**HISTORIC PRESERVATION BOARD**
**CITY OF FORT LAUDERDALE**
**MONDAY, JUNE 4, 2012 - 5:00 P.M.**
**CITY HALL FIRST FLOOR COMMISSION CHAMBER**
**100 NORTH ANDREWS AVENUE**
**FORT LAUDERDALE, FLORIDA**

| | | Cumulative Attendance 6/2012 through 5/2013 | |
|---|---|---|---|
| **Board Members** | **Attendance** | **Present** | **Absent** |
| Susan McClellan, Chair | P | 1 | 0 |
| Matthew DeFelice, Vice Chair | P | 1 | 0 |
| Brenda Flowers | P | 1 | 0 |
| Mary Jane Graff | P | 1 | 0 |
| Marie Harrison | P | 1 | 0 |
| Richard Heidelberger | P | 1 | 0 |
| David Kyner | P | 1 | 0 |
| Phillip Morgan | P | 1 | 0 |
| Richard Schulze | A | 0 | 1 |
| Gretchen Thompson | A | 0 | 1 |

**City Staff**
Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Anthony Fajardo, Historic Preservation Board Liaison
Gail Jagessar, Board Liaison
Carrie Sarver, Assistant City Attorney
Barbara Hartmann, Prototype Inc.

**Communication to the City Commission**
None.

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**Call to Order**
Chair McClellan called the meeting of the Historic Preservation Board to order at 5:00 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.**

**Approval of Minutes of May 2012 Meetings**

**Motion** made by Ms. Harrison, seconded by Mr. Morgan, to approve the minutes of the Board's May 2012 meeting. In a voice vote, motion passed unanimously.

**Election of Chair and Vice Chair**

Ms. McClellan nominated Mr. DeFelice for Vice Chair, seconded by Mr. Kyner. In a voice vote, motion passed unanimously.

Ms. Flowers nominated Ms. McClellan for Chair, seconded by Mr. Kyner. In a voice vote, motion passed unanimously.

Item 1 Index

| | | |
|---|---|---|
| Applicant: | **Stephanie J. Toothaker (agent)** | **10H12** |
| Owner: | **GS Exchange, LLC** | |
| Request: | **Certificate of Appropriateness for Alteration**<br>• **To construct an elevated pedestrian walkway from the building to parking garage.** | |
| Legal Description: | PORTIONS OF LOTS, 2, 4, 6 & 10, BLOCK "E", GEO M. PHIPPENS SUBDIVISION OF LOTS 3-6, BLK 1, AND LOTS 3-10 BLK 14, OF THE TOWN OF FORT LAUDERDALE, P.B. B, PAGE 146, DADE COUNTY | |
| Address: | 115 NE 3rd Avenue | |
| Location: | Southwest Corner of NE 3rd Avenue and NE 2nd Street | |
| Zoning: | 4 | |

**Description of Proposed Site Plan:**
Ms. Rathbun stated the applicant was requesting a COA to build an elevated walkway between the historically designated Exchange Lofts building and a neighboring City parking garage.

According to the narrative submitted by the applicant with this application, the building did not have its own parking but leased parking spaces in the neighboring garage. Ms. Rathbun said the company planned to lease parking spaces directly from the City and they were requesting approval of this walkway to provide direct access for Exchange residents to the garage.

Ms. Rathbun explained that the six-story Exchange Lofts' primary façade faced NE 3rd Avenue and a side facade faced NE 2nd Street. The pedestrian walkway would be built at the fourth floor of the Exchange building. It would span a service plaza, which was located at the rear of the building, and would connect to the top floor of the parking garage. The walkway would be sited approximately 140 feet south of NE 2nd Street.

**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:
a) The effect of the proposed work on the landmark or the property upon which such work is to be done.

Consultant Response: The walkway is sited at the rear of the building and will not be visible from the front. The service plaza, which the walkway will span, opens on NE 2nd street, but the bridge is located at a sufficient distance from NE2nd Street that the impact on the streetscape will be minimal.

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 impact will be on the rear elevation and it will be minimal.

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: The planned walkway meets the Secretary's Standards 9 and 10:
"United States Secretary of the Interior's Standards":
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Request No. 1 - COA for Alterations:**
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 walkway will not impact significant materials or historic features of the building.

**Summary Conclusion:**
Ms. Rathbun stated the applicant's request for a COA to construct the walkway was appropriate.

Note: Power Point presentations made by the applicant's representatives are attached to these minutes for the public record.

Stephanie Toothaker, representing the applicant, gave a Power Point presentation describing the building and parking situation. She explained that the residents leased parking spaces in the City parking garage. Ms. Toothaker said the project had been approved by the Property and Right of Way Committee and they were working with Diana Alarcon, Director of Transportation and Mobility, regarding the lease for the parking spaces. She said the project would also need to go through DRC approval.

Ellen Uguccioni, Preservation Services Director for JSK Services, said she had written the report on the Exchange building years ago. Ms. Uguccioni gave a Power Point presentation and described the history of the building. She discussed the criteria for additions to historic buildings. Ms. Uguccioni reported they had satisfied the requirements of the ULDR and the Secretary of the Interior's standards and the change would make the building more livable for the residents.

Jorge Kuperman, architect, continued the Power Point presentation and explained there would be no impact on the north façade. He showed a rendering of the west façade depicting the proposed aerial walkway.

Ms. Toothaker confirmed for Mr. Heidelberger that the walkway was completely free-standing; it was not attached to the Exchange Building. Chair McClellan noted it was appropriate for the railing to mimic the balconies because they were not original to the building.

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

Board members disclosed communications they had regarding this item.

Mr. Heidelberger remarked that leasing the parking spaces would provide additional revenue to the City and adding the walkway access to the building would make the adaptive reuse of the building more valuable.

Chair McClellan agreed the walkway would benefit the use of the building. She appreciated the design of the bridge.

Ms. Toothaker informed Mr. DeFelice that there would be no impact on the stucco or the stucco repair that was currently being done.

**Motion** made by Mr. Heidelberger, seconded by Ms. Flowers, to approve the application as presented. In a roll call vote, motion passed 8 – 0.

**2. Old Business** Index

None.

**3. For the Good of the City** Index

Awards Ceremony

Chair McClellan said the awards ceremony had gone very well and over 100 people had attended. Ms. Graff thanked staff and Chair McClellan for their work.

Ms. Graff had been in New York recently and explained that in New York, they voted on which buildings to spend preservations funds on. She had photographed a sign regarding this and remarked that they could install signs in Fort Lauderdale letting people know that preservation existed.

Chair McClellan said Ms. Thompson had done a great job getting food together for the awards ceremony and thanked her for her contribution. She also thanked Chris Barfield at the Historical Society who had printed the text on the documents.

Marshall Bridge Dedication

Chair McClellan had recently attended the mural and historical marker dedication ceremony for the Marshall Bridge. She said this had been a great event and the mural was beautiful.

New Historic Ordinance

Chair McClellan informed the Board that following day, the new historic ordinance would be presented to the City Commission on their conference agenda. Mr. Fajardo described the process, and said he hoped the Commission would give staff clear direction. After this, there would be public outreach, followed by the ordinance being heard at the Planning and Zoning Board and two readings at the City Commission. Mr. Fajardo suggested the Board vote to appoint a representative to attend the City Commission meeting. Chair McClellan stated she already planned to attend the meeting.

**Motion** made by Mr. DeFelice, seconded by Ms. Flowers to authorize Chair McClellan to speak on behalf of the Board at the City Commission agenda meeting the following day. In a voice vote, motion passed unanimously.

Chair McClellan announced that the meeting was at 1:30 in the 8th floor conference room.

Mr. DeFelice asked about progress on the Board's recommendation regarding the Fort Lauderdale beach archeological site. Mr. Sarver had met with the Parks and Recreation Director, and a memo would be sent to the City Commission describing the best way to address this issue. Ms. Sarver said there was already a park rule forbidding digging in any park. The real issue was enforcement.

Mr. DeFelice was also concerned about people with metal detectors who used sieves, not shovels to sift for objects. He felt these people would make the argument that they were not digging. Mr. DeFelice felt that designation would be the best way to stop digging at the specific area on the beach.

Ms. Flowers asked if there was a fine for digging at the beach and Ms. Sarver said if they created an ordinance, a violation could carry a penalty. Currently, if someone violated park rules he/she was kicked out and told not to return.

**4. Communication to the City Commission** Index

None.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned 6:08.

**Next Meeting**

The Board's next regular meeting was scheduled for July 2, 2012.

Chairman,

Susan McClellan, 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.