

## MEMORANDUM

**TO:** Historic Preservation Board  
**FROM:** Trisha Logan, Planner III, City of Fort Lauderdale  
**SUBJECT:** H18014 – 1500 NE 4<sup>th</sup> Place  
**DATE:** November 5, 2018

<b>Case</b>	H18014	<b>FMSF#</b>	
<b>Owner</b>	Wren Street Inc, Mary Elaine Wilson		
<b>Applicant</b>	Wren Street Inc, Mary Elaine Wilson		
<b>Address</b>	1500 NE 4 <sup>th</sup> Place		
<b>General Location</b>	At the Southeast corner of the intersection of NE 4 <sup>th</sup> Place and NE 15 <sup>th</sup> Avenue		
<b>Legal Description</b>	LAS OLAS PARK CORR PLAT 6-12 B LOT 1,2 BLK 7		
<b>Existing Use</b>	Vacant Daycare		
<b>Proposed Use</b>	N/A		
<b>Zoning</b>	RC-15		
<b>Applicable ULDR Sections</b>	47-24.11.B.6		
<b>Request</b>	Historic Landmark Designation Rescission of the Mary Cutler House		

### Property Background:

This application proposes to rescind the historic designation of 1500 NE 4<sup>th</sup> Place, a property which was designated as a historic landmark in the City of Fort Lauderdale on December 20, 2005 under Resolution No. 05-214. At that time, the Historic Preservation Board and the City Commission found that the property met Criterion (e) for historic designation.



**Photo of Front Façade**

### **Building Description**

As stated in the consultant memorandum from the October 7, 2005, HPB Meeting:

*This frame vernacular/folk house is one-story side gabled and of an irregular plan. It has a small centered gabled entry porch with columns and with an arched cutout in the gable. The front door is arched, reflecting the arched cutout in the entry porch gable. The house has a gabled under roof porch on the right front elevation. Double hung sash windows are gaged together in pairs on the front elevation and have four over four lights. The front windows have decorative shutters.*

*This handsome folk style house was built with day labor and without a general contractor. Permits were pulled for this house in 1941. It is possible, given the sophistication of the design, that the owner/building purchased plans from one of the many architectural services of that time.*

*A second building on the property is a two-story wood frame building, front facing gabled garage apartment built in the Bahamian (folk) style with a simple rectangular footprint. The second story overhangs the first; this overhang was an open porch at one time, which has been enclosed with metal louvers. The original garage doors have been replaced with French doors.*

### **Criteria for Historic Designation**

Pursuant to ULDR, Section 47-24.11.C.3.c.i, in approving or denying applications for COAs for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

<b>ULDR, Section 47-24.11.B.6</b>	<b>Applicant Response</b>	<b>Staff Response</b>
<i>a. Its value as a significant reminder of the Cultural or archeological heritage of the city, state, or nation;</i>	There is no value because most people see many like it in the area.	N/A
<i>b. Its location as a site of a significant local, state or national event;</i>	Site is not special.	N/A
<i>c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation;</i>	Original builder not special.	N/A
<i>d. 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;</i>	No builder special.	N/A
<i>e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance;</i>	Several in area.	As stated within the original historic landmark designation application, it is one of the best examples of the Vernacular/Folk style of architecture in Fort Lauderdale and south Florida
<i>f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;</i>	Cottage.	N/A
<i>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; or</i>	None.	N/A
<i>h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.</i>	No special design.	N/A

As per ULDR Section 47-24.7.B.9. Amendments and Rescissions. The designation of any landmark and landmark site, historic building or historic district may be amended or rescinded through the same procedure utilized for the original designation. As such, for a structure to qualify for a rescission of a designation, it must no longer meet the criteria in which it was designated. In this case, 1500 NE 4<sup>th</sup> Place was designated under Criterion (e). In response to whether or not the structure met Criterion (e), the applicant stated "several in area," however as outlined in the original designation application, the site qualified because it is "one of the best examples of the Vernacular/Folk style of architecture in Fort Lauderdale and south Florida." Since its designation, there have not been any alterations to the exterior of the structure that detract from its significance in which it was designated and therefore it still qualifies under Criterion (e).



***Photo of Front Façade at the time of designation***



***Photo of Secondary Structure at the time of designation***

**Summary Conclusion:**

In accordance with Sections 47-24.7.B.6 of the ULDR, staff recommends that the application for a rescission of the historic landmark designation under case number H18014 for the Mary Cutler House located at 1500 NE 4<sup>th</sup> Place be **Denied**.

**Historic Preservation Board Suggested Motion:**

I move to recommend **(approval) (denial) (approval with the following conditions) (to continue)** of the request for rescission of historic landmark designation under case number H18014 for the Mary Cutler House located at 1500 NE 4<sup>th</sup> Place, based on a finding these requests **(are) (are not)** consistent with the criteria as outlined in the Unified Land Development Regulations, Section 47-24.7.B.6 **(If conditions apply, state those conditions on the record)**.