



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#21-0048

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: January 5, 2021

TITLE: Public Hearing - Quasi-Judicial Resolution Approving the Rescission of a
Historic Landmark Designation of the Property Commonly Known as the
Phil Resnik House Located at 742 NE 17th Avenue – Historic Preservation
Board Case No. UDP-HPD20002 - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider the request to rescind the historic landmark designation of the Phil Resnik House located at 742 NE 17th Avenue, Fort Lauderdale, Florida, in accordance with Section 47-24.11.C.11. of the ULDR.

Background

On December 7, 2020, the Historic Preservation Board (HPB) reviewed the application and recommended by a vote of 7-0 that the City Commission approve the request for rescission of the landmark designation.

The HPB considered the staff memorandum prepared by Trisha Logan, Historic Preservation Planner, HPB Liaison and heard from the property owners, Christopher Bluem and Michael Bluem, who provided the HPB with an overview of their requested application. Staff concluded that the Phil Resnik House no longer meets the criterion in Section 47-24.11.C.7.f. of the ULDR due to multiple alterations to the original structure. The pertinent part of Section 47-24.11.C.7.f. of the ULDR states as follows: “It’s distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials...” A complete analysis as well as comparison photos between the original drawings and the existing conditions can be found in the staff memorandum provided as Exhibit 1. The HPB application is provided as Exhibit 2.

The HPB concluded that the property no longer meets the criteria for designation and voted to recommend that the City Commission approve the request to rescind the historic landmark designation. Draft minutes of the December 7, 2020, HPB meeting are provided as Exhibit 3.

Designation Rescission Process

In accordance with 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of the ULDR the designation of any landmark and landmark site, historic building or historic district may be amended or rescinded through the same procedure utilized for the original designation. As such, for a structure to qualify for a rescission of a designation, it must no longer meet the criteria under which it was designated. In this case, 742 NE 17th Avenue was originally designated in 2006, under Criterion (f) of Section 47-24.11.C.7 of the ULDR.

In response to whether or not the structure met Criterion (f), the applicant stated that “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.”

In this case, the architectural integrity was impacted prior to its designation and therefore the property does not qualify for historic designation under Section 47-24.11.C.7.f. of the ULDR.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Create a continuum of education services and support

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Here.

Attachments

Exhibit 1 – HPB Staff Memorandum

Exhibit 2 – HPB Application

Exhibit 3 – December 7, 2020, Draft HPB Minutes

Exhibit 4 – Resolution Approving Rescission of Historic Landmark Designation

Exhibit 5 – Resolution Denying Rescission of Historic Landmark Designation

Prepared by: Trisha Logan, AICP, Historic Preservation Planner,
Sustainable Development

Department Director: Anthony Greg Fajardo, Sustainable Development