

REQUEST: **Rescission of Historic Landmark Site Designation of Phil Resnik House at 742 NE 17th Avenue**

Case Number	UDP-HPD20002	FMSF#	
Owner	Here to Help Homes LLC, Michael Bluem and Christopher Bluem		
Address	742 NE 17th Avenue		
General Location	Located on the east side of NE 17th Avenue approximately 75 feet south of the intersection of NE 8th Street and NE 17th Avenue		
Legal Description	VICTORIA COURTS 9-49 B LOT 21 CT 2 TOG WITH W1/2 OF 6 FOOT WIDE VACATED WALK RESERVED AND PARK ABUTTING ON THE EAST ACCORDING TO ORDINANCE NO C-89-130 DESC IN OR 17411/626		
Existing Use	Single-Family Residential		
Zoning	RCS-15		
Applicable ULDR Sections	47-24.11.C.		
Landmark/Historic District	Phil Resnik House		
Authorized By	Trisha Logan, Historic Preservation Planner		

Property Background:

The Phil Resnik House located at 742 NE 17th Avenue was designated as a Historic Landmark on November 7, 2006, under Resolution No. 06-175. The request for historic designation was made by the then property owner, Phil Resnik, who stated at the Historic Preservation Board (HPB) Meeting on June 6, 2006, that "he felt the house was unique and should be preserved as a way to give back to the community."

The original permit application for the construction of this house lists the date of February 5, 1941. The name of the original owner is not legible, but the last name appears to be Miller, and the contractor listed is "Day Laborer." The description of the house on the permit is "Single-Family Residence with Porte Cochere."

Provided as additional background is this excerpt from June, 6, 2006, HPB Meeting Minutes:

Ms. Rathbun explained that the home was first listed in the 1944 Fort Lauderdale City Directory, in which it was indicated that the house had been recently built. Ms. Rathbun described the house as a side-gabled massed plan, constructed of concrete block with stucco wall cladding. The roof was low-pitched with exposed rafter ends. The windows of the front elevation were replaced with shallow bay windows in the 1960s; all of the other windows had the original metal jalousies.

Ms. Rathbun continued that the Resnick house was located in the Victoria Courts subdivision on the same block as the Victoria Courts Multiple Property Designation. This subdivision covered two city blocks and only structures on half of one block, between NE 17th Avenue and NE 17th Road, were part of the multiple historic property designation. The Resnick House was built much later than the designated cottages, but the builder had added decorative corner boards, and half timbering to the gable ends that referenced the nearby historic homes. These decorative details were characteristic of vernacular houses of the 1940s and earlier.

The nearby Victoria Courts Multiple Property Designation mentioned by Ms. Rathbun is significant in the area of community development as an example of a bungalow court development and as an early suburban development in Fort Lauderdale and in the area of architecture as a rare surviving cohesive group of early twentieth century Craftsman-style bungalows. The district

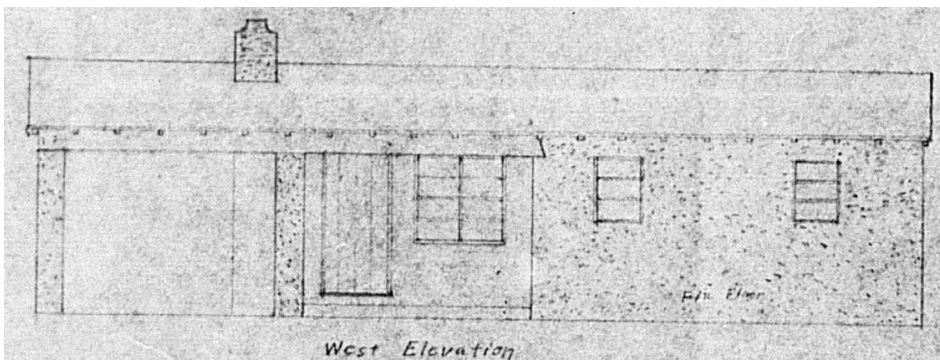
represents the latter years of the Florida land boom of the 1920s through the austere years of the 1930s and the modest affordable housing constructed during that time period. The bungalow court cluster at Victoria Courts is unique in design for the area and is an early surviving example of Fort Lauderdale affordable housing. Many of these houses are rare survivors of the 1926 hurricane that destroyed a large number of Fort Lauderdale's early structures. The period of significance for these structures is 1924 through 1937. The Phil Resnik is outside of the period of significance of these neighboring properties and is also not contiguous to the other structures within the Victoria Courts Multiple Property Designation.

Request for Rescission Historic Landmark Designation

The applicant is requesting rescission of historic landmark designation of the Phil Resnik House located at 742 NE 17th Avenue that was designated under criterion (f) as listed in Section 47-24.11.C.7 of the ULDR. Criterion (f) states that a property is significant for its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials. An individual property designated under this criterion needs to retain a high level of architectural integrity and display original features that are representative of a particular architectural style.



Existing West Elevation

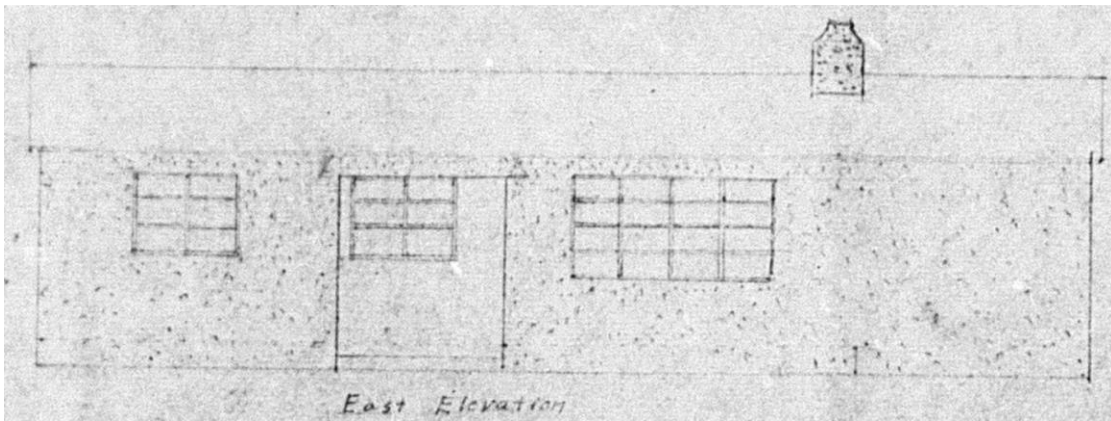


Original Permit Drawing of West Elevation

In this comparison, it is evident that the original porch and carport have now been enclosed. Inserted into this enclosure are two bay windows flanking the new front door. All of the original awning style windows have been removed on this elevation.



Existing East Elevation

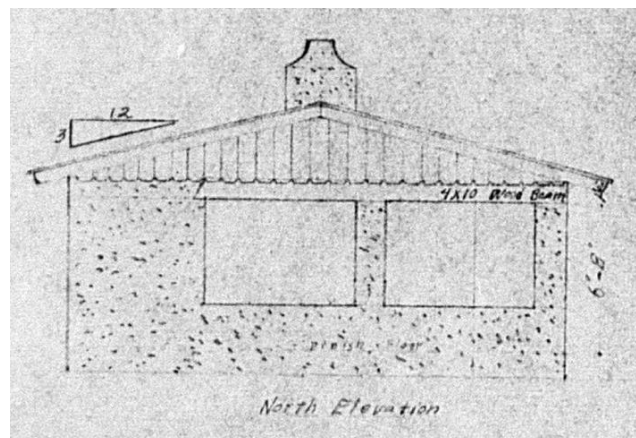


Original Permit Drawing of East Elevation

The east elevation has also been modified with a small porch opening now enclosed and removal of all original windows.

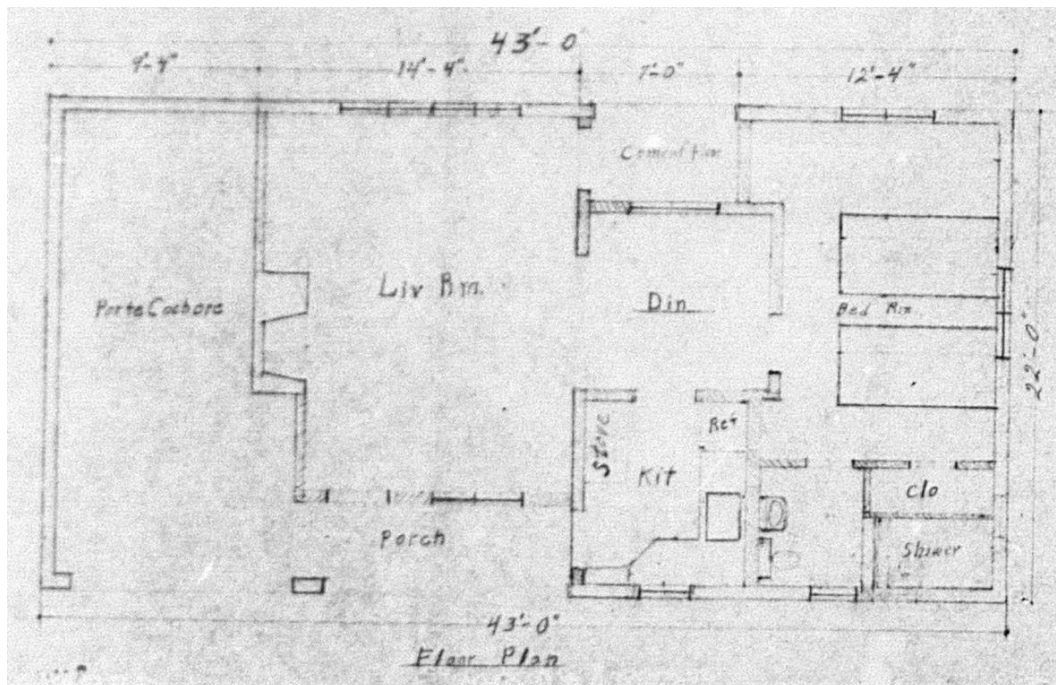


Existing North Elevation



Original Permit Drawing of North Elevation

The north elevation has also been modified with the enclosure of the carport and the addition of a window opening. Additionally, this comparison shows that the original decorative wood trim was removed and replaced with decorative boards.



The original floor plan also demonstrates the modifications that have occurred over time including the enclosure of the front porch and porte cochère on the front elevation (west) and the enclosure of the rear porch.

Criteria for Rescission of Historic Designation

Pursuant Section 47-24.11.C.11 of the ULDR, 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. In the original designation application, the Historic Preservation Board and the City Commission found that the property met Criterion (f) for historic designation. To rescind the historic landmark designation, the Historic Preservation Board and the City Commission must find that the property no longer meets Criterion (f) for historic designation.

ULDR, Section 47-24.11.C.7

f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

Applicant Response

There is no historical archaeological significance of the property, all items referred to in the original application with regards to architecture significance, such as jalousie windows have either been destroyed or replaced by the previous owner a long time ago. Additionally, the property was built "much later" (decades after) than the previously designated cottages located in the Victoria Courts subdivision/Victoria Courts multi-property designation. As an example the bay windows were changed in the 60s ruining the historical look of the house from the street view. The jalousie windows reference in the HPB minutes have been removed and board and decorative corner board are rotted and missing.

Staff Response

In order to qualify for criterion (f) a property must retain a high level of architectural integrity to qualify for historic landmark designation. In this case, the architectural integrity was impacted prior to its designation. Within the June 6, 2006, HPB Meeting Minutes, one of the board

members questioned the changes that had occurred to the property and believed that they "detracted from its historical architectural value."

"Integrity" as used in the framework of historic preservation refers to whether or not certain physical characteristics that were present in the original building, are still visible, or have there been significant alterations or additions that have obscured the architect's original intent. To assist in that determination, the National Register of Historic Places (the Federal Government's Guidelines originating in the National Historic Preservation Act of 1966 [as amended] published National Register Bulletin #15 that described the "Seven Aspects of Integrity." They are: Location, Design, Setting, Material, Workmanship, Feeling, and Association.

In certain cases, alterations or additions to a property may be considered to be a significant feature to the original architecture or do not necessarily detract from the original design intent; however, that is not true for this property.

Application meets this criterion.

Summary Conclusion:

In accordance with Section 47-24.11.C. of the ULDR, staff finds that the application Rescission of Historic Landmark Site Designation of the Phil Resnik House under case number UDP-HPD20001 located at 742 NE 17th Avenue no longer meets criterion (f) as outlined in Section 47-24.11.C.7 of the ULDR.

Historic Preservation Board Suggested Motion:

I move to recommend to **(approve) (deny) (approve with conditions) (continue)** the request for Rescission of Historic Landmark Site Designation of the Phil Resnik House located at 742 NE 17th Avenue to the City Commission under case number UDP-HPD20001 based on a finding this request **(still meets) (no longer meets)** criterion (f) as outlined in Section 47-24.11.C.7. of the ULDR.