

RESOLUTION NO. 02-138

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DESIGNATING THE BUILDING AND PROPERTY LOCATED AT 1109 N.E. 16TH PLACE, FORT LAUDERDALE, AS A HISTORIC LANDMARK PURSUANT TO SECTION 47-24.11 OF THE UNIFIED LAND DEVELOPMENT REGULATIONS.

WHEREAS, Section 47-24.11.A of the Unified Land Development Regulations of the City of Fort Lauderdale ("ULDR") provides the procedures for designation of landmarks as historic; and

WHEREAS, Ben V. Robinson and Jeff S. Cobb have submitted to the Historic Preservation Board an application for consideration of the designation of the building and property located at 1109 N.E. 16th Place in the City of Fort Lauderdale, as a historic landmark; and

WHEREAS, it has been determined that the application is complete and the proper fee has been paid to the City; and

WHEREAS, the Historic Preservation Board, at a public hearing held on July 8, 2002, with notice to the public given in accordance with Section 47-27.7, Notice Procedures for Public Hearings, reviewed the application submitted by the applicants, evaluated the testimony, survey information and other material presented at the public hearing and recommended denial of the designation of the building and property as a historic landmark based on one or more of the criteria provided in subsection 6 of Section 47-24.11.A of the ULDR; and

WHEREAS, the City Commission has reviewed the application and documentation supporting the application and finds that one or more of the criteria provided in subsection 6 of Section 47-24.11.A. of the ULDR has been met;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true and correct and incorporated into this Resolution by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby approves the designation of the building and property located at 1109 N.E. 16th Place as a historic landmark pursuant to Section 47-24.11.A of the ULDR of the City of Fort Lauderdale, Florida. The building and property so designated is located as described below:

LOTS 10, 11, 12 AND 13, BLOCK 4, "LAUDERDALE PARK",
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6,
PAGE 33 ½, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT
LAUDERDALE, BROWARD COUNTY, FLORIDA.

Location: 1109 N.E. 16th Place; in the City of Fort
Lauderdale, Florida.

SECTION 3. That the designation shall take effect immediately.

SECTION 4. That the property and buildings are accorded all protection under applicable City ordinances now existing or subsequently enacted to preserve them from modification in their exterior appearance, including demolition.

SECTION 5. That a certified copy of this Resolution shall be provided to the applicant, and the City Clerk is hereby directed to record a copy of this Resolution in the Public Records of Broward County, Florida.

SECTION 6. That if any clause, section or other part of this Resolution shall be held invalid or unconstitutional by any

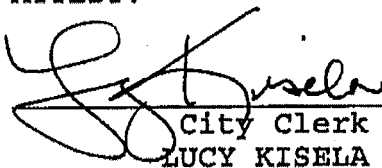
court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby, but shall remain in full force and effect.

ADOPTED this the 4th day of September, 2002.



Mayor
JIM NAUGLE

ATTEST:


City Clerk
LUCY KISELA

L:\COMM2002\RESOS\SEPT4\02-138.WPD



CITY OF
FORT LAUDERDALE

Shine of America

CITY CLERK'S OFFICE
ORDINANCE AND RESOLUTION DISTRIBUTION

Department/Division	Staff Representative
Administrative Services	Diana McDowell
Budget Office	Margaret Evan
✓ Community/Comprehensive Planning	Marti Fishkin
Community Development	Helen McDonald
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Economic Development	Ethel Hodel
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Executive Airport	Tiffany Gnisci/Felicia Rosado
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General Employees Pension	Dave Desmond
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Labor Relations	Donna Klindt
Parking	Douglas Gottshall
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Payroll	Holly Davidson
Personnel	Jerry Crossley
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Police and Firefighters Pension	Lynn Wenquer
Police Legal	Jean Cunningham
Public Services	Rose Klarman
Real Estate	Victor Volpi
Sanitation Rate Increases	Ed Udvardy
Street Name Additions and Changes	Peter Parington, Ian Wint, Broward County Traffic Engineering, BellSouth, FPL and U.S. Post Office
Treasury	Bonnie Fabian
Water and Sewer Rate Increases	Rose Klarman
OTHER:	
OTHER:	
OTHER:	
Other Agencies/Individuals	
✓ Applicant	
✓ Broward County Library	
✓ Broward County Records	
Property Appraiser	
✓ OTHER: <i>AND B. ROBINSON & J. CABO</i>	
OTHER:	
OTHER:	

AGENDA ITEM REQUEST FORM**CITY COMMISSION MEETING****DATE: SEPTEMBER 4, 2002****CONFERENCE AGENDA**

- ☐ Old/New Business - *Requires Presentation*
☐ Conference Reports

REGULAR AGENDA

- ☐ Consent Agenda ☐ Motion for Discussion
☒ Public Hearing ☐ Ordinance ☒ Resolution

TITLE OF AGENDA ITEM (SUBJECT):Historic designation of the property at 1109 NE 16th Place (HPB Case No. 25-H-02)***DESCRIPTION OF ITEM AND ACTION DESIRED:***

On July 8, 2002, the Historic Preservation Board, by a vote of 3-5, recommended that the City Commission deny the historic designation of the subject property.

Applicant: Ben V. Robinson and Jeff S. Cobb
 Request: Historic designation (landmark) status
 Location: 1109 NE 16th Place

FUNDS REQUESTED (PROVIDE INDEX CODE, SUBOBJECT, AND TITLE OF SUBOBJECT):***RECOMMENDED ACTION (Use ONLY for Regular Agenda) :***

☒ Motion to Approve ☐ Introduce Ordinance ☒ Introduce Resolution

APPEARANCE (NAMES AND TITLES OF OUTSIDE INDIVIDUALS ONLY):

EXHIBITS: AGENDA MEMO NO. 02- 1190 FROM CITY MANAGER
 OTHER: *

COMMENTS/NOTES:

SIGNATURE OF DEPARTMENT HEAD:  **DATE:** 7/30

NAME AND TITLE OF AUTHOR: Michael B. Ciesielski **PHONE NUMBER:** 828-5256

DISTRIBUTION: ORIGINAL TO CITY CLERK'S OFFICE COPY TO CITY ATTORNEY'S OFFICE COPY FOR DEPARTMENT FILES
 7/29/02

City Commission Results and Commission Agenda Memorandum

September 4, 2002, City Commission Meeting

CITY COMMISSION – SEPTEMBER 2002**(Page 1)**

Date	Item	Assigned to	Memo No.	CC ACTION	ORD/ RESO	ZIP STATUS
9/4/02	Bermuda-Riviera's Request to add special setbacks to ZIP Conference Discussion	Kevin	02-1123	Approved (5-0)		YES –ZIP for side yard setback
	Admin Review Proposal Conference	Don	02-1269	Provide new language as to height and setback reduction (5%); change to 15-working days call up period		NO – process amendments are not ZIP
	Barrier Island ZIP Conference		02-1191	Does not include hotels w/respect to density		YES –ZIP began in July – see previous hand-out
	Amend ULDR /Boat Slips City (3-T-02) Conference	Liz	02-1183	Provide new language for ordinance		NO – ZIP does not apply since this is more liberal than current ULDR
	Vacate SW 18 Ct. City (3-P-02) PH-O 1 st Rdg.	Angela	02-1253	Approved (5-0)		N/A
	Site Plan/SBMHA Bahia Mar (81-R-02) Resolution	Chris	02-1257	Approved (5-0)		N/A
	Historic Designation (25-H-02) Resolution	Mike	02-1190	Approved (5-0)		N/A
	Historic Designation (26-H-02) Resolution	Mike	02-1189	Approved (5-0)		N/A

MEMORANDUM NO. 02-1190

PH-6

DATE: August 28, 2002

TO: Mayor Jim Naugle
Vice-Mayor Cindi Hutchinson
Commissioner Gloria F. Katz
Commissioner Tim Smith
Commissioner Carlton B. Moore

FROM: F. T. Johnson, City Manager *Long Sam Sam*

VIA: Gregory A. Kisela, Asst. City Manager
Cecelia H. Hollar, AICP, Construction Services Director
Bruce Chatterton, AICP, Planning and Zoning Services Manager

BY: Construction Services Bureau
Project Planner: Michael C. Ciesielski, Planner II

SUBJECT: September 4, 2002 Agenda – Historic Designation of the property
at 1109 NE 16th Place (HPB Case No. 25-H-02)

On May 28, 2002, the City of Fort Lauderdale received an application (**Exhibit 1**) from Ben V. Robinson and Jeff S. Cobb, owners of the property located at 1109 NE 16th Place, requesting to have their property receive historic designation. In their application, the owners contended that their property met at least four (4) criteria for historical designation as listed in Sec. 47-24.11.B.6. Those criteria were

- Sec. 47-24.11.B.6.c., its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
- Sec. 47-24.11.B.6.f., its distinguishing characteristics of an architectural style valuable for the study of a period, method, of construction, or use of indigenous materials
- Sec. 47-24.11.B.6.g., its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects, or structures, united in past events or aesthetically by plan or physical development, and
- Sec. 47-24.11.B.6.h., its character as an established and geographically definable neighborhood, united in culture, architectural style, or physical plan or development.

In her memo (**Exhibit 2**) and subsequent presentation to the Historical Preservation Board ("HPB"), Merrilyn Rathbun, Consultant to the Historic Preservation Board, stated that the property could meet the definition of historically worthy as defined in the ULDR. Furthermore, Ms. Rathbun stated that the modern ranch style home was representative of the post WW II development in Fort Lauderdale and thus could meet criterion "f". Ms. Rathbun also stated that the Board might wish to consider the significance of Leonard Glasser, a small-time businessman who was developer, architect, and contractor developer of the subject property as possibly meeting criterion "c".

At its July 8, 2002 meeting, the Historic Preservation Board ("HPB") by a 3-5 vote recommended that the City Commission deny the request to designate the subject property historic. The HPB members who recommended that this request be denied did not feel that the property met the criteria for historic designation. Specific reasons for their position included the belief that the property had more of a design appeal rather than a historic appeal, that the property was not representative of the neighborhood since the surrounding structures appeared much older, and that designation of buildings built in the 1950's-1970's would create the erroneous impression that every building in the City should be preserved.

The three HPB members who recommended historic designation approval felt that the age of a building should not be of primary significance in determining its appropriateness for designation. One of the Board members stated several Post WW II buildings in St. Petersburg, Florida that had received local designation while another member stated that she felt that the property met criterion "g", i.e. that the building had character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects, or structures united in past events or aesthetically by plan or physical development" (**Exhibit 3**).

Public Comment at the July 8, 2002 HPB meeting:

There was no public comment regarding this item at the HPB meeting.

City Commission Action:

Pursuant to Section 47-24.11.B.5, the City Commission shall, at a public hearing, consider the application and the record and the recommendation of the Historic Preservation Board review and shall hear public comment on the application, and shall determine whether the proposed designation meets the criteria as found in Sec. 47-24.11.B.6. If the Commission determines that the proposed designation meets the criteria, the Commission shall approve the designation as requested in the application or approve a designation with conditions necessary to ensure that the criteria will be met. If the City Commission determines that the proposed designation does not meet the criteria for designation, the Commission shall deny the designation application.

FTJ/Mbc/02-1190

Attachments

HPB Application for Historic Landmark Designation



COASTAL CONSTRUCTION SERVICES BUREAU DEVELOPMENT APPLICATION - PART I OF II

CASE NO. 25-H-02 DATE: _____

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable). The following information requested is per Unified Land Development Regulations (ULDR). Incomplete applications will not be accepted. Upon submittal, staff has five (5) business days to determine completeness, pursuant to Section 47-24.1(1)(1) of the ULDR. Please ensure that Part II of the application is attached.

DEVELOPMENT REQUEST - Check one type ONLY (Use separate applications if additional requests are made)		
DEVELOPMENT REVIEW COMMITTEE (DRC) <input type="checkbox"/> Site Plan <input type="checkbox"/> Rezoning w/Site Plan (Flex Allocation) <input type="checkbox"/> Plat Approval <input type="checkbox"/> Vacation of Street or Alley <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Vacation of Easement <input type="checkbox"/> Other _____	PLANNING AND ZONING BOARD (P&Z) <input type="checkbox"/> Site Plan <input type="checkbox"/> Rezoning w/Site Plan (Flex Allocation) <input type="checkbox"/> Plat Approval <input type="checkbox"/> Vacation of Street or Alley <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Rezoning <input type="checkbox"/> Other _____	HISTORIC PRESERVATION BOARD (HPB) Historic Designation of: <input type="checkbox"/> District <input checked="" type="checkbox"/> Landmark, landmark site, structure, building Certificate of Appropriateness for: <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input type="checkbox"/> Alteration <input type="checkbox"/> Relocation <input type="checkbox"/> Other _____
ADMINISTRATIVE REVIEW COMMITTEE (ARC) <input type="checkbox"/> Amendment to Previously Approved Site Plan Level III or IV <input type="checkbox"/> Central Beach Level I (Limited Impact) <input type="checkbox"/> Continuation of Non-Conforming Status <input type="checkbox"/> Delegation Request (Plat) <input type="checkbox"/> Other _____	BOARD OF ADJUSTMENT (BOA) <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Temporary Non-Conforming Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Rehearing Request <input type="checkbox"/> Other _____	CITY COMMISSION (CC) <input type="checkbox"/> Vacation of Easement <input type="checkbox"/> Appeal <input type="checkbox"/> Other _____

PROPERTY OWNER'S NAME: <u>REX V. COOPER, INC. & CORP.</u>		PROPERTY OWNER'S SIGNATURE: <u>[Signature]</u>	
Address: <u>1100 16th Place</u>		State: <u>FLORIDA</u>	
City: <u>DADE COUNTY</u>		ZIP Code: <u>33105</u>	
Telephone: <u>305-524-1234</u>		E-mail: _____	
NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT		<input checked="" type="checkbox"/> Proof of Ownership (Submit Warranty Deed/Tax Record)	

AGENT'S NAME: <u>CELIA 240-0930</u>		AGENT'S SIGNATURE: _____	
Address: _____		State: _____	
City: _____		ZIP Code: _____	
Telephone: _____		E-mail: _____	
NOTE: If AGENT is to represent OWNER, Notarized Letter of Consent Required		<input type="checkbox"/> Letter of Consent Submitted	

DEVELOPMENT/PROJECT NAME: <u>Historic House</u>	
DEVELOPMENT/PROJECT ADDRESS: <u>1100 16th Place</u>	
Legal Description: <u>1/2 AC 11th St, 1/2 AC 16th St, 1/2 AC 17th St, 1/2 AC 18th St, 1/2 AC 19th St, 1/2 AC 20th St, 1/2 AC 21st St, 1/2 AC 22nd St, 1/2 AC 23rd St, 1/2 AC 24th St, 1/2 AC 25th St, 1/2 AC 26th St, 1/2 AC 27th St, 1/2 AC 28th St, 1/2 AC 29th St, 1/2 AC 30th St, 1/2 AC 31st St, 1/2 AC 32nd St, 1/2 AC 33rd St, 1/2 AC 34th St, 1/2 AC 35th St, 1/2 AC 36th St, 1/2 AC 37th St, 1/2 AC 38th St, 1/2 AC 39th St, 1/2 AC 40th St, 1/2 AC 41st St, 1/2 AC 42nd St, 1/2 AC 43rd St, 1/2 AC 44th St, 1/2 AC 45th St, 1/2 AC 46th St, 1/2 AC 47th St, 1/2 AC 48th St, 1/2 AC 49th St, 1/2 AC 50th St, 1/2 AC 51st St, 1/2 AC 52nd St, 1/2 AC 53rd St, 1/2 AC 54th St, 1/2 AC 55th St, 1/2 AC 56th St, 1/2 AC 57th St, 1/2 AC 58th St, 1/2 AC 59th St, 1/2 AC 60th St, 1/2 AC 61st St, 1/2 AC 62nd St, 1/2 AC 63rd St, 1/2 AC 64th St, 1/2 AC 65th St, 1/2 AC 66th St, 1/2 AC 67th St, 1/2 AC 68th St, 1/2 AC 69th St, 1/2 AC 70th St, 1/2 AC 71st St, 1/2 AC 72nd St, 1/2 AC 73rd St, 1/2 AC 74th St, 1/2 AC 75th St, 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**CITY OF FORT LAUDERDALE
CONSTRUCTION SERVICES BUREAU
DEVELOPMENT APPLICATION – PART II OF II**

**HISTORIC PRESERVATION BOARD (HPB)
HISTORIC DESIGNATION APPLICATION**

<u>TYPE OF DESIGNATION:</u> <input type="checkbox"/> Landmark <input type="checkbox"/> Landmark Site <input type="checkbox"/> Historic Building <input type="checkbox"/> Historic District	<u>HPB FEES:</u> <input checked="" type="checkbox"/> \$100.00 per application (An application can have more than one request)
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The applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City

☒ **ADDITIONAL SPECIFIC DOCUMENTATION REQUIRED WITH APPLICATION:**
 Legal Description and Location Map of the Landmark, Landmark Site, Historic Building, or Historic District and written descriptions of the boundaries if the application is for a Historic District. Recent photographs of building/property (all sides).

ADDITIONAL REQUIREMENTS: Applicant must provide a Narrative indicating that the following has been satisfied:

- Indicate the Present Use and General Condition of the property, including the date of construction of the structures on the property, and the names of its current and all past owners, and, if possible, their dates of ownership.
Single family dwelling
(see attached)
- Describe architectural, historical and/or archeological significance of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with one (1) or more of the following criteria:
 - Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation.
 - Its location as a site of a significant local, state or national event.
 - Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
 - Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.
 - Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
 - Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
 - Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
 - Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- Date(s) of construction of the structure(s), name(s) of current and past owner(s), and if possible, date(s) of ownership.
- Narrative: SEE ATTACHED

NOTIFICATION REQUIREMENTS: None prior to hearings. (Sec. 47-24.5 of the ULDR)

AFFIDAVITS: None

RE: Lots 10, 11, 12, and 13, Block 4, Lauderdale Park, according the plat thereof recorded in Plat Book 6, Page 33, of the public records of Broward County, Florida.

HISTORICAL CRITERIA 2-(c) "Its identification with a person or persons who significantly contributed to the development of the city, state or nation.

The first owners of the house were Edward and Addie Palatki. Edward was a well known musician in the local nightclub scene of Fort Lauderdale in the 1940' and 1950's. A piano and accordian player, he was a local star in popular river-front clubs such as " The Idle Hour." Eddie used and was known by the stage name, Eddie Weber. When his wife died in 1958, Eddie fell on hard times and moved away.

The house sat empty until purchased by Jack and Joyce Zimmer in 1959. Joyce was the daughter of Lewis Durham, a well known contractor who built many homes in the neighborhood of Lauderdale Park and throughout the city. Mr Durham built many of the houses that Builder Leonard Glasser had planned but did not build.

Mr. Durham and his son, Robert Durham, left Herron, Illinois in 1924 and took odd jobs as carpenters to finance their migration to the new boom state in the sun, Florida. Few roads in the Old South were paved and new arrivals were recognized by the red clay on their vehicles as having traveled through Georgia.

When the Durhams arrived in Cocoa Beach they heard much talk about the need for carpenters in a booming small town to the south called Fort Lauderdale. They arrived and immediately found work in construction and never left. Lewis sent for his wife and daughters and built his first house at 702 NW 2nd Avenue. He laid a concrete pad, built walls with cinder block and used a tent as a temporary roof. The hurricane of 1925 destroyed the house and it was rebuilt as a more permanent struture. Robert built the house next door, in 1952, at 1009 NE 16th Place. It was purchased by his sister and Joyce's aunt, Carolee Crego who lived there until 2000. He also built the next house on the block at 909 NE 16th Place that was owned for many years by another sister and her husband, Joe and Eileen Mackey. He proceeded to build 3 more houses on the same block and then, many more throughout the neighborhood. Over a period of 10 years, Robert went on to design and build hundreds of houses in the city including many on the beach.

The house was purchased in 1961 by Dale and Marcia Lee. Marcia, Joyce Zimmer's sister and Lewis's daughter, was another Durham family member to make a commitment to the neighborhood. It was the Lees who commissioned the design and construction of the one-of-a-kind addition to the house in the 1970's. They lived in the house until 1995 when they sold it to the current owners, Ben Robinson and Jeff Cobb.

HISTORICAL CRITERIA 2-(f) "Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials."

The design of the house is a one story ranch style house typical of the 1950's. This style was taken from the prairie style of architecture made famous by architect Frank Lloyd Wright.

A more interesting feature of the house is the major addition that doubled the size of the house in the 1970's. This unique style, also reminiscent of Frank Lloyd Wright, was designed by local architect, Richard H. Mitchell. The modern contemporary floor-plan incorporates two identical six sided rooms under a soaring, open cathedral ceiling exposing massive redwood beams and ceilings. At the top of the roof-line, the design demonstrates the open-skylight principle of natural air flow to cool the house with ocean breezes from the east. Additionally, a four foot overhang on the west side of the house shades it from the afternoon sun.

HISTORICAL CRITERIA 2-(g) "Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.

The house was built in 1952 by Leonard H. Glasser as the model for a new subdivision in Fort Lauderdale called Lauderdale Park. The name of his company was The Land of Sun Homes, Inc. The house was the model home for the new subdivision, therefore it was positioned at an angle to face southeast to Dixie Highway. The house across NE 16th Place @1008 reflected the same angled placement on the lot thereby becoming the other half of the entry into the planned subdivision. Two entry signs were built on the front corners of both lots announcing "Welcome to Lauderdale Park."

HISTORICAL CRITERIA 2-(h) "Its character as an established and geographically defineable neighborhood, united in culture, architectural style or physical plan and development.

Lauderdale Park was first platted in 1925 on the original north south road on Florida's east coast that still exists today called Dixie Highway. A few houses were built in the 1920's but major home building did not begin until the early 1950's as part of the post World War II migration to the east coast of Florida. Originally the streets were named after trees such as Cherry, Oak, Hickory, Elm, Olive, Walnut, Orange, Pine and Ash. This house was built on what was then called Spruce Street. The area is easily recognized as an early 1950's neighborhood by its small one story "Atomic Style" homes found throughout many of the streets. The Atomic Style is distinguished by its flat front and roof pitch that faces the street with a somewhat "Spaceage" feel to the angles.

DATES OF CONSTRUCTION, PAST OWNERS AND DATES OF OWNERSHIP

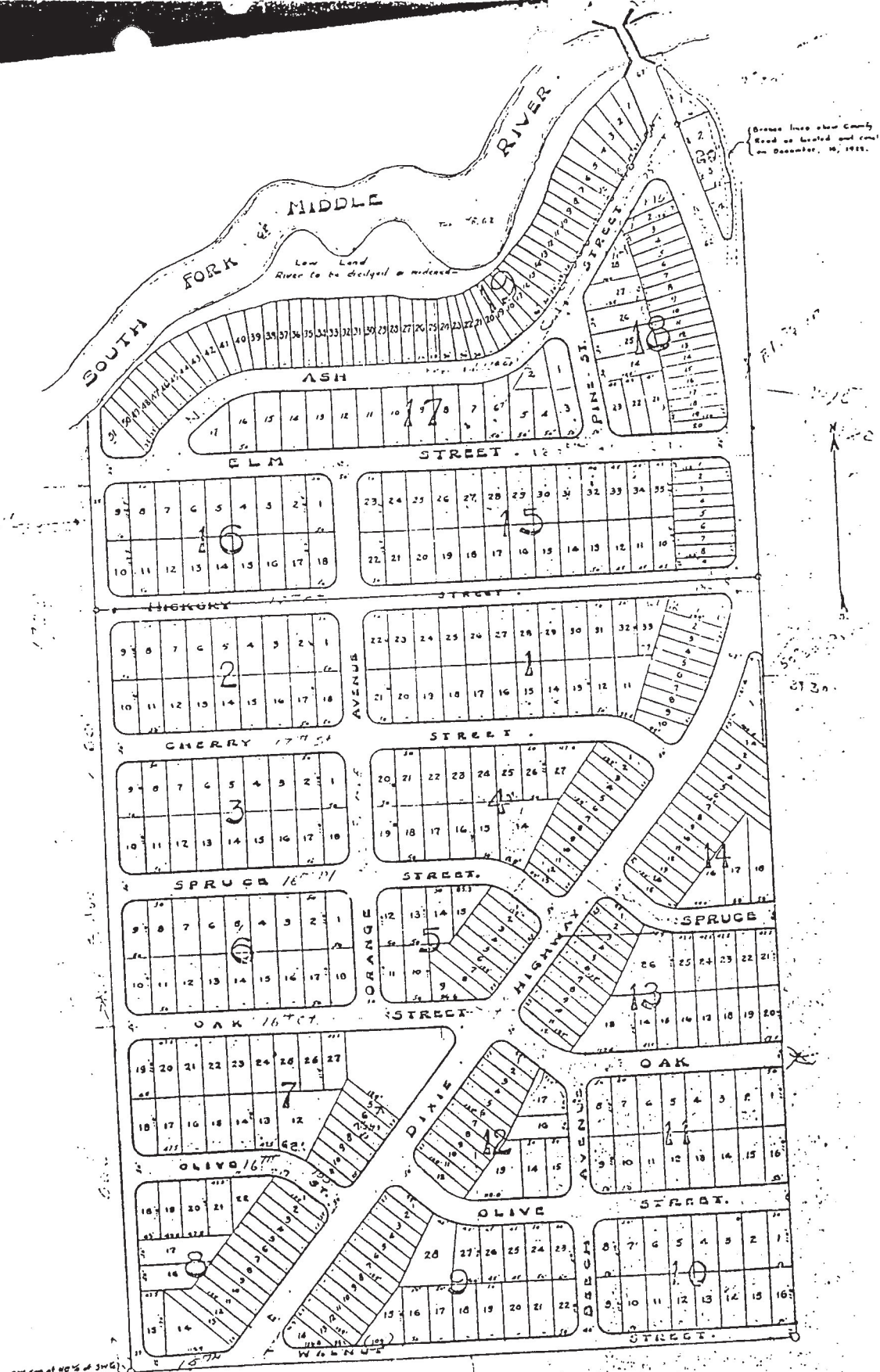
Constructed July 1952

First owners, Addie and Edward Palatki-from 1952-1958

Second owners, Jack and Joyce Zimmer-from 1959-1961

Third owners, Dale and Marcia Lee-from 1961-1995

Fourth and current owners, Ben Robinson and Jeff Cobb-from 1995 to present



SE 89° 48' 2-12
 1100' 1
 27-2-39
 LAUDERDALE PARK
 PLAT BOOK 6-PAGE 331
 BROWARD COUNTY RECORDS

HPB Consultant Memorandum for Historic Landmark Designation

Referring to the applicant's historic context, the house might also be considered for designation under criterion d. for its associations with Lester Hugh, the owner and developer of this section of Victoria Park. The applicant has stated that this development was one of the earliest in Victoria Park as it was started shortly after the subdivision was platted

The board may:

1. Approve the application.
2. Approve the application with modifications.
3. Deny the Application

2. Historic Designation

25-H-02

Applicant: Ben Robinson & Jeff Cobb
Location: 1109 NE 16th Place

Under the City of Fort Lauderdale's ULDR, the city's Historic Preservation Board considers properties for Historic designation using the criteria set out in *Section 47-24.11*.

The applicants are asking for designation of the property at 1109 NE 16th Place. In 1952, Fort Lauderdale, building permit #33763, for a single-family residence with attached carport, was issued for that address. Leonard Glasser, contractor/architect/developer, designed and built the house as a model home for his Land of Sun Homes, Inc. development.

The house is a low-slung Modern Ranch style with a typical stretched out footprint and a low pitched, hipped roof. There is a freestanding Neo-Mediterranean arcade in front of the street elevation. In addition, there is a 1970s addition to the side rear, which is barely visible from the street.

Sec. 47-24.11.

A. *Definitions* The following words when used in Section 47-24.11 shall have the following meanings

11. **Historically worthy.** To have special historical interest or value because it represents one (1) or more periods of styles of architecture typical of the city or because it has value as a part of the development, heritage or cultural characteristics.

All houses, buildings and structures are records of their particular historic periods in that they reflect the fashions, building methods and lifestyles of a particular time. Using the above definition, the house at 1109 NE 16th Place is historically worthy as it is representative of the architecture of the post WW II building boom. After the war, Fort Lauderdale, as well as many communities around the country, experienced a period of immense growth; developments proliferated around the county. Developers generally rejected the traditional architectural styles, popular before the war, in favor of modern styles. The most popular was the Ranch House or some variation of the style

In making decisions on for historic designation, board members should refer to all of the criteria for Historic Designation, Section 47-24.11.B.6. found in Addendum -I that follows this memo.

As representative of post war era development architecture in Fort Lauderdale, rather than as a unique structure, the house meets the criteria for designation under:

Sec. 47-24.11

B. *Historic Designation*

6. *Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one or more of the following criteria*
 - f. *Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials*

The applicant has provided an interesting history of the house's ownership. He has suggested that one past owner is of sufficient interest to qualify the house for designation under

Sec. 47-24.11

B. *Historic Designation*

6. *Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one or more of the following criteria*
 - c. *Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.*

However, this criterion is usually interpreted to refer to someone of major significance, i.e. Frank Stranahan, Tom Bryan, John Russell or state and national figures such as a high government official or someone of general national interest such as Meyer Lansky; in other words someone with a recognizable name. Although Mr. Palatki's story, as set forth in the application, is interesting, it does not meet that level of significance.

The board may wish to consider additional criteria for designation. Criterion Sec. 47-24.11.B.6d could be considered as a basis for designation for this house. Leonard Glasser pulled 20 permits for construction, in Lauderdale Park, between March 20 and December 26, 1952. He was, obviously, one of the smaller developers operating in the community at that time. Unlike the larger operators, such as Gill Construction, who often pulled twenty or more permits at one time Mr. Glasser appears to have pulled one or two permits, possibly started construction, then sold the property and pulled more permits. He was representative of the small businessmen who found a space between the mega developments to make a profit. Also interesting is the fact that Mr. Glasser was developer, architect and contractor all together for the project

Sec. 47-24.11

B. *Historic Designation*

6. *Criteria. The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one or more of the following criteria*
 - d. *Its identification as the work of a master builder, designer or architect whose work has influenced the development of the city...*

HPB members may consider any of the criteria for historic designation under Sec. 47-24.11 in this case.

The house has a 1970s addition that in itself has considerable architectural distinction. The footprint of the addition is in the shape of (2) connected hexagons. It has architectural details unique to the 1970s, such as conversation pit. It also boasts clerestory windows.

The addition, if preserved, will be worthy of designation at some future date; however, as the ordinance does not allow for early designation of significant structures and the addition does not meet the minimum 50-year requirement, the addition cannot be designated historic. If the board chooses to designate the 1950s structure, they should be careful to designate the whole building and specify that the 1970s addition is non-contributing at this time.

The board may:

1. Approve the application.
2. Approve the application with modifications.
3. Deny the Application

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HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, JULY 8, 2002 - 5:00 P.M.
CITY HALL
1st FLOOR CONFERENCE ROOM
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA

<u>Board Members</u>	<u>Present/Absent</u>	<u>Cumulative Attendance From January, 2002</u>
Christopher Eck	P	7-0
Todd Fogel	P	6-1
Charles Jordan, Chair	P	7-0
Jeryl Madfis	P	6-1
Margi Nothard	A	5-2
Rachel Bach	P	2-0
William Saunders	P	7-0
Carolyn Dandy	A	1-1
Tom Tatum, Vice Chair	P	7-0
Clay Wieland	A	5-2
Lee Ruckman	P	7-0

Staff Present

Michael Ciesielski, Planner II, Staff Liaison to HPB
Merrilyn Rathbun, Ft. Lauderdale Historical Society, Consultant to HPB
Mr. Bentley, Assistant City Manager
Mike Ciscar, Engineering Department, City of Ft. Lauderdale
Hope Calhoun, Assistant City Attorney
Susan Morrissey, Secretary I
Margaret A. D'Alessio, Recording Secretary

Guests Present

Javier Rodriguez, Consultant
Ben Robinson
Kris Smith
Eric Russo
Nolan Haan
Yul Borgia

EXHIBIT 3

Park which had not been sensitive to historic preservation, he felt it was important that people come forward and opt to save such buildings.

Motion made by William Saunders to approve the application based on the consultant's comments, and seconded by Jeryl Madfis.

ROLL CALL ON MOTION: YES - Todd Fogel, Jeryl Madfis, Rachel Bach, Lee Ruckman, William Saunders, Tom Tatum, and Charles Jordan. NO - None. Motion carried 7-0.

2. **Applicant:** Ben Robinson & Jeff Cobb Case No. 25-H-02
 Location: 1109 NE 16 Place
 Request: Historic Designation
 Zoned: RMS-15
 Legal: Lots 10 through 13, Block 4, Lauderdale Park.
 P.B. 6, P. 33

Michael Ciesielski stated this was an application for historic designation and asked the Board to review the eight criteria provided in Section 47-24.11. He proceeded to explain that this site was in the Middle River Terrace Subdivision. He stated that this was a different type of house than the one described in the previous case. He continued to state that this was the first time he could recall that a post WWII house was up for designation.

Merrilyn Rathbun stated that in 1952 Ft. Lauderdale Building Permit #33,763 for a single-family residence was issued for the above-mentioned address. Leonard Glasser, contract, architect and developer, designed and built this house as a model home. The house was a low-slung, modern ranch style with a typical stretched out footprint and a low pitched hip roof. There is a freestanding neo-Mediterranean arcade on the front elevation. There is a 1970's addition in the rear which is barely visible from the street. She explained that when she began researching the property, she called the Historic Preservation Bureau and talked to Barbara Maddock because there were some interesting features on this house. Merrilyn Rathbun stated that Section 47-24.11.A.11 - "Historically worthy. To have special historical interest or value because it represents one (1) or more periods of styles of architecture typical of the city or because it has value as a part of the development, heritage or cultural characteristics of the city" was important criteria to consider regarding this property. She stated that this house was historically worthy because it was representative of the architecture of post WWII building. After the war, Ft. Lauderdale experienced great growth and developments grew around the county and developers rejected the traditional architectural styles that were popular before the war in favor of modern styles. The most popular was the ranch house or a variation of that style.

Merrilyn Rathbun further explained that many houses in the area looked like this house and it was not unique, but it was important to recognize houses from the periods of intense growth,

especially since it was a model house. She felt it was historically worthy. She proceeded to refer the Board to Addendum #1 which listed the criteria for historic designation. She stated this architecture was representative of the post war era development and architecture in the City and met the criteria under Section 47-24.11.B.6.f - "Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials. The applicant had provided an interesting history of the ownership of the house and suggested that one past owner was of sufficient interest to qualify the house for designation under criteria c.- "Its identification with a person or persons who significantly contributed to the development of the city, state or nation." However, Ms. Rathbun explained that this criteria was usually interpreted to refer to someone of major significance such as someone like Frank Stranahan, John Russel, or a high government official or someone of national interest. Normally, someone with a recognizable name. Mr. Polatky mentioned in the application was interesting, but he did not meet such a level of significance. The Board may wish to consider additional criteria 6.d for designation of this house. Marilyn Rathbun stated that Leonard Glasser had pulled 20 permits for construction in Lauderdale Park between March 20th and December 26, 1952. He was a smaller developer operating in the community at that time compared to Gill Construction who pulled 20 or more permits at a time.

Marilyn Rathbun continued to state that the house had a 1970's addition which had architectural distinction. The footprint was in the shape of two connected hexagons and had architectural detail unique to the 70's such as a conversation pit. The addition, if preserved, would be worthy of designation at some future date. However, the City's Ordinance did not allow for early designation and the addition did not meet the 50-year requirement, the addition could not be designated historically. If the Board chose to designate the 1950's structure, they needed to be careful to designate the whole building and specify that the 1970's addition was non-contributing. The Board may approve the application, approve it with modifications, or deny it.

Chairman Jordan stated that he had a question regarding the ability to designate something less than 50 years old. He explained that he did not see that in the Ordinance and understood that was part of the national guidelines, but he did not see anything that prohibited the Board from designating something built in the 70's, 80's or 90's.

Marilyn Rathbun stated that appeared to be a legal question. Personally, she stated that she would be happy to designate this house at this time because she felt it was a significant structure.

Chairman Charles Jordan asked Hope Calhoun if there was anything in the Ordinance that would prohibit this Board from designating the entire structure.

Hope Calhoun, Assistant City Attorney, stated that she was re-reading the Ordinance, but did not know of anything to prohibit the Board from doing so.

Marilyn Rathbun stated that in speaking with Barbara Maddock, she was informed that

under the rules for the National Registry, they could do this.

Lee Ruckman stated that he found nothing in the criteria that even referred to the National Registry. Chairman Charles Jordan stated that the only thing which referred to the National Registry was the Interior Guidelines for Alteration. He did not believe there was anything else incorporated into the Ordinance. He felt they had the ability under the other criteria to designate anything regardless of age.

Ben Robinson, owner, stated that he bought the house in 1995. He explained that the inside of the house fronted Dixie Highway. He stated that there was a tear down and townhouse project on Dixie and rumors were circulating that more would be done. He further stated that he owned this property and the adjacent one and wanted the houses preserved. He stated that the original house itself was very common, but the addition was unique and was most interested in preserving it.

Chairman Charles Jordan opened the public hearing asked if anyone from the public wished to speak on this case. There being no one, he closed the public hearing and moved the discussion back to the Board.

William Saunders stated that it was his understanding that in the past the Board generally considered the 50-year or older cut-off as qualifying criteria for designation. He also stated that another perception he got in sitting on this Board was that they generally got concerned about buildings built in the 20's and 30's and if they started designating buildings built in the 50's and 70's, they would go back to the mentality that everything in the City should be saved and felt this was a little "pie in the sky." He explained that they had difficulty in trying to save the buildings that were truly historic in nature such as Gypsy Graves. He felt that unless there was some compelling reason to convince him otherwise, he was inclined to vote against this designation.

Lee Ruckman stated that the applicant was pursuing this and felt this was a strong positive move in the right direction. He further stated that he had been in St. Petersburg about one month ago and went on a tour of post WWII homes, many with the same type of construction and design as this house, and they were very impressive and they had become jewels in the neighborhood and spoke well of the era.

William Saunders stated this would hold true for Imperial Point and houses in the Landing. Chairman Charles Jordan reminded the Board those homes were not being considered at this time.

Rachel Bach stated that she wanted to point out a few things which made this house unique. In reading criteria g - "Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development," she felt part of the intent the applicant was trying to do was to preserve the single-family character. She believed she had read something about the

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orientation of the house with the adjacent house across the street. Mr. Robinson stated that it had been the model for the subdivision and also the 1925 map that was used in platting the area had been submitted to the Board for their review, which showed the street with names. The name of the street was actually listed as Spruce Street and he felt this was significant.

Todd Fogel asked if there had been another structure on the property before this house. Merrillyn Rathbun stated that she was not aware of one when reviewing the Sanborn map. She continued stating that the area was platted in the 1920's, but Victoria Park was platted around 1926-1927. She reminded everyone that the hurricane happened in 1926 and the area had been platted for about 10 years before building took place.

Todd Fogel stated that they appeared to be on a fine line between historical significance and design. He stated that this house might have definite design significance, but did it have actual historical significance. It was his understanding that they needed to be careful reading the Ordinance and interpreting the 50-year mark because in 2005 they would have to look at pre-WWII and that would be part of history, and the 50's and 60's down the road would also be part of history. He continued stating that this house might have more of a design appeal as opposed to historical appeal. The building itself had common elements such as the windows and sliding glass doors. The footprint was unique, but the house had common elements.

Chairman Charles Jordan stated that maybe the house wouldn't be designated per all the items listed in the report, but this was probably the first structure of this era brought to this Board as an individual property and felt that warranted consideration. He felt that this house represented one or more periods of architecture of the City, and they needed to be careful not to become preservation snobs. In the 60's and 70's preservation went gung-ho with the buildings from the 19th century and ignored art deco because it was deemed not worthy enough for designation. Consequently, this type of argument was used in the matter of the Lauderdale Beach Hotel. He agreed this was a fine line they were treading on, but since this was the first application of this type, it warranted consideration.

Christopher Eck joined the meeting at approximately 6:45

William Saunders stated that this type of logic would not hold because if they had 99 or 100 of these buildings appropriated for designation and they were to consider this one because there were 99 precedents, where would this lead.

Lee Ruckman stated that this could encourage other people in the area regarding designation and stimulate more interest.

Jeryl Madfis stated that she appreciated the motivation of the applicant, but asked the applicant if he intended to upgrade the house in the future. Mr. Robinson stated that he had no solid plans and if repairs or replacements were needed, he would follow whatever criteria was listed in the

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national guidelines.

Jeryl Madfis agreed they were struggling with the same issues and since this house was the first of its kind, it was important. She asked if this was the applicant's only option to prevent the building of townhouses.

Chairman Charles Jordan stated that the Ordinance did not address replacement use and he felt this was not appropriate consideration for designation.

Todd Fogel stated the Board was limited on information since this was the first home of its type up for designation. He stated that he was not familiar with surrounding properties, nor how Dixie Highway would develop. This might not be the option because Dixie could become more commercial and modern in its use. He further stated that the option as stated by William Saunders might be not to sell the property.

Lee Ruckman asked if zoning came into the picture and gave as an example a home in Pompano that had to be moved. William Saunders stated that the area had become industrial and commercial and the City had moved it to another location.

William Saunders proceeded to ask the applicant if this house was one of 20 in a small subdivision. Mr. Robinson replied it was a larger neighborhood with mostly single-family homes. He explained that Dixie Highway between 13th and the Bridge was half single-family homes and half apartment buildings. William Saunders stated that Victoria Park was one of the earlier subdivisions that had an eclectic mix of buildings and many were from the 30's and 40's. Mr. Robinson stated that there were also buildings from the 30's and 40's in his neighborhood. He explained this had been Old Dixie Highway and had been a main thoroughfare as the north and south route for the City.

Chairman Charles Jordan asked if there was any commercial zoning along that strip of Dixie Highway. Mr. Robinson stated there were a few Day Care Centers and Convenience Stores. Chairman Charles Jordan mentioned that the east part of Dixie had some commercial zoning. Mr. Robinson stated that most of it was residential.

Chairman Charles Jordan continued stating that the other aspect was that if the house was designated, this Board or another Board would have the authority to vote on a Certificate of Appropriateness for demolition regarding future building when looking at the whole picture. Designation did not mean that it could never be torn down, but its historic merits would have to be considered.

DRAFT

Christopher Eck stated that he had arrived late and missed some of the discussion on this case, and asked if the front arches were part of the addition of the 1970's. Mr. Robinson replied that he thought they were part of that addition. Christopher Eck clarified that neighboring properties

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were built at the same time by the same builder. Mr. Robinson confirmed and stated that the house across the street had the same footprint, absent the arches and the addition.

Tom Tatum stated that he agreed with Mr. Saunders in that he appreciated the commitment of the owner of the property to have the house designated, but he did not feel there was enough significance in the relationship to the surrounding area. He stated that he probably would feel differently some day if someone came before this Board with a significant ranch house that was significant to the whole neighborhood. He felt this house was not representative of the neighborhood since the surrounding structures appeared much older, and therefore, he was not inclined to vote in favor of this application.

Lee Ruckman stated that it was his understanding that this house was representative of over 50 homes in the area. Mr. Robinson stated that he disagreed because this house was typical of the neighborhood. When mentioning the fact that older homes were in the area, he meant only 2 or 3 homes. He continued stating that he understood that the area had previously been part of a tomato farm. The area was due east of Ft. Lauderdale High School and it was his understanding that a tomato farm was on that property. Mr. Robinson reminded the Board that this house was a model home for the subdivision and that 20 permits were pulled for development in 1952.

Christopher Eck stated that if nothing else, this discussion was a launching pad regarding post WWII architecture, and that throughout the country discussions in preservation were being held in connection with how to deal with the explosion of building that occurred after WWII and how "contemporary" architecture would be reviewed. Mr. Eck stated that some of those properties were becoming important in a general sense because this type of architecture was no longer being built, but yet many homes were being torn down. The merits of contemporary architecture was being discussed since it was approaching the 50-year mark and should be considered by this Board. He continued stating that whether this house got designated or not, they would continue seeing these types of applications and should not dismiss homes from the 50's without consideration of their merits.

Tom Tatum stated there was an interesting definition in Section 47-24.11 which states "architecturally worthy" and one of the phrases "architectural history in general" and he could not find that term anywhere in the criteria which appeared more limited. He felt the term "architecturally worthy" was a broad phrase that was representative of architectural history in general, but this term was not used in the criteria. This was part of the reason that he felt this designation would not be proper.

Lee Ruckman stated that criteria 6.e came closest which stated "Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance."

Jeryl Madfis asked for a clarification regarding not designating the 70's portion of the house.

Merrilyn Rathbun explained that if the Board decided to designate the main house, generally the entire structure would be designated, but the 70's addition would be considered non-contributing. Lee Ruckman asked if that would be necessary for the 50-year mark since they were not really clear on this. Merrilyn Rathbun stated that needed further work.

Chairman Charles Jordan stated that it appeared to be an all or nothing situation and parts of buildings should not be designated. He believed the property should be reviewed in its context and either find it to be worthy of designation or not. He further stated that the part of the house built in the 50's did not do justice to the history of how additions were added to buildings.

William Saunders suggested they move to the question.

ROLL CALL VOTE: YES - Rachel Bach, Lee Ruckman, Charles Jordan. NO - Jeryl Madfis, William Saunders, Tom Tatum, Christopher Eck, Todd Fogel. Motion failed 5-3. **DRAFT**

Chairman Charles Jordan thanked Mr. Robinson for his effort in coming before this Board. Mr. Robinson thanked the Board and Merrilyn Rathbun.

3. **Applicant:** Ubaldo Yul Borgia Case No. 27-H-02
 Location: **918 SW 2 Court**
 Request: Certificate of Appropriateness:
 • Demolition of swimming pool (in ground)
 • New construction of duplex
 Zoned: RML-25/Sailboat Bend Historic District Overlay
 Legal: Lots 21 & 22, Block 113, Waverly Place. P.B. 2, P. 19(D)

Chairman Charles Jordan disclosed that he had done some work for Mr. Borgia in the past, and he had also met with Mr. Borgia in connection with this property regarding redevelopment possibilities and elements of the ordinance. He stated that he was not currently involved in the project and had no possibility of any financial gain from this project.

Photographs of this property were shown to the Board.

Michael Ciesielski stated that this application was for a Certificate of Appropriateness, along with the demolition of an in ground swimming pool, and new construction of a duplex. Due to this property being in the Sailboat Bend Historic District, this had to be approved by this Board, as well as the demolition. Michael Ciesielski continued stating that in prior meetings the Board had mentioned that they would like to see actual site plans so that when they were reviewing an application, they could compare with the adjacent buildings in the neighborhood. Michael Ciesielski stated that photographs were included in the packet of materials distributed to the Board.