the original COA issued under HPB case number H14017 to address proposed modifications made to the original concept including alterations as presented before the HPB be Approved with the following Conditions:

1. The applicant must confirm the height and dimensions of the porte cochére as part of this COA.
2. The outer panel for the new PTAC shall be painted to match the color of the exterior wall.
3. Glass shall be clear with an option of a low-e coating and all applied muntins shall be raised profile.
4. Windows located at the main entrance shall match the configuration shown in the historic photo (see page two of staff report) and shall not include muntins to simulate divided lites.
5. The applicant must provide details concerning the possible ramp at the elevated terrace as part of this COA or must return to the HPB for approval.
6. Proposed elevated terrace shall not cover any portion of the decorative brick railing at the front of "Building C" or "Building B". Proposed material for the stairs and base of the retaining wall of the elevated terrace shall not be natural oolite and it introduces a new material to the site. The material for the stairs and base of the retaining wall of the elevated terrace shall either be painted brick or smooth stucco for the base and concrete for the stairs.
7. Signs are not included in this COA and the applicant will be required to return to the Historic Preservation Board for review and approval.
8. In the event archaeological features, artifacts, or human remains are discovered, the Historic Preservation Board Liaison shall be contacted immediately.
9. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including obtaining administrative approval for updates to the original Design Review Committee (DRC) approval.

Robert Lochrie, attorney, said this had been Bob Gill's first resort-style hotel on the beach in the 1950s. The property was later used as an assisted living facility and then closed. The property was designated in 2004 through an application from the Broward Trust for Historic Preservation. In 2008, someone purchased it to convert it into residential condos, which the HPB had approved, but then the market collapsed and that project had never gone through. Dev Motwani's group had then purchased the property in 2013/2014 with the intent of returning it to its original hotel use.

Regarding the staff conditions, Mr. Lochrie stated they agreed with all except #5 and #6, which were no longer applicable. Mr. Lochrie displayed a rendering of the three-part porte cochére and said it would not be attached to the structure.

Mr. Lochrie said the stairwell in the rear of the building that used to access a third floor would be removed because there was no longer a third floor.

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

Mr. Marcus was concerned about the porte cochére and how the architect had decided on the design.

J.J. Wood, Architect, said the porte cochére must have fire sprinklers, and the glass structure would allow them to be seen. They also did not want the structure to be attached to the building because the original building had not had a covered area. He explained that they decided on the three small pavilion roofs that were detailed on the underside and the concrete and larger columns that gave it a more contemporary look.

Mr. Marcus was concerned the porte cochere would be mistaken for original to the building because it was the same material. Mr. Figler recalled that he had opposed the glass covering in the previous proposal because he felt it was a "hideous attachment to an elegant jewel."

Mr. Marcus suggested using different colors or materials to differentiate the porte cochére from the building and Mr. Wood agreed.

Motion made by Mr. Figler seconded by Ms. Mergenhagen to approve the request for a COA for demolition under case number H17030 located at 2900 Riomar Street to amend the original COA issued under HPB case number H14017 to address proposed modifications made to the original proposal presented before the HPB, finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines with the following condition:

1. In the event archaeological features, artifacts, or human remains are discovered, the Historic Preservation Board Liaison shall be contacted immediately.

In a roll call vote, motion passed 7-0.

Motion made by Mr. Figler, seconded by Mr. Marcus to approve the request for a COA under case number H17030 located at 2900 Riomar Street: application for a COA for alteration to amend the original COA issued under HPB case number H14017 to address proposed modifications made to the original proposal presented before the HPB, finding these requests are consistent with the purpose and intent of the Secretary of the Interior Standards for Historic Preservation and comply with the Historic Design Guidelines, with the following conditions:

1. The height and dimensions of the porte cochére: two exterior modules are 10'-10' and the center module is 12'10". The columns will be finished with a natural concrete seal and the visible trim on the porte cochére will be white.
2. The outer panel for the new PTAC shall be painted to match the color of the exterior wall.

3. Glass shall be clear with an option of a low-e coating and all applied muntins shall be raised profile.
4. Windows located at the main entrance shall match the configuration shown in the historic photo (see page two of staff report) and shall not include muntins to simulate divided lites.
5. Exterior stairs approved as submitted by applicant and as presented in Exhibit A.
6. Signs are not included in this COA and the applicant will be required to return to the Historic Preservation Board for review and approval.
7. In the event archaeological features, artifacts, or human remains are discovered, the Historic Preservation Board Liaison shall be contacted immediately.
8. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including obtaining administrative approval for updates to the original Design Review Committee (DRC) approval.

In a roll call vote, motion passed 7-0.

5. Index

Case	H17031	**FMSF#**	
Owner	Edgewater House Condominium Association, Inc.		
Applicant	Crush Law, P.A. – Courtney Crush		
Address	501 SE 6th Avenue		
General Location	The southwest corner of South New River Drive and South Federal Highway		
Legal Description	Plat of "BROWARD COUNTY COURTHOUSE PHASE II", recorded in Plat Book 142, at page 21, Public Records of Broward County Florida. Plat of "HARCOURT", recorded in Plat Book 2, at Page 9, Public Records of Broward County Florida. Plat of "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION LOT 2 & 3 BLOCK 57", recorded in Plat Book 3, at Page 3, Public Records of Miami-Dade County Florida. Plat of "JUDICIAL PARKING FACILITY", recorded in Plat Book 137, at Page 38, Public Records of Broward County Florida. Plat of "800 TRUST", recorded in Plat Book 153, at Page 37, Public Records of Broward County Florida.		
Existing Use	RAC-CC – Condominium		
Proposed Use	RAC-CC – Condominium		

Applicable ULDR Sections	City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element
Request	Board Review and Comment on the proposed new construction project, Alexan-Tarpon River, which is adjacent to Smoker Park, which is a designated historic site. The project is also located across the New River from the Stranahan House, a designated local Historic Landmark and listed on the National Register.

[See staff report attached hereto]

REVIEW AND COMMENT

Ms. Logan read the staff report and concluded with:
Due to the setback of the North Wing of the structure from the banks of the New River, the Stranahan House is expected to have minimal to no adverse effects. Smoker Park and the proposed new construction project are directly abutting one another, with proposed removal of trees located directly on the property line. To retain the separation between both parcels and the Live Oak trees, as well as to ensure that an archaeological survey in undertaken, Staff would recommend the following conditions be taken into consideration:

1. The applicant is required to contract with an archeologist to provide a Phase I (reconnaissance level) archeological survey that will include a shovel test and soil boring that includes samples from throughout the project site. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity.
2. Staging for the demolition of the existing structures on site and the new construction project shall not affect the surrounding Historic Site, Smoker Park, or trees contained within the park.
3. Provide a separation between the proposed new construction project and Smoker Park at the north elevation of the South Wing.
4. Retain or relocate to another location within Smoker Park, trees #18 and #19, which are Live Oaks and considered to be a contributing portion of the abutting Smoker Park property.

Courtney Crush, attorney, reported they had met with the City arborist, their own arborist and landscape architect and worked with City staff on site design interaction. Ms. Crush stated their initial outreach included contacting Ed Smoker of the Smoker family and he had indicated that the trees were most important to him. They had also met with Riverwalk Trust staff and board, who had provided input on the priorities of the

south side of the Riverwalk linear park.

Ms. Crush provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Mr. Blank noted that in the staff report, Ms. Logan had indicated that the City desired a separation from Smoker Park, but Ms. Crush's design seemed to eliminate that. Mr. Crush agreed that their goal was to become seamless with Smoker Park.

Regarding the trees, Ms. Crush said trees 16 and 19 would be either kept in place or relocated. During the DRC process, they agreed to keep the trees on the park property if the City arborist wanted them. They could also be relocated if the arborist wanted.

Celia Ward, land planner, explained that a seamless transition was very desirable in a downtown area and City staff had worked with the applicant to ensure it.

Ms. Ward described the evolution of riverside sites in the City. She pointed out that this design provided connectivity to Smoker Park to allow the community to utilize the private space under the elevated portion of the building, while preserving the integrity of Stranahan House. She stated the project provided integration with the historic properties in a manner that added to and enhanced the social vitality of the area in keeping with and in furtherance of the histories of the properties and the historical significance of the New River.

Mr. Figler felt it was important to treat the two spaces like one and suggested something interrelated between the two spaces, such as art or a water element.

Mr. Figler asked about the shade the building would cast on Smoker Park and Ms. Crush replied they had not done shadow studies, but the landscape reviewer and urban forester had not been concerned about shadows on the trees. She agreed to speak to them about this concern.

Mr. Marcus commended the team on a handsome building. He particularly liked the open breezeway, which opened the park up to the neighborhood. He asked about the exterior building material. Andrew Burnett, Architect, explained the ground floor was primarily glass and the upper portions were cement plaster and pre-cast concrete. Mr. Marcus asked about the roof of the lower building and Mr. Burnett stated this would be an amenities area for residents.

V. Communication to the City Commission Index

None.

VI. Good of the City Index

Ms. Logan reviewed the proposed 2018 meeting dates.

Motion made by Mr. Marcus, seconded by Mr. Blank, to approve the 2018 calendar. In a voice vote, motion passed unanimously.

Adjournment
There being no further business to come before the Board, the meeting was adjourned at 7:59 p.m.

Chairman,

~~David Kyner, Chair~~
George Ogler

Attest:

ProtoType Inc. Recording Secretary

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.