



HISTORIC PRESERVATION BOARD MEETING
SPECIAL VIRTUAL MEETING

To view the meeting or speak on an agenda item, please click on the link below:

<https://www.fortlauderdale.gov/government/HPB>

Monday, December 21, 2020
5:00 PM

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. PUBLIC SIGN-IN**
- III. PRESENTATION BY THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND DISCUSSION**

III.a Proposed Sailboat Bend Historic District Updates

- Staff Memo: SBHD Architectural Resource Survey Update
- Exhibit 1: SBHD Architectural Resource Survey Report Draft
- Exhibit 2: APPENDIX A - Key Maps
- Exhibit 3: APPENDIX B - SBHD Contributing and NonContributing Map
- Exhibit 4: APPENDIX C - SBHD List of Properties
- Exhibit 5: APPENDIX D - SBHD Photo List
- Exhibit 6: APPENDIX E - Existing Incentives
- Exhibit 7: APPENDIX F - Police Station
- Exhibit 8: Section 47-16 of the ULDR Proposed Amendments
- Exhibit 9: Section 47-24.11 of the ULDR Proposed Amendments
- Exhibit 10: Section 47-22 of the ULDR Proposed Amendments
- Exhibit 11: Letter to SBHD Property Owners
- Exhibit 12: Frequently Asked Questions
- Exhibit 13: Public Comments Received to Date
- Exhibit 14: November 2, 2020, Presentation to the HPB
- Exhibit 15: Proposed Ordinance Updates Comparison Charts

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DISCUSSION ITEM: Proposed Sailboat Bend Historic District Updates

At its November 2, 2020, meeting the Historic Preservation Board (HPB) made a motion to schedule a special meeting related to the Sailboat Bend Historic District (SBHD) Architectural Resource Survey Updates. The intent of this discussion item is to provide the Historic Preservation Board with an overview and discussion of the survey prior to scheduling it for a public hearing and prior to providing public notice. Below is a summary of the project, next steps, as well as a list of related exhibits.

To view an interactive form of materials related to this effort and its findings you may visit this webpage:

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation/sailboat-bend-historic-district/sbhd-architectural-resource-survey-update>

Project Background and Overview

On July 10, 2018, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. In response, staff outlined a three-phased approach to amend the historic preservation ordinance and identify potential incentives to enhance historic preservation efforts.

As part of Phase Three of the above effort, an updated Architectural Resource Survey of the SBHD was conducted by subject matter experts whom meet the Secretary of the Interior's qualifications for professionals in historic preservation to identify any changes that have occurred within the district since the previous survey was performed in 2009. The SBHD was designated as a Historic District by the City Commission in 1992 under Ordinance No. C-92-49. In approving the SBHD, the City Commission found that the application and documentation submitted, which included the SBHD Study, met the criteria for its designation as a historic district.

As part of this survey, a total of 458 properties were surveyed with 178 identified as contributing, 279 identified as non-contributing, and 51 that are either vacant lots, parking lots, or park. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources. That reassessment is a requirement through the designation of the City as a Certified Local Government (CLG) by the State of Florida.

To implement the findings of this resurvey, the following objectives were set forth:

- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD; and
- Amend Section 47-17, SBHD, of the ULDR so that it is consistent with the changes to the "Administrative Certificate of Appropriateness" review process set forth in Section 47-24.11, of the ULDR; and
- To update the "Material and design guidelines" in Section 47-17, SBHD, of the ULDR.

The full Architectural Resource Survey Update Report is provided as Exhibit 1 and the Appendices are provided as Exhibits 2-7.

Architectural Resource Survey Update

The survey has been conducted by subject matter experts whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.

Through this survey effort, the basis of the historic significance of the designated historic district remains the same as originally intended (i.e. that the neighborhood is a surviving example of the early community development of Fort Lauderdale). Buildings within the SBHD were evaluated not only as representative of a particular style, but also as they established the overall context as a pioneering, working class neighborhood. These standards were applied in addition to the customary "gauge" where properties must be at least fifty years old or older in order to begin their evaluation as historic buildings. Data that was collected in the field through observation of existing conditions, from existing data in the City's GIS system, and original permits (when available) along with past permits that were analyzed as part of the criteria for evaluation.

Thus, by establishing a threshold for the date of construction and by evaluating the building's physical condition as well as by applying the contextual significance established for this district, properties were identified as either "Contributing" or "Non-Contributing." Those properties meeting the established criteria were classified as "Contributing" (to the character of the district); and those that could not, were classified as "Non-Contributing."

For more information on how surveys are conducted, here is a link to the National Park Service National Register Bulletin that provides a general outline on the [Guidelines for Local Surveys: A Basis for Preservation Planning](#).

Ordinance Updates

As a related effort, updates are proposed to the Sailboat Bend Historic District Ordinance, Section 47-17 of the Unified Land Development Regulations (ULDR). These amendments address the following:

- Insert Section 47-17 – "Sailboat Bend Historic District" of the ULDR, into Section 47-16 – Historic Preservation Districts of the ULDR; rename section "Historic Districts"; and
- Align updated Section 47-16 – "Historic Districts" of the ULDR with recent updates to the Section 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness of the ULDR; and
- Combine sections applicable to all historic districts including definitions; applicability; Yards, lot coverage, and open space; and sign regulations; and
- Remove "15-Day Administrative Approval" process language from SBHD section and placement into Section 47-24.11.E. of the ULDR to align with all other processes for administrative approval.
- Remove material and design guidelines from the SBHD section; and
- Insert new section for "Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD" which identifies treatments to contributing and non-contributing properties as well as commercial properties; and
- Insert new section for "Site Design Standards" that are applicable to all properties within the boundaries of the historic district including standards for placement and materials for fencing, as well as for paving and driveways.

The proposed text amendments are included as Exhibits 8-10.

Public Outreach

On August 28, 2020, a letter was mailed to all property owners to provide an overview of the survey and its findings as well as a link to the website to view related materials including a list of Frequently Asked Questions (FAQs). This letter is provided as Exhibit 11 and the list of FAQs is provided as Exhibit 12. Following the distribution of this letter, staff presented an overview of the survey, its findings, and the intent of the proposed ordinance updates to the Sailboat Bend Civic Association on Wednesday, September 9, 2020.

As part of the presentation to the Sailboat Bend Civic Association several topics were discussed including current incentives and the potential for new incentives including grants; a request to not require a Certificate of Appropriateness from the HPB for the demolition of Non-Contributing structures; and the increased number of "Contributing" properties identified in the survey compared to the number of properties constructed prior to 1940.

Included on the website is a link to a form that may be completed and submitted to staff. Staff received eight responses to date that were submitted either via email or through the form. These communications are Provided as Exhibit 13.

Next Steps

To adopt the findings and proposed changes contained in the *Sailboat Bend Historic District: Architectural Resource Survey Update*, the **Historic Preservation Board (HPB)**, the **Planning and Zoning Board (PZB)**, and the **City Commission** would need to consider a resolution to adopt the proposed "Contributing" and "Non-Contributing" status for each property and an ordinance amending Section 47-16 and 47-17 of the Unified Land Development Regulations (ULDR) to provide updates to SBHD Ordinance.

The process for adoption of these findings would include the following:

1. **Historic Preservation Board (HPB).** The first public hearing would be the HPB which is a quasi-judicial board and acts as a recommending body to the City Commission when considering an amendment to a historic district. This would be a public hearing where public comment would be heard.
2. **Planning and Zoning Board (PZB).** Additionally, this item would be scheduled for a PZB meeting to consider the updated ordinance. Like the HPB, the PZB also acts as a recommending body to the City Commission when considering an amendment to a historic district. This is also a public hearing where public comment would be heard.
3. **City Commission.** Ultimately, this item would be scheduled for a City Commission meeting to consider both the resolution and the amendment to the ordinance. This is also a public hearing where public comment would be heard.

Exhibits

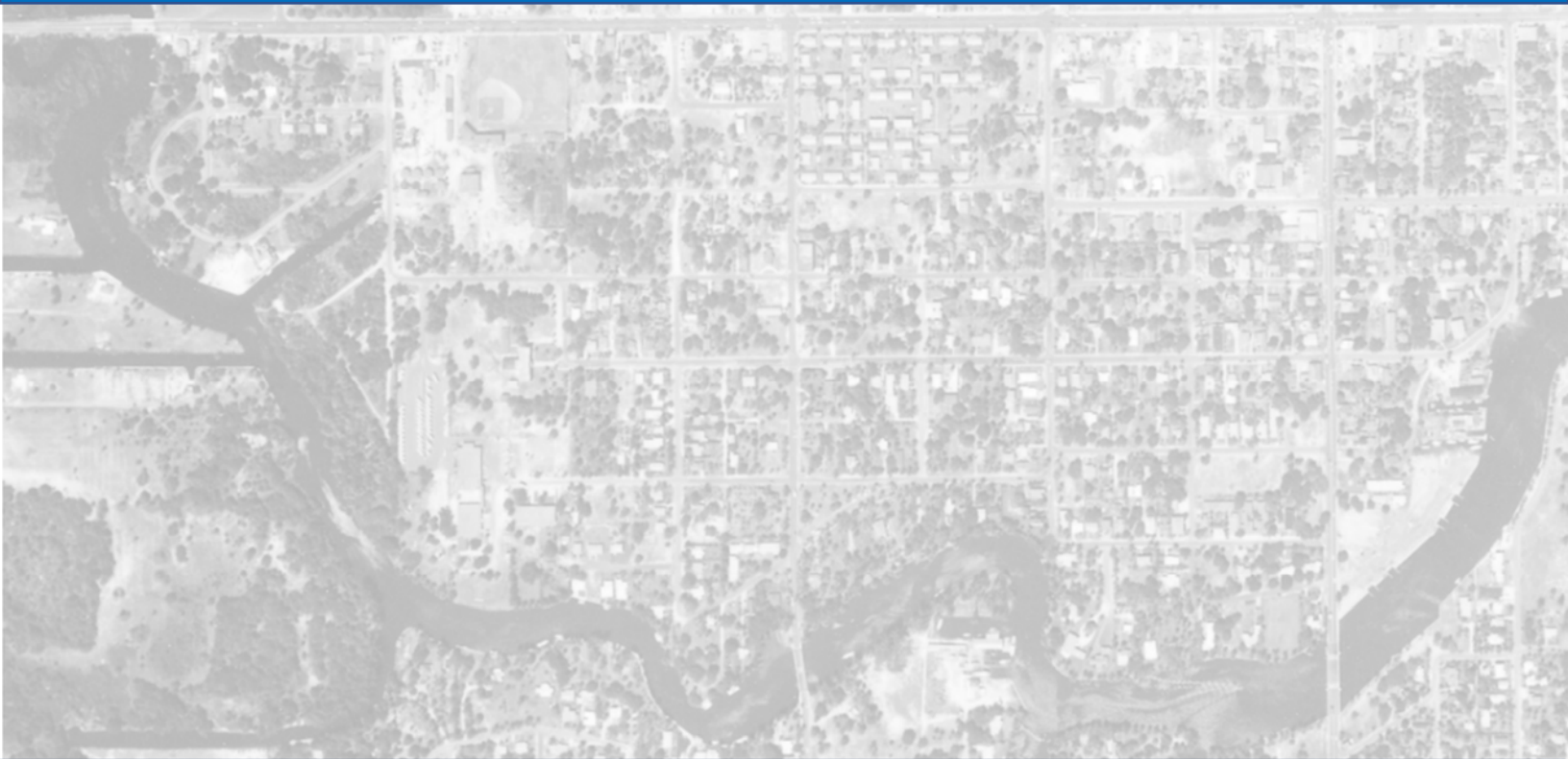
1. Architectural Resource Survey Update Report
2. Appendix A – Key Maps
3. Appendix B – SBHD Contributing and Non-Contributing Map
4. Appendix C – SBHD List of Contributing and Non-Contributing Properties
5. Appendix D – SBHD Photo List
6. Appendix E – Existing Incentives
7. Appendix F – Police Station
8. Section 47-16 of the ULDR Proposed Amendments
9. Section 47-24.11 of the ULDR Proposed Amendments
10. Section 47-22 of the ULDR Proposed Amendments



11. Letter to SBHD Property Owners
12. Frequently Asked Questions
13. Public Comments Received to Date
14. November 2, 2020, Presentation to the HPB
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Sailboat Bend Historic District

Architectural Resource Survey Update



City of Fort Lauderdale
Department of Sustainable Development
Urban Design and Planning

2018 - 2020

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- Appendix A: Key Map to List of Structures
- Appendix B: Contributing/Non-Contributing Map
- Appendix C: List of Contributing and Non-Contributing Structures
- Appendix D: Photo List of Contributing and Non-Contributing Structures
- Appendix E: Existing Incentives for Designated Historic Resources
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I. ACKNOWLEDGEMENTS, OVERVIEW, AND BACKGROUND

Acknowledgements

City of Fort Lauderdale City Commission

Dean J. Trantalis, Mayor
Steven Glassman, Vice Mayor, Commissioner – District 2
Heather Moraitis, Commissioner – District 1
Robert L. McKinzie, Commissioner – District 3
Ben Sorensen, Commissioner – District 4

City of Fort Lauderdale Administration

Christopher Lagerbloom, ICMA-CM, City Manager
Rob Hernandez, Deputy City Manager
Tarlesha Smith, Assistant City Manager and Director of Human Resources

Department of Sustainable Development

Anthony Greg Fajardo, Director
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Alfred Battle, Jr., Deputy Director
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Trisha Logan, Historic Preservation Planner, Historic Preservation Board Liaison

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Arthur Marcus
David Parker
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History Fort Lauderdale

Patricia Zeiler, Executive Director
Ellen Uguccioni, Historic Preservation Consultant

Report Compiled, Written, and Edited By: Trisha Logan and Ellen Uguccioni

The updated Architectural Resource Survey of the Sailboat Bend Historic District (SBHD) was conducted to record current conditions of the SBHD. An in-the-field survey of the SBHD was performed between January and March of 2018 by Trisha Logan, Historic Preservation Planner, with the assistance of Luke Rinkus, Planning Intern. As data was reviewed and analyzed, with the assistance of Christian Cervantes, Urban Planner I, additional site visits were conducted. Current information and updates were then made to the initial in-the-field survey. This updated Architectural Resource Survey Report was compiled, written, and edited by Trisha Logan, Historic Preservation Planner with the City of Fort Lauderdale and Ellen Uguccione, Historic Preservation Consultant with History Fort Lauderdale, both of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.

Background

On July 10, 2018, the City Commission asked for recommendations regarding potential amendments to the City's historic preservation ordinance. In response, staff outlined a three-phased approach to amend the historic preservation ordinance and identify potential incentives to enhance historic preservation efforts.

For Phase One, staff focused on key amendments to the Unified Land Development Regulations (ULDR) in order to streamline the historic application review and approval process. The amendments have a substantial positive impact on the overall historic preservation program by allowing staff to process certain applications administratively. These changes to the ordinance resulted in efficiencies, and now provide applicants with a greater level of clarity regarding individually designated properties, or those within a designated historic district. The amendments were approved by the City Commission on September 12, 2019.

For Phase Two, staff developed several recommendations for new historic preservation incentives. The first of these incentives, the use of parking reductions and exemptions for historic resources undergoing adaptive reuse, were approved at the October 2, 2019, City Commission Meeting. Two additional incentives including a waiver to promote and encourage preservation of historic resources as well as a tax exemption for commercial properties were approved at the March 3, 2020, City Commission Meeting.

As part of Phase Three, staff conducted an updated Architectural Resource Survey of the SBHD to identify any changes that have occurred within the district since the previous survey was performed in 2009. As part of this survey, a total of 458 properties were surveyed with 179 identified as contributing, 278 identified as non-contributing, and 51 that are either vacant lots, parking lots, or park. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources. That reassessment is a requirement through the designation of the City as a Certified Local Government (CLG) by the State of Florida.

II. OBJECTIVES AND DEFINITIONS

Objectives

To implement the findings of this resurvey, the following objectives were set forth:

- Assign a “Contributing” or “Non-Contributing” status to all structures within the SBHD; and
- Amend Section 47-17, SBHD, of the ULDR so that it is consistent with the changes to the “Administrative Certificate of Appropriateness” review process set forth in Section 47-24.11, of the ULDR; and
- To update the “Material and design guidelines” in Section 47-17, SBHD, of the ULDR.

The ability to classify buildings within the SBHD as either “Contributing” or “Non-Contributing”, is a critical component in this current survey. The goal of a historic district is to recognize the remaining resources that convey the evolution of the city, and which are now so scarce that special protections are warranted. By recognizing the SBHD, the City Commission finds it a public purpose to assist in the protection of those properties deemed “Contributing.”

Properties located within the boundary of the SBHD are subject to an administrative process to monitor conditions in the district and to review requests for building permits. This administrative process includes a professional review to determine whether or not any alterations proposed to the structures or sites in a building permit are sensitive to, and consistent with the standards set forth in the SBHD Ordinance and in the City of Fort Lauderdale’s Historic Preservation Design Guidelines.

When a building with the SBHD has been deemed “Contributing” additional weight of the review is placed on retaining its architectural integrity in style, scale, and materials. Because “Contributing” buildings have been determined to evidence original characteristics of design, the objective in the review process is to decide whether the actions requested will or will not destroy, or irretrievably alter, important original features. If a proposed alteration to the structure is not visible from the right-of-way and agrees with the Historic Preservation Design Guidelines as well as the SBHD Ordinance, the Historic Preservation Planner may be able to review and approve the request at an administrative level. If the request is visible from the right-of-way or may have a substantial impact on the architectural features of the structure, the request will require the review by the Historic Preservation Board (HPB).

When a building within the SBHD has been deemed “Non-Contributing” it suggests that either the building is of a more recent construction date, or that the qualities of the original architecture have over time, been so altered to have caused a loss in the building’s ability to convey its original historic design. The administrative review for “Non-Contributing” buildings is therefore scrutinized much less with allowances outlined in the SBHD Ordinance for material changes. Similar to the process outlined above for “Contributing” properties, if a proposed alteration to a “Non-Contributing” property agrees with the Historic Preservation Design Guidelines as well as the SBHD Ordinance the Historic Preservation Planner may be able to review and approve the request at an administrative level. For requests that are visible from the right-of-way, an administrative level review may require an application with a 15-day call-up period. If the request is visible from the right-of-way and may have a substantial impact on the structure such as a large addition, the request will require review by the HPB. Requests for complete demolition and new construction of “Non-Contributing” properties always require review by the HPB.

Definitions

The following definitions for a Contributing Property and a Non-Contributing Property are taken from Section 47-24.11 "Historic designation of landmarks, landmark site or buildings and certificate of appropriateness" of the Unified Land Development Regulations. Other words defined below are specific to the practice of historic preservation and are contained within the Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended, and shall be applied within this report. Any other words not defined shall be interpreted by their common and ordinary meaning.

Contributing Property. A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.

Non-contributing Property. A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.

Period of Significance. The length of time when a property was associated with important events, activities, person, or its physical characteristics. The period of significance usually begins with a date when significant activities or events took place thereby giving the property its historic significance. This is frequently the actual construction date of the historic resource.

Vacant lots were identified by their present use: Park; Parking Lot; and Vacant Lot.

III. SAILBOAT BEND HISTORIC DISTRICT BACKGROUND

The SBHD was created in 1988 by action of the City Commission with boundaries that encompassed the lower Southeast corner of the current district. These original boundaries included the New River boundary to the south, SW 2nd Street to the north, SW 11th Avenue to the west, and SW 7th Avenue to the east.

The 1985 Survey

This original 1988 designation was sought by the “Historic Committee” of the Sailboat Bend Civic Association that was formed in 1986 in response to an Architectural and Historical Survey of Fort Lauderdale: Original Town Limits that was compiled by Historic Property Associates in 1985. Within the acknowledgements of this survey report, the author credits “the persistence and hard work of residents and organization of that [Fort Lauderdale’s] community...”¹

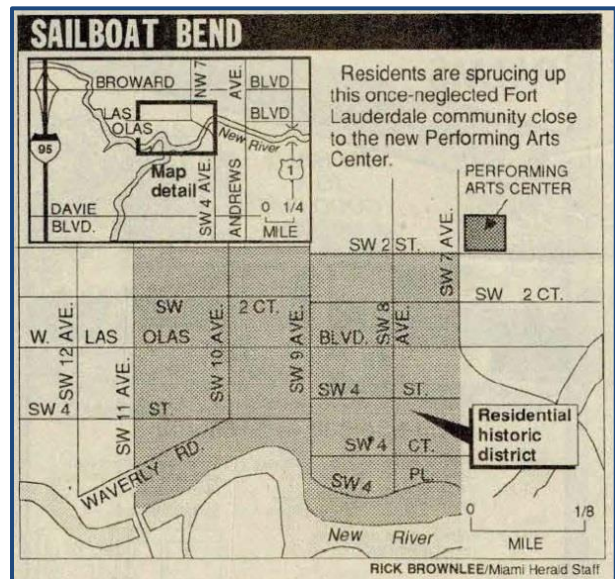


Figure 1: Original Historic District Boundaries (1988)²

As part of the 1985 survey, the original Sailboat Bend Historic District was identified as an area eligible for local designation, providing the following description:

Bryan Subdivision Area located immediately to the west of the current historic district, this section of Fort Lauderdale, in addition to the New River Inn area, is one of the most historically and architecturally significant early twentieth century mixed use neighborhoods within the original city limits. Not only was it one of the first to develop, it also contains the best and most extensive collection of Boom-period Mediterranean Revival architecture in the survey area. Bryan Subdivision area is roughly bounded by West Broward Boulevard, the New River, Southwest 5th Avenue, and Southwest 9th Avenue.

The 1991 Survey

Between 1989 through 1991, a study of Sailboat Bend was conducted through a Neighborhood Master Plan program by planning consultant Duany Plater-Zyberk (DPZ) who were hired by the Sailboat Bend Civic Association. This study covered a larger area using the New River boundary to the west and to the south, West Broward Boulevard to the north and Southwest 7th Avenue to the East with the intent to “analyze the district and recommend new zoning which would address the needs of the community.”³ A summary report of this study was prepared in 1991 by the Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Master Plan Committee of the Sailboat Bend Civic Association entitled the “Sailboat Bend Historic District Study” (SBHD Study).

¹ Historic Property Associates. “Architectural and Historical Survey of Fort Lauderdale: Original Town Limits.” St. Augustine, Florida. 1985.

² Sheridan, Terry. “Sailboat Bend Fort Lauderdale Birthplace Reborn.” *The Miami Herald*. Miami, Florida. January 13, 1991. Section J, Page 1.

³ “Sailboat Bend Historic District Study.” Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Master Plan Committee of the Sailboat Bend Civic Association. 1991.

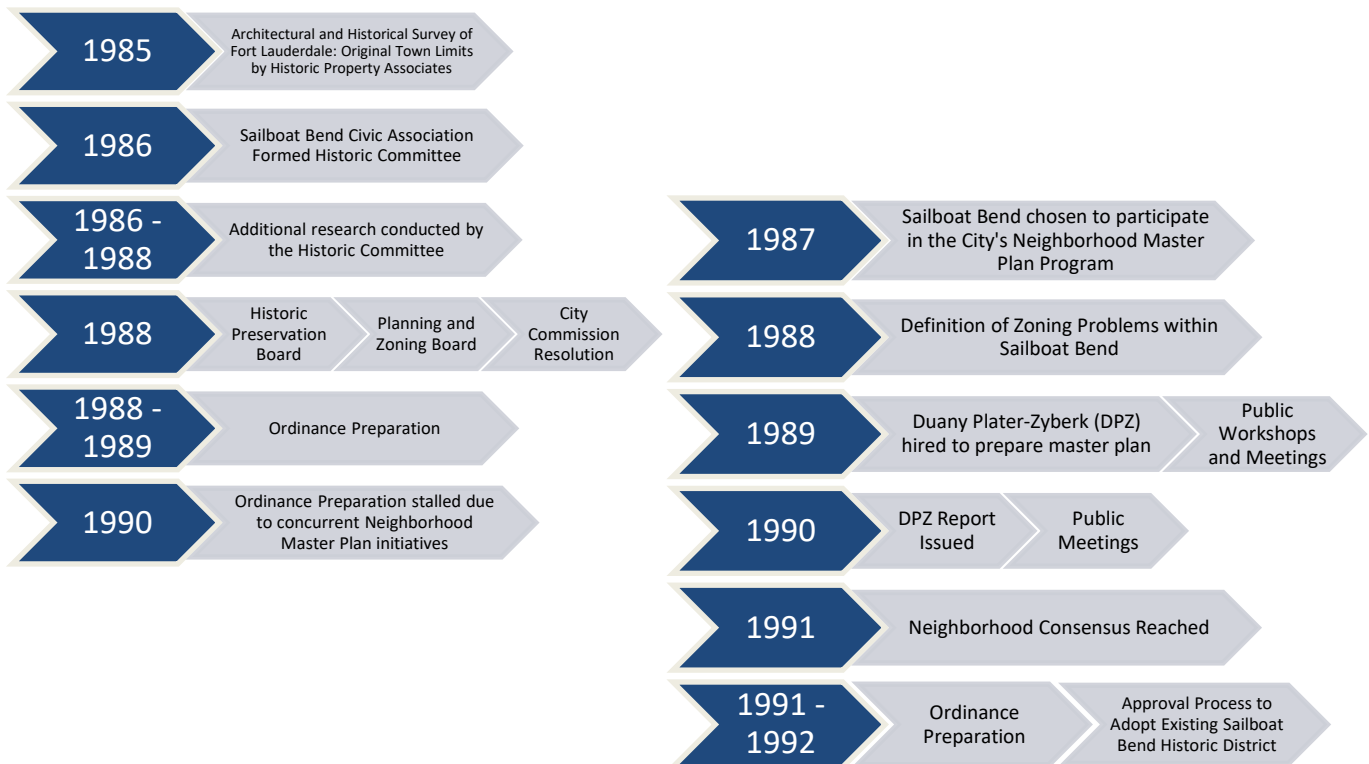
Within the SBHD Study, structures built prior to 1940 were identified as the most significant to the district. A caveat was included stating that if a structure was built later, (specifically in the 1940s-1950s) it could be considered "significant" if it had "appearance" of those in the previous decade. The SBHD Study states: "we have chosen the date of 1940 because the Second World War interrupted development, and structures built during the post-war development boom are markedly different from those of the pre-war years." The 1940 date also marked a period of time for properties that were 50-years and older, a common method of defining a historic context and establishing a period of significance.



Figure 2: Current Sailboat Bend Historic District Boundary

The study's Statement of Significance was, in part, that, "Sailboat Bend is the oldest extant working-class community in Fort Lauderdale, perhaps in South Florida, with the majority of pre-1940 residences dating from 1900-1925..." The SBHD and its now current boundaries were approved by the City Commission in 1992 under Ordinance No. C-92-49. In approving the SBHD, the City Commission found that the application and documentation submitted, which included the SBHD Study, met the criteria for its designation as a historic district.

TIMELINE FOR ADOPTION OF THE SAILBOAT BEND HISTORIC DISTRICT



The 2009 Survey

In 2009, an Architectural Resource Survey of the SBHD⁴ was initiated to identify contributing and non-contributing structures and went further to identify structures that were classified as “key contributing” and “compatible.” This survey applied the “50-years and older” guideline as a benchmark in identifying contributing structures. However, even if a building met the age requirement, the study failed to evaluate their architectural integrity. Architectural integrity means whether or not the property retains its original character-defining design features that have not been obscured by later alterations or additions.

Present Conditions—The 2018-2020 Survey

In 2018, another Architectural Resource Survey of the SBHD began to review present conditions. Through this survey effort, the basis of the historic significance of the designated historic district remains the same as originally intended i.e. that the neighborhood is a surviving example of the early community development of Fort Lauderdale. Buildings within the SBHD were evaluated not only as representative of a particular style, but also as they established the overall context as a pioneering, working class neighborhood. These standards were applied *in addition to* the customary “gauge” which is that: properties must be at least fifty years old or older in order to begin their evaluation as historic buildings. The 2009 study typically chose to catalog the significant structures as those constructed before 1959; correspondingly in 2020 the benchmark year moves forward to 1970.

Thus, by establishing a threshold for the date of construction and by evaluating the building’s physical condition as well as by applying the contextual significance established for this district, properties were identified as either “Contributing” or “Non-Contributing.” Those properties meeting the established criteria were classified as “Contributing” (to the character of the district); and those that could not, were classified as “Non-Contributing.”

In the 1991 survey, buildings dating from 1940 or older met the cutoff established by the fifty-year guideline. As the City of Fort Lauderdale has continued to grow and reflect now current trends in the 21st century, the fifty-year guideline move forward, so that buildings constructed from 1970 or earlier were evaluated for their ability to convey their architectural style and the then current trends. With the addition of these buildings, and taking into consideration their ability to convey the historic context of the SBHD, the overall Period of Significance has now been identified in this updated survey to be the period between 1910 to 1961.

⁴ Architectural Resources Survey, Sailboat Bend Historic District, City of Fort Lauderdale, Planning and Zoning Department, May 2009 (Revised September 2010). Compiled by Patricia Garbe-Morillo, Marilyn Rathbun, Delvis D. Anes, Donald D. Johnson, and Rollin Maycumber.

IV. METHODOLOGY AND CRITERIA FOR EVALUATION

Methodology

Between January and March of 2018 an in-the-field survey was conducted to review the current conditions of the SBHD and to identify contributing and non-contributing structures. As data has been reviewed and analyzed additional site visits were conducted to collect additional information and updates were then made to the initial in-the-field survey.

The existing boundaries of the SBHD were re-surveyed. In setting up the in-the-field survey, maps were prepared to provide each parcel a number so that information collected in the field could be tracked. If a parcel contained more than one primary structure, they were sub-labeled (i.e. 3A, 3B, etc.).

After maps were prepared, surveyors photographed each structure to record existing conditions. These photographs were organized and labeled to coordinate with their address and assigned numbers for the purpose of this survey. Dates, addresses, and folios were taken from the Broward County Property Appraiser unless otherwise noted.

To collect data in the field, a digital survey was created using ArcGIS Survey 123. Fields included information about existing conditions, alterations, building materials, design features, and site features. Forms were initiated in the office to input a preliminary set of information based on photographs taken in the field and conditions visible through Google maps. Surveyors then visited the SBHD to record current conditions and verify information that was initially collected.

Data collected is stored within an ArcGIS Web Application, as well as through ArcGIS Survey 123. The ArcGIS Web Application provides an ability to show the survey locations spatially on maps. Data stored in ArcGIS Survey 123 allows for the analysis of various data collected through the use of charts and graphs.

The type of data that was collected as part of the Architectural Resource Survey includes:

<i>Building Number</i>	<i>Number of Residential Units</i>
<i>Folio Number</i>	<i>Number of Commercial Tenant Spaces</i>
<i>Year Built</i>	<i>Building Use</i>
<i>Address</i>	<i>Building Materials</i>
<i>Architect</i>	<i>Building Configuration</i>
<i>Architectural Style</i>	<i>Building Design Features</i>
<i>Building Square Feet</i>	<i>Site Features</i>
<i>Building Name (if applicable)</i>	<i>Fence Material</i>
<i>Existing Condition of Structure</i>	<i>Fence Height</i>
<i>Noticeable Alterations</i>	<i>Paving Material</i>
<i>Has the original building been demolished?</i>	<i>Roof Type and Material</i>
<i>Number of Stories</i>	<i>Window Type (With/Without Muntins)</i>

Criteria for Evaluation

Historic districts typically contain both contributing and non-contributing resources. Evaluations of significance for each property are conducted using data gathered through field observations of existing conditions; data such as folio numbers, parcel IDs, and dates of construction that are in the City's GIS system; original permits (when available); and past permits as well as consideration of the architectural integrity that is assessed for each structure. The evaluation of each structure was based on the overall analysis that combines the date of construction; the physical integrity of the structure; and the ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below:

Historic Context

Each property is evaluated for its relationship to the historic context established for this Architectural Resource Survey of the SBHD as described in Section VI below.

Dates of Construction

A majority of the dates of construction were determined utilizing data included within the Broward County Property Appraiser (BCPA) website. In select instances, further research was conducted utilizing Sanborn Maps as well as past building permits to determine whether the property was constructed at an earlier date.

Property Types

The survey revealed that during the period of significance, the area was comprised primarily of residential properties (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community.

Integrity

"Integrity" as used in the context of historic preservation refers to the physical character of a property. If the original characteristics of a building have been compromised (by additions or alterations) to the degree that the original design is no longer present, the building is deemed to have lost its integrity. National Register Bulletin #15, published by the National Park Service, which describes the "Seven Aspects of Integrity" was used to judge the level integrity for buildings. The "Seven Aspects of Integrity" are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

V. ARCHITECTURAL RESOURCE SURVEY MAP AND GENERAL BOUNDARY DESCRIPTION

General Boundary Description

The boundaries of the SBHD follow the New River to the west and south, and along with the major arterial corridors West Broward Boulevard to the north, and Southwest 7th Avenue to the east.

Architectural Resource Survey Map



Figure 3: Map of Architectural Resource Survey Area

VI. HISTORIC CONTEXT AND STATEMENT OF SIGNIFICANCE

Historic Context

Guidelines provided by the National Park Service within [National Register Bulletin 16A](#) provides a definition:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.

Built resources are connected to the historic context by their shared physical or associative characteristics. According to [National Register Bulletin 15](#), in order to decide whether a property is significant within its historic context, the following must be determined:

- That facet of prehistory or history of the local area, State, or the nation that the property represents.
- Whether that facet of prehistory or history is significant.
- Whether it is a type of property that has relevance and importance in illustrating the historic context.
- How the property illustrates that history.
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

Within the original designation of the SBHD (1991), the following trends and patterns were noted:

- That the structures built prior to 1940 were the most significant to the district as their numbers have vastly declined and they represent the City's earliest pioneering families.
- That if a structure was built in the decades after the Period of Significance (specifically the 1940s and 1950s); and had the appearance of the earlier period of significance, it could be considered significant (i.e. Contributing).
- That the district illustrated the evolution of the City, beginning from its early 1920s examples through to the Mid-Century Modernisms of the 1950s and 1960s.

In the current Architectural Resource Survey of the SBHD (2018-2020), the historic context was extended to capture structures that were constructed during the 1940s and 1950s. The decision to include them was a result of the basis of original designation 'the known dates of construction and the physical integrity of the structure.

The SBHD has significance in its association with early community planning and development, its social history, and its relationship to the founding and development of the City of Fort Lauderdale.

Statement of Significance

The Sailboat Bend Historic District is the largest surviving district to reflect the evolving history of the City of Fort Lauderdale. From its earliest development characterized by a pioneering group who, through their contributions to social and economic trends, provided a foundation for subsequent settlement; to a community who through their tenacity and ambition further added to the community's prosperity. The SHBD not only evidences a growth in the success and desirability of the neighborhood but also the evolution in building types. The smaller scale of the homes indicates they were built for working class families. From the more common vernacular designs of the 1920s and 1930s, to the change in building types and their availability after World War II through to the Modern Age when designs for neighborhoods took into account the now ubiquitous automobile and rapidly increasing availability of new technologies. The SBHD is a microcosm that witnesses the growth of a small town on the river, to a major city in southeast Florida now with millions of citizens in the region.

In 1993 during a Sailboat Bend Historic Homes Tour a resident remarked: "Sailboat Bend has been an ordinary neighborhood, a polyglot where working people in the early 1900s could buy a piece of land and build an unassuming home themselves, or at most with the help of a master builder/carpenter." Though almost 20 years have passed since his statement about Sailboat Bend, the neighborhoods maintain the smaller houses and architectural traditions of the region.

Sailboat Bend is a uniquely situated neighborhood that is bordered on two sides by the New River. The SBHD is comprised of multiple subdivision plats, including Bryan Place, Bryan Subdivision, River Highlands, and Waverly Place, the largest original plat. These plats were the earliest in the formation of the City of Fort Lauderdale, even prior to the formation of the City itself. Evident in the existing street patterns are those that were originally platted and many use their original street names such as Palm Avenue, Himmarshee Street, and Middle Street.

Three Periods of Significance are represented by architecture and physical features in the district are:

Pre-Development (Prior to the 19th Century)

Minimal physical evidence of this area prior to development exists, however it can be seen through divisions of the streets created by early plats. This area is also an Archaeologically Significant Zone and through prior Archaeological Surveys there is evidence of pre-historic periods.

Pioneer Settlement (1910-1944)

Records indicate the earliest structure in the district, the property located at 409 SW 9th Avenue, was constructed in 1910. Within this period of significance, architecture style represented include Bungalow, Frame Vernacular, Masonry Vernacular, Mediterranean Revival, Minimal Traditional and Mission Revival.

Post War (1945-1961)

Within this Period of Significance, architectural styles represented include Minimal Traditional, Ranch, and Mid-Century Modern.

Developmental History of Sailboat Bend--Prehistory

Typically Native American settlements in Florida developed along waterways for ease of transportation and access to food sources. The Tequesta Indian tribe settled along the banks of the New River in what was to become Fort Lauderdale. The tribe is known to have lived during the Glades Period, an archaeological culture in South Florida that describes the period between c. 750 BC until 1750 AD. The period ends when Europeans began to settle in the region and started to displace the Tequesta tribe.

Several archaeological sites within the SBHD have been recorded. The most significant site is "Rivermont" located along the banks of the New River. Archaeological sites are evident through the rise in elevation where an archaeological midden creates a ridge.⁵ One such change in elevation was noted on early maps including the original plat map of the Town of Fort Lauderdale surveyed by A.L. Knowlton in 1895. This map indicates an area referred to as "Indian Field" on the banks of the New River and shows the location of an "Old Redoubt Ditch" referring to a fortification of the area that was most likely constructed in the 1830s by Major William Lauderdale during the Second Seminole War.

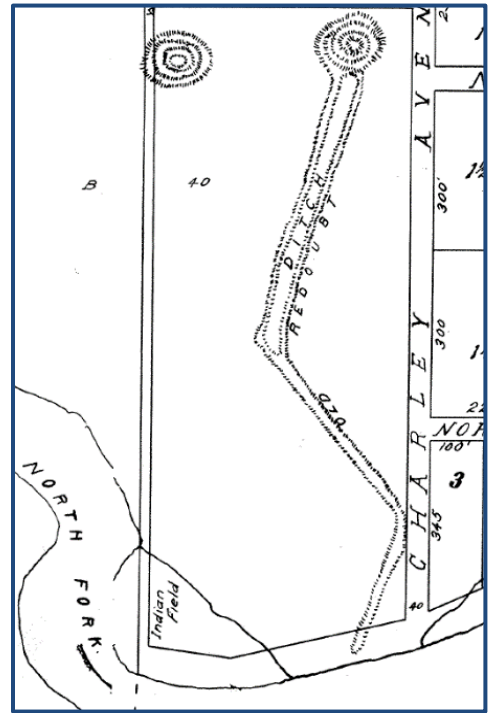


Figure 4: Original Town of Ft Lauderdale Survey⁶

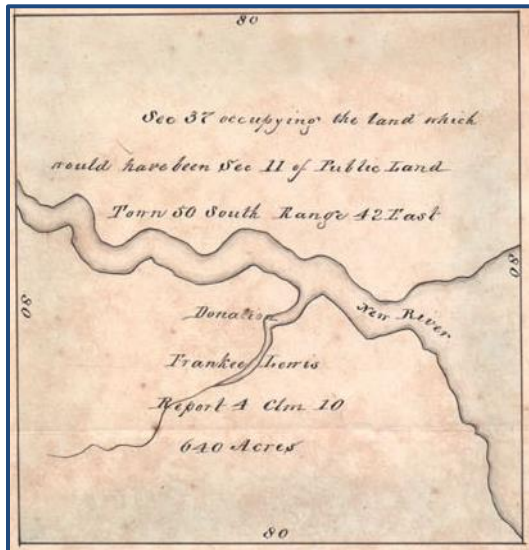


Figure 5: Frankee Lewis Donation⁹

Territorial Florida

The earliest documentation of non-native settlers is in 1788 within the vicinity of the New River. Here there is evidence of two Bahamian families of British decent – the Lewis Family and the Robbins Family. Located closest to the SBHD were the Lewis Family whose plantation was thought to be located on the opposite side of the New River on the south bank – in the vicinity of what is now known as Lewis Landing Park. The Lewis Family's home was located further east. As part of the Donation Act of 1824, Frankee Lewis received full title to 640 acres which encompassed present day Colee Hammock.^{7 8} In 1830, Richard Fitzpatrick of Key West purchased Frankee Lewis' Donation and established a plantation, primarily growing tropical plants. William and Mary Brickell then purchased the land in 1873, and later subdivided the parcels.

⁵ A mound or deposit containing shells, animal bones and other refuse that evidences human occupation.

⁶ Portion of original Town of Fort Lauderdale survey by A.L. Knowlton in 1895.

⁷ Section 11, Township 50 South, Range 42 East.

⁸ Passed when Florida was still a territory, allowed "squatters" who settled the land to be given full title, thus increasing the white presence in a time of hostility with the Native American population.

⁹ https://en.wikipedia.org/wiki/File:Frankee_Lewis_Lands_New_River_FL.PNG. Accessed March 26, 2020.

In 1821, the United States obtained Florida from Spain and in 1825 the first known government survey of what is now Broward County was completed by Colonel James Gadsen. As part of this survey, two other settlers were identified as occupying land in the vicinity of the New River - William Cooley and David Williams. Little is known of David Williams, other than he was a neighbor of William Cooley. He was from Knoxville, Tennessee was married, and at the time had one child.^{10 11} In addition, and not documented as part of the survey, another family – the Rigsby's – were also living nearby. Mary Rigsby, a widow, had one son and two daughters, and lived on the south bank of the New River.

William Cooley, originally from Maryland, was a farmer who primarily ran an arrowroot (aka coontie) starch mill and whose property was located on the north bank of the New River near the present day 7th Avenue/4th Avenue Bridge.^{12 13} Cooley's home "was of cypress logs, sealed and floored, and he had cleared and planted 20 acres in sugar cane, arrowroot, corn, potatoes and pumpkins, had many chickens, 80 hogs and five sheep."¹⁴ Cooley also had several other endeavors including a ship salvager, a wilderness guide, and a justice of the peace.¹⁵



Figure 6: Present day SW 7th Avenue/SW 4th Avenue Bridge (Photos by Trisha Logan)

¹⁰ Stout, Wesley. "The Beachcomber." *Fort Lauderdale News*. Fort Lauderdale, Florida. 12 Aug 1962, Sun. Page 12.

¹¹ Stout, Wesley. "The Beachcomber... Juno's First Resident." *Fort Lauderdale News*. Fort Lauderdale, Florida. 25 Nov 1966, Fri. Page 10

¹² The Coontie plant is native to Florida and its stems were used as food, often times pounded out into a powder, formed into a paste and then dried to be used as a flour-like substance.

¹³ Stout, Wesley. "Cooley Family Massacre Recreated By Columnist." *Fort Lauderdale News*. Fort Lauderdale, Florida. 19 Dec 1971. Page 135.

¹⁴ Ibid.

¹⁵ Dillon, Jr., Rodney E. "Legend's of Early Broward." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 10, No. 1-2 (1987).

The Seminole Wars

On January 6, 1836, Seminole Indians attacked William Cooley's family, killing his wife, three children, and the children's tutor – Joseph Flinton.¹⁶ Cooley was not at home at the time as he was salvaging a Spanish shipwreck, the "Gil Blas", in Indian Key. Following the massacre of his family, Cooley became a temporary keeper at the Cape Florida Lighthouse (Dade County) and in March of the same year was named Justice of the Peace and Auctioneer (for shipwrecks) for then Dade County.¹⁷ Dade County was named for Major Francis Dade who fought and was killed in the Second Seminole War. In 1997 voters renamed the county "Miami-Dade" so as to acknowledge the prominence of the City of Miami.



Figure 7: An early depiction of the Cooley Family massacre reflecting the animus between the settlers and the Native Americans at the time¹⁸

Figure 8: Cooley Massacre Plaque at Cooley's Landing Marina located at the North Bank of the New River, to the north of the SW 7th Avenue/SW4th Avenue Bridge (Photo by Trisha Logan)

During the Second Seminole War, Major William Lauderdale of the U.S. Army commanded the Tennessee Volunteers and Battery D., 3d U.S. Artillery and established a fort on the north bank of the New River on March 6, 1838.¹⁹ This fort was located at what is now SW 8th Terrace and Bryan Place in the SBHD. Lauderdale erected fortifications and built "a blockhouse 3-foot square, with a double tier for firing" and later in April "commenced building the pickets of Fort Lauderdale – 60 by 50 feet – Pickets 7 feet long – sunk 1 ½ foot..."²⁰

¹⁶ McGoun, Bill. "A History of Broward County." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 2, No. 3-4 (1978). P. 15-22.

¹⁷ Stout, Wesley. "Cooley Family Massacre Recreated By Columnist." *Fort Lauderdale News*. Fort Lauderdale, Florida. 19 Dec 1971. Page 135.

¹⁸ Dillon, Jr., Rodney E. "Legends of Early Broward." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 10, No. 1-2 (1987).

¹⁹ Welsh, Agnew. "Tabloid Florida History." *The Miami News*. Miami, Florida. May 2, 1922. P. 4.

²⁰ Burghard and Weidling. *Checkered Sunshine*. 1974. P. 5-6.

William Lauderdale, the namesake of Fort Lauderdale, was born in southwestern Virginia and lived in Sumner County, Tennessee where he was known as "one of the great plantation operators of Middle Tennessee and a notable warrior of his day."²¹ He served in the War of 1812, and both the Creek and Seminole Wars. Following his service in the Second Seminole War, Lauderdale died in Baton Rouge on his return from Florida.²²

In 1876, following the Second Seminole War, the first known post war settlers came to Fort Lauderdale. These settlers included Washington Jenkins, the Keeper of the House of Refuge for Shipwrecked Sailors located on Fort Lauderdale Beach (near present day Bonnet House) and John J. Brown, a pig farmer who later was elected to office in Tallahassee, the state's capitol.

Pioneer Settlement

In 1891 the first post office was established in Fort Lauderdale at the House of Refuge, naming Captain William C. Valentine its first postmaster. Valentine was a confederate veteran who was a Civil Engineer and had experience in land surveying. In 1887 while in Hypoluxo (the Seminole word for Lake Worth), Valentine had written to the Commissioner of State Lands in Tallahassee inquiring about lands along the New River.²³

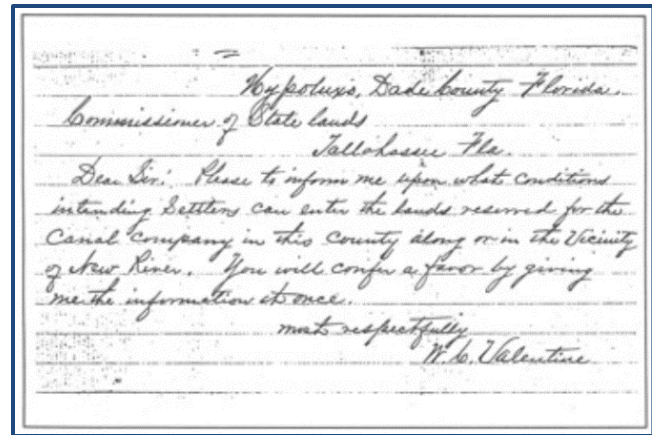


Figure 9: Early Correspondence from W.C. Valentine²⁴

While Valentine was serving as postmaster, mail was delivered between Lake Worth (Palm Beach County) and Lemon City (Miami) on foot by "Barefoot Postmen" who traveled along the coastline and walked in the sand. Oftentimes, the Barefoot Postmen would allow others to walk alongside them (many of them prominent early settlers) for \$5 each as a secure means to travel between Palm Beach and Miami.²⁵ Valentine would establish connections with those traveling along the beach including Mary Brickell. Mary and her husband William ran a trading post in Miami and were an early force in the development of South Florida.

During this same time period several projects were underway or initiated to connect the South Florida region with counties to the north. An early initiative in 1881 involved the Florida Coast Loan Canal and Transportation Company (FCLC&TC) The canal builders connected waterways between St. Augustine and Lake Worth, and would eventually extend farther south through to Biscayne Bay. The canals built by the FCLC&TC have now become the Atlantic Intracoastal Waterway.

²¹ Dillon, Jr., Rodney E. "Legends of Early Broward." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 10, No. 1-2 (1987).

²² Ibid.

²³ Dillon, Jr., Rodney E. and Joe Knetsch. "Forgotten Pioneer: Legacy of Captain William C. Valentine." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 17, No. 1-2 (Winter/Spring 1994). P.39-45.

²⁴ Ibid.

²⁵ Ibid.

Frank Stranahan, a notable figure, moved to Fort Lauderdale in 1892 to operate a ferry crossing and trading post on the New River that intersected with the new Biscayne Bay Stage Line. The Biscayne Bay Stage Line was a shell rock road connecting Hypoluxo Road, just south of Lake Worth, to Lemon City (an early neighborhood north of the City of Miami which was incorporated into the larger City of Miami in 1925). Travels between the two points took two days and Stranahan's trading post became an overnight camp.²⁶ In 1895, a mail carrier coach line, which accommodated passengers, called the "Star Route" ran between the two points on the Biscayne Bay Stage Line. A 1910 newspaper article described this early scene in the development of Fort Lauderdale:

"Fort Lauderdale at that time [1895] was a camp and the houses were made of thick red paper nailed to framing. The camp was used of the lay-over between Lemon City and West Palm Beach, and aside from Frank Stranahan, the postmaster, and the drivers of the coaches, the residents and only people around, were the Seminole Indians."²⁷



Figure 10: Stranahan's Trading Post – Trading with the Seminole Tribe, Circa 1895 ²⁸

The Railroad Arrives

With the extension of the Florida East Coast Railway in 1896, the accommodations for overnight guests included the magnificent Breakers Hotel in Palm Beach and the equally luxurious Royal Palm Hotel in Miami. Both were the creations of industrialist and founder of Standard Oil, Henry Flagler, who turned into real estate developer. Flagler also founded the Florida East Coast Railway. Prior to the extension through Fort Lauderdale, Flagler hired Civil Engineer, Alfred L. Knowlton to survey and plat the Town of Fort Lauderdale. Knowlton provided the names for streets throughout the town that recognized early settlers including Valentine Avenue (present day NE/SE 3rd Avenue) after the first postmaster for Fort Lauderdale, William Valentine. Included in this original plat was the eastern portion of the SBHD with the western boundary line at SW 9th Avenue, that

²⁶ McGoun, Bill. "A History of Broward County." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 2, No. 3-4 (1978). P. 15-22.

²⁷ Brossier, George Duncan. "Fort Lauderdale becomes shipping center for Everglades products." *The Miami News*. Miami, Florida. September 3, 1910. P.9.

²⁸ McIver, Stuart. "Poling to Frank's: A Cultural Exchange." *Fort Lauderdale News*. Fort Lauderdale, Florida. May 13, 1984. P. 490.

was later re-platted as Bryan Subdivision. At this same time, Mary Brickell, who had accumulated parcels of land along the New River and the Miami River in Dade County, gave Flagler “hundreds of acres for resale to future townspeople” as well as the right-of-way in the center of the town to accommodate the new rail line.²⁹

In 1898, Mary Brickell hired William C. Valentine to survey land along the New River.³⁰ During this time, there was a significant number of plats filed in Dade County coinciding with the railroad extension that was underway. A short list of surveyors, including Valentine, were frequently utilized to provide plats – others included A.L. Knowlton, Franklin Sheene, and George O. Butler.³¹ The area that was surveyed for Mary Brickell was “Sub-divisions of Section 9, Township 50 South of Range 42 East.” This area included the remainder of the present day SBHD that was not part of the original Town of Fort Lauderdale. In later maps showing area subdivisions of the SBHD, remaining areas that were yet to be sub-divided were referred to as “Valentine Survey.”

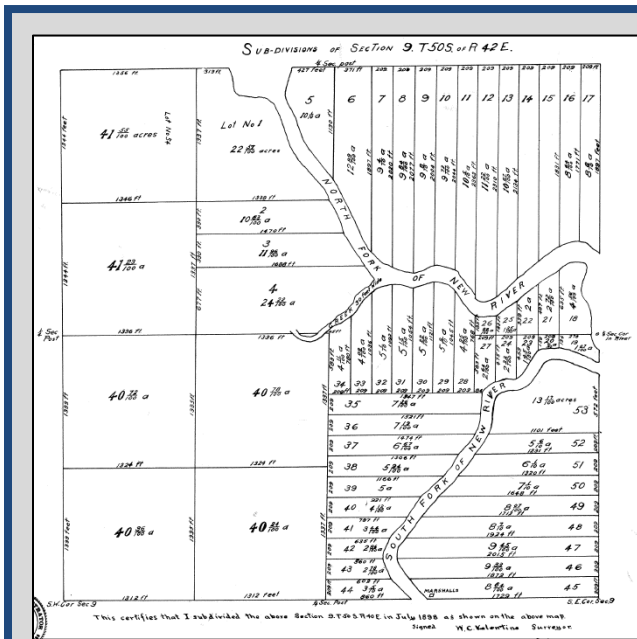


Figure 11: 1898 Valentine Survey³²

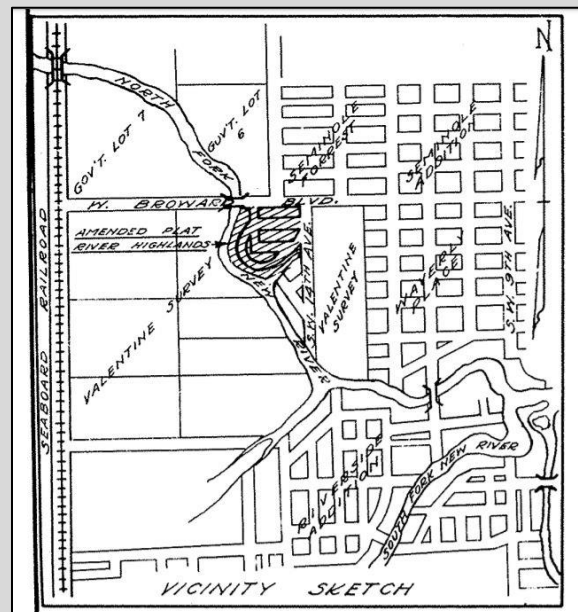


Figure 12: Vicinity Sketch for River Highlands Subdivision

Captain William C. Valentine was also one of the earliest owners of land within the Riverside Park and Sailboat Bend areas. Valentine cleared 15 acres of land within this area for farming purposes (although the exact location is unknown), where he thought to have farmed a tomato crop. Along the New River, farming was plentiful and with the addition of the Florida East Coast (FEC) railway into Fort Lauderdale, it became possible to transport produce out of Fort Lauderdale. The ability to move the crops out of the area, attracted more settlers and farmers to the area.

²⁹ Scott, Patrick. “Early History of Fort Lauderdale,” Fort Lauderdale Historical Society Archives. 2018.
³⁰ Herriott Landers, Helen. “West Side School: 86 Years of Serving Broward County.” *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 29, No. 1 (2009). P. 38-41.
³¹ Dillon, Jr., Rodney E. and Joe Knetsch. “Forgotten Pioneer: Legacy of Captain William C. Valentine.” *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 17, No. 1-2 (Winter/Spring 1994). P.39-45.
³² 1898 William C. Valentine plat of Sub-divisions of Section 9, Township 50 South of Range 42 East.

Valentine was an active community member, serving as the clerk of the election board for District 6, the New River Precinct, for the Dade County Commission.³³ Acting as Justice of the Peace, he also officiated at the first recorded wedding in the Town of Fort Lauderdale, marrying Frank R. Oliver and Eva Bryan. On March 28, 1903, in an unfortunate accident, Valentine fell from his boat and drowned in the New River.³⁴

In 1911, a portion of the area in the "Valentine Survey" was re-subdivided into Waverly Place. Waverly Place is the large cohesive subdivision within the SBHD which was developed by Fort Lauderdale Land and Development Company. The Fort Lauderdale Land and Development Company was "organized in 1910 by Henry R. Brown and James M. Morey of Greenville, Tenn.; Don Farnsworth of Chicago; Cyrus Bradley of Spokane; H.L. March of Knoxville and A.M. Mitchen of Cornelia, Ga."³⁵ As part of their development, lands were re-subdivided from the earlier "Valentine Survey" for smaller lots. The Fort Lauderdale Land and Development Company donated a triangular lot to the City of Fort Lauderdale for use as a park – now called Major William Lauderdale Park.

One of the members of the Fort Lauderdale Land and Development Company, Don Farnsworth, (who was involved with other area developments) constructed several of the first houses in Waverly Place to initiate interest in the new subdivision.

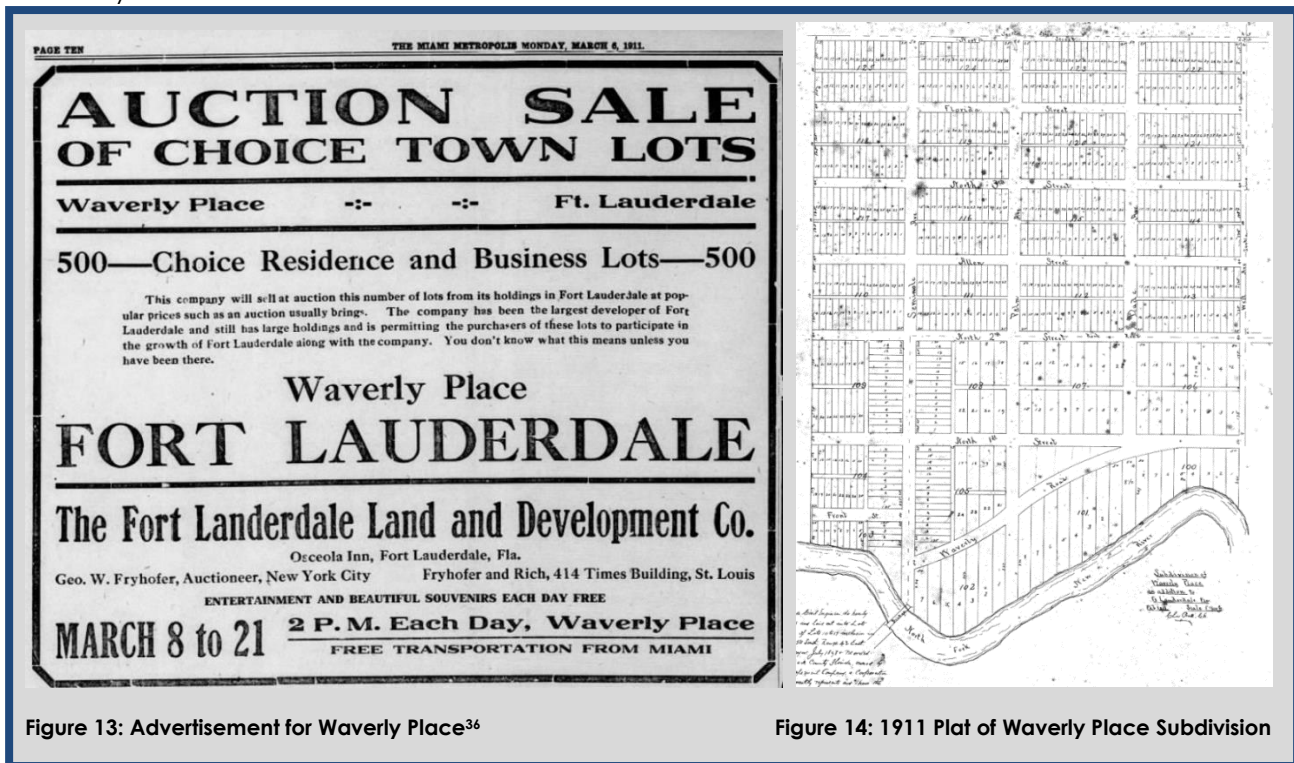


Figure 13: Advertisement for Waverly Place³⁶

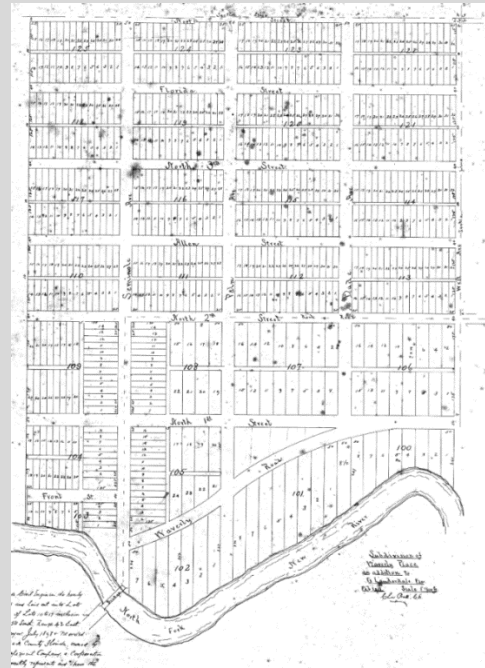


Figure 14: 1911 Plat of Waverly Place Subdivision

³³ Dillon, Jr., Rodney E. and Joe Knetsch. "Forgotten Pioneer: Legacy of Captain William C. Valentine." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 17, No. 1-2 (Winter/Spring 1994). P.39-45.

³⁴ Ibid.

³⁵ Stout, Wesley. "The Beachcomber – Back Where it All Started." *Fort Lauderdale News*. Fort Lauderdale, Florida. 2 Sep 1955. Page 6.

³⁶ "Auction Sale of Choice Town Lots." *The Miami Metropolis*. Miami, Florida. March 6, 1911. Page 10.

Within the SBHD there are two primary plats, Bryan Subdivision in 1910 and Bryan Place in 1911 that were included in the original boundaries of the Town of Fort Lauderdale. The Bryan family were early settlers in the Town of Fort Lauderdale. In 1895, Flagler hired Philomen Nathaniel Bryan, a citrus grower, and his two sons Thomas and Reed to oversee the construction of the Florida East Coast Railway extension. The Bryans were involved with real estate and development in the area, and it can be presumed, (partially due to many of the early land transactions for these properties listing Tom Bryan as the seller), that the Bryan family is connected to these early subdivisions.

Early Residents

Both Bryan subdivisions attracted a number of well-known settlers to the area including Commodore Auylan Harcourt (A.H.) Brook and his sister Lady Clare Alice Fursman who arrived in 1921. Located at 409 SW 9th Avenue, the house of Commodore Brook is two-stories with a clipped gable roof. Immediately next door to his house at 401 SW 9th Avenue is a one-story Mediterranean Revival that was built for Lady Claire Fursman. [Figure 15]



Figure 15: Lady Clare Fursman's House at 401 SW 9th Avenue (Photo by Trisha Logan)

Both Brook and Fursman grew up in Sheffield, England. Prior to leaving England, Brook worked for the Manchester Guardian and studied art under the prominent English art critic John Ruskin. He moved to New York City and was an executive with a large outdoor advertising agency, the Cusack Advertising Agency.³⁷ He is credited with designing and building the first moving illuminated electric sign in 1916 at the age of 50.³⁸ He later formed his own advertising firm – Brook of Brooklyn, Inc. It was in New York that he received his title of Commodore for his service as chief of the Jamaica Bay Yacht Club in Long Island.

Fursman left England in 1899 to work as a nurse in the Boer War in South Africa. Following her service in South Africa, she married and lived in various places in Asia but returned to England as a widow. Stories describe her as adventurous. In looking for a new adventure she moved to New York City to make contact with her brother Auylan whom she had not seen for many years. In 1919, following the turbulent era of World War I, Brook bought a car and drove with Lady Clare to Miami. "As they passed through Fort Lauderdale enroute to Miami, they stopped for gas at the old Swaggerty garage on the New River downtown, and as they waited a fish leaped with a splash of water."³⁹ After visiting Miami and the west coast of Florida, the pair returned to Fort Lauderdale because of the jumping fish they spotted earlier in their trip.

³⁷ Weidling, Philip. "Brook Liked What He Saw – And Stayed." *The Miami Herald*. Miami, Florida. 29 Sep 1963. P. 182.

³⁸ "Commodore Brook Ranks High Among City's Benefactors." *Fort Lauderdale News*. Fort Lauderdale, Florida. 24 Feb 1956. P. 40.

³⁹ Jones, Duane. "A Fish Brought A.H. Brook To Settle in Lauderdale." *The Miami Herald*. Miami, Florida. 23 Feb 1956. P. 28.

Brook became a prominent early citizen in the City of Fort Lauderdale acting in leadership roles and made significant contributions along the way. Continuing his career in advertising, Brook promoted Fort Lauderdale by coining the slogan "Venice of America."⁴⁰ He produced painted advertisements including a billboard located near the tracks of the Florida East Coast Railroad in downtown which read, "Get off and Catch One."⁴¹ [Figure 16]



Figure 16: Commodore Brook and Billboard at the Florida East Coast Railway stop in downtown Fort Lauderdale⁴²

Brook spearheaded other improvements to Fort Lauderdale including the municipal swimming pool and the 10th Street Causeway. He also established Hugh Taylor Birch State Park and Fort Lauderdale's free municipal beach. He served in a number of leadership positions including Chairman of the Florida Inland Navigation Commission; Director and President of the Chamber of Commerce; Chairman of the Planning Board; Chairman of the Board of Adjustment; and the City Publicity Committee. Brook was also known for his purchase of Wyldewood Tropical Nursery in 1920, just south of the current Fort Lauderdale Airport, where the main attraction was a large Banyan tree. His sister ran a tearoom at the nursery with the tree serving as its "centerpiece."

⁴⁰ Bothel, Todd L. *Legendary Locals of Fort Lauderdale*. Arcadia Publishing, Charleston, South Carolina, 2015. P.50.

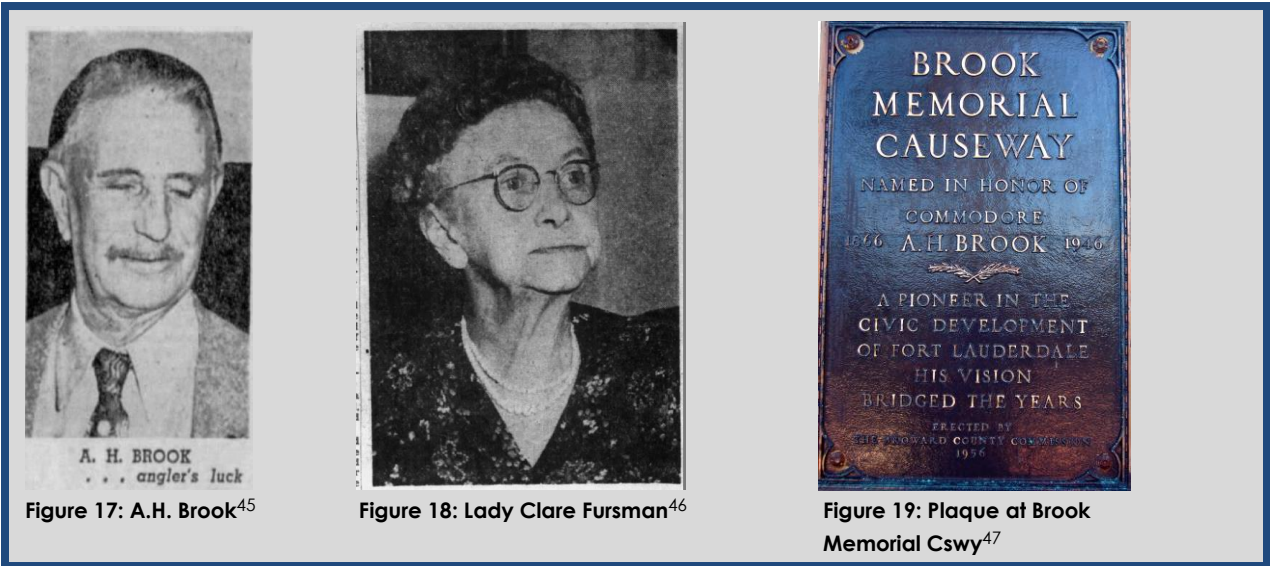
⁴¹ Ibid.

⁴² Ibid.

A 1938 article describes Brook's efforts to construct a marina at the 7th Avenue Bridge, now Cooley's Landing Marina.⁴³ His effort coincides with his yachting hobby and his work as one of the founders of the Lauderdale Yacht Club. Following Brook's death in 1946, the Fort Lauderdale Chamber of Commerce issued a resolution in his memory which stated:

"It is the considered judgment of this board that this city has lost its most universally beloved citizen... that this community owes him a great debt of gratitude... that his genial personality and his invaluable counsel and assistance will be sorely missed by this board... that the press of this community be requested to publish this resolution and that a copy be given to Lady Clare Fursman, sister of our departed member, as evidence of our love and respect for him."⁴⁴

Further honoring his memory, a bridge – the Brook Memorial Causeway (connecting Southeast 17th Street to the Barrier Island) was named for Commodore Brook in 1956. This causeway was later replaced by the bridge that is located there today, completed in 2002.



Other early notable residents residing in the SBHD include:

J.W. Tidball. Mayor of the City of Fort Lauderdale from 1925 through 1927. Prior to becoming Mayor, he was the President of the Fort Lauderdale Chamber of Commerce and his wife was an active member in the Riverside Garden Club (812 SW 4th Place).

William Kolhausen. Pioneer jeweler of Fort Lauderdale with the first jewelry store – the Jewel Box. Kolhausen came to Fort Lauderdale in 1916 from Mobile Alabama. He lived in a home owned by Lady Clare Fursman for 20 years (address unknown).

⁴³ "Chamber Group To Seek More Dockage Space." *Fort Lauderdale News*. Fort Lauderdale, Florida. 03 Nov 1938. P. 1.

⁴⁴ Montayne, Carlton. "Monty Says." *The Miami News*. Miami Florida. 19 May 1946. P. 6.

⁴⁵ Jones, Duane. "A Fish Brought A.H. Brook To Settle in Lauderdale." *The Miami Herald*. Miami, Florida. 23 Feb 1956. P. 28.

⁴⁶ "Commodore Brook Ranks High Among City's Benefactors." *Fort Lauderdale News*. Fort Lauderdale, Florida. 24 Feb 1956. P. 40.

⁴⁷ <https://images.app.goo.gl/7pkFfNXJhGgYcW3j8>. Accessed March 26, 2020.

Carl P. Weilding. Florida House of Representatives for Broward County in the early 1920s and attorney (716 SW 4th Place, house no longer extant).

Mathew Marshall. Early local real estate developer and local farmer noted as being “one of the most extensive growers of fruits and vegetables in then Dade County.”⁴⁸

Development Boom

The creation of all three of these plats in the SBHD – Waverly Place, Bryan Subdivision, and Bryan Place – coincided with the incorporation of the City of Fort Lauderdale in 1911. Prior to its incorporation, the City of Fort Lauderdale was a part of Dade County (now Miami-Dade County). Shortly after the City’s incorporation, Broward County was formed in 1915 and made Fort Lauderdale the county seat. From this early period of development, only six properties remain from the 1910s and fifty-four properties remain from the 1920s. Properties from the 1920s reflect on an era known nationally as “the Boom,” when Americans, now free of the destructive efforts of WWI, enjoyed new consumerism, flappers, jazz, and prosperity.



Figure 20: Harmon Field Monument with West Side School in Background (Photo by Trisha Logan)

As the population grew, the Broward County School District set out to build four schools in the City of Fort Lauderdale, one on each side of the City – North Side, South Side, East Side, and West Side. On the west side, in 1923, a school was constructed in the Waverly Place subdivision cleverly named, West Side School. The building was designed by local architect, John Morris Peterman, the same architect who designed the South Side School. Adjacent to the West Side School was Harmon Field, a two-acre parcel of land that was donated to the City of Fort Lauderdale for uses as a playground by William and Kathleen Harmon. In 1921, Harmon formed the Harmon Foundation to provide funding specifically for playgrounds in smaller communities throughout the United States.

In 1924, a competitive grant was issued for fifty towns to receive two-thousand dollars towards the purchase of a playground. On June 24, 1925, the City of Fort Lauderdale was awarded one of the prizes. To commemorate this award and a relationship between the City and the foundation that extended through the years, a monument, which is a former drinking fountain, was placed in front of the West Side School with a bronze plaque that reads:

“Harmon Field/This Playfield Was Made Ours Through The Assistance Of The Harmon Foundation/1924/Dedicated Forever To The Plays Of Children, The Development Of Youth And The Recreation Of All ‘The Gift Of Land Is The Gift Eternal.’”⁴⁹

⁴⁸ *The Miami News*. Miami, Florida, May 29, 1907. P. 1

⁴⁹ Crawford, William J. “Harmon Field at West Side School: A Forgotten Legacy.” *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 29, No. 1 (2009). P.42-44.

Eventually the Harmon Foundation became a philanthropic organization dedicated to supporting the arts endeavors of African Americans. In 2005, the area surrounding the West Side School was redeveloped into a Planned Unit Development (PUD) called the Village of Sailboat Bend that includes a mixture of townhouses, apartments, and single-family homes. The Sailboat Bend Artists Lofts is built on one portion of this development, in the location of Harmon Field. The Sailboat Bend Artists Lofts is an affordable housing community developed through a partnership between Broward County and ArtSpace, a Minneapolis non-profit organization that specifically provides low cost housing to artists throughout the country.



Figure 21: West Side School in 1923 ⁵⁰

Further west within the SBHD, the River Highlands Subdivision was platted and advertised lots for sale in 1925 by the Guaranty Realty Corporation. One advertisement made references to the area as belonging to the Dodge Estate between 1899 through 1924; however no records could be located to document this claim. Figure 16 advertises “River Highlands: A Fairyland of Fruits and Flowers,” and boasts that Fort Lauderdale is the “World’s Fastest Growing City.” In 2005, several lots in this area were assembled by the City of Fort Lauderdale to create the Sailboat Bend Preserve which is now a Public Park with a kayak launch.

Figure 22: Advertisement for River Highlands⁵¹

⁵⁰ Herriott Landers, Helen. “West Side School: 86 Years of Serving Broward County.” *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 29, No. 1 (2009). P. 38-41.

⁵¹ “River Highlands: A Fairyland of Fruits and Flowers.” *The Miami News*. Miami, Florida. 27 Sep 1925. Page 32.

In 1925, a swing bridge that had been relocated from Andrews Avenue in 1915 was replaced by the current two-lane swing bridge at the SW 11th Avenue river crossing. It was constructed by the Champion Bridge Company and designed by engineers Powell and H.C. Quinn. The new bridge is the only operable metal pony truss swing bridge in the State of Florida.

In 1926, South Florida was hit with a hurricane (later classified as a Class 5) that put a stop to the "boom time" development and caused a property loss that was estimated at eight to ten million dollars. Eight Hundred and sixty-eight homes in Fort Lauderdale were completely destroyed.⁵² This devastation came to South Florida three years prior to the Great Depression, further slowing development for several years to come. Census records show that despite the hardships created by the hurricane and the depression, there was still growth in Fort Lauderdale - the first Federal Census of Fort Lauderdale was taken in 1920 and counted 2,065 inhabitants.⁵³ By 1930 the population totaled 8,666.⁵⁴

In the year following the 1926 hurricane, the West Side Fire Station #3 was constructed in Waverly Place providing another civil service to the early population of the SBHD. Located at 1022 W. Las Olas Boulevard, the fire station was designed by Francis Abreu in the Mediterranean Revival Style and is now used as a fire and safety museum. Following the hurricane and during the Great Depression, development slowed. Within the SBHD, there are 33 properties from the 1930s and as of 1940, the population in the city had increased to 17,996.



Figure 23: Historic Photo of Fire Station #3⁵⁵

Opposite from the West Side Fire Station at 1029 W. Las Olas Boulevard is a former gas station and grocery store. Property records indicate that the structure may have been built in 1949, however a newspaper advertisement shows the property for lease in 1939 as a "Modern Grocery Store and filling station..." The advertisement indicates that the construction was actually earlier. "The one-story masonry vernacular building has a polygonal plan with hipped roof and a cross hip overhang that is supported by one column. It is significant as an important remnant of Pre-World War II commercial history related to increased use of the automobile and tourism to the area."⁵⁶

It is unclear when or how the Sailboat Bend neighborhood officially got its name. A 1945 article describes a new subdivision to be called "Sailboat Bend" on the South bank of the New River. This article states that it [Sailboat Bend] was a "popular title given the curve of the river at the intersection with West Las Olas when a number of large cruising sailboats were moored there in

⁵² Cunningham, Denyse. "The Big Blow: Broward County and the 1926 Hurricane." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 28, No. 1 (2008). P.2-29.

⁵³ Bureau of the Census. Number of Inhabitants, Florida. U.S. Department of Commerce. 1960: 11-9

⁵⁴ Ibid.

⁵⁵ <https://www.fortlauderdale.gov/departments/fire-rescue/about-fire-rescue/fire-and-safety-museum>

⁵⁶ Architectural Resources Survey, Sailboat Bend Historic District, City of Fort Lauderdale, Planning and Zoning Department, May 2009 (Revised September 2010). Compiled by Patricia Garbe-Morillo, Merrillyn Rathbun, Delvis D. Anes, Donald D. Johnson, and Rollin Maycumber.

1941 and 1942.”⁵⁷ In 1942, a column entitled “The Palm Leaf Fan” referenced this location by stating “the crowd of young married people living aboard boats at Sailboat Bend have acquired a pet which comes daily for food – a five-foot alligator, too lazy to forage for himself perhaps, or just a saurian with cultivated tastes.”⁵⁸

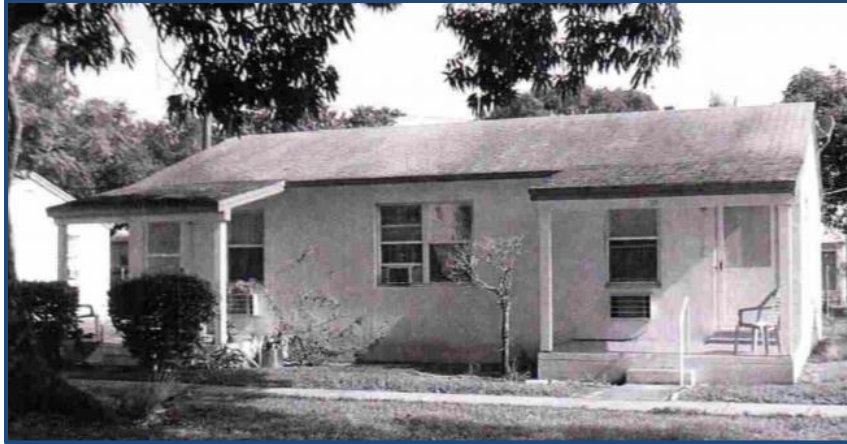


Figure 24: Photo from Florida Master Site File Historic Structure Form for BD4505 (Building Type A)

In 1941, a low-income housing project called Dr. Kennedy Homes fronting Broward Boulevard was constructed. This development included 45 one and two-story structures in four different building types and an administrative building. The project was named for Dr. Thomas Simpson Kennedy, the City of Fort Lauderdale's first doctor.

In February 2011, this property was listed in the National Register of Historic Places, however the majority of the site was demolished later that year to redevelop the low-income housing project. Subsequently the property was removed from the National Register in January 2012. As part of the mitigation for the loss of the original homes, three of the structures from the original Kennedy Homes remained – each representing a different building type. Throughout the 1940s and 1950s residential development continued throughout the area. Within the SBHD, there are 72 properties from the 1940s and 80 properties from the 1950s.

The end of the war produced another unanticipated consequence – a huge population explosion. America's population jumped from 139 Million in 1945 to almost 192 million by 1964.

Like a pig passing through a python, the baby boom generation surged through post-war American life and substantially helped to define the needs and values in each era. In the 1950s the baby boom fueled a huge demand for new homes, home based consumer goods and schools.⁵⁹

When the demand for housing increased almost exponentially, the federal government responded by increasing its investment through the Federal Housing Administration (FHA). The agency insured home mortgages and required relatively small down payments for home loans. First time homeowners fled to new tract developments in the suburbs abandoning the city. Their move led to the impoverishment of inner cities. The government addressed the issue with a program called “Urban Renewal” which led to the decimation of America's downtowns.

⁵⁷ “Zone Change Denied Owner By Plan Unit.” *Fort Lauderdale News*. Fort Lauderdale, Florida. 14 Jul 1945. Page 2.

⁵⁸ “The Palm Leaf Fan.” *Fort Lauderdale News*. Fort Lauderdale, Florida. 30 Sep 1942. Page 5.

⁵⁹ Mark Gelernter, *A History of American Architecture*. (Hanover and London: University Press of New England) 1999. P.262

The FHA created national guidelines and in 1936 published "Planning Small Houses." The guidelines illustrated acceptable floor plans and elevations, suitable for funding. The plans represented the austerity of the designs which eschewed ornament, non-essential places or any other feature that would add to the cost of the housing. The FHA's philosophy was to "provide maximum accommodation within a minimum of means."⁶⁰

As a result of the government's influence as a guarantor of loans, this minimal approach was embraced as a model plan for houses throughout the nation. There are hints of regionalism in the designs, but they are minimal. In architectural parlance, this "stripped down" model became known as "Minimal" and "Minimal Traditional" when there are discernible features of traditional design (e.g. the addition of shutters and strictly symmetrical order of parts, indicative of Colonial Revival styles.)

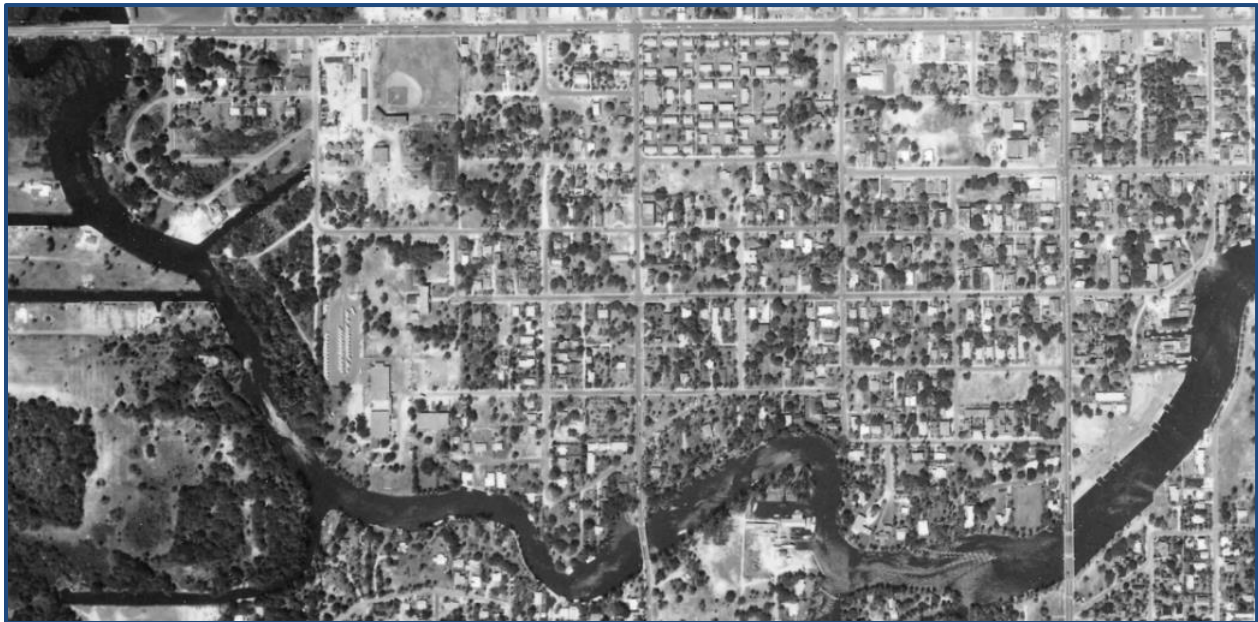


Figure 25: Aerial photograph of Sailboat Bend Historic District in 1957⁶¹

⁶⁰ National Register Bulletin: "Historic Residential Suburbs" National Park Service, National Register of Historic Places, Part 3. "The Design of the Suburban Home" p.11

⁶¹ Aerial photographs of Broward County – Flight 1T (1957). <https://ufdc.ufl.edu/aerials/map> Accessed University of Florida George A. Smathers Library on March 26, 2020.

Designed by noted local architect William F. Bigoney Jr. and John Evans, the City of Fort Lauderdale's Police Station was constructed in 1959 at 1300 W. Broward Boulevard. The police station has evolved over the years to accommodate the growing police force to serve the ever expanding population. Multiple alterations and additions to the original design have impacted its architectural integrity and as a result the structure has lost its significance as a representation of the International Style. An assessment of the integrity of the Police Station has been conducted by City staff and the historic preservation consultant for the Fort Lauderdale Historical Society in March 2018, to provide further information on alterations to the structure and the impact to the architectural integrity of the structure. This assessment is provided as Appendix F.

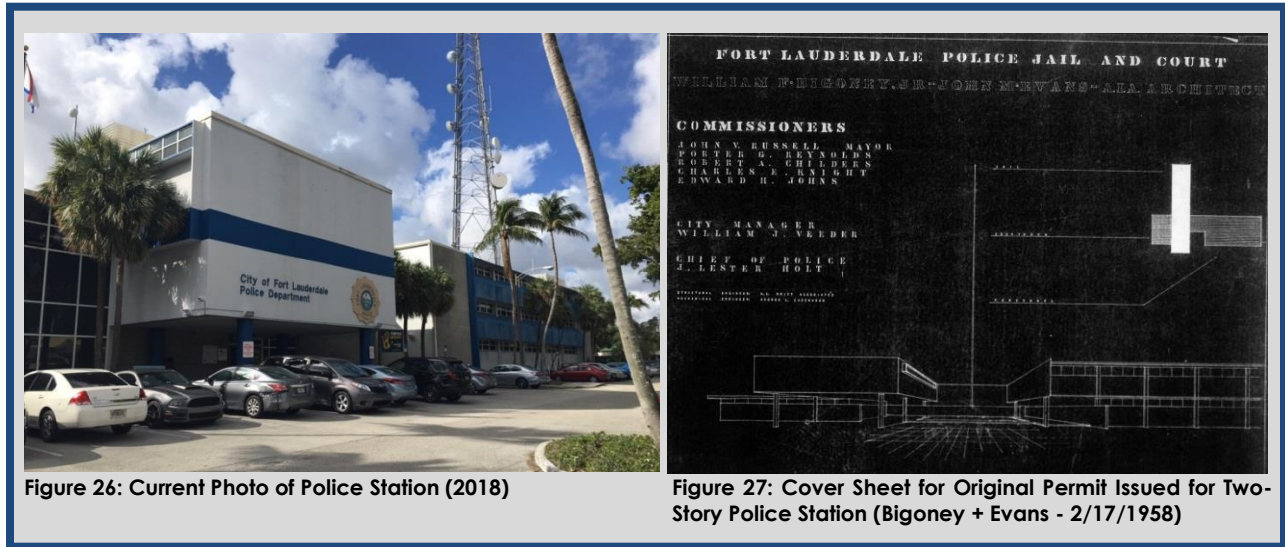


Figure 26: Current Photo of Police Station (2018)

Figure 27: Cover Sheet for Original Permit Issued for Two-Story Police Station (Bigoney + Evans - 2/17/1958)

Along SW 14th Way and the New River, there are three single-family homes that were designed by the same local architect who designed the police station, William Bigoney. One of these homes, located at 215 SW 14th Way, was designed for himself in 1969 and in 1971, the home located at 333 SW 14th Way was designed for then Mayor of Fort Lauderdale, Jim Naugle. Within the Architectural Resource Survey of the SBHD, these residences were identified as non-contributing because they were constructed outside of the identified Periods of Significance. It is suggested that they be studied further and considered as potential individual Historic Landmarks. Bigoney studied architecture at Pratt Institute and Harvard University in the late 1940s and became well known for his modern designs including residences constructed in the sub-tropical modern style.

From 1961 onward, there are 203 properties that have been constructed in the SBHD. These properties account for the non-contributing structures within the SBHD, with few exceptions. Residential properties built between 1960-61 that exhibit architectural characteristics consistent with other properties built within the 1940s through the 1950s are included as contributing. The commercial properties along Broward Boulevard as the Village of Sailboat Bend are deemed non-contributing as they do not relate to the overall historic context.

VII. ARCHITECTURE: A HISTORICAL CONTEXT

Early Residences 1910-1944

Most commonly, early residences within the Sailboat Bend Historic District consist of small wood frame or masonry houses as well as several multi-family apartment buildings. They represent the Frame Vernacular and Masonry Vernacular Styles. Vernacular refers to the common wood frame construction techniques employed by lay or self-taught builders and utilized easily available building materials.

Smaller homes continued to be built before World War I and the western section of the district began to be developed. The house located at 1501 SW 1st Street is an example of the type of one-story masonry vernacular house commonly built during this time period and into the 1950s. Many of them represent a vernacular style, i.e. the use of familiar building forms and techniques and the use of locally sourced materials.

1945-1960

Following WWII Americans enjoyed new freedoms and opportunities. Thousands of soldiers returned to South Florida, many of whom had initially trained here. As a result, there was a great shortage of housing, and a need to build it quickly and economically. The "Baby Boom" population saw an increase from 140 million in 1945 to almost 192 million in 1964.⁶²

In 1934, under the Roosevelt Administration, the Federal government enacted the Federal Housing Act which provided federal loan guarantees for privately funded mortgages. In addition the Federal Government rewarded its Patriots with the passage of the Serviceman's Readjustment Act of 1944, commonly known as the GI bill. With guaranteed loans, and a small earnest amount, veterans could afford to purchase homes.

The 1950s saw an unprecedented prosperity in the lives of Americans. Affordable homes, a national road system and an ever-increasing boom in technology, mass production and jobs led to a streamlined vision of the future. For home design it led to a profusion of ranch style homes--- efficient, built for comfort and family complete with a garage and a patio in the backyard.

The Characteristics of Style and its Evolution within the SBHD

The following lists the architectural designs and types of buildings that are represented within the District:

- Frame and Masonry Vernacular
- Late 19th and Early 20th Century Revivals
 - Colonial Revival
 - Mission Revival
 - Mediterranean Revival (Spanish Colonial)
- Bungalow
- Minimal Traditional
- Ranch
- Modern
 - Art Deco
 - Art Modern
 - Mid-Century Modern

⁶² Mark Gelernter, A History of American Architecture. (Hanover and London: University Press of New England) 1999. P.262

Frame or Masonry Vernacular

By definition, “vernacular” means: the speech of ordinary people spoken in a particular country or region. In architecture it translates to a type of design that is familiar to local builders and a product of its place. Normally vernacular buildings are constructed of locally sourced materials and reflect the specific character and practical considerations of the geographical place in which they were built. For example, in New England roofs are steeply pitched to keep snow off the roofs but in tropical and arid areas of the country flat roofs are both practicable as well as popular.

Sailboat Bend has a considerable number of this type of homes built in the late 30s through the 1940s built of both wood and masonry. Most are one-story in height and feature a low-sloped gable roof.

Late 19th and Early 20th Century Historicist Revivals

Late 19th and early 20th Century Americans relied on their own practical knowledge of building, but also looked to European precedents for an established pedigree and popularity. Nationally distributed magazines, including *Better Homes and Gardens*, *McCalls* and *House and Garden*, published examples of period-revival styles to its growing readership. Many of the designs illustrated were inspired by such popular models as English Tudor Revival, American Colonial, Dutch, French and Spanish styles.⁶³

Colonial Revival

While some one –story homes were built with their form and decoration reminiscent of the Colonial Revival style, two story homes allowed for the classic porch across the façade often supported by full height columns. The style called for an emphasis on the center bay, and a symmetrical balance of the flanking sides. The designs relate to the earlier Georgian and Adam prototypes.⁶⁴

Mission Revival

The regional nature of revival designs is the deciding factor in the nature and design for an “architecture of places.” Mission Revival designs in Florida, greatly popular in the 1920s -1940s, find their precedents in California, where the Mission style recalled the influence of Spanish missionaries in the 18th century, and its later Mexican period. The Panama-Pacific Exposition, held between 1915 and 1917 in San Diego, was a large-scale exhibition of Mission Revival, Pueblo Revival and Spanish Baroque as curated by famed New York architect Bertram Goodhue. The fair, held in celebration of the completion of the Panama Canal, had a great impact on the popularity of the style nationwide, in areas that had similar climate and a Hispanic past. The state of Florida could meet both in climate and history. The characteristics of Mission Revival designs include a flat roof, parapets and a symmetrical arrangement of its parts.

Mediterranean Revival

In Florida, the myth of Ponce de Leon’s search for the Fountain of Youth established the first reference to the Spanish exploration, an inspiration that found its expression in Florida’s architecture. Henry Flagler’s Florida East Coast Railway made its way down the east coast of Florida in the 1890s, and popularized a grand Spanish architecture beginning with the Hotel Ponce de Leon in Saint Augustine, the Royal Poinciana and the Breakers in Palm Beach and the Royal Palm Hotel in Miami.

⁶³ National Register Bulletin: “Historic Residential Suburbs” National Park Service, National Register of Historic Places, Part 3. “The Design of the Suburban Home” p.2

⁶⁴ McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knoff, Inc. New York, New York. 2003. P.321

In more modest residential architecture, the design included flat roofs, parapets that extend beyond the roof lines, surface ornament, loggias, port cochere's and a combination of one and two stories. Homes were generally of masonry construction finished in stucco, and where there were roof slopes, clay barrel tiles were popular.

Bungalow

Bungalow design was influenced by the Prairie School movement in the Midwest, the California Arts and Crafts, and a variety of vernacular housing types. Its basic form is usually one or one and a half stories, with a wide, shallow-roofed porch that extends the width of the house. The bungalow's popularity was increased through its coverage in national magazines like *Ladies Home Journal* and *Bungalow magazine* which disseminated ideas about residential architecture. The bungalow fulfilled a niche as an affordable single-family home during the 1920s and into the 1960s.⁶⁵

Minimal Traditional

The Stock Market Collapse in 1929 and the ensuing Great Depression certainly affected the building industry, but these events also served as a catalyst for new and efficient designs in residential architecture. The federal government played a huge role in making houses affordable for mainstream America. The Federal Housing Administration created in 1934 assured lenders that should the homeowner default on the loan, it was insured by the government which would assume the debt. The FHA published minimal housing standards along with approved plans which greatly dictated the form the home would take. Generally, houses were one story, with a prominent central entrance, a low-sloped gable roof, and a symmetrical arrangements of the remaining mass. Exterior decoration was at a minimum, and if present, might simply be the use of a patterned brick, stone or other material often used in the construction of the home itself. The almost formulaic approach to home design led to building efficiencies like mass production and standardized building methods. There are a substantial number of examples within the SBHD, distinguished by their three-bay approach, with a central entrance and identically designed bays flanking that entrance.⁶⁶

Ranch

It had been a roller coaster as Americans suffered through the Depression and World War II. Following WWII, with Europe decimated and vast areas in rubble, the U.S. took full advantage in producing goods not only for the nation but Europe as well. The expanding industrialized base came with new jobs, and with it new opportunities for returning GIs. Never before could so many Americans find themselves with the means to purchase their own homes.

"In just four years between 1956 and 1960, 11 million new homes were built in the suburbs. Owning one's own single-family detached house on its own plot of land, close to nature and away from the now thoroughly evil cities; this is what many desired and could now possess."⁶⁷

The Ranch style for houses became increasingly popular after WW II as standardized parts were able to be mass-produced and as new building technologies offered expediency in construction. Their simple form originated in California, where once sprawling haciendas punctuated the

⁶⁵ National Register Bulletin: "Historic Residential Suburbs" National Park Service, National Register of Historic Places, Part 3. "The Design of the Suburban Home" p.5

⁶⁶ National Register Bulletin: "Historic Residential Suburbs" National Park Service, National Register of Historic Places, Part 3. "The Design of the Suburban Home" p.15

⁶⁷ Mark Gelernter, *A History of American Architecture*. (Hanover and London: University Press of New England) 1999. P.262

countryside. Haciendas characteristically were built with rooms on the ground floor and wings attached. The design emphasized horizontality, and typically early ranch homes were one-story. Ranch houses in the burgeoning suburbs were set well back from and parallel to the street. With their own plot of land accommodating a backyard, Americans now favored a patio and amenities in the rear rather than porches in the front of the house. Living rooms figured prominently on the interior and extended across much of the front while bedrooms were placed in the rear.

Before, when people lived in crowded cities, mass transportation did not require any personal transport. In the decades after the war, there was a huge demand for automobiles as America took to the road. President Eisenhower's "Interstate Highway Act" of 1956 led to the construction of highways linking many cities across the country, which then led to a new class-- tourists. A new requirement, for a single-car garage, changed the face of the Ranch house. The garage became a prominent feature, either as a bay that was flush with the line of the home, or as a projecting bay appended to the horizontal form of the house itself.

Modern

Art Deco

Art Deco and its similar type called Art Moderne are included in the Modern genre as they were distinctive unto themselves. Art Deco, as a decorative streamlined style, was a favored motif in jewelry, ceramics and interior design for its new "vocabulary" of ornament. In architecture it was expressed in applied ornament such as zigzags and other stylized geometric motifs. Projecting towers and other parts of the building extended over the parapet giving buildings a vertical emphasis.

Art Moderne

Similar in style to Art Deco, surface ornament was replaced by horizontal grooves in walls and often incised lines at the roof line. There are no towers or decorative pieces that break the roof lines. These horizontal grooves and horizontal balustrades create the horizontal emphasis.⁶⁸

Modern

In large part, the term modern is used for buildings favored by architects who paved new ground in American architectural history particularly in the 60s and 70s. These avant-garde prototypes used expanses of glass, asymmetrical composition and was devoid of surface ornament. Simultaneously, in residential construction, there was a resurgence of interest in historical architecture, as details, such as porches with piers or columns recall a Neo-Classical detail.

⁶⁸ McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knoff, Inc. New York, New York. 2003. P.46

The Following Photographs Illustrate the Styles as Represented by Examples in the SBHD

COLONIAL REVIVAL



1017 SW 4th Street

This Colonial Revival building expresses a symmetrical arrangement of its parts, e.g. the focus of the home is on the center bay, further emphasized by the shed roof overhang. The left and right bays are identical, completing the symmetrical arrangement. The second-story gable roof extends forward beyond the roof line, and a centrally placed chimney completes the design.

MEDITERRANEAN REVIVAL

Generally one to two stories, and constructed of concrete block or hollow clay tile with a stucco finish. This style was popular throughout Florida during the Boom of the 1920s and common materials and building features include barrel tile roofs, support brackets, balconies, and arched openings.



401 SW 9th Avenue

MISSION REVIVAL



828 W. Las Olas Boulevard

In Florida, this style gained popularity before the collapse of the land boom in 1926. Elements of the style include a balanced symmetrical façade, a stucco finish, flat roof, and curvilinear shaped parapets.

FRAME VERNACULAR

Vernacular refers to the common wood frame construction techniques employed by local builders utilizing easily available building materials. Typically, structures in this style are one to one and a half stories, clad with wood clapboard or constructed of masonry with a stucco finish. Roof slopes were most commonly gable or hip and feature double-hung windows. The plan shape is often an “L” created by the rectangular mass of the residence and a perpendicular projecting bay.



331 SW 9th Avenue

MASONRY VERNACULAR



1505 SW 1st Street

Again, a vernacular design acknowledges a familiarity with local building traditions and are generally simpler in plan and in exterior embellishments. These residences are typically one and two-story rectangular structures, ranging in size from small single-family residences to larger multi-family apartment buildings. They are constructed of concrete block with a stucco finish.

BUNGALOW

Most commonly Bungalows were one or one and a half stories having a wide shallow roof that overhangs and extends to provide cover for the porch, running the width of the home. The supporting columns of the roof often taper and rest on stone bases evenly spaced across the façade. The bungalow house type was very popular in Florida during the first three decades of the 20th century. Vernacular expressions of the style were widespread due to the availability of popular magazines such as *The Craftsman* and *Bungalow Magazine*.



931 W. Las Olas Boulevard

MINIMAL TRADITIONAL

Homes built during the Depression era and after WWII reveal a very simple plan with little embellishment. The designs reflected the model types that were funded and insured by the newly formed FHA. The homes generally feature the living quarters and kitchen in the front and bedrooms in the rear. Picture windows provide light to the living rooms. Typically, entrances occurred on the side closest to a projecting bay.



716 W Las Olas Boulevard

MID-CENTURY MODERN



1504 Argyle Drive

This style popular from the 1950s to the 1970, reflects the modernity of the time and the avoidance of any historical references. Surface ornament was eliminated in favor of the striking combination of mass.

Architects in the SBHD

The majority of the buildings were constructed by local builders, however there are examples of properties designed by noteworthy architects. A brief biography of those prominent architects (if bibliographic sources were available) is as follows:

Abreu, Francis Luis (1896-1969) was born in his grandparent's estate at Newburgh, New York in 1896. He entered Cornell University College of Architecture in 1916; he left school to join the Navy in WW I. After the war, he returned to the university and graduated in 1921. Following graduation Abreu joined his family at his father's home in Colee Hammock on the New River. He was a "society" architect who received many commissions from his social circle of friends. Abreu's beautiful homes, many of them built along the city's waterways gave the new community a distinctive style.

Approximately forty of Abreu's identified projects remain in the city to this day. One of his smaller homes in the Sailboat Bend District is the Georgian Revival, David E. Oliver House at 231 SW 8th Avenue. The West Side Fire Station at 1022 W. Las Olas Boulevard was designed in the Spanish Eclectic Style and built in 1927. Abreu later moved his practice to Georgia.

Avery, Lester (1891-1973) was born in Montana and graduated from St. John's Academy in British Honduras where he studied architecture. He was a Miami based architect who designed projects in Fort Lauderdale.

Evans, John Worked in William Bigoney's architecture firm. He co-designed the Police Station Building with Bigoney in 1957. Evans worked in the city until 1962. More research is needed since little documentation of his work survives.

Bigoney, William F., Jr. Bigoney received his education and architectural training at the Pratt Institute and Harvard. Bigoney is noted as working in Fort Lauderdale in the city directory of 1952. One of his homes, the Bonnie Heath House built on Fort Lauderdale beach in 1955, was for years an icon of South Florida's mid-century modern design; in 2005 it was gutted and redesigned by owners that destroyed the original of the house. Another of Bigoney's designs, that of a "three level" (e.g., "split level") "solar home" to be built for Mr. H. T. Hollwedel on Pelican Isle, Fort Lauderdale, was featured in the Fort Lauderdale Daily News in 1955. The design for his home in Sailboat Bend (1969) on 14th Way and the New River was the masterpiece of his career in home design. In 1957 he designed the International Style Police Station, also located in the Sailboat Bend Historic District.

Bradley, Paul M., Jr. (1950-2004) Born in Philadelphia, he was educated at the University of Pennsylvania and in 1950 Bradley came to Broward County and set up his architectural practice. His practice included designs for hotels and subdivisions across Florida. Bradley was fascinated by lighthouses and started an organization for their protection. As an artist Bradley achieved national prominence for his lighthouse paintings. The U.S. Post Office even issued a stamp based on a painting of a lighthouse by Mr. Bradley. Bradley passed away in 2014.⁶⁹

Gamble, Clinton M., FAIA graduated from the University of Miami in 1931 and enjoyed a highly successful career as a designer of residential and commercial buildings. Gamble is particularly known for his shopping center designs. In 1953 Gamble principal, of the firm of Gamble, Pownall

⁶⁹ "Paul Bradley, Architect and Lighthouse Architect Dies at At 91." *South Florida Sun Sentinel*. Fort Lauderdale, Florida. 4 February 2014.

and Gilroy, was commissioned to design the “state of the art” shopping center -- Sunrise Mall.⁷⁰ The Mall was built on a tract of land formerly owned by Chicago attorney Hugh Taylor Birch. Working drawings were begun in 1953 and the mall opened on January 20, 1954, Gamble studied shopping mall designs from all over the country before committing to his design. Gamble was praised for his “Modern” designs across Miami-Dade and Broward counties. In 1958 the All Saints Episcopal Church opened to its congregation.⁷¹ This noteworthy Modern work was designed by prolific architect Gamble who was also a member of the congregation. Gamble died in 1994, after he moved to Naples, Florida. Gamble participated in many civic clubs and professional boards.⁷²

Ironmonger, Morton T. received his architectural degree at Cornell University, as did so many other local architects. He was first mentioned as an architect working in Fort Lauderdale in 1942 and last listed in the local telephone directory in 1962. He designed numerous homes in the Colee Hammock North and Beverly Heights neighborhoods and also in Sailboat Bend.

Jahelka, Robert G. (1906-1981) was born in Brooklyn, New York in 1906, graduated with a Bachelors of Arts from Columbia University in 1930 and Columbia University Graduate School of Architecture in 1932. He moved to Fort Lauderdale in 1935 setting up a firm with offices at 701 E. Broward Boulevard. His design for the First Presbyterian Church (1941) was his first church design and he became known for his church designs. He also designed the Education Center on the property in 1957. Other churches included his design for the Church-By-the-Sea on Mayan Drive in southeast Fort Lauderdale. He also designed the Dr. Kennedy Homes in Sailboat Bend for the Fort Lauderdale Housing Authority in 1940-41. He was chairman of Fort Lauderdale’s Housing Codes Committee and also served on the Deerfield Beach Planning and Zoning Board. He designed many smaller projects including the Floridian Restaurant on East Las Olas Boulevard in the Colee Hammock Historic District and residences throughout the city, including Sailboat Bend.

Guy Platt Johnson (May 20, 1888 – June 1958) was born in Tampa, Hillsborough County, Florida. When he was about 12, he is known to have lived for a time with his paternal grandparents in Michigan. He is later noted as working as an “engineering architect” for the “General Baking Co.” in Tampa on his draft registration form in 1917. In 1920 Johnson was living with his wife and son in Cleveland, Ohio, where he is listed as working as a structural engineer. By 1930, he was working as an architect for a rubber mill (Goodyear) in Akron, Ohio. Johnson is first mentioned as working as an architect in Fort Lauderdale in 1938. He is noted as the architect for the Maxwell Hotel in Fort Lauderdale in an article in the Fort Lauderdale Times in 1940. Johnson died in Fort Lauderdale.

Little, Robert Murray was born in Uniontown, Pennsylvania in 1903 and studied architecture at the prestigious Beaux Arts School of architecture in Philadelphia. He moved to Miami in 1925 to work at an architectural firm designing buildings during the Land Boom era. The modern Solomon G. Merrick Building on the University of Miami’s campus was one of his most significant achievements. In 1950, he designed this International style building around the frame of the proposed Mediterranean Revival building that was begun in 1926. He was instrumental in designing the Lowe Art Gallery and the Ring Theater in 1951 with Marion I. Manley. Little had a very practical and economical approach to design and function. His simple designs used bare concrete walls and inexpensive materials. For the University, Little also designed the Eaton Residence College, Varsity

⁷⁰ “How the Most Beautiful Shopping Center Was Built.” *Fort Lauderdale News*. Fort Lauderdale, Florida. 30 January 1955. p.7

⁷¹ All Saints Episcopal Church, Fort Lauderdale. <https://allsaintsfl.org/our-story/>. Accessed May 17, 2020.

⁷² Obituary for Clinton Gamble. *South Florida Sun Sentinel*. Fort Lauderdale, Florida. 12 March 1994. p.14.

Locker Room, School of Music Group, School of Law, Graduate School Dormitory, and Science Building, and renovated the Student Union and Student Health Center. Starting in the mid-1950s, local architect Frank Watson worked with Little on the University's projects.

In 1980, following a lifetime of design, the American Institute of Architects (AIA) awarded him their highest honor—the gold medal.⁷³

O'Neill, John B., AIA O'Neill appears on the local architectural scene in 1950.

Peterman, John M. (1886-1972) was born in Iowa in 1886. Peterman enrolled in the School of Architecture at the University of Colorado and had an apprenticeship with the Chicago architecture firm Graham and Burnham. Once qualified, Peterman specialized in designs for affordable housing in Columbus, Ohio. After ten years in Ohio, the Petermans came to Miami to take advantage of the work to be had in the 1920s housing boom; but, dissatisfied with Miami, they soon moved on the Fort Lauderdale. In 1922, Peterman was commissioned by the Broward County School Board to design the new South Side Elementary School, one of three commissions that Peterman received from the board that year. The second commission was for the West Side School and the third design was for Old Dillard School in the northwest section. The three commissions jump started Peterman's career in Fort Lauderdale. He was the first resident architect to open an office in Fort Lauderdale. Over the next five years, Peterman was the most successful architect of commercial buildings working in Broward County. Among his commissions was the second county courthouse built in 1927. John Peterman retired in 1962.

Stewart, Courtney, Jr. (1879-1964) Stewart graduated from the University of Florida in 1929. He was the youngest and first Florida trained architect in Broward County and opened an office in Fort Lauderdale in 1934. Stewart's early work contains many Mediterranean style buildings. He worked as a draftsman for the City of Fort Lauderdale on maps and drawings for the Schermerhorn 1926-27 City plan. He also has a property listed on the National Register, the Coca Cola Bottling Plant in Ocala, Marion County (identical to the one located in Fort Lauderdale).

Watson and Deutschman, an architectural firm, was responsible for at least one building found on the University of Miami (Coral Gables, Florida) campus, the Ashe Administration Building. Frank Edward Watson, a principal in the firm, worked with architects Robert M. Little and Robert Law Weed earlier in his career. Like Little, Watson studied architecture at the Beaux Art Institute in Philadelphia. Frank Watson had the once-in-a-lifetime opportunity to work with the internationally known architect Louis Kahn. Kahn 's work had a profound effect on architects who interpreted his Modernist designs.. Besides the Ashe Administration Building, a later incarnation of Watson's firm, Watson, Deutschman, and Kruse, designed the Otto G. Richter Library and the Ungar Computing Center on the University of Miami (Coral Gables, campus).

⁷³ University of Miami. <https://www.fop.miami.edu/ref-departments/cpd/historical-resources/campus-architects/index.html>. Accessed May 5, 2020.

VIII. ARCHITECTURAL RESOURCE SURVEY RESULTS

Overview

The 2018-2020 Architectural Resource Survey included over 450 properties that were surveyed and evaluated in order to update the Sailboat Bend Historic District. On the following pages are graphics that provide a summary of the data and an outline of proposed updates to the SBHD ordinance. A detailed summary list and a photo list of all properties that were evaluated as part of this survey as well as their assigned status of either Contributing or Non-Contributing can be found in Appendices B through D. A complete version of the proposed updates to the ordinance can be found in Appendix G.

Criteria for Evaluation

Section IV of this report entitled, "Methodology and Criteria for Evaluation" is an overview of the criteria utilized in evaluating and identifying properties to determine whether or not they should be classified as either Contributing or Non-Contributing. Included in these criteria are these primary aspects:

- Historic Context
- Date of Construction
- Property Type
- Architectural Integrity

Option for Adoption

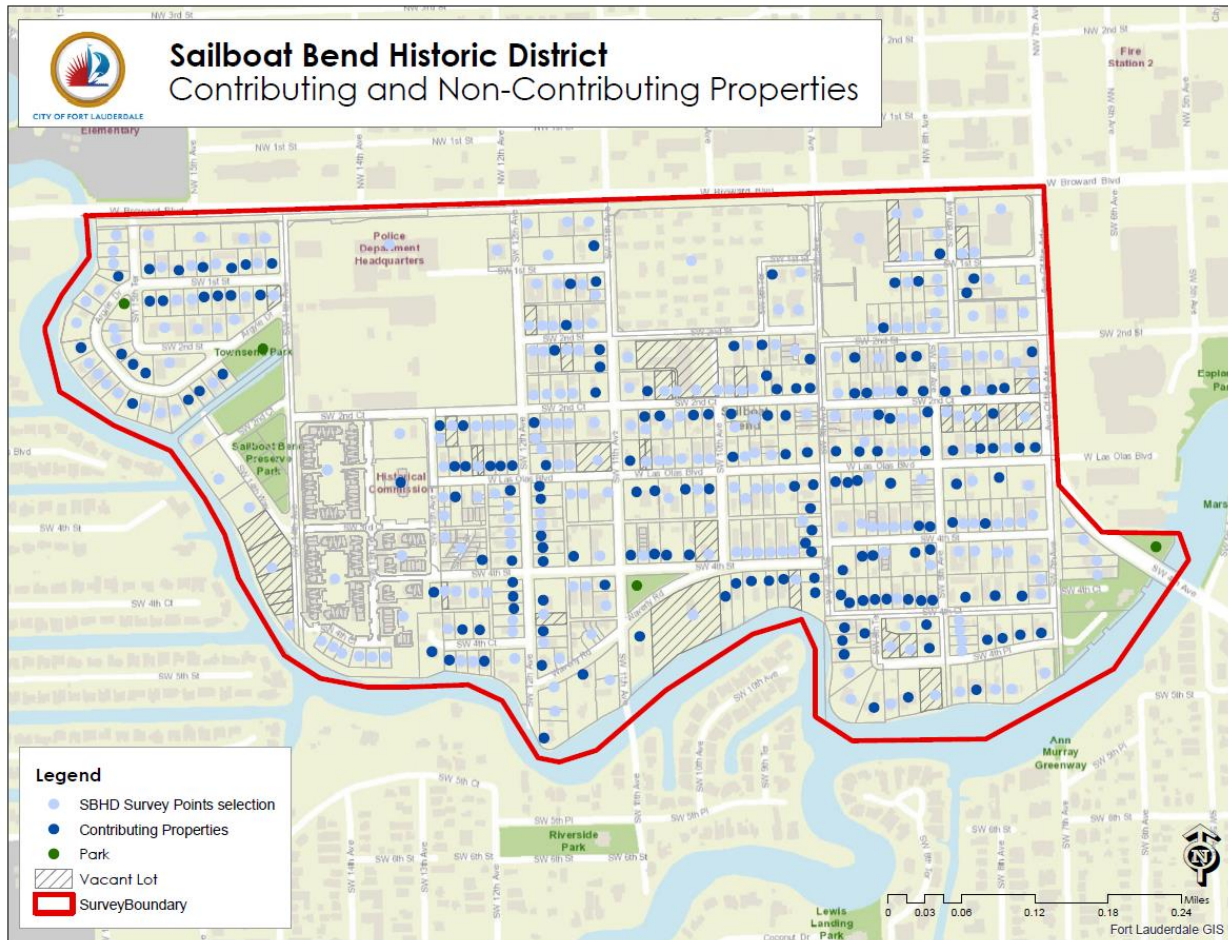
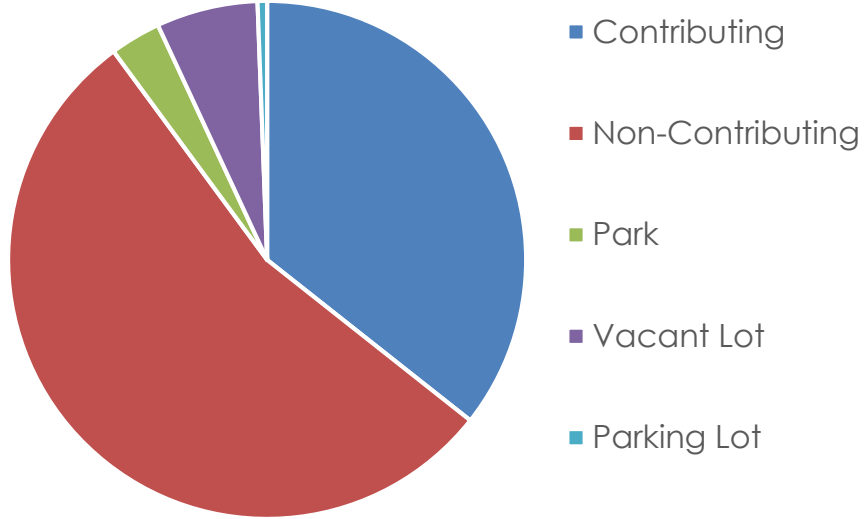
To adopt the findings and proposed changes contained in the *Sailboat Bend Historic District: Architectural Resource Survey Update*, the **Historic Preservation Board (HPB)**, the **Planning and Zoning Board (PZB)**, and the **City Commission** would need to consider a resolution to adopt the proposed "Contributing" and "Non-Contributing" status for each property and an ordinance amending Section 47-16 and 47-17 of the Unified Land Development Regulations (ULDR) to provide updates to SBHD Ordinance.

The process for adoption of these findings would include the following:

1. **Public Comment.** An initial period of public comment to allow for the residents and property owners of the SBHD to review the findings contained within the report.
2. **Historic Preservation Board (HPB).** Following this initial period of public comment, the *Sailboat Bend Historic District: Architectural Resource Survey Update* report along with a proposal for both a resolution to adopt the "Contributing" and "Non-Contributing" statuses and an amendment to the ordinance would first be scheduled for an HPB meeting. The HPB is a quasi-judicial board and acts as a recommending body to the City Commission when considering an amendment to a historic district. This would be a public hearing where public comment would be heard.
3. **Planning and Zoning Board (PZB).** Additionally, this item would be scheduled for a PZB meeting to consider the updated ordinance. Like the HPB, the PZB also acts as a recommending body to the City Commission when considering an amendment to a historic district. This is also a public hearing where public comment would be heard.
4. **City Commission.** Ultimately, this item would be scheduled for a City Commission meeting to consider both the resolution and the amendment to the ordinance. This is also a public hearing where public comment would be heard.

Summary of Survey Data

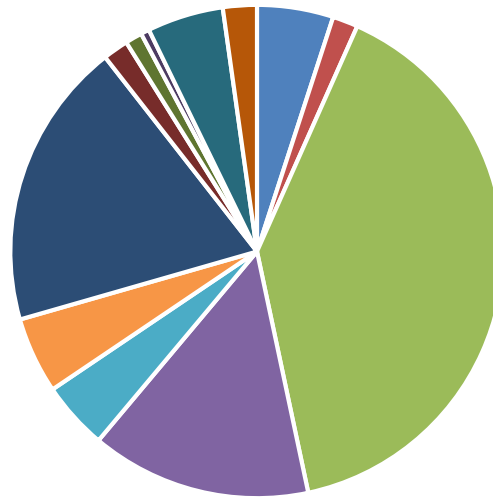
Contributing and Non-Contributing Status



41

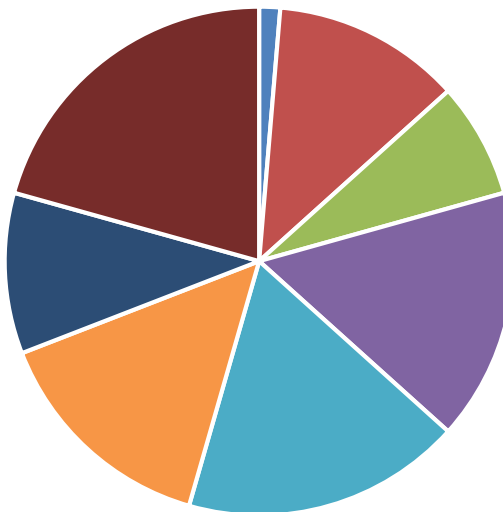
Survey Information of Existing Structures

Architectural Styles of Contributing Structures



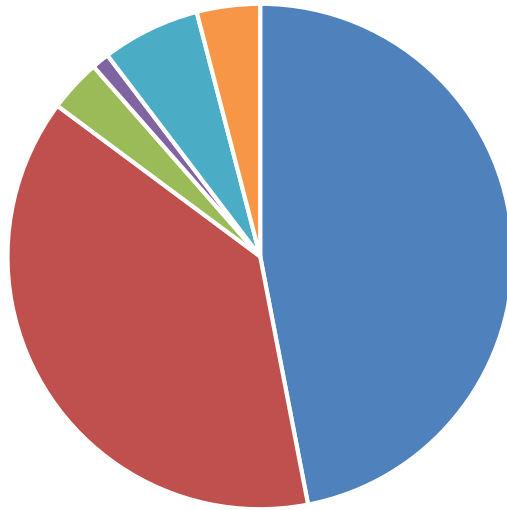
- Bungalow
- Colonial Revival
- Frame Vernacular
- Masonry Vernacular
- Mediterranean Revival
- Mid-Century Modern
- Minimal Traditional
- Mission Revival
- Modern
- Ranch
- Frame Vernacular/Other Style
- Masonry Vernacular/Other Style

Dates of Construction in SBHD



- 1910s
- 1920s
- 1930s
- 1940s
- 1950s
- 1960s
- 1970s
- 1980s to Present

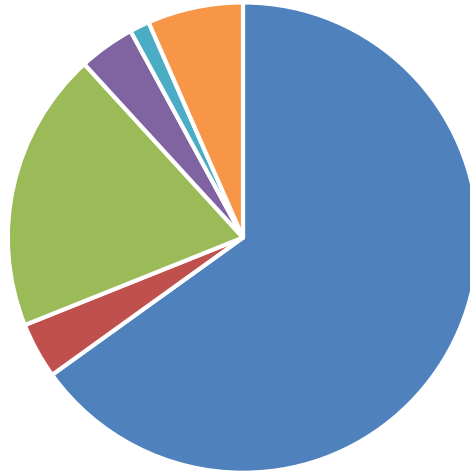
Building Use



- Single-Family
- Multi-Family
- Other
- Park
- Vacant Lot
- Restaurant/Retail/Service Provider

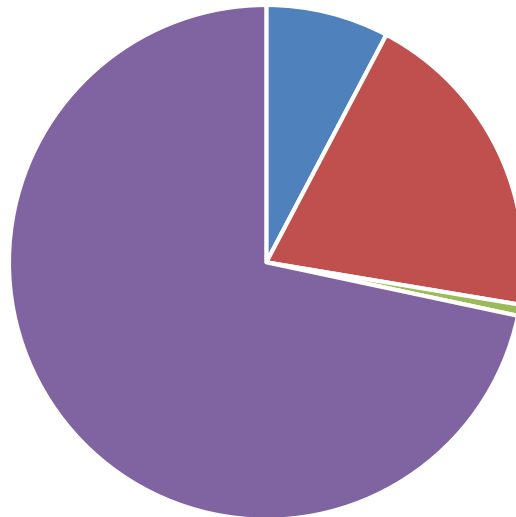
Site Features

Parking



- Single or Double Driveway
- Parking in Front of Structure
- Parking on Side
- Circular Driveway
- Parking Lot
- No Parking (Vacant Lot or Park)

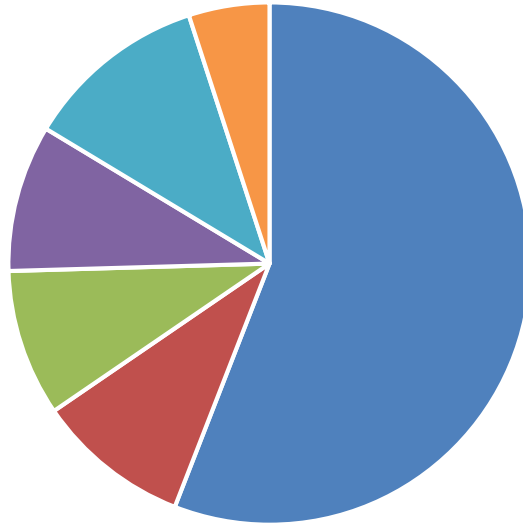
Fence or Wall in Front of Properties



- Picket Fence
- Solid Fence or Wall
- Hedge
- No Fence

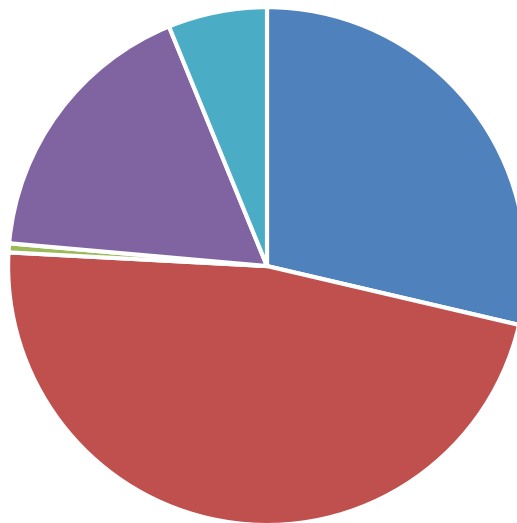
Information on Contributing Structures

Window Types Represented



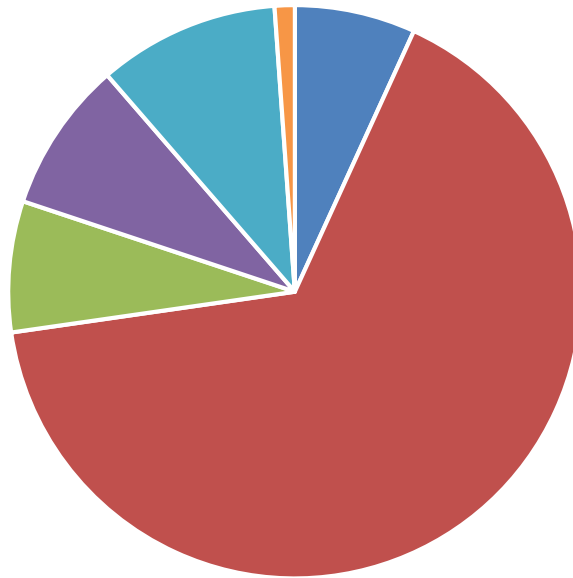
- Single-Hung or Double-Hung
- Casement
- Jalousie
- Awning
- Fixed
- Horizontal Sliders

Exterior Wall Material



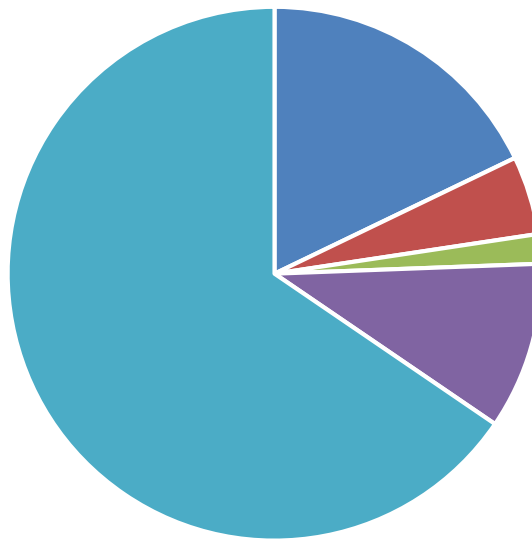
- Wood
- Stucco
- Brick
- Stucco and Wood
- Mixed

Roof Types Represented



■ Flat ■ Gable ■ Gambrel ■ Hip ■ Mix ■ Shed

Roof Materials Represented



■ Standing Seam Metal ■ Membrane ■ Flat Tile
 ■ Barrel Tile ■ Asphalt Shingles

Proposed Ordinance Updates

As a related effort, updates are proposed to the Sailboat Bend Historic District Ordinance, Section 47-17 of the Unified Land Development Regulations (ULDR).

Included as Appendix G are proposed amendments to the Sailboat Bend Historic District Ordinance. Amendments address the following:

- Insert Section 47-17 – “Sailboat Bend Historic District” of the ULDR, into Section 47-16 – Historic Preservation Districts of the ULDR; rename section “Historic Districts”; and
- Align updated Section 47-16 – “Historic Districts” of the ULDR with recent updates to the Section 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness of the ULDR; and
- Combine sections applicable to all historic districts including definitions; applicability; Yards, lot coverage, and open space; and sign regulations; and
- Remove “15-Day Administrative Approval” process language from SBHD section and placement into Section 47-24.11.E. of the ULDR to align with all other processes for administrative approval.
- Remove material and design guidelines from the SBHD section; and
- Insert new section for “Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD” which identifies treatments to contributing and non-contributing properties as well as commercial properties; and
- Insert new section for “Site Design Standards” that are applicable to all properties within the boundaries of the historic district including standards for placement and materials for fencing, as well as for paving and driveways.

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X. LIST OF FIGURES

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Sheridan, Terry. "Sailboat Bend Fort Lauderdale Birthplace Reborn." *The Miami Herald*. Miami, Florida. January 13, 1991. Section J, Page 1.

Figure 2: Current Sailboat Bend Historic District Boundary

Figure 3: Map of Architectural Resource Survey Area (map to be replaced)

Figure 4: Original Town of Ft Lauderdale Survey

Portion of original Town of Fort Lauderdale survey by A.L. Knowlton in 1895

Figure 5: Frankee Lewis Donation

https://en.wikipedia.org/wiki/File:Frankee_Lewis_Lands_New_River_FL.PNG. Accessed March 26, 2020.

Figure 6: Present day SW 7th Avenue/SW 4th Avenue Bridge (Photo by Trisha Logan)

Figure 7: An early depiction of the Cooley Family massacre reflecting the animus between the settlers and the Native Americans at the time Dillon, Jr., Rodney E. "Legends of Early Broward." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 10, No. 1-2 (1987).

Figure 8: Cooley Massacre Plaque at Cooley's Landing Marina located at the North Bank of the New River, to the north of the SW 7th Avenue/SW 4th Avenue Bridge (Photo by Trisha Logan)

Figure 9: Early Correspondence from W.C. Valentine Dillon, Jr., Rodney E. and Joe Knetsch. "Forgotten Pioneer: Legacy of Captain William C. Valentine." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 17, No. 1-2 (Winter/Spring 1994). P.39-45.

Figure 10: Stranahan's Trading Post – Trading with the Seminole Tribe, Circa 1895 McIver, Stuart. "Poling to Frank's: A Cultural Exchange." *Fort Lauderdale News*. Fort Lauderdale, Florida. May 13, 1984. P. 490.

Figure 11: 1898 Valentine Survey

1898 William C. Valentine plat of Sub-divisions of Section 9, Township 50 South of Range 42 East.

Figure 12: Vicinity Sketch for River Highlands Subdivision

Figure 13: Advertisement for Waverly Place

"Auction Sale of Choice Town Lots." *The Miami Metropolis*. March 6, 1911. Page 10.

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Figure 16: Commodore Brook and Billboard at the Florida East Coast Railway stop in downtown Fort Lauderdale

Bothel, Todd L. *Legendary Locals of Fort Lauderdale*. Arcadia Publishing. Charleston, South Carolina. 2015. P.50.

Figure 17: A.H. Brook

Jones, Duane. "A Fish Brought A.H. Brook To Settle in Lauderdale." *The Miami Herald*. Miami, Florida. 23 Feb 1956. P. 28.

Figure 18: Lady Clare Fursman

"Commodore Brook Ranks High Among City's Benefactors." *Fort Lauderdale News*. Fort Lauderdale, Florida. 24 Feb 1956. P. 40.

Figure 19: Plaque at Brook Memorial Cswy

<https://images.app.goo.gl/7pkFFnXJhGgYcW3j8>. Accessed March 26, 2020.

Figure 20: Harmon Field Monument with West Side School in Background

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Figure 21: West Side School in 1923

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Figure 22: Advertisement for River Highlands

"River Highlands: A Fairyland of Fruits and Flowers." *The Miami News*. Miami, Florida. 27 Sep 1925. Page 32.

Figure 23: Historic Photo of Fire Station #3 <https://www.fortlauderdale.gov/departments/fire-rescue/about-fire-rescue/fire-and-safety-museum>

Figure 24: Photo from Florida Master Site File Historic Structure Form for BD4505 (Building Type A)

Figure 25: Aerial photograph of Sailboat Bend Historic District in 1957

[Aerial photographs of Broward County - Flight 1T \(1957\). https://ufdc.ufl.edu/aerials/map](https://ufdc.ufl.edu/aerials/map) Accessed University of Florida George A. Smathers Library on March 26, 2020.

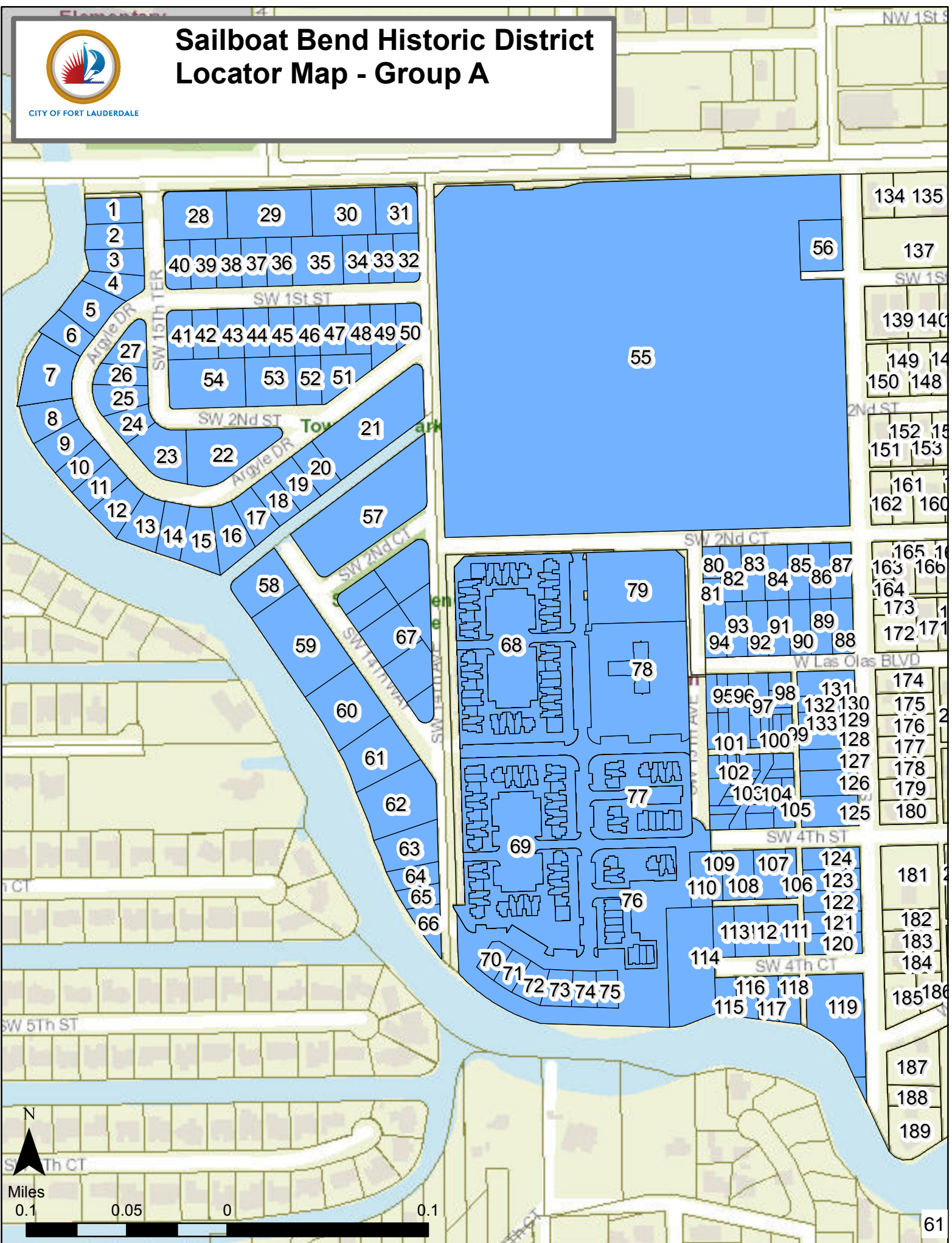
Figure 26: Current Photo of Police Station (2018)

Figure 27: Cover Sheet for Original Permit Issued for Two-Story Police Station (Bigoney + Evans - 2/17/1958)



CITY OF FORT LAUDERDALE

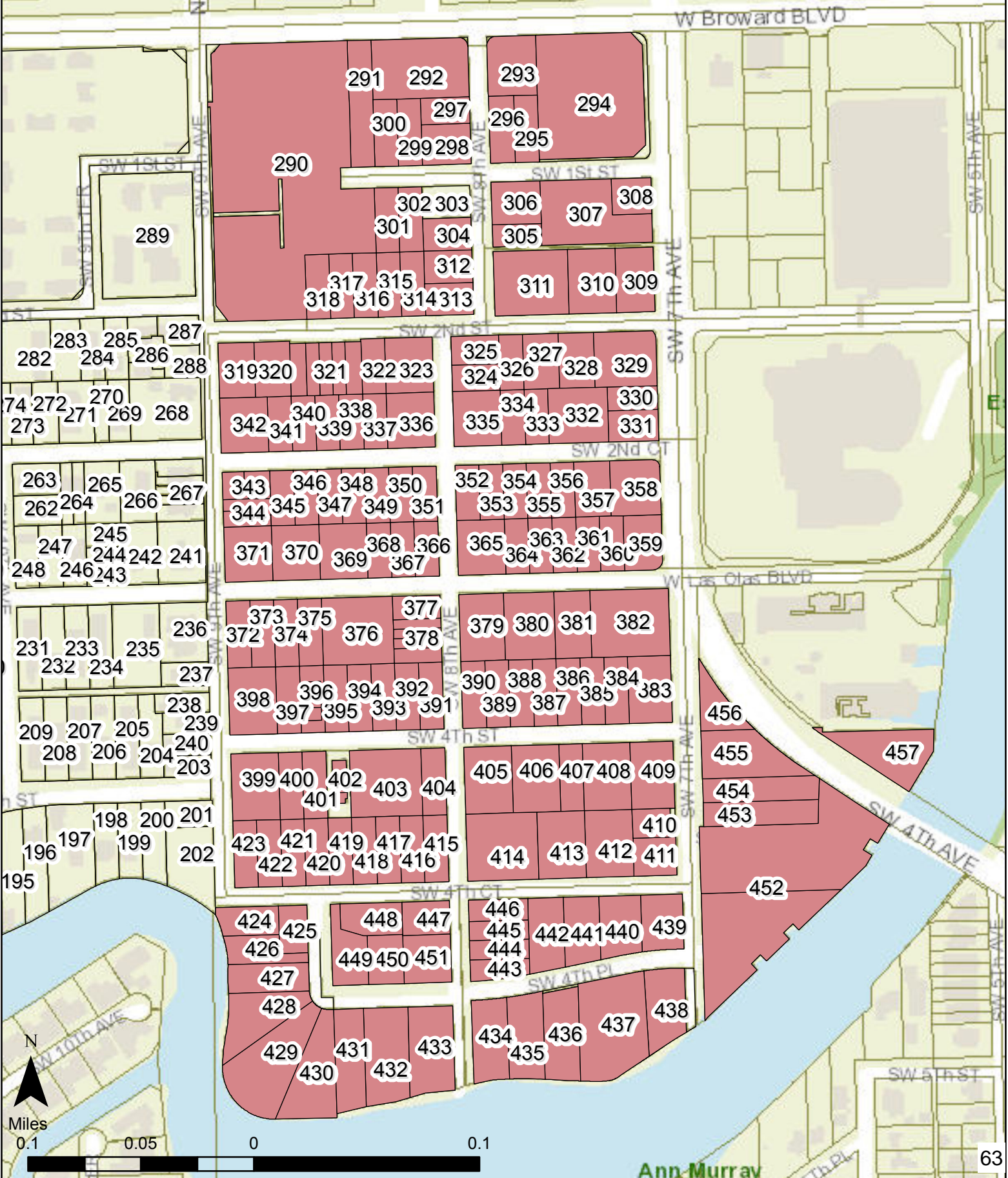
Sailboat Bend Historic District Locator Map - Group A





CITY OF FORT LAUDERDALE

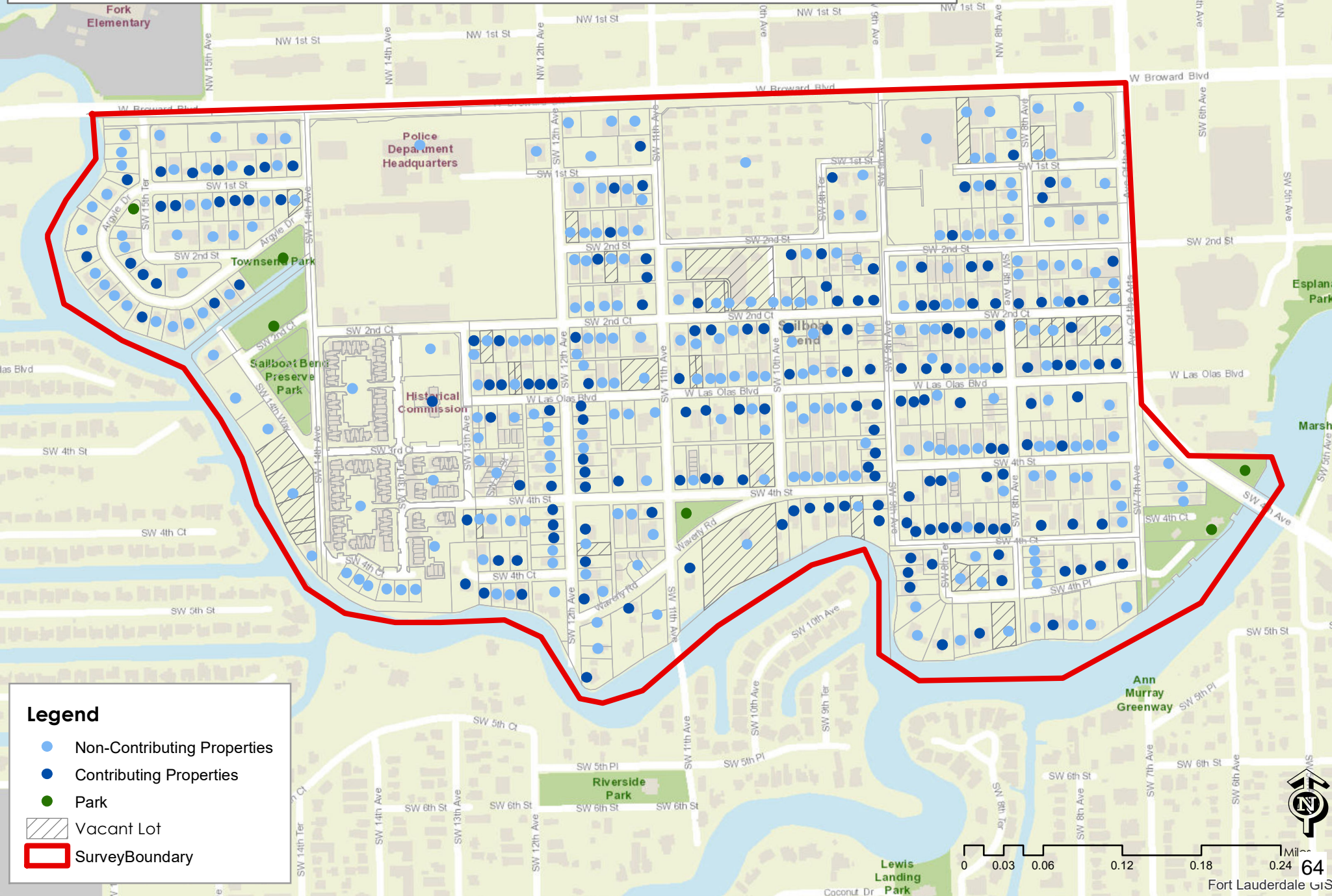
Sailboat Bend Historic District Locator Map - Group C





CITY OF FORT LAUDERDALE

Sailboat Bend Historic District Contributing and Non-Contributing Properties



Legend

- Non-Contributing Properties
- Contributing Properties
- Park
- Vacant Lot
- Survey Boundary

#	Property Address	Proposed Status	Date of Construction	Style	Architect	Folio	Parcel ID	FMSF	Notes
1	1500 W BROWARD BLVD	Non-Contributing	1947	None	Lester Avery (Addition by Paul M. Bradley in 1955)	504209180010	209180010	N/A	Property does not convey historic context for the SBHD
2	1500 W BROWARD BLVD	Parking Lot	0	None	N/A	504209180012	209180012	N/A	None
3	1500 W BROWARD BLVD	Parking Lot	0	None	N/A	504209180020	209180020	N/A	None
4	27 SW 15 TER	Contributing	1959	Minimal Traditional	Unknown	504209180030	209180030	N/A	
5	1560 ARGYLE DR	Non-Contributing	1994	None	Unknown	504209170010	209170010	N/A	Outside Periods of Significance
6	1550 ARGYLE DR #1-2	Non-Contributing	1990	None	Unknown	504209180040	209180040	N/A	Outside Periods of Significance
7	1542-1548 ARGYLE DR	Non-Contributing	2017	None	Unknown	504209AT0000	0209AT0000	N/A	Outside Periods of Significance
8	1540 ARGYLE DR	Contributing	1941	Frame Vernacular	Unknown	504209180060	209180060	BD03415	Altered: Aluminum siding and clamshell awnings
9	1536 ARGYLE DR #1-3	Non-Contributing	1960	None	Engineer James Bousfield	504209180070	209180070	N/A	Altered: New addition and carport; Loss of Integrity
10	1532 ARGYLE DR #1-4	Non-Contributing	1980	None	Robert F. Dickinson	504209180080	209180080	N/A	Outside Periods of Significance
11	1528 ARGYLE DR	Non-Contributing	1969	None	Unknown	504209180090	209180090	N/A	Outside Periods of Significance
12	1524 ARGYLE DR	Non-Contributing	1941	None	Unknown	504209180100	209180100	N/A	Altered: Second story addition; Loss of Integrity
13	1520 ARGYLE DR	Contributing	1958	Mid-Century Modern	George B. Cunningham	504209180110	209180110	N/A	
14	1516 ARGYLE DR	Non-Contributing	1958	None	L. Wolff	504209180120	209180120	N/A	Altered: Garage built in front; Loss of Integrity
15	1512 ARGYLE DR	Non-Contributing	1958	None	George B. Cunningham	504209180130	209180130	N/A	Altered: Garage built in front; Loss of Integrity
16	1508 ARGYLE DR	Non-Contributing	1989	None	Unknown	504209180140	209180140	N/A	Outside Periods of Significance
17	1504 ARGYLE DR	Non-Contributing	1952	Mid-Century Modern	Unknown	504209180150	209180150	BD03416	Altered: Two new additions to front of structure
18	1500 ARGYLE DR	Contributing	1957	Minimal Traditional	John Peterman	504209180160	209180160	N/A	Altered: Carport enclosed
19	1440 ARGYLE DR #1-2	Non-Contributing	1972	None	William C. Presto	504209180170	209180170	N/A	Outside Periods of Significance
20	1420 ARGYLE DR	Contributing	1959	Mid-Century Modern	George B. Cunningham	504209180180	209180180	N/A	
21	SW 14 AVE	Park	0	None	N/A	504209180190	209180190	N/A	None
22	1507 ARGYLE DR	Non-Contributing	1973	None	William Sheldon	504209180242	209180242	N/A	Outside Periods of Significance
23A	1517 ARGYLE DR	Contributing	1941	Frame Vernacular	Unknown	504209180240	209180240	N/A	Structure moved from 101 NE 3rd Street in 1975
23B	1517 ARGYLE DR	Contributing	1941	Frame Vernacular	Unknown	504209180240	209180240	N/A	
24	1533 ARGYLE DR	Contributing	1941	Frame Vernacular	Unknown	504209180231	209180231	N/A	
25	1541 ARGYLE DR #1-2	Non-Contributing	1967	None	William Presto	504209180230	209180230	N/A	Outside Periods of Significance
26	109 SW 15 TER #1-3	Non-Contributing	1971	None	E.N. Powell	504209180220	209180220	N/A	Outside Periods of Significance
27	103 SW 15 TER	Park	0	None	N/A	504209180210	209180210	N/A	None
28	1490 W BROWARD BLVD	Non-Contributing	1973	None	Lester Avery	504209180250	209180250	N/A	Outside Periods of Significance
29	1450 W BROWARD BLVD	Non-Contributing	2003	None	N/A	504209180260	209180260	N/A	Outside Periods of Significance
30	1430 W BROWARD BLVD	Non-Contributing	1974	None	G. Palmer Rice	504209180261	209180261	N/A	Outside Periods of Significance
31	1424 W BROWARD BLVD	Non-Contributing	1954	None	N/A	504209170180	209170180	N/A	Property does not convey historic context for the SBHD
32	1401 SW 1 ST	Contributing	1941	Minimal Traditional	Unknown	504209180270	209180270	N/A	Locally Designated Historic Landmark
33	1405 SW 1 ST #1-3	Non-Contributing	1970	None	E.N. Powell	504209180280	209180280	N/A	Outside Periods of Significance
34	1409 SW 1 ST	Contributing	1941	Frame Vernacular	Unknown	504209180290	209180290	N/A	
35A	1415 SW 1 ST #1	Contributing	1941	Frame Vernacular	Leroy Morgan	504209180300	209180300	N/A	
35B	1415 SW 1 ST #2-8	Non-Contributing	1973	None	Unknown	504209180300	209180300	N/A	Outside Periods of Significance
36	1421 SW 1 ST	Contributing	1941	Minimal Traditional	Unknown	504209180310	209180310	N/A	Altered: Carport enclosed in 1959
37	1501 SW 1 ST	Non-Contributing	1947	None	Unknown	504209180320	209180320	N/A	Altered: Front façade modified; Loss of Integrity
38	1505 SW 1 ST	Contributing	1941	Masonry Vernacular	Unknown	504209180330	209180330	N/A	Altered: Carport enclosed in 1951
39	1509 SW 1 ST #1-4	Non-Contributing	1983	None	Unknown	504209180331	209180331	N/A	Outside Periods of Significance
40	1515 SW 1 ST	Contributing	1940	Frame Vernacular	Unknown	504209180340	209180340	N/A	Altered: Partial enclosure of carport in 1968
41	1514 SW 1 ST	Contributing	1940	Minimal Traditional	Unknown	504209180350	209180350	N/A	Altered: Enclosure of carport
42	1510 SW 1 ST	Contributing	1941	Frame Vernacular	Unknown	504209180360	209180360	N/A	
43	1504 SW 1 ST #1-3	Non-Contributing	1981	None	Cedric Start	504209180361	209180361	N/A	Outside Periods of Significance

44	1500 SW 1 ST #1-3	Non-Contributing	1971	None	E.N. Powell	504209180370	209180370	N/A	Outside Periods of Significance
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45	1424 SW 1 ST	Contributing	1941	Frame Vernacular	Unknown	504209180380	209180380	N/A	
46	1420 SW 1 ST	Contributing	1940	Frame Vernacular	Unknown	504209180390	209180390	N/A	
47	1408 SW 1 ST	Contributing	1941	Frame Vernacular	Leroy Morgan	504209180400	209180400	N/A	
48	1406 SW 1 ST #1-2	Non-Contributing	1970	None	Unknown	504209180410	209180410	N/A	Outside Periods of Significance
49	1404 SW 1 ST	Contributing	1941	Frame Vernacular	Unknown	504209180420	209180420	N/A	
50	SW 1 ST	Vacant Lot	0	N/A	N/A	504209180430	209180430	N/A	None
51	1411 SW 2 ST #1-8	Non-Contributing	1972	None	Frank Rowland	504209180431	209180431	N/A	Outside Periods of Significance
52	1417 SW 2 ST #1-8	Non-Contributing	1972	None	Frank Rowland	504209180434	209180434	N/A	Outside Periods of Significance
53	1423 SW 2 ST	Non-Contributing	1972	None	Frank Rowland	504209180432	209180432	N/A	Outside Periods of Significance
54	1505 SW 2 ST	Non-Contributing	1973	None	M.R. Burggraf	504209180440	209180440	N/A	Outside Periods of Significance
55	1300 W BROWARD BLVD	Non-Contributing	1959	International (original construction)	William F. Bigoney	504209010070	209010070	BD04550	Multiple alterations and additions; Loss of Integrity
56	1201 SW 1 ST #1-8	Non-Contributing	1973	None	Unknown	504209092510	209092510	N/A	Outside Periods of Significance
57	1401 SW 2 CT	Park	0	N/A	N/A	504209170130	209170130	N/A	None
58	215 SW 14 WAY	Non-Contributing	1969	None	William Bigoney	504209170020	209170020	BD04551	Outside Periods of Significance; Potential Individual Designation
59	301 SW 14 WAY	Non-Contributing	1971	None	William Bigoney	504209170050	209170050	N/A	Outside Periods of Significance; Potential Individual Designation
60	333 SW 14 WAY	Non-Contributing	1989	None	Unknown	504209170060	209170060	N/A	Outside Periods of Significance
61	SW 14 WAY	Vacant Lot	0	N/A	N/A	504209170070	209170070	N/A	None
62	401 SW 14 AVE	Vacant Lot	0	N/A	N/A	504209170080	209170080	N/A	None
63	411 SW 14 AVE	Park	0	N/A	N/A	504209170090	209170090	N/A	None
64	417 SW 14 AVE	Park	0	N/A	N/A	504209170100	209170100	N/A	None
65	421 SW 14 AVE	Park	0	N/A	N/A	504209170110	209170110	N/A	None
66	425 SW 14 AVE	Non-Contributing	1978	None	William Bigoney	504209170120	209170120	N/A	Outside Periods of Significance; Potential Individual Designation
67	300 SW 14 WAY	Park	0	N/A	N/A	504209170153	209170153	N/A	None
67	SW 2 CT	Park	0	N/A	N/A	504209170150	209170150	N/A	None
67	240 SW 14 WAY	Park	0	N/A	N/A	504209170152	209170152	N/A	None
67	SW 14 AVE	Park	0	N/A	N/A	504209170160	209170160	N/A	None
67	SW 14 AVE	Park	0	N/A	N/A	504209170161	209170161	N/A	None
67	SW 2 CT	Park	0	N/A	N/A	504209170162	209170162	N/A	None
68	Village of Sailboat Bend	Non-Contributing	2006	None	Unknown	Multiple	Multiple	N/A	Outside Periods of Significance
69	Village of Sailboat Bend	Non-Contributing	2006	None	Unknown	Multiple	Multiple	N/A	Outside Periods of Significance
70	1350 SW 4 CT	Non-Contributing	2007	None	None Listed	504209390030	209390030	N/A	Outside Periods of Significance
71	1344 SW 4 CT	Non-Contributing	2007	None	None Listed	504209390040	209390040	N/A	Outside Periods of Significance
72	1338 SW 4 CT	Non-Contributing	2007	None	None Listed	504209390050	209390050	N/A	Outside Periods of Significance
73	1332 SW 4 CT	Non-Contributing	2007	None	None Listed	504209390060	209390060	N/A	Outside Periods of Significance
74	1326 SW 4 CT	Non-Contributing	2007	None	None Listed	504209390070	209390070	N/A	Outside Periods of Significance
75	1320 SW 4 CT	Non-Contributing	2007	None	None Listed	504209390080	209390080	N/A	Outside Periods of Significance
76	Village of Sailboat Bend	Non-Contributing	2006	None	Unknown	Multiple	Multiple	N/A	Outside Periods of Significance
77	Village of Sailboat Bend	Non-Contributing	2006	None	Unknown	Multiple	Multiple	N/A	Outside Periods of Significance
78	301 SW 13 AVE	Contributing	1924	Masonry Vernacular/Mediterranean Revival	Peterman	504209390100	209390100	BD02793	Locally Designated Historic Landmark/ Listed on the National Register of Historic Places
78	300 SW 13 Avenue	Park	0	N/A	N/A	504209390011	209390011	N/A	Locally Designated Historic Landmark/ Listed on the National Register of Historic Places
79	1310 SW 2 CT	Non-Contributing	2008	None	None Listed	504209390090	209390090	N/A	Outside Periods of Significance
80	1224 SW 2 CT	Contributing	1924	Frame Vernacular	Unknown	504209091040	209091040	BD02794	
81	230 SW 13 AVE	Non-Contributing	1948	None	Lester Avery (Tied to 1224 SW 2 St)	504209091030	209091030	N/A	Property contains limited defining features to convey the historic context of the SBHD
82	1220 SW 2 CT	Vacant Lot	0	N/A	N/A	504209091050	209091050	N/A	None
83	1218 SW 2 CT	Contributing	1946	Masonry Vernacular	Unknown	504209091060	209091060	N/A	
84	1212 MIDDLE ST #1-3	Non-Contributing	1940	None	Unknown	504209091070	209091070		Property contains limited defining features to convey the historic context of the SBHD

85	1208 SW 2 CT #1-3	Non-Contributing	1985	None	William Osborne	504209091071	209091071	N/A	Outside Periods of Significance
86	1204 SW 2 CT #1-2	Non-Contributing	1961	None	Unknown	504209091080	209091080	N/A	Property contains limited defining features to convey the historic context of the SBHD
87	225 SW 12 AVE #1-3	Non-Contributing	1967	None	Gene C. Monaco	504209091090	209091090	N/A	Outside Periods of Significance
88	1201 W LAS OLAS BLVD	Contributing	1924	Bungalow	Unknown	504209090950	209090950	BD02789	
89	1205 W LAS OLAS BLVD	Contributing	1924	Frame Vernacular	Unknown	504209090960	209090960	BD02865	
90	1207 W LAS OLAS BLVD #1-3	Contributing	1927	Frame Vernacular	Unknown	504209090970	209090970	BD02866	
91	1213 W LAS OLAS BLVD	Vacant Lot	0	N/A	N/A	504209090980	209090980	BD02791	None
91	1215 W LAS OLAS BLVD	Vacant Lot	0	N/A	N/A	504209090981	209090981	BD02791	None
92	1217 W LAS OLAS BLVD	Contributing	1938	Mediterranean Revival	Courtney Stewart	504209090990	209090990	BD02792	Altered: Porch enclosed
93	1221 W LAS OLAS BLVD	Contributing	1923	Masonry Vernacular	Unknown	504209091000	209091000	BD02867	
94	250 SW 13 AVE #1-4	Non-Contributing	1970	None	Paul Revere Working	504209091010	209091010	N/A	Outside Periods of Significance
95	1226-1228 W LAS OLAS BLVD	Non-Contributing	1999	None	Unknown	504209090928/ 32	209090928/32	N/A	Outside Periods of Significance
96	1222 W LAS OLAS BLVD	Contributing	1952	Minimal Traditional	Guy Platt Johnson	504209090930	209090930	N/A	
97-98	1208-1220 W LAS OLAS BLVD	Non-Contributing	1996	None	Unknown	504209090000	209090000	N/A	Outside Periods of Significance
99-101	1232- 1234 W LAS OLAS BLVD	Non-Contributing	1999	None	Unknown	504209090935	209090935	N/A	Outside Periods of Significance
102	1238 - 1242 W LAS OLAS BLVD	Non-Contributing	1999	None	Unknown	504209090944	209090944	N/A	Outside Periods of Significance
103-104	1207 - 1233 SW 4 ST	Non-Contributing	1999	None	Unknown	504209420090	209420090	N/A	Outside Periods of Significance
105	1205 SW 4 ST	Contributing	1923	Frame Vernacular	Unknown	504209090941	209090941	BD02855	
106	1208 SW 4 ST	Non-Contributing	2006	None	Unknown	504209090260	209090260	N/A	Outside Periods of Significance
107	1212 SW 4 ST	Non-Contributing	1965	None	Unknown	504209090270	209090270	N/A	Outside Periods of Significance
108	1220 SW 4 ST #1-5	Non-Contributing	1969	None	Clark Cogswell	504209090300	209090300	N/A	Outside Periods of Significance
109	SW 4 ST	Vacant Lot	0	N/A	N/A	504209090330	209090330	N/A	None
110	1302 COONTIE CT	Contributing	1940	Masonry Vernacular	Unknown	504209010130	209010130	N/A	
111	1217 SW 4 CT	Contributing	1949	Minimal Traditional	Guy Platt Johnson	504209090370	209090370	N/A	
112	1221 SW 4 CT	Contributing	1954	Minimal Traditional	Lester Avery	504209090350	209090350	N/A	
113	1225 SW 4 CT #1-3	Non-Contributing	1953	None	Unknown	504209090340	209090340	N/A	Property contains limited defining features to convey the historic context of the SBHD
114	1302 COONTIE CT	Contributing	1942	Frame Vernacular	Unknown	504209010110	209010110	BD02846	
115	1224 SW 4 CT	Contributing	1955	Minimal Traditional	George Cunningham	504209090200	209090200	N/A	
116	1220 SW 4 CT	Non-Contributing	1995	None	Unknown	504209090190	209090190	N/A	Outside Periods of Significance
117	1216 SW 4 CT	Non-Contributing	2013	None	Mark Sever	504209090180	209090180	N/A	Outside Periods of Significance
118	1212 SW 4 CT	Contributing	1947	Masonry Vernacular	Guy Platt Johnson	504209090170	209090170	BD03417	
119	433 SW 12 AVE	Non-Contributing	1947	None	Guy Platt Johnson	504209090162	209090162	BD03418	Multiple alterations and additions; Loss of Integrity
119	SW 12 AVE	Vacant Lot	0	N/A	N/A	504209090160	209090160	N/A	None
120	1201 SW 4 CT	Non-Contributing	1963	None	John B O'Neill	504209090210	209090210	N/A	Outside Periods of Significance
121	411 SW 12 AVE	Non-Contributing	2018	None	Unknown	504209092520	209092520	N/A	Outside Periods of Significance
122	407 SW 12 AVE	Contributing	1947	Frame Vernacular	Unknown	504209090230	209090230	N/A	
123	405 SW 12 AVE	Contributing	1938	Frame Vernacular	Theo A. Meyer	504209090240	209090240	N/A	
124	1200 SW 4 ST	Contributing	1939	Frame Vernacular	Unknown	504209090250	209090250	N/A	
125	327 SW 12 AVE	Contributing	1925	Frame Vernacular	None Listed	504209090850	209090850	BD02787	
126	319 SW 12 AVE #1-2	Non-Contributing	1956	None	Paul Bradley	504209090860	209090860	N/A	Property contains limited defining features to convey the historic context of the SBHD
127	315 SW 12 AVE #1-4	Non-Contributing	1960	None	Unknown	504209090870	209090870	BD02788	Addition on front; Loss of Integrity
128	311 SW 12 AVE #1-3	Non-Contributing	1955	None	Victor Larson	504209090880	209090880	N/A	Property contains limited defining features to convey the historic context of the SBHD
129	309 SW 12 AVE	Non-Contributing	2007	None	Unknown	504209090890	209090890	N/A	Outside Periods of Significance
130	307 SW 12 AVE	Non-Contributing	2007	None	Unknown	504209090891	209090891	N/A	Outside Periods of Significance
131	1206 W LAS OLAS BLVD #1	Non-Contributing	2007	None	Unknown	504209090892	209090892	N/A	Outside Periods of Significance
132	1206 W LAS OLAS BLVD #2	Non-Contributing	2007	None	Unknown	504209090893	209090893	N/A	Outside Periods of Significance
133A	1200 W LAS OLAS BLVD	Contributing	1948	Minimal Traditional	Clinton Gamble	504209090900	209090900	N/A	
133B	1200 W LAS OLAS BLVD	Non-Contributing	1952	None	Clinton Gamble	504209090900	209090900	N/A	Property contains limited defining features to convey the historic context of the SBHD

134	1122 W BROWARD BLVD	Non-Contributing	1954	None	None Listed	504209092460	209092460	BD03938	Property does not convey historic context for the SBHD
135	1116 W BROWARD BLVD	Non-Contributing	1959	None	W. Redden	504209092470	209092470	N/A	Property does not convey historic context for the SBHD
136	1100 W BROWARD BLVD	Non-Contributing	1954	None	CLARENCE T. REINHARDT	504209092500	209092500	N/A	Property does not convey historic context for the SBHD
137	1117 SW 1 ST	Non-Contributing	2009	None	Unknown	504209092421	209092421	N/A	Outside Periods of Significance
138	11 SW 11 AVE	Contributing	1925	Frame Vernacular	Unknown	504209092420	209092420	N/A	
139	1122 SW 1 ST	Non-Contributing	1965	None	Unknown	504209092280	209092280	N/A	Outside Periods of Significance
140	1116 SW 1 ST #1-4	Non-Contributing	1969	None	Frederick A. Miller Jr.	504209092290	209092290	N/A	Outside Periods of Significance
141	1110 SW 1 ST	Contributing	1925	Frame Vernacular	Unknown	504209092310	209092310	BD02875	House moved to this location in 1954, minor alterations to front porch
142	1106 SW 1 ST #1-4	Non-Contributing	1968	None	Paul Revere Working	504209092320	209092320	N/A	Outside Periods of Significance
143	101 SW 11 AVE	Contributing	1935	Frame Vernacular	Unknown	504209092330	209092330	N/A	
144	107 SW 11 AVE	Non-Contributing	1956	None	Unknown	504209092331	209092331	N/A	Property contains limited defining features to convey the historic context of the SBHD
145	109 SW 11 AVE	Non-Contributing	1966	None	Unknown	504209092210	209092210	N/A	Outside Periods of Significance
146	1111 SW 2 ST #1-4	Non-Contributing	1969	None	Unknown	504209092230	209092230	N/A	Outside Periods of Significance
147	1115 SW 2 ST	Contributing	1954	Minimal Traditional	Lester Avery	504209092240	209092240	N/A	
148	1117 SW 2 ST #1-2	Non-Contributing	1976	None	Frank J. Rowland	504209092250	209092250	N/A	Outside Periods of Significance
149	1119 SW 2 ST #1-4	Non-Contributing	1969	None	Paul Revere Working	504209092260	209092260	N/A	Outside Periods of Significance
150	1121 SW 2 ST	Vacant Lot	0	N/A	N/A	504209092270	209092270	N/A	None
151	1124 SW 2 ST #1-4	Non-Contributing	1963	None	Courtney Stewart	504209091840	209091840	N/A	Outside Periods of Significance
152	1120 SW 2 ST #1-4	Non-Contributing	1963	None	Courtney Stewart	504209091843	209091843	N/A	Outside Periods of Significance
153	1116 SW 2 ST #1-3	Contributing	1947	Frame Vernacular	Unknown	504209091850	209091850	BD02810	
154	1112 SW 2 ST	Vacant Lot	0	N/A	N/A	504209091860	209091860	N/A	None
155	1110 SW 2 ST	Non-Contributing	1923	None	Unknown	504209091870	209091870	N/A	Multiple alterations; Loss of Integrity
156	201 SW 11 AVE	Contributing	1931	Frame Vernacular	Unknown	504209091890	209091890	N/A	
157	209 SW 11 AVE	Contributing	1937	Masonry Vernacular	Owner	504209091880	209091880	N/A	
158	1101 SW 2 CT	Contributing	1944	Frame Vernacular	Unknown	504209091790	209091790	N/A	
159	1111 SW 2 CT #1-3	Non-Contributing	1968	None	Unknown	504209091800	209091800	BD02871	Outside Periods of Significance
160	1115 SW 2 CT #1-5	Non-Contributing	1974	None	Sam Engel Jr.	504209091810	209091810	N/A	Outside Periods of Significance
161	1121 SW 2 CT	Non-Contributing	2018	None	Unknown	504209091820	209091820	N/A	Outside Periods of Significance
162	1127 SW 2 CT	Non-Contributing	1948	None	Unknown	504209091830	209091830	N/A	This is a religious property that does not derive primary significance from architectural or artistic distinction or historical importance
163	232 SW 12 AVE	Non-Contributing	1924	None	Unknown	504209091171	209091171	BD02869	Addition on front; Loss of Integrity
164	1126 SW 2 CT	Contributing	1948	Minimal Traditional	Unknown	504209091170	209091170	BD02870	
165	1122 SW 2 CT #1-4	Non-Contributing	1971	None	Unknown	504209091180	209091180	BD06050	Outside Periods of Significance
166	1118 SW 2 CT #1-4	Non-Contributing	1969	None	Unknown	504209091190	209091190	N/A	Outside Periods of Significance
167	1114 SW 2 CT	Non-Contributing	1987	None	Unknown	504209091200	209091200	N/A	Outside Periods of Significance
168	251 SW 11 AVE	Non-Contributing	1951	None	Unknown	504209091220	209091220	N/A	This is a religious property that does not derive primary significance from architectural or artistic distinction or historical importance
169	251 SW 11 AVE	Vacant Lot	0	N/A	N/A	504209091220	209091220	N/A	None
170	1115 W LAS OLAS BLVD #1-4	Non-Contributing	1957	None	John Peterman	504209091130	209091130	N/A	Property contains limited defining features to convey the historic context of the SBHD
171	1119 W LAS OLAS BLVD #1-4	Non-Contributing	1969	None	Unknown	504209091140	209091140	N/A	Outside Periods of Significance
172	1123 W LAS OLAS BLVD	Contributing	1931	Frame Vernacular	Unknown	504209091150	209091150	N/A	
173	232 SW 12 AVE	Non-Contributing	1924	None	Unknown	504209091171	209091171	BD02864	Former secondary structure of 1123 W. Las Olas Boulevard; New addition on front façade
174	1118 W LAS OLAS BLVD	Contributing	1937	Frame Vernacular	Unknown	504209090790	209090790	BD02801	
175	304 SW 12 AVE	Contributing	1928	Frame Vernacular	Unknown	504209090780	209090780	BD02785	

176	308 SW 12 AVE #1-4	Non-Contributing	1966	None	Donald R. Mowry	504209090760	209090760	N/A	Outside Periods of Significance
177	312 SW 12 AVE	Non-Contributing	1948	None	Unknown	504209090750	209090750	N/A	Property contains limited defining features to convey the historic context of the SBHD
178	316 SW 12 AVE	Contributing	1951	Masonry Vernacular	Unknown	504209090740	209090740	N/A	
179	320 SW 12 AVE	Contributing	1952	Minimal Traditional	American Plans	504209090730	209090730	N/A	
180	328 SW 12 AVE	Contributing	1921	Frame Vernacular	Unknown	504209090720	209090720	BD02853	
181	404 SW 12 AVE	Contributing	1949	Ranch	None Listed	504209090430	209090430	BD02854	
182	412 SW 12 AVE	Vacant Lot	0	N/A	N/A	504209090420	209090420	N/A	None
183	416 SW 12 AVE	Contributing	1954	Minimal Traditional	Lester Avery	504209090410	209090410	N/A	
184	420 SW 12 AVE	Non-Contributing	1954	None	Lester Avery	504209090400	209090400	N/A	Alterations to front façade; Loss of Integrity
185	1125 WAVERLY RD	Contributing	1947	Masonry Vernacular	Guy Platt Johnson	504209090380	209090380	N/A	
186	1117 WAVERLY RD #1-2	Non-Contributing	1968	None	Paul M Bradley Jr	504209090390	209090390	N/A	Outside Periods of Significance
187	1122 WAVERLY RD	Non-Contributing	1969	None	Unknown	504209090140	209090140	BD02849	Outside Periods of Significance
188	440 SW 12 AVE	Non-Contributing	1958	None	Unknown	504209090151	209090151	N/A	Altered: Addition of second floor; Loss of Integrity
189	444 SW 12 AVE	Contributing	1958	Mid-Century Modern	D.B. MacNeir	504209090150	209090150	N/A	
190	1112 WAVERLY RD	Contributing	1944	Frame Vernacular	Unknown	504209090110	209090110	BD03419	
191	425 SW 11 AVE	Vacant Lot	0	N/A	N/A	504209470030	209470030	N/A	None
191	425 SW 11 AVE	Non-Contributing	1977	None	Manfred Mungaro	504209470010	209470010	N/A	Outside Periods of Significance
192	1101- 1111 WAVERLY RD	Non-Contributing	2009	None	Unknown	504209090451	209090451	N/A	Outside Periods of Significance
193	416 PALM AVE	Contributing	1945	Mediterranean Revival	William M. Baxter	504209090090	209090090	N/A	Altered: Two new additions; original structure still visible
194	1016 WAVERLY RD	Vacant Lot	0	N/A	N/A	504209090080	209090080	N/A	None
195	934 WAVERLY RD	Contributing	1937	Frame Vernacular	Unknown	504209090071	209090071	BD03421	
196	930 TEQUESTA ST	Contributing	1940	Frame Vernacular	Unknown	504209090070	209090070	BD03426	
197	922 TEQUESTA ST	Contributing	1912	Colonial Revival	Unknown	504209090060	209090060	BD00149/B D02782	
198	918 SW 4 ST	Contributing	1917	Masonry Vernacular	Unknown	504209090050	209090050	BD03423	
199	912 SW 4 ST	Contributing	1917	Bungalow	Unknown	504209090040	209090040	BD02847	
200	908 SW 4 ST	Vacant Lot	0	N/A	N/A	504209090030	209090030	N/A	None
201	401 SW 9 AVE #1-2	Contributing	1925	Mediterranean Revival	Unknown	504209090020	209090020	BD00177	Potential Individual Designation
202	409 SW 9 AVE	Contributing	1910	Frame Vernacular	Unknown	504209090010	209090010	BD00172	Potential Individual Designation
203	331 SW 9 AVE	Contributing	1924	Frame Vernacular	Unknown	504209090490	209090490	BD02858	
204	909 SW 4 ST #1-2	Non-Contributing	1938	None	Unknown	504209090530	209090530	N/A	Alterations to front façade; Loss of Integrity
205	915 SW 4 ST #1-7	Non-Contributing	1969	None	Unknown	504209090551	209090551	N/A	Outside Periods of Significance
206	917 SW 4 ST	Non-Contributing	1937	None	Owner	504209090550	209090550	N/A	Multiple additions and alterations; Loss of Integrity
207	921 SW 4 ST #1-7	Non-Contributing	1970	None	Unknown	504209090552	209090552	N/A	Outside Periods of Significance
208	939 SW 4 ST #1-4	Non-Contributing	1967	None	Donald R. Mowry	504209090580	209090580	N/A	Outside Periods of Significance
209	943 SW 4 ST #1-4	Non-Contributing	1967	None	W.C. Presto	504209090600	209090600	N/A	Outside Periods of Significance
210	1001 SW 4 ST	Vacant Lot	0	N/A	N/A	504209090620	209090620	N/A	None
211	1009 SW 4 ST	Contributing	1938	Frame Vernacular	Unknown	504209090630	209090630	BD02851	House moved forward on lot in 2012
212	1017 SW 4 ST	Contributing	1937	Colonial Revival	Unknown	504209090670	209090670	BD02809	Secondary structure moved to site in 1997
213	1023 SW 4 ST	Contributing	1923	Bungalow	Unknown	504209090690	209090690	N/A	
214	1027 TEQUESTA ST #1-5	Non-Contributing	1973	None	R.B. Dickinson	504209BB0040	0209BB0040	N/A	Outside Periods of Significance
215	1031 SW 4 ST	Contributing	1923	Bungalow	Unknown	504209090711	209090711	BD02784	
216	1022 SW 4 ST	Park	0	N/A	N/A	504209090700	209090700	N/A	None
217	411 SW 11 AVE #1-8	Non-Contributing	1965	None	Unknown	504209090441	209090441	N/A	Outside Periods of Significance
218	403 SW 11 AVE	Contributing	1937	Bungalow	Unknown	504209090440	209090440	BD02852	
219	1114 SW 4 ST #1-4	Non-Contributing	1967	None	W.C. Presto	504209090432	209090432	N/A	Outside Periods of Significance
220	1116 SW 4 ST #1-4	Non-Contributing	1967	None	W.C. Presto	504209090431	209090431	N/A	Outside Periods of Significance
221	1111 SW 4 ST	Non-Contributing	1975	None	Saavedra Ponce	504209090830	209090830	N/A	Outside Periods of Significance
222	1115 SW 4 ST #1-7	Contributing	1928	Frame Vernacular	Unknown	504209090840	209090840	N/A	
223	1114 W LAS OLAS BLVD #1-4	Non-Contributing	1959	None	Unknown	504209090800	209090800	N/A	Property contains limited defining features to convey the historic context of the SBHD

224	1110 W LAS OLAS BLVD	Non-Contributing	1958	None	William T. Vaughn	504209090801	209090801	N/A	Property contains limited defining features to convey the historic context of the SBHD
225	307 SW 11 AVE #1-3	Non-Contributing	1958	None	William J. Redden	504209090810	209090810	N/A	Property contains limited defining features to convey the historic context of the SBHD
226	1022 W LAS OLAS BLVD	Contributing	1927	Mediterranean Revival	Francis Abreu	504209090700	209090700	BD02799	Locally Designated Historic Landmark
227A	1012 W LAS OLAS BLVD #1-5	Contributing	1954	Minimal Traditional	Unknown	504209090680	209090680	N/A	Two additional structures on site; One structure in rear not evaluated due to limited visibility.
227B	1012 W LAS OLAS BLVD #1-5	Non-Contributing	1966	None	Unknown	504209090680	209090680	N/A	Outside Periods of Significance
228	1008 W LAS OLAS BLVD	Contributing	1951	Minimal Traditional	Guy Platt Johnson	504209090660	209090660	N/A	
229	1004 W LAS OLAS BLVD #1-3	Non-Contributing	1950	None	Courtney Stewart	504209090650	209090650	N/A	Property contains limited defining features to convey the historic context of the SBHD
230A	1000 W LAS OLAS BLVD #1-3	Contributing	1946	Minimal Traditional	Unknown	504209090640	209090640	N/A	
230B	1000 W LAS OLAS BLVD #1-3	Non-Contributing	1946	None	Unknown	504209090640	209090640	N/A	Property contains limited defining features to convey the historic context of the SBHD
231	300 SW 10 AVE #1-4	Non-Contributing	1952	None	Lester Avery	504209090610	209090610	N/A	Property contains limited defining features to convey the historic context of the SBHD
232	924 W LAS OLAS BLVD #1-4	Non-Contributing	1961	None	Unknown	504209090590	209090590	BD02807	Property contains limited defining features to convey the historic context of the SBHD
233	920 W LAS OLAS BLVD #1-5	Non-Contributing	1978	None	Daniel E. Adache	504209090570	209090570	N/A	Outside Periods of Significance
234	916 W LAS OLAS BLVD #1-6	Non-Contributing	1962	None	Paul M. Bradley Jr.	504209090560	209090560	N/A	Outside Periods of Significance
235A	908 W LAS OLAS BLVD #1-5	Non-Contributing	1937	None	Unknown	504209090540	209090540	N/A	Property contains limited defining features to convey the historic context of the SBHD
235B	908 W LAS OLAS BLVD #1-5	Contributing	1937	Mission Revival	Unknown	504209090540	209090540	BD02805	
236	301 SW 9 AVE #1-4	Contributing	1954	Minimal Traditional	John Peterman	504209090520	209090520	N/A	
237	315 SW 9 AVE	Contributing	1924	Masonry Vernacular	Unknown	504209090510	209090510	N/A	
238	317 SW 9 AVE #1-3	Non-Contributing	1952	None	Unknown	504209090470	209090470	N/A	Multiple alterations; Loss of Integrity
239	321 SW 9 AVE	Contributing	1924	Masonry Vernacular	Unknown	504209090480	209090480	N/A	
240	327 SW 9 AVE	Contributing	1923	Frame Vernacular	Unknown	504209090500	209090500	BD02858	
241	901 W LAS OLAS BLVD	Contributing	1923	Frame Vernacular	Unknown	504209091390	209091390	BD02863	
242	911 W LAS OLAS BLVD #1-2	Contributing	1920	Frame Vernacular	Unknown	504209091400	209091400	BD02806	
243	915 W LAS OLAS BLVD	Non-Contributing	2006	None	Unknown	504209091410	209091410	N/A	Outside Periods of Significance
244	917 W LAS OLAS BLVD	Non-Contributing	2006	None	Unknown	504209091411	209091411	N/A	Outside Periods of Significance
245	919 W LAS OLAS BLVD	Non-Contributing	2006	None	Unknown	504209091412	209091412	N/A	Outside Periods of Significance
246	923 W LAS OLAS BLVD #1-2	Non-Contributing	1972	None	Unknown	504209091430	209091430	N/A	Outside Periods of Significance
247	925 W LAS OLAS BLVD #1-2	Non-Contributing	1955	None	Unknown	504209091431	209091431	N/A	Outside Periods of Significance
248A	931 W LAS OLAS BLVD	Contributing	1925	Bungalow	Unknown	504209091440	209091440	BD00175	Potential Historic Landmark; Secondary structure moved to site in 1998 from 701 SW 1st Street
248B	931 W LAS OLAS BLVD	Contributing	c.1925	Frame Vernacular	Unknown	504209091440	209091440	BD00175	Potential Historic Landmark; Secondary structure moved to site in 1998 from 701 SW 1st Street
249	1001 W LAS OLAS BLVD #1-4	Non-Contributing	1965	None	William Peck	504209091240	209091240	N/A	Outside Periods of Significance
250	1005 W LAS OLAS BLVD #1-4	Non-Contributing	1965	None	William Peck	504209091250	209091250	N/A	Outside Periods of Significance
251	1011 W LAS OLAS BLVD	Non-Contributing	1959	None	Lester Avery	504209091260	209091260	N/A	Altered: Extension of front porch; Loss of Integrity
252	1015 W LAS OLAS BLVD #1-4	Non-Contributing	1962	None	Unknown	504209091280	209091280	N/A	Outside Periods of Significance
253	1021 W LAS OLAS BLVD #1-3	Non-Contributing	1985	None	Unknown	504209091290	209091290	N/A	Outside Periods of Significance
254	1023 W LAS OLAS BLVD	Vacant Lot	0	N/A	N/A	504209091300	209091300	N/A	None
254	1025 W LAS OLAS BLVD	Vacant Lot	0	N/A	N/A	504209091310	209091310	N/A	None
255	1029 W LAS OLAS BLVD	Contributing	1949	Masonry Vernacular	Unknown	504209091320	209091320	BD02800	
256	230 SW 11 AVE #1-5	Non-Contributing	2002	None	Unknown	504209091330	209091330	N/A	Outside Periods of Significance
257A	1022 SW 2 CT #1-4	Contributing	c. 1925	Mission Revival	Unknown	504209091340	209091340	BD02796	
257B	1022 SW 2 CT #1-4	Non-Contributing	1962	None	Unknown	504209091340	209091340	N/A	Outside Periods of Significance
258A	1018 MIDDLE ST #1-4	Contributing	c.1924	Frame Vernacular	Unknown	504209091350	209091350	BD02876	

258B	1018 MIDDLE ST #1-4	Non-Contributing	1954	None	Unknown	504209091350	209091350	N/A	Property contains limited defining features to convey the historic context of the SBHD
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259	1010 SW 2 CT	Non-Contributing	2020	None	Unknown	504209091360	209091360	BD02797	Outside Periods of Significance
260	1006 SW 2 CT #1-3	Contributing	c.1930	Frame Vernacular	Unknown	504209091370	209091370	BD02798	
261	1000 SW 2 CT #1-2	Contributing	1947	Minimal Traditional	Francis L. Rowland	504209091380	209091380	N/A	
262	230 SW 10 AVE #1-2	Non-Contributing	1985	None	Unknown	504209091450	209091450	BD02872	Outside Periods of Significance
263	930 SW 2 CT	Contributing	1924	Frame Vernacular	Unknown	504209091460	209091460	BD02803	
264	920 SW 2 CT	Non-Contributing	2008	None	Unknown	504209091470	209091470	N/A	Outside Periods of Significance
264	922 SW 2 CT	Non-Contributing	2008	None	Unknown	504209091471	209091471		Outside Periods of Significance
265	918 SW 2 CT	Contributing	1947	Masonry Vernacular	Robert M. Little	504209091480	209091480	N/A	
266	908 SW 2 CT #1-3	Contributing	1924	Frame Vernacular/ Craftsman	Unknown	504209091481	209091481	BD02804	
267	221 SW 9 AVE	Non-Contributing	2004	None	Unknown	504209091491	209091491	BD02813	Outside Periods of Significance
267	223 SW 9 AVE	Non-Contributing	2004	None	Unknown	504209091492	209091492	BD02813	Outside Periods of Significance
267	225 SW 9 AVE	Non-Contributing	2004	None	Unknown	504209091493	209091493	BD02813	Outside Periods of Significance
267	227 SW 9 AVE	Non-Contributing	2004	None	Unknown	504209091494	209091494	BD02813	Outside Periods of Significance
267	229 SW 9 AVE	Non-Contributing	2004	None	Unknown	504209091495	209091495	BD02813	Outside Periods of Significance
268A	213 SW 9 AVE	Contributing	1927	Frame Vernacular	Unknown	504209091500	209091500	BD02814	
268B	213 SW 9 AVE	Contributing	1927	Frame Vernacular	Unknown	504209091500	209091500	BD02814	
269	915 SW 2 CT	Contributing	1944	Frame Vernacular/ Bungalow	Unknown	504209091510	209091510	BD02815	
270	917 SW 2 CT	Contributing	1944	Frame Vernacular	Unknown	504209091520	209091520	BD02816	
271	919 SW 2 CT #1-4	Non-Contributing	1973	None	Unknown	504209091530	209091530	N/A	Outside Periods of Significance
272	927 SW 2 CT	Vacant Lot	0	N/A	N/A	504209091540	209091540	N/A	None
273	931 SW 2 CT #1-3	Non-Contributing	1959	None	Unknown	504209091550	209091550	N/A	Alterations to front façade; Loss of Integrity
274	SW 10 AVE	Vacant Lot	0	N/A	N/A	504209091551	209091551	N/A	None
275	1000 SW 2 ST	Vacant Lot	0	N/A	N/A	504209350010	209350010	N/A	None
276	SW 2 CT	Vacant Lot	0	N/A	N/A	504209350010	209350010	N/A	None
277	1017 SW 2 CT	Vacant Lot	0	N/A	N/A	504209091680	209091680		None
278	1021 SW 2 CT	Contributing	1937	Masonry Vernacular	G.A. Peterson	504209091690	209091690	N/A	
279	1025 SW 2 CT #1-7	Non-Contributing	1993	None	Unknown	504209091700	209091700	N/A	Outside Periods of Significance
280	200 SW 11 AVE #1-5	Non-Contributing	1993	None	Unknown	504209091710	209091710	N/A	Outside Periods of Significance
281	100 SW 11 AVE #132	Non-Contributing	2012	None	None Listed	504209520010	209520010	N/A	Outside Periods of Significance
282	926 SW 2 ST #1-3	Contributing	1935	Frame Vernacular	Unknown	504209091560	209091560	N/A	
283	920 SW 2 ST #1-2	Non-Contributing	1953	None	Lester Avery	504209091570	209091570	BD02818	Property contains limited defining features to convey the historic context of the SBHD
284	916 SW 2 ST	Contributing	1926	Frame Vernacular	Unknown	504209091580	209091580	N/A	
285	912 SW 2 ST #1-4	Non-Contributing	1958	None	William J. Redden	504209091590	209091590	N/A	Property contains limited defining features to convey the historic context of the SBHD
286-287	201 SW 9 AVE #1	Non-Contributing	2003	None	Unknown	504209091611	209091611	N/A	Outside Periods of Significance
286-287	201 SW 9 AVE #1-5	Non-Contributing	2003	None	Unknown	504209091612	209091612	N/A	Outside Periods of Significance
286-287	201 SW 9 AVE #1-5	Non-Contributing	2003	None	Unknown	504209091613	209091613	N/A	Outside Periods of Significance
286-287	201 SW 9 AVE #1-5	Non-Contributing	2003	None	Unknown	504209091614	209091614	N/A	Outside Periods of Significance
286-287	201 SW 9 AVE #1-5	Non-Contributing	2003	None	Unknown	504209091615	209091615	N/A	Outside Periods of Significance
288	209 SW 9 AVE	Contributing	1924	Masonry Vernacular	Unknown	504209091620	209091620	N/A	
289A	908 SW 1 ST	Contributing	1941	Frame Vernacular	Unknown	504209092350	209092350	BD02819	
289B	908 SW 1 ST	Contributing	c.1950	Masonry Vernacular	Unknown	504209092350	209092350	BD02819	Property contains limited defining features to convey the historic context of the SBHD
289C	908 SW 1 ST	Non-Contributing	1984	None	Unknown	504209092350	209092350	N/A	Outside Periods of Significance
289D	908 SW 1 ST	Non-Contributing	1984	None	Unknown	504209092350	209092350	N/A	Outside Periods of Significance
290A	100 SW 9 AVE	Non-Contributing	2004	None	None Listed	504210012450	210012450	N/A	Outside Periods of Significance
290B	100 SW 9 AVE	Contributing	1961	Mid-Century Modern	Clinton Gamble	504210012450	210012450	N/A	
291	818 W BROWARD BLVD	Vacant Lot	0	N/A	N/A	504210270151	210270151	N/A	None
292	808 W BROWARD BLVD	Non-Contributing	1953	None	JOHN PETERMAN	504210270150	210270150	N/A	Property does not convey historic context for the SBHD
293	730 W BROWARD BLVD	Non-Contributing	1964	None	None Listed	504210270120	210270120	BD03938	Outside Periods of Significance
294	700 W BROWARD BLVD	Non-Contributing	1998	None	None Listed	504210270010	210270010	N/A	Outside Periods of Significance
295	721 SW 1 ST #1-4	Non-Contributing	1969	None	Paul M. Bradley Jr.	504210270130	210270130	N/A	Outside Periods of Significance

296	727 SW 1 ST	Vacant Lot	0	N/A	N/A	504210270140	210270140	N/A	None
297	19 SW 8 AVE	Non-Contributing	1951	None	William T. Vaughan	504210270170	210270170	N/A	Alterations to front façade; Loss of Integrity
298	21 SW 8 AVE	Contributing	1925	Frame Vernacular/ Colonial Revival	Unknown	504210270160	210270160	BD01275	
299	807 SW 1 ST #1-4	Non-Contributing	1973	None	Unknown	504210270190	210270190	N/A	Outside Periods of Significance
300	813 SW 1 ST #1-4	Non-Contributing	1973	None	Unknown	504210270200	210270200	N/A	Outside Periods of Significance
301	812 SW 1 ST #1-2	Non-Contributing	1961	None	William C. Presto	504210750040	210750040	N/A	Property contains limited defining features to convey the historic context of the SBHD
302	808 SW 1 ST	Contributing	1960	Mid-Century Modern	Unknown	504210750050	210750050	N/A	
303	101 SW 8 AVE	Non-Contributing	1962	None	Unknown	504210750070	210750070	N/A	Outside Periods of Significance
304	105 SW 8 AVE #1-2	Non-Contributing	1960	None	William C. Presto	504210750060	210750060	N/A	Property contains limited defining features to convey the historic context of the SBHD
305	110 SW 8 AVE	Contributing	1931	Frame Vernacular	Unknown	504210270280	210270280	N/A	
306	724 SW 1 ST	Contributing	1936	Frame Vernacular	Unknown	504210270282	210270282	BD03242	House moved from 715 SW 1st Street in 1998; Garage addition on side in 2005 - original structure still visible
307	714 SW 1 ST	Non-Contributing	1948	None	Robert M. Little	504210270240	210270240	N/A	This is a religious property that does not derive primary significance from architectural or artistic distinction or historical importance
308	105 AVE OF THE ARTS	Non-Contributing	1958	None	Unknown	504210270250	210270250	BD01249	Multiple alterations; Loss of Integrity
309	127 SW 7 AVE	Non-Contributing	1969	None	Julius Volpe	504210012561	210012561	BD03242	Outside Periods of Significance
310	711 SW 2 ST	Non-Contributing	1949	None	Unknown	504210012560	210012560	N/A	Property does not convey historic context for the SBHD
311	721 SW 2 ST	Non-Contributing	1950	None	Unknown	504210012550	210012550	N/A	Property does not convey historic context for the SBHD
312	111 SW 8 AVE #1-3	Non-Contributing	1958	None	William C. Presto	504210750080	210750080	N/A	Property contains limited defining features to convey the historic context of the SBHD
313	801 SW 2 ST	Non-Contributing	1958	None	William C. Presto	504210750090	210750090	N/A	Property contains limited defining features to convey the historic context of the SBHD
314	809 SW 2 ST #1-2	Non-Contributing	1958	None	William C. Presto	504210750100	210750100	N/A	Property contains limited defining features to convey the historic context of the SBHD
315	813 SW 2 ST	Non-Contributing	1956	None	William C. Presto	504210750110	210750110	N/A	Property contains limited defining features to convey the historic context of the SBHD
316	817 SW 2 ST #1-2	Non-Contributing	1958	None	William C. Presto	504210750120	210750120	N/A	Property contains limited defining features to convey the historic context of the SBHD
317	821 HIMMARSHEE ST	Contributing	1957	Minimal Traditional	W.C. Presto	504210750130	210750130	BD01169	
318	825 SW 2 ST #1-2	Non-Contributing	1957	None	William C. Presto	504210750140	210750140	N/A	Property contains limited defining features to convey the historic context of the SBHD
319	200 SW 9 AVE #1-2	Non-Contributing	1967	None	Paul M. Bradley Jr.	504210280110	210280110	N/A	Outside Periods of Significance
320	842 SW 2 ST #1-6	Contributing	1925	Frame Vernacular/ Colonial Revival	Francis Abreu	504210280090	210280090	BD01426	
321	828 SW 2 ST	Non-Contributing	2008	None	Unknown	504210280055	210280055	N/A	Outside Periods of Significance
321	824 SW 2 ST	Non-Contributing	2008	None	Unknown	504210280054	210280054	N/A	Outside Periods of Significance
321	820 SW 2 ST	Non-Contributing	2008	None	Unknown	504210280053	210280053	N/A	Outside Periods of Significance
321	816 SW 2 ST	Non-Contributing	2008	None	Unknown	504210280052	210280052	N/A	Outside Periods of Significance
321	812 SW 2 ST	Non-Contributing	2008	None	Unknown	504210280051	210280051	N/A	Outside Periods of Significance
322	808 HIMMARSHEE ST	Contributing	1947	Frame Vernacular	Unknown	504210280030	210280030	N/A	
323	800 SW 2 ST #1-6	Contributing	1949	Minimal Traditional	Lester Avery	504210280010	210280010	N/A	
324	210 SW 8 AVE #1-3	Non-Contributing	1970	None	Unknown	504210280330	210280330	N/A	Outside Periods of Significance
325	200 SW 8 AVE #1-3	Non-Contributing	1970	None	Unknown	504210280360	210280360	N/A	Outside Periods of Significance
326	750 SW 2 ST #1-3	Non-Contributing	1970	None	Unknown	504210280331	210280331	N/A	Outside Periods of Significance
327	740 SW 2 ST #1-4	Non-Contributing	1970	None	Unknown	504210280300	210280300	N/A	Outside Periods of Significance
328	712 SW 2 ST	Parking Lot	0	N/A	N/A	504210280290	210280290	N/A	None
329A	201 SW 7 AVE	Non-Contributing	c.1970	None	Unknown	504210280250	210280250	BD03930	Outside Periods of Significance
329B	201 SW 7 AVE	Contributing	1948	Masonry Vernacular/ Modern	Courtney Stewart	504210280250	210280250	N/A	





330	211 SW 7 AVE #1-3	Non-Contributing	1950	None	Unknown	504210380030	210380030	N/A	Multiple alterations; Loss of Integrity
331	215 SW 7 AVE	Vacant Lot	0	N/A	N/A	504210280260	210280260	BD01411	None
332A	715 SW 2 CT #1-6	Contributing	1939	Frame Vernacular	Unknown	504210280270	210280270	BD01412	
332B	715 SW 2 CT #1-6	Contributing	1939	Frame Vernacular	Unknown	504210280280	210280280	BD01413	
333	721 SW 2 CT #1-3	Non-Contributing	1950	None	Unknown	504210280320	210280320	N/A	Property contains limited defining features to convey the historic context of the SBHD
334	725 SW 2 CT	Contributing	1939	Frame Vernacular	Unknown	504210280340	210280340	BD01416	
335	729 SW 2 CT	Contributing	1933	Masonry Vernacular/ Mediterranean Revival	Unknown	504210280350	210280350	BD01412	
336	801 SW 2 CT	Contributing	1925	Frame Vernacular/ Bungalow	Unknown	504210280020	210280020	N/A	
337	809 SW 2 CT	Contributing	1923	Frame Vernacular	Unknown	504210280040	210280040	BD01419	
338	813 SW 2 CT #1-3	Non-Contributing	1972	None	Unknown	504210280041	210280041	N/A	Outside Periods of Significance
339	817 SW 2 CT	Non-Contributing	1992	None	Unknown	504210280060	210280060	N/A	Outside Periods of Significance
340	825 SW 2 CT	Contributing	1923	Frame Vernacular	Unknown	504210280080	210280080	N/A	
341	827 SW 2 CT	Contributing	1923	Frame Vernacular	Unknown	504210280100	210280100	N/A	
342	212 SW 9 AVE #1-2	Non-Contributing	1968	None	Unknown	504210280120	210280120	BD01417	Outside Periods of Significance
343	220 SW 9 AVE	Non-Contributing	2003	None	Unknown	504210280231	210280231	BD01415	Outside Periods of Significance
343	830 SW 2 CT	Non-Contributing	2003	None	Unknown	504210280230	210280230	BD01415	Outside Periods of Significance
344	222 SW 9 AVE	Non-Contributing	2003	None	Unknown	504210280232	210280232	BD01415	Outside Periods of Significance
344	224 SW 9 AVE	Non-Contributing	2003	None	Unknown	504210280233	210280233	BD01415	Outside Periods of Significance
345	826 SW 2 CT	Non-Contributing	2001	None	Unknown	504210280220	210280220	N/A	Outside Periods of Significance
346	816 SW 2 CT #1-2	Non-Contributing	1961	None	Unknown	504210280201	210280201	N/A	Property contains limited defining features to convey the historic context of the SBHD
347	814 SW 2 CT #1-4	Contributing	1925	Frame Vernacular/ Colonial Revival	Unknown	504210280190	210280190	N/A	
348	812 SW 2 CT	Contributing	1924	Bungalow	Unknown	504210280160	210280160	N/A	
349	808 SW 2 CT #1-3	Non-Contributing	1977	None	Unknown	504210280153	210280153	N/A	Outside Periods of Significance
350	804 SW 2 CT #1-3	Non-Contributing	1977	None	Unknown	504210280152	210280152	N/A	Outside Periods of Significance
351	231 SW 8 AVE	Contributing	1924	Masonry Vernacular/ Georgian Revival	Francis Abreu	504210280140	210280140	N/A	Locally Designated Historic Landmark; moved to this site in 1996 from Smoker Park
352	734 SW 2 CT	Vacant Lot	0	N/A	N/A	504210280490	210280490	BD01409	None
353	730 SW 2 CT #1-2	Non-Contributing	1972	None	Unknown	504210280470	210280470	N/A	Outside Periods of Significance
354	726 SW 2 CT	Vacant Lot	0	N/A	N/A	504210280441	210280441	N/A	None
355	720 SW 2 CT	Vacant Lot	0	N/A	N/A	504210280440	210280440	N/A	None
356	718 SW 2 CT	Contributing	1923	Frame Vernacular	Unknown	504210280420	210280420	BD01409	
357	712 SW 2 CT	Vacant Lot	0	N/A	N/A	504210280390	210280390	N/A	None
358	225 SW 7 AVE	Vacant Lot	0	N/A	N/A	504210280370	210280370	N/A	None
359	701 W LAS OLAS BLVD	Contributing	1944	Masonry Vernacular	Unknown	504210280381	210280381	BD01352	
360	711 W LAS OLAS BLVD	Contributing	1924	Frame Vernacular	Unknown	504210280400	210280400	BD01351	
361	715 W LAS OLAS BLVD #1-2	Non-Contributing	1970	None	Unknown	504210280410	210280410	N/A	Outside Periods of Significance
362	717 W LAS OLAS BLVD	Contributing	1946	Frame Vernacular	Unknown	504210280430	210280430	N/A	
363	723 W LAS OLAS BLVD	Contributing	1926	Frame Vernacular	Unknown	504210280450	210280450	BD01352	
364	725 W LAS OLAS BLVD	Non-Contributing	2018	None	Owner	504210280460	210280460	N/A	Outside Periods of Significance
365	729 W LAS OLAS BLVD	Contributing	1928	Mediterranean Revival	Unknown	504210280480	210280480	BD01361	
366	801 W LAS OLAS BLVD	Contributing	1936	Frame Vernacular	Unknown	504210280149	210280149	N/A	
367	803 W LAS OLAS BLVD #1-2	Non-Contributing	1968	None	Unknown	504210280150	210280150	N/A	Outside Periods of Significance
368	807 W LAS OLAS BLVD #1-2	Non-Contributing	1958	None	Unknown	504210280170	210280170	N/A	Property contains limited defining features to convey the historic context of the SBHD
369A	813 W LAS OLAS BLVD #1-4	Non-Contributing	1956	None	Paul M. Bradley Jr.	504210280200	210280200	BD01361	Property contains limited defining features to convey the historic context of the SBHD
369B	813 W LAS OLAS BLVD #1-4	Contributing	1958	Mid-Century Modern	Frank J. Rowland	504210280200	210280200	BD01360	
370A	825 W LAS OLAS BLVD #1-3	Contributing	c.1920	Mediterranean Revival	Unknown	504210280210	210280210	BD01359	
370B	825 W LAS OLAS BLVD #1-3	Non-Contributing	1960	None	Unknown	504210280210	210280210	N/A	Property contains limited defining features to convey the historic context of the SBHD
371	835 W LAS OLAS BLVD #1-2	Contributing	1940	Frame Vernacular	Unknown	504210280240	210280240	N/A	

372	834 W LAS OLAS BLVD	Contributing	1924	Masonry Vernacular	Unknown	504210281130	210281130	BD01361	
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373	828 W LAS OLAS BLVD	Contributing	1926	Mission Revival	Unknown	504210281120	210281120	BD01360	
374	826 W LAS OLAS BLVD	Contributing	1913	Frame Vernacular	Unknown	504210281100	210281100	BD01359	
375	820 W LAS OLAS BLVD #1-2	Non-Contributing	1949	None	Unknown	504210281080	210281080		Property contains limited defining features to convey the historic context of the SBHD
376	814 W LAS OLAS BLVD	Contributing	1912	Frame Vernacular/ Bungalow	Unknown	504210281014	210281014	BD01357	
377	800 W LAS OLAS BLVD	Non-Contributing	2002	None	Unknown	504210281012	210281012	N/A	Outside Periods of Significance
377	804 W LAS OLAS BLVD	Non-Contributing	2002	None	Unknown	504210281011	210281011		Outside Periods of Significance
378	305 SW 8 AVE	Non-Contributing	2002	None	Unknown	504210281013	210281013		Outside Periods of Significance
378	307 SW 8 AVE	Non-Contributing	2002	None	Unknown	504210281014	210281014		Outside Periods of Significance
378	309 SW 8 AVE	Non-Contributing	2002	None	Unknown	504210281015	210281015		Outside Periods of Significance
378	311 SW 8 AVE	Non-Contributing	2002	None	Unknown	504210281016	210281016	N/A	Outside Periods of Significance
379	734 W LAS OLAS BLVD	Contributing	1930	Mediterranean Revival	Unknown	504210280600	210280600	BD01356	
380	724 W LAS OLAS BLVD	Non-Contributing	1926	None	Unknown	504210280580	210280580	BD01353	Alterations to front façade; Loss of Integrity
381	716 W LAS OLAS BLVD	Contributing	1950	Minimal Traditional	Lester Avery	504210280530	210280530	N/A	
382	700 W LAS OLAS BLVD	Non-Contributing	1959	None	PRL Hogner	504210280500	210280500	N/A	Property does not convey historic context for the SBHD
383	703 SW 4 ST	Non-Contributing	1968	None	Paul M. Bradley Jr.	504210280510	210280510	N/A	Outside Periods of Significance
384	709 SW 4 ST #1-4	Non-Contributing	1967	None	Donald R. Mowry	504210280520	210280520	N/A	Outside Periods of Significance
385	715 SW 4 ST #1-5	Non-Contributing	1950	None	Unknown	504210280540	210280540	N/A	Property contains limited defining features to convey the historic context of the SBHD
386	717 SW 4 ST #1-2	Non-Contributing	1952	None	None Listed	504210280550	210280550	N/A	Property contains limited defining features to convey the historic context of the SBHD
387	723 SW 4 ST	Non-Contributing	1948	None	Guy Platt Johnson	504210280570	210280570	N/A	Property contains limited defining features to convey the historic context of the SBHD
388	727 SW 4 ST #1-2	Non-Contributing	1947	None	Guy Platt Johnson	504210280590	210280590	N/A	Property contains limited defining features to convey the historic context of the SBHD
389	731 SW 4 ST #1-2	Non-Contributing	1948	None	American Plans	504210280610	210280610	N/A	Property contains limited defining features to convey the historic context of the SBHD
390	735 SW 4 ST	Contributing	1949	Minimal Traditional	Guy Platt Johnson	504210280620	210280620	N/A	
391A	801 SW 4 ST	Contributing	1937	Frame Vernacular	Unknown	504210281020	210281020	N/A	
391B	315 SW 8 AVE	Contributing	1944	Minimal Traditional	Unknown	504210281020	210281020	N/A	
392	805 SW 4 ST #1-3	Contributing	1937	Frame Vernacular	Unknown	504210281030	210281030	N/A	
393	811 SW 4 ST #1-4	Non-Contributing	1967	None	Donald R. Mowry	504210281050	210281050	N/A	Outside Periods of Significance
394	815 SW 4 ST #1-4	Non-Contributing	1967	None	Donald R. Mowry	504210281060	210281060	N/A	Outside Periods of Significance
395	817 SW 4 ST #1-4	Non-Contributing	1965	None	William Presto	504210281070	210281070	N/A	Outside Periods of Significance
396	821 SW 4 ST	Common Area	0	N/A	N/A	504210281090	210281090	N/A	Outside Periods of Significance
396	821 SW 4 ST #1	Non-Contributing	1973	None	Unknown	504210281091	210281091	N/A	Outside Periods of Significance
396	821 SW 4 ST #2	Non-Contributing	1973	None	Unknown	504210281092	210281092	N/A	Outside Periods of Significance
396	821 SW 4 ST #3	Non-Contributing	1973	None	Unknown	504210281093	210281093	N/A	Outside Periods of Significance
397	825 SW 4 ST	Non-Contributing	1955	None	Lester Avery	504210281110	210281110	N/A	Alterations to front façade; Loss of Integrity
398	835 SW 4 ST #1-8	Non-Contributing	1968	None	Frederick A. Miller Jr.	504210281131	210281131	N/A	Outside Periods of Significance
399	408 SW 9 AVE #1-2	Contributing	1957	Masonry Vernacular	Unknown	504210281280	210281280	N/A	
400	824 SW 4 ST	Contributing	1939	Frame Vernacular	Unknown	504210281260	210281260	N/A	
401	820 SW 4 ST	Contributing	1940	Colonial Revival	Unknown	504210281240	210281240	N/A	
402	818 SW 4 ST #1	Non-Contributing	1968	None	Frederick A. Miller Jr.	504210BH0010	0210BH0010	N/A	Outside Periods of Significance
402	818 SW 4 ST #2	Non-Contributing	1968	None	Frederick A. Miller Jr.	504210BH0010	0210BH0020	N/A	Outside Periods of Significance
402	818 SW 4 ST #3	Non-Contributing	1968	None	Frederick A. Miller Jr.	504210BH0010	0210BH0030	N/A	Outside Periods of Significance
402	818 SW 4 ST #4	Non-Contributing	1968	None	Frederick A. Miller Jr.	504210BH0010	0210BH0040	N/A	Outside Periods of Significance
403	804 SW 4 ST	Contributing	1939	Minimal Traditional	Unknown	504210281160	210281160	N/A	
404A	800 SW 4 ST #1	Contributing	1937	Frame Vernacular	Unknown	504210281140	210281140	N/A	
404B	800 SW 4 ST #2-3	Non-Contributing	1971	None	Unknown (Possibly George L. McKeating)	504210281140	210281140	N/A	Outside Periods of Significance
405	400 SW 8 AVE	Non-Contributing	1966	None	Unknown	504210280710	210280710	N/A	Outside Periods of Significance
406	728 SW 4 ST	Non-Contributing	1958	None	John Peterman	504210280690	210280690	N/A	Property contains limited defining features to convey the historic context of the SBHD

407	716 SW 4 ST #1-4	Non-Contributing	1963	None	Paul M. Bradley Jr.	504210280670	210280670	N/A	Outside Periods of Significance
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408	712 SW 4 ST #1-3	Non-Contributing	1970	None	Unknown	504210280661	210280661	BD1168	Outside Periods of Significance
409	401 SW 7 AVE #1-6	Non-Contributing	1968	None	Paul M. Bradley Jr.	504210280630	210280630	N/A	Outside Periods of Significance
410	415 SW 7 AVE #1-2	Non-Contributing	1980	None	Unknown	504210280641	210280641	N/A	Outside Periods of Significance
411	701 SW 4 CT #1-3	Non-Contributing	1966	None	Unknown	504210280640	210280640	BD01169	Outside Periods of Significance
412	709 SW 4 CT #1-7	Contributing	1926	Mediterranean Revival	Unknown	504210280660	210280660	BD01168	
413	719 SW 4 CT #1-9	Contributing	1948	Modern	Francis J. Rowland	504210280680	210280680	BD01171	
414	729 SW 4 CT #1-8	Contributing	1958	Modern	Unknown	504210280700	210280700	N/A	
415	801 SW 4 CT #1-6	Contributing	c.1925	Frame Vernacular/ Colonial Revival	Unknown	504210281150	210281150	BD01169	
416	805 SW 4 CT	Contributing	1924	Bungalow	Unknown	504210281170	210281170	BD01170	
417	809 SW 4 CT	Contributing	1923	Bungalow	Unknown	504210281190	210281190	BD01171	
418	813 SW 4 CT #1-4	Non-Contributing	1969	None	Unknown	504210281210	210281210	N/A	Outside Periods of Significance
419	817 SW 4 CT	Contributing	1938	Masonry Vernacular	Unknown	504210281230	210281230	BD01172	
420	821 SW 4 CT	Contributing	1949	Mid-Century Modern	Lester Avery	504210281250	210281250	N/A	
421	825 SW 4 CT	Contributing	1937	Frame Vernacular	Unknown	504210281270	210281270	N/A	
422	829 SW 4 CT	Contributing	1956	Minimal Traditional	Unknown	504210281290	210281290	N/A	
423	412 SW 9 AVE #1-2	Contributing	1953	Masonry Vernacular	Victor Larson	504210281300	210281300	N/A	
424	836 SW 4 CT	Contributing	1941	Masonry Vernacular	Russell T. Pancoast	504210690010	210690010	N/A	
425	419 SW 8 TER	Contributing	1959	Masonry Vernacular	William J. Redden	504210690011	210690011	N/A	
426	423 SW 8 TER	Contributing	1959	Minimal Traditional	Gamble Pownall & Gilroy	504210700010	210700010	N/A	
427	427 SW 8 TER	Contributing	1958	Minimal Traditional	R. Roder	504210700020	210700020	N/A	
428	822 SW 4 PL	Non-Contributing	1954	None	Lester Avery	504210700030	210700030	BD01173	Multiple additions; Loss of Integrity
429	820 SW 4 PL	Contributing	1956	Mid-Century Modern	Morton T. Ironmonger	504210700040	210700040	N/A	
430	818 SW 4 PL	Contributing	1947	Minimal Traditional	Clinton Gamble	504210700050	210700050	N/A	Detached garage in front of structure
431	816 SW 4 PL	Non-Contributing	1947	None	Unknown	504210690020	210690020	N/A	Alterations to structure; Loss of Integrity
432	812 SW 4 PL	Contributing	1925	Masonry Vernacular	Unknown	504210690030	210690030	BD01173	
433	800 SW 4 PL	Vacant Lot	0	N/A	N/A	504210690032	210690032	N/A	None
434	734 SW 4 PL	Non-Contributing	1951/1973	None	William Redden	504210390010	210390010	N/A	1-Story addition in 1973; Loss of Integrity
435	728 SW 4 PL	Contributing	1957	Minimal Traditional	Lester Avery	504210390030	210390030	N/A	
436	716 SW 4 PL	Non-Contributing	2014	None	Unknown	504210390040	210390040	N/A	Outside Periods of Significance
437	712 SW 4 PL	Non-Contributing	1980	None	Unknown	504210390050	210390050	N/A	Outside Periods of Significance
438	700 SW 4 PL	Non-Contributing	1941	None	Courtney Stewart	504210390060	210390060	N/A	Altered: Multiple additions and alterations; Loss of Integrity
439	705 SW 4 PL	Contributing	1941	Masonry Vernacular	Courtney Stewart	504210390080	210390080	N/A	
440	709 SW 4 PL	Contributing	1940	Frame Vernacular/ Ranch	Unknown	504210390070	210390070	N/A	
441	715 SW 4 PL	Contributing	1939	Frame Vernacular	Unknown	504210390090	210390090	N/A	
442	820 SW 4 PL	Contributing	1949	Minimal Traditional	Morton T. Ironmonger	504210390100	210390100	N/A	
443	440 SW 8 AVE	Non-Contributing	1995	None	Unknown	504210390101	210390101	N/A	Outside Periods of Significance
444	436 SW 8 AVE	Non-Contributing	1995	None	Unknown	504210390110	210390110	N/A	Outside Periods of Significance
445	432 SW 8 AVE	Non-Contributing	1995	None	Unknown	504210390112	210390112	N/A	Outside Periods of Significance
446	428 SW 8 AVE	Non-Contributing	1995	None	Unknown	504210390120	210390120	N/A	Outside Periods of Significance
447	800 SW 4 CT	Contributing	1955	Minimal Traditional	Unknown	504210690040	210690040	N/A	
448	808 SW 4 CT	Non-Contributing	1970	None	Unknown	504210690062	210690062	N/A	Outside Periods of Significance
449	424 SW 8 TER	Non-Contributing	1970	None	Unknown	504210690060	210690060	N/A	None
450	811 SW 4 PL	Non-Contributing	1991	None	Unknown	504210690061	210690061	N/A	None
451	801 SW 4 PL	Contributing	1946	Masonry Vernacular	Wesley Koehler	504210690050	210690050	N/A	
452	450 COOLEY AVE	Park	1985	None	Unknown	504210013530	210013530	N/A	None
453	450 COOLEY AVE	Non-Contributing	1988	None	Unknown	504210380030	210380030	N/A	None
453	450 COOLEY AVE	Park	1988	None	Unknown	504210380030	210380030	N/A	None
454	412 SW 7 AVE	Non-Contributing	1954	None	Guy Platt Johnson	504210380160	210380160	N/A	Property contains limited defining features to convey the historic context of the SBHD
455	408 SW 7 AVE	Non-Contributing	1956	None	O'Neill	504210380150	210380150	N/A	Property contains limited defining features to convey the historic context of the SBHD
456	400 SW 7 AVE	Non-Contributing	1969	None	Lawrence Knowles	504210380140	210380140	N/A	Outside Periods of Significance
457	320 SW 7 AVE #1-2	Non-Contributing	1967	None	Unknown	504210380130	210380130	N/A	Outside Periods of Significance
458	Swing Bridge	Contributing	1925	Warren Pony Swing Bridge	Champion Bridge Company	N/A	N/A	BD03171	Locally Designated Historic Landmark



<p>1</p>		<p>1500 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Lester Avery</p> <p>Style: None</p> <p>Folio: 504209180010</p> <p>Parcel ID: 0209180010</p> <p>Property does not convey historic context for the SBHD</p>
<p>2</p>		<p>1500 W. Broward Boulevard</p> <p>Status: PARKING LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209180012</p> <p>Parcel ID: 0209180012</p>
<p>3</p>		<p>1500 W Broward Boulevard</p> <p>Status: PARKING LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: Parking Lot</p> <p>Folio: 504209180020</p> <p>Parcel ID: 0209180020</p>
<p>4</p>		<p>27 SW 15 Terrace</p> <p>Status: CONTRIBUTING</p> <p>Date: 1959</p> <p>Architect: Unknown</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209180030</p> <p>Parcel ID: 0209180030</p>





<p>5</p>		<p>1560 Argyle Drive Status: NON-CONTRIBUTING Date: 1994 Architect: Unknown Style: None Folio: 504209170010 Parcel ID: 0209170010 Outside Periods of Significance</p>
<p>6</p>		<p>1550 Argyle Drive #1-2 Status: NON-CONTRIBUTING Date: 1990 Architect: Unknown Style: None Folio: 504209180040 Parcel ID: 0209180040 Outside Periods of Significance</p>
<p>7</p>		<p>1542-1548 Argyle Drive Status: NON-CONTRIBUTING Date: 2017 Architect: Unknown Style: None Folio: 504209AT0000 Parcel ID: 0209AT0020/40 Outside Periods of Significance</p>
<p>8</p>		<p>1540 Argyle Drive Status: CONTRIBUTING Date: 1941 Architect: Unknown Style: Frame Vernacular Folio: 504209180060 Parcel ID: 0209180060 Altered: Aluminum siding and clamshell awnings.</p>

<p>9</p>		<p>1536 Argyle Drive #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1960</p> <p>Architect: James Bousfield (Eng.)</p> <p>Style: None</p> <p>Folio: 504209180070</p> <p>Parcel ID: 0209180070</p> <p>Altered: New addition and carport Loss of Integrity</p>
<p>10</p>		<p>1532 Argyle Drive #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1980</p> <p>Architect: Robert F. Dickinson</p> <p>Style: None</p> <p>Folio: 504209180080</p> <p>Parcel ID: 0209180080</p> <p>Outside Periods of Significance</p>
<p>11</p>		<p>1528 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209180090</p> <p>Parcel ID: 0209180090</p> <p>Outside Periods of Significance</p>
<p>12</p>		<p>1524 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209180100</p> <p>Parcel ID: 209180100</p> <p>Altered: Second story addition Loss of Integrity</p>





<p>13</p>		<p>1520 Argyle Drive</p> <p>Status: CONTRIBUTING</p> <p>Date: 1958</p> <p>Architect: George B. Cunningham</p> <p>Style: Mid-Century Modern</p> <p>Folio: 504209180110</p> <p>Parcel ID: 0209180110</p>
<p>14</p>		<p>1516 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958</p> <p>Architect: L. Wolff</p> <p>Style: None</p> <p>Folio: 504209180120</p> <p>Parcel ID: 0209180120</p> <p>Altered: Garage built in front Loss of Integrity</p>
<p>15</p>		<p>1512 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958</p> <p>Architect: George B. Cunningham</p> <p>Style: None</p> <p>Folio: 504209180130</p> <p>Parcel ID: 209180130</p> <p>Altered: Garage built in front Loss of Integrity</p>
<p>16</p>		<p>1508 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1989</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209180140</p> <p>Parcel ID: 0209180140</p> <p>Outside Periods of Significance</p>


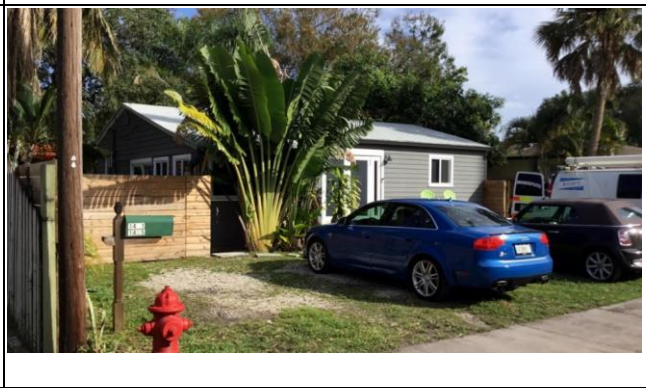


<p>17</p>		<p>1504 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1952</p> <p>Architect: Unknown</p> <p>Style: Mid-Century Modern</p> <p>Folio: 504209180150</p> <p>Parcel ID: 0209180150</p> <p>Altered: Two new additions to front of structure</p>
<p>18</p>		<p>1500 Argyle Drive</p> <p>Status: CONTRIBUTING</p> <p>Date: 1957</p> <p>Architect: John Peterman</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209180160</p> <p>Parcel ID: 209180160</p> <p>Altered: Garage enclosed</p>
<p>19</p>		<p>1440 Argyle Drive #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972</p> <p>Architect: William C. Presto</p> <p>Style: None</p> <p>Folio: 504209180170</p> <p>Parcel ID: 209180170</p> <p>Outside Periods of Significance</p>
<p>20</p>		<p>1420 Argyle Drive</p> <p>Status: CONTRIBUTING</p> <p>Date: 1959</p> <p>Architect: George B. Cunningham</p> <p>Style: Mid-Century Modern</p> <p>Folio: 504209180180</p> <p>Parcel ID: 0209180180</p>


<p>21</p>		<p>SW 14 Avenue</p> <p>Status: PARK</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209180190 Parcel ID: 0209180190</p>
<p>22</p>		<p>1507 Argyle Drive</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: William Sheldon Style: None</p> <p>Folio: 504209180242 Parcel ID: 0209180242</p> <p>Outside Periods of Significance</p>
<p>23A</p>		<p>1517 Argyle Drive</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209180240 Parcel ID: 0209180240</p> <p>Structure moved from 101 NE 3rd Street in 1975</p>
<p>23B</p>		<p>1517 Argyle Drive</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209180240 Parcel ID: 0209180240</p> <p>*Moved from 101 NE 3rd Street in 1975</p>



<p>24</p>		<p>1533 Argyle Drive Status: CONTRIBUTING Date: 1941 Architect: Unknown Style: Frame Vernacular Folio: 504209180231 Parcel ID: 0209180231</p>
<p>25</p>		<p>1541 Argyle Drive #1-2 Status: NON-CONTRIBUTING Date: 1967 Architect: William Presto Style: None Folio: 504209180230 Parcel ID: 0209180230 Outside Periods of Significance</p>
<p>26</p>		<p>109 SW 15 Terrace #1-3 Status: NON-CONTRIBUTING Date: 1971 Architect: E.N. Powell Style: None Folio: 504209180220 Parcel ID: 0209180220 Outside Periods of Significance</p>
<p>27</p>		<p>103 SW 15 Terrace Status: Park Date: N/A Architect: N/A Style: N/A Folio: 504209180210 Parcel ID: 0209180210</p>

<p>28</p>		<p>1490 W. Broward Boulevard Status: NON-CONTRIBUTING Date: 1973 Architect: Lester Avery Style: None Folio: 504209180250 Parcel ID: 0209180250 Outside Periods of Significance</p>
<p>29</p>		<p>1450 W. Broward Boulevard Status: NON-CONTRIBUTING Date: 2003 Architect: Unknown Style: None Folio: 504209180260 Parcel ID: 0209180260 Outside Periods of Significance</p>
<p>30</p>		<p>1430 W. Broward Boulevard Status: NON-CONTRIBUTING Date: 1974 Architect: G. Palmer Rice Style: None Folio: 504209180261 Parcel ID: 0209180261 Outside Periods of Significance</p>
<p>31</p>		<p>1424 W. Broward Boulevard Status: NON-CONTRIBUTING Date: 1954 Architect: Unknown Style: None Folio: 504209170180 Parcel ID: 0209170180 Property does not convey historic context for the SBHD</p>



<p>32</p>		<p>1401 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Unknown</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209180270</p> <p>Parcel ID: 0209180270</p> <p>*Individually Designated Historic Landmark</p>
<p>33</p>		<p>1405 SW 1 Street #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: E.N. Powell</p> <p>Style: None</p> <p>Folio: 504209180280</p> <p>Parcel ID: 0209180280</p> <p>Outside Periods of Significance</p>
<p>34</p>		<p>1409 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209180290</p> <p>Parcel ID: 0209180290</p>
<p>35A</p>		<p>1415 SW 1 Street #1</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Leroy Morgan</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209180300</p> <p>Parcel ID: 0209180300</p>


<p>35B</p>		<p>1415 SW 1 Street #2-8</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: Unknown Style: None</p> <p>Folio: 504209180300 Parcel ID: 0209180300</p> <p>Outside Periods of Significance</p>
<p>36</p>		<p>1421 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941 Architect: Unknown Style: Minimal Traditional</p> <p>Folio: 504209180310 Parcel ID: 0209180310</p> <p>Altered: Carport enclosed in 1959</p>
<p>37</p>		<p>1501 SW 1 Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1947 Architect: Unknown Style: None</p> <p>Folio: 504209180320 Parcel ID: 0209180320</p> <p>Altered: Multiple modifications to front facade; Loss of Integrity</p>
<p>38</p>		<p>1505 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941 Architect: Unknown Style: Masonry Vernacular</p> <p>Folio: 504209180330 Parcel ID: 0209180330</p> <p>Altered: Carport enclosed in 1959</p>

<p>39</p>		<p>1509 SW 1 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1983 Architect: Unknown Style: None</p> <p>Folio: 504209180331 Parcel ID: 0209180331</p> <p>Outside Periods of Significance</p>
<p>40</p>		<p>1515 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1940 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209180340 Parcel ID: 0209180340</p> <p>Altered: Partial enclosure of carport in 1968</p>
<p>41</p>		<p>1514 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1940 Architect: Unknown Style: Minimal Traditional</p> <p>Folio: 504209180350 Parcel ID: 0209180350</p> <p>Altered: Enclosure of Carport</p>
<p>42</p>		<p>1510 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209180360 Parcel ID: 0209180360</p>

<p>43</p>		<p>1504 SW 1 Street #1-3 Status: NON-CONTRIBUTING Date: 1981 Architect: Cedric Start Style: None Folio: 504209180361 Parcel ID: 0209180361 Outside Periods of Significance</p>
<p>44</p>		<p>1500 SW 1 Street #1-3 Status: NON-CONTRIBUTING Date: 1971 Architect: E.N. Powell Style: None Folio: 504209180370 Parcel ID: 0209180370 Outside Periods of Significance</p>
<p>45</p>		<p>1424 SW 1 Street Status: CONTRIBUTING Date: 1941 Architect: Unknown Style: Frame Vernacular Folio: 504209180380 Parcel ID: 0209180380</p>
<p>46</p>		<p>1420 SW 1 Street Status: CONTRIBUTING Date: 1940 Architect: Unknown Style: Frame Vernacular Folio: 504209180390 Parcel ID: 0209180390</p>

<p>47</p>		<p>1408 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Leroy Morgan</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209180400</p> <p>Parcel ID: 0209180400</p>
<p>48</p>		<p>1406 SW 1 Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209180410</p> <p>Parcel ID: 0209180410</p> <p>Outside Periods of Significance</p>
<p>49</p>		<p>1404 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209180420</p> <p>Parcel ID: 0209180420</p>
<p>50</p>		<p>SW 1 Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209180430</p> <p>Parcel ID: 0209180430</p>





<p>51</p>		<p>1411 SW 2 Street #1-8</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972</p> <p>Architect: Frank Rowland</p> <p>Style: None</p> <p>Folio: 504209180431</p> <p>Parcel ID: 0209180431</p> <p>Outside Periods of Significance</p>
<p>52</p>		<p>1417 SW 2 Street #1-8</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972</p> <p>Architect: Frank Rowland</p> <p>Style: None</p> <p>Folio: 504209180434</p> <p>Parcel ID: 0209180434</p> <p>Outside Periods of Significance</p>
<p>53</p>		<p>1423 SW 2 Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972</p> <p>Architect: Frank Rowland</p> <p>Style: None</p> <p>Folio: 504209180432</p> <p>Parcel ID: 0209180432</p> <p>Outside Periods of Significance</p>
<p>54</p>		<p>1505 SW 2 Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973</p> <p>Architect: M.R. Burggraf</p> <p>Style: None</p> <p>Folio: 504209180440</p> <p>Parcel ID: 0209180440</p> <p>Outside Periods of Significance</p>





<p>55</p>		<p>1300 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1959 (Multiple Additions)</p> <p>Architect: William F. Bigoney</p> <p>Style: International (original construction)</p> <p>Folio: 504209010070</p> <p>Parcel ID: 0209010070</p> <p>Multiple Alterations; Loss of Integrity</p>
<p>56</p>		<p>1201 SW 1 Street #1-8</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209092510</p> <p>Parcel ID: 0209092510</p> <p>Outside Periods of Significance</p>
<p>57</p>		<p>1401 SW 2 Court</p> <p>Status: PARK</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209170130</p> <p>Parcel ID: 0209170130</p>
<p>58</p>		<p>215 SW 14 Way</p> <p>Status: NON-CONTRIBUTING*</p> <p>Date: 1969</p> <p>Architect: William Bigoney</p> <p>Style: Modern</p> <p>Folio: 504209170020</p> <p>Parcel ID: 0209170020</p> <p>* Outside of Period of Significance Potential Individual Designation</p>


<p>59</p>		<p>301 SW 14 Way</p> <p>Status: NON-CONTRIBUTING*</p> <p>Date: 1971</p> <p>Architect: William Bigoney</p> <p>Style: Modern</p> <p>Folio: 504209170050</p> <p>Parcel ID: 0209170050</p> <p>* Outside of Period of Significance Potential Individual Designation</p>
<p>60</p>		<p>333 SW 14 Way</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1989</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209170060</p> <p>Parcel ID: 0209170060</p> <p>Outside Periods of Significance</p>
<p>61 - 65</p>		<p>SW 14 Way/(401, 411, 417, 421) SW 14 Avenue</p> <p>Status: VACANT LOTS</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209170070-110</p> <p>Parcel ID: 0209170070-110</p>
<p>66</p>		<p>425 SW 14 Avenue</p> <p>Status: NON-CONTRIBUTING*</p> <p>Date: 1978</p> <p>Architect: William Bigoney</p> <p>Style: Modern</p> <p>Folio: 504209170120</p> <p>Parcel ID: 0209170120</p> <p>* Outside of Period of Significance Potential Individual Designation</p>





<p>67</p>		<p>(300, 240) SW 14 Way/SW 14 Avenue/SW 2 CT</p> <p>Status: PARK</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: Multiple Parcel ID: Multiple</p>
<p>68</p>		<p>Multiple Addresses (see list)</p> <p>Date: 2006 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>69</p>		<p>Multiple Addresses (see list)</p> <p>Date: 2006 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>70</p>		<p>1350 SW 4 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2007 Architect: Unknown Style: None</p> <p>Folio: 504209390030 Parcel ID: 0209390030</p> <p>Outside Periods of Significance</p>




<p>71</p>		<p>1344 SW 4 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2007 Architect: Unknown Style: None</p> <p>Folio: 504209390040 Parcel ID: 0209390040</p> <p>Outside Periods of Significance</p>
<p>72</p>		<p>1338 SW 4 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2007 Architect: Unknown Style: None</p> <p>Folio: 504209390050 Parcel ID: 0209390050</p> <p>Outside Periods of Significance</p>
<p>73</p>		<p>1332 SW 4 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2007 Architect: Unknown Style: None</p> <p>Folio: 504209390060 Parcel ID: 0209390060</p> <p>Outside Periods of Significance</p>
<p>74</p>		<p>1326 SW 4 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2007 Architect: Unknown Style: None</p> <p>Folio: 504209390070 Parcel ID: 0209390070</p> <p>Outside Periods of Significance</p>

<p>75</p>		<p>1320 SW 4 Court</p> <p>Date: 2006 Architect: Unknown Style: None</p> <p>Folio: 504209390080 Parcel ID: 0209390080</p> <p>Outside Periods of Significance</p>
<p>76</p>		<p>Multiple Addresses (see list)</p> <p>Date: 2006 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p>
<p>77</p>		<p>Multiple Addresses (see list)</p> <p>Date: 2006 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>78</p>		<p>301 SW 13 Avenue/300 SW 13 Terr</p> <p>Status: CONTRIBUTING*</p> <p>Date: 1924 Architect: John Peterman Style: Masonry Vernacular/ Mediterranean Revival</p> <p>Folio: 504209390011 Parcel ID: 0209390011</p> <p>*Locally Designated Historic Landmark Listed on National Register of Historic Places</p>

<p>79</p>		<p>1310 SW 2 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2008 Architect: Unknown Style: None</p> <p>Folio: 504209390090 Parcel ID: 0209390090</p> <p>Outside Periods of Significance</p>
<p>80</p>		<p>1224 SW 2 Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209091040 Parcel ID: 0209091040</p>
<p>81</p>		<p>230 SW 13 Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1948 Architect: Lester Avery Style: None</p> <p>Folio: 504209091030 Parcel ID: 0209091030</p>
<p>82</p>		<p>1220 SW 2 Court</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209091050 Parcel ID: 0209091050</p>

<p>83</p>		<p>1218 SW 2 CT</p> <p>Status: CONTRIBUTING</p> <p>Date: 1946</p> <p>Architect: Unknown</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209091060</p> <p>Parcel ID: 0209091060</p>
<p>84</p>		<p>1212 Middle Street #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1940</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091070</p> <p>Parcel ID: 0209091070</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>85</p>		<p>1208 SW 2 CT #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1985</p> <p>Architect: William Osborne</p> <p>Style: None</p> <p>Folio: 504209091071</p> <p>Parcel ID: 0209091071</p> <p>Outside Periods of Significance</p>
<p>86</p>		<p>1204 SW 2 CT #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1961</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091080</p> <p>Parcel ID: 0209091080</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>

<p>87</p>		<p>225 SW 12 Avenue #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967</p> <p>Architect: Gene C. Monaco</p> <p>Style: None</p> <p>Folio: 504209091090</p> <p>Parcel ID: 0209091090</p> <p>Outside Periods of Significance</p>
<p>88</p>		<p>1201 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: Bungalow</p> <p>Folio: 504209090950</p> <p>Parcel ID: 0209090950</p>
<p>89</p>		<p>1205 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090960</p> <p>Parcel ID: 0209090960</p>
<p>90</p>		<p>1207 W Las Olas Boulevard #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: 1927</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090970</p> <p>Parcel ID: 0209090970</p>

<p>91</p>		<p>1213-1215 W Las Olas Boulevard Status: VACANT LOT Date: N/A Architect: N/A Style: N/A Folio: 504209090980 Parcel ID: 0209090980</p>
<p>92</p>		<p>1217 W Las Olas Boulevard Status: CONTRIBUTING Date: 1938 Architect: Courtney Stewart Style: Masonry Vernacular Folio: 504209090990 Parcel ID: 0209090990 Altered: Porch Enclosed</p>
<p>93</p>		<p>1221 W Las Olas Boulevard Status: CONTRIBUTING Date: 1923 Architect: Unknown Style: Masonry Vernacular Folio: 504209091000 Parcel ID: 0209091000</p>
<p>94</p>		<p>250 SW 13 Avenue Status: NON-CONTRIBUTING Date: 1970 Architect: Paul Revere Working Style: None Folio: 504209091010 Parcel ID: 0209091010 Outside Periods of Significance</p>

<p>95</p>		<p>1226-1228 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1999</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090928/32</p> <p>Parcel ID: 0209090928/32</p> <p>Outside Periods of Significance</p>
<p>96</p>		<p>1222 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1952</p> <p>Architect: GP Johnson</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209090930</p> <p>Parcel ID: 0209090930</p>
<p>97 - 98</p>		<p>1208-1220 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1996</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090000 (Multiple)</p> <p>Parcel ID: 209090000 (Multiple)</p> <p>Outside Periods of Significance</p>
<p>99 - 104</p>		<p>1232-1242 W Las Olas Boulevard/ 1207-1233 SW 4 Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1999</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090935 (Multiple)</p> <p>Parcel ID: 209090935 (Multiple)</p> <p>Outside Periods of Significance</p>





<p>105</p>		<p>1205 SW 4 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090941</p> <p>Parcel ID: 0209090941</p>
<p>106</p>		<p>1208 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2006</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090260</p> <p>Parcel ID: 0209090260</p> <p>Outside Periods of Significance</p>
<p>107</p>		<p>1212 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1965</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090270</p> <p>Parcel ID: 0209090270</p> <p>Outside Periods of Significance</p>
<p>108</p>		<p>1220 SW 4th Street #1-5</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: Clark Cogswell</p> <p>Style: None</p> <p>Folio: 504209090300</p> <p>Parcel ID: 0209090300</p> <p>Outside Periods of Significance</p>

<p>109 - 110</p>		<p>1302 Coontie Court Status: CONTRIBUTING Date: 1940 Architect: Unknown Style: Masonry Vernacular Folio: 504209010130 504209090330 Parcel ID: 0209010130/</p>
<p>111</p>		<p>1217 SW 4 Court Status: CONTRIBUTING Date: 1949 Architect: Guy Platt Johnson Style: Minimal Traditional Folio: 504209090370 Parcel ID: 0209090370</p>
<p>112</p>		<p>1221 SW 4 Court Status: CONTRIBUTING Date: 1954 Architect: Lester Avery Style: Minimal Traditional Folio: 504209090350 Parcel ID: 0209090350</p>
<p>113</p>		<p>1225 SW 4 Court #1-3 Status: NON-CONTRIBUTING Date: 1953 Architect: Unknown Style: None Folio: 504209090340 Parcel ID: 0209090340 Property contains limited defining features to convey the historic context of the SBHD</p>

<p>114</p>		<p>1302 Coontie Court Status: CONTRIBUTING Date: 1942 Architect: Unknown Style: Frame Vernacular Folio: 504209010110 Parcel ID: 0209010110</p>
<p>115</p>		<p>1224 SW 4 Court Status: CONTRIBUTING Date: 1955 Architect: George Cunningham Style: Minimal Traditional Folio: 504209090200 Parcel ID: 0209090200</p>
<p>116</p>		<p>1220 SW 4 Court Status: NON-CONTRIBUTING Date: 1995 Architect: Unknown Style: None Folio: 504209090190 Parcel ID: 0209090190 Outside Periods of Significance</p>
<p>117</p>		<p>1216 SW 4 Court Status: NON-CONTRIBUTING Date: 2013 Architect: Mark Sever Style: None Folio: 504209090180 Parcel ID: 0209090180 Outside Periods of Significance</p>

<p>118</p>		<p>1212 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Guy Platt Johnson</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209090170</p> <p>Parcel ID: 0209090170</p>
<p>119</p>		<p>433-39 SW 12th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Guy Platt Johnson</p> <p>Style: None</p> <p>Folio: 504209090160/62</p> <p>Parcel ID: 209090160/62</p> <p>Multiple alterations and additions Loss of Integrity</p>
<p>120</p>		<p>1201 SW 4 Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1963</p> <p>Architect: John B O'Neill</p> <p>Style: None</p> <p>Folio: 504209090210</p> <p>Parcel ID: 0209090210</p> <p>Outside Periods of Significance</p>
<p>121</p>		<p>411 SW 12 Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2018</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209092520</p> <p>Parcel ID: 0209092520</p> <p>Outside Periods of Significance</p>

<p>122</p>		<p>407 SW 12 Avenue Status: CONTRIBUTING Date: 1947 Architect: Unknown Style: Frame Vernacular Folio: 504209090230 Parcel ID: 0209090230</p>
<p>123</p>		<p>405 SW 12 Avenue Status: CONTRIBUTING Date: 1938 Architect: Theo A. Meyer Style: Frame Vernacular Folio: 504209090240 Parcel ID: 0209090240</p>
<p>124</p>		<p>1200 SW 4 Street Status: CONTRIBUTING Date: 1939 Architect: Unknown Style: Frame Vernacular Folio: 504209090250 Parcel ID: 0209090250</p>
<p>125</p>		<p>327 SW 12 Avenue Status: CONTRIBUTING Date: 1925 Architect: Unknown Style: Frame Vernacular Folio: 504209090850 Parcel ID: 0209090850</p>

<p>126</p>		<p>319 SW 12 Avenue #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1956 Architect: Paul Bradley Style: None</p> <p>Folio: 504209090860 Parcel ID: 0209090860</p>
<p>127</p>		<p>315 SW 12 Avenue #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1960 Architect: Unknown Style: None</p> <p>Folio: 504209090870 Parcel ID: 0209090870 Addition on front facade Loss of integrity</p>
<p>128</p>		<p>311 SW 12 Avenue #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1955 Architect: Victor Larson Style: None</p> <p>Folio: 504209090880 Parcel ID: 0209090880 Property contains limited defining features to convey the historic context of the SBHD</p>
<p>129 - 130 + 132 - 133</p>		<p>307 - 309 SW 12 Avenue 1206 W Las Olas Blvd #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2007 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple Outside Periods of Significance</p>

<p>133A</p>		<p>1200 W Las Olas Boulevard #1-4</p> <p>Status: CONTRIBUTING</p> <p>Date: 1948</p> <p>Architect: Clinton Gamble</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209090900</p> <p>Parcel ID: 0209090900</p> <p>Second structure on site 133B is Non-Contributing</p>
<p>134</p>		<p>1122 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1954</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209092460</p> <p>Parcel ID: 0209092460</p> <p>Property does not convey historic context for the SBHD</p>
<p>135</p>		<p>1116 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1959</p> <p>Architect: W. Redden</p> <p>Style: None</p> <p>Folio: 504209092470</p> <p>Parcel ID: 0209092470</p> <p>Property does not convey historic context for the SBHD</p>
<p>136</p>		<p>1100 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1954</p> <p>Architect: Clarence T. Reinhardt</p> <p>Style: Mid-Century Modern</p> <p>Folio: 504209092500</p> <p>Parcel ID: 0209092500</p> <p>Property does not convey historic context for the SBHD</p>

<p>137</p>		<p>1117 SW 1 Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2009 Architect: None Listed Style: None</p> <p>Folio: 504209092421 Parcel ID: 0209092421</p> <p>Outside Periods of Significance</p>
<p>138</p>		<p>11 SW 11 Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209092420 Parcel ID: 0209092420</p>
<p>139</p>		<p>1122 SW 1 Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1965 Architect: Unknown Style: None</p> <p>Folio: 504209092280 Parcel ID: 0209092280</p> <p>Outside Periods of Significance</p>
<p>140</p>		<p>1116 SW 1 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969 Architect: Frederick A. Miller Style: None</p> <p>Folio: 504209092290 Parcel ID: 0209092290</p> <p>Outside Periods of Significance</p>

<p>141</p>		<p>1110 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209092310</p> <p>Parcel ID: 0209092310</p> <p>* House moved to this location in 1954, alterations to front porch</p>
<p>142</p>		<p>1106 SW 1 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968</p> <p>Architect: Paul Revere Working</p> <p>Style: None</p> <p>Folio: 504209092320</p> <p>Parcel ID: 0209092320</p> <p>Outside Periods of Significance</p>
<p>143</p>		<p>101 SW 11 Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1935</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209092330</p> <p>Parcel ID: 0209092330</p>
<p>144</p>		<p>107 SW 11 Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1956</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209092331</p> <p>Parcel ID: 0209092331</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>

<p>145</p>		<p>109 SW 11 Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1966 Architect: Unknown Style: None</p> <p>Folio: 504209092210 Parcel ID: 0209092210</p> <p>Outside Periods of Significance</p>
<p>146</p>		<p>1111 SW 2 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969 Architect: Unknown Style: None</p> <p>Folio: 504209092230 Parcel ID: 0209092230</p> <p>Outside Periods of Significance</p>
<p>147</p>		<p>1115 SW 2 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1954 Architect: Lester Avery Style: Minimal Traditional</p> <p>Folio: 504209092240 Parcel ID: 0209092240</p>
<p>148</p>		<p>1117 SW 2 Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1976 Architect: Frank J. Rowland Style: None</p> <p>Folio: 504209092250 Parcel ID: 0209092250</p> <p>Outside Periods of Significance</p>

<p>149</p>		<p>1119 SW 2 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: Paul Revere Working</p> <p>Style: None</p> <p>Folio: 504209092260</p> <p>Parcel ID: 0209092260</p> <p>Outside Periods of Significance</p>
<p>150</p>		<p>1121 SW 2 Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209092270</p> <p>Parcel ID: 0209092270</p>
<p>151</p>		<p>1124 SW 2 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1963</p> <p>Architect: Courtney Stewart</p> <p>Style: None</p> <p>Folio: 504209091840</p> <p>Parcel ID: 0209091840</p> <p>Outside Periods of Significance</p>
<p>152</p>		<p>1120 SW 2 Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1963</p> <p>Architect: Courtney Stewart</p> <p>Style: None</p> <p>Folio: 504209091843</p> <p>Parcel ID: 0209091843</p> <p>Outside Periods of Significance</p>

<p>153</p>		<p>1116 SW 2nd Street #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091850</p> <p>Parcel ID: 0209091850</p>
<p>154</p>		<p>1112 SW 2nd Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209091860</p> <p>Parcel ID: 0209091860</p>
<p>155</p>		<p>1110 SW 2nd Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1923</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091870</p> <p>Parcel ID: 0209091870</p> <p>Multiple alterations Loss of integrity</p>
<p>156</p>		<p>201 SW 11th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1931</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091890</p> <p>Parcel ID: 0209091890</p>

<p>157</p>		<p>209 SW 11th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937</p> <p>Architect: Owner</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209091880</p> <p>Parcel ID: 0209091880</p>
<p>158</p>		<p>1101 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1944</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091790</p> <p>Parcel ID: 0209091790</p>
<p>159</p>		<p>1111 SW 2 CT #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091800</p> <p>Parcel ID: 0209091800</p> <p>Outside Periods of Significance</p>
<p>160</p>		<p>1115 SW 2nd Court #1-5</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1974</p> <p>Architect: Sam Engel Jr.</p> <p>Style: None</p> <p>Folio: 504209091810</p> <p>Parcel ID: 0209091810</p> <p>Outside Periods of Significance</p>

<p>161</p>		<p>1121 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2018</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091820</p> <p>Parcel ID: 209091820</p> <p>Outside Periods of Significance</p>
<p>162</p>		<p>1127 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1948</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091830</p> <p>Parcel ID: 0209091830</p> <p>This is a religious property that does not derive primary significance from architectural or artistic distinction or historical importance</p>
<p>163</p>		<p>232 SW 12th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091171</p> <p>Parcel ID: 0209091171</p> <p>Addition on front facade Loss of Integrity</p>
<p>164</p>		<p>1126 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1948</p> <p>Architect: Unknown</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209091170</p> <p>Parcel ID: 0209091170</p>

<p>165</p>		<p>1122 SW 2nd Court #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1971 Architect: Unknown Style: None</p> <p>Folio: 504209091180 Parcel ID: 0209091180</p> <p>Outside Periods of Significance</p>
<p>166</p>		<p>1118 SW 2nd Court #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969 Architect: Unknown Style: None</p> <p>Folio: 504209091190 Parcel ID: 0209091190</p> <p>Outside Periods of Significance</p>
<p>167</p>		<p>1114 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1987 Architect: Unknown Style: None</p> <p>Folio: 504209091200 Parcel ID: 0209091200</p> <p>Outside Periods of Significance</p>
<p>168</p>		<p>251 SW 11th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1951 Architect: Unknown Style: None</p> <p>Folio: 504209091220 Parcel ID: 0209091220</p> <p>This is a religious property that does not derive primary significance from architectural or artistic distinction or historical importance</p>

<p>169</p>		<p>251 SW 11th Avenue</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209091220 Parcel ID: 0209091220</p>
<p>170</p>		<p>1115 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1957 Architect: John Peterman Style: None</p> <p>Folio: 504209091130 Parcel ID: 0209091130</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>171</p>		<p>1119 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969 Architect: Unknown Style: None</p> <p>Folio: 504209091140 Parcel ID: 0209091140</p> <p>Outside Periods of Significance</p>
<p>172</p>		<p>1123 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1931 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209091150 Parcel ID: 0209091150</p>

<p>173</p>		<p>232 SW 12th Avenue Status: NON-CONTRIBUTING Date: 1924 Architect: Unknown Style: Frame Vernacular Folio: 504209091171 Parcel ID: 0209091171 * Former secondary structure of 1123 W. Las Olas Blvd; New Addition on Front Facade Loss of Integrity</p>
<p>174</p>		<p>1118 W Las Olas Boulevard Status: CONTRIBUTING Date: 1937 Architect: Unknown Style: Frame Vernacular Folio: 504209090790 Parcel ID: 0209090790</p>
<p>175</p>	 <p><small>Photo from Zillow.com</small></p>	<p>304 SW 12th Avenue Status: CONTRIBUTING Date: 1928 Architect: Unknown Style: Frame Vernacular Folio: 504209090780 Parcel ID: 0209090780</p>
<p>176</p>		<p>308 SW 12th Avenue #1-4 Status: NON-CONTRIBUTING Date: 1966 Architect: Donald R. Mowry Style: None Folio: 504209090760 Parcel ID: 209090760 Outside Periods of Significance</p>

<p>177</p>		<p>312 SW 12th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1948</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090750</p> <p>Parcel ID: 209090750</p>
<p>178</p>		<p>316 SW 12th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1951</p> <p>Architect: Unknown</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209090740</p> <p>Parcel ID: 0209090740</p>
<p>179</p>		<p>320 SW 12th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1952</p> <p>Architect: American Plans</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209090730</p> <p>Parcel ID: 0209090730</p>
<p>180</p>		<p>328 SW 12th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1921</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090720</p> <p>Parcel ID: 0209090720</p>

<p>181</p>		<p>404 SW 12th Avenue Status: CONTRIBUTING Date: 1949 Architect: Unknown Style: Ranch</p> <p>Folio: 504209090430 Parcel ID: 209090430</p>
<p>182</p>		<p>412 SW 12th Avenue Status: VACANT LOT Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209090420 Parcel ID: 209090420</p>
<p>183</p>		<p>416 SW 12th Avenue Status: CONTRIBUTING Date: 1954 Architect: Lester Avery Style: Minimal Traditional</p> <p>Folio: 504209090410 Parcel ID: 0209090410</p>
<p>184</p>		<p>420 SW 12th Avenue Status: NON-CONTRIBUTING Date: 1954 Architect: Lester Avery Style: None</p> <p>Folio: 504209090400 Parcel ID: 0209090400 Alterations to front facade Loss of Integrity</p>

<p>185</p>		<p>1125 Waverly Road</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Guy Platt Johnson</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209090380</p> <p>Parcel ID: 0209090380</p>
<p>186</p>		<p>1117 Waverly Road #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968</p> <p>Architect: Paul M. Bradley Jr</p> <p>Style: None</p> <p>Folio: 504209090390</p> <p>Parcel ID: 0209090390</p> <p>Outside Periods of Significance</p>
<p>187</p>	 <p><small>Photo from Zillow.com</small></p>	<p>1122 Waverly Road</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090140</p> <p>Parcel ID: 0209090140</p> <p>Outside Periods of Significance</p>
<p>188</p>		<p>440 SW 12 AVE</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090151</p> <p>Parcel ID: 0209090151</p> <p>Altered: Second floor addition Loss of Integrity</p>

<p>189</p>	 <p>Photo from Weichert.com</p>	<p>444 SW 12th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1958</p> <p>Architect: D.B. MacNeir</p> <p>Style: Mid-Century Modern</p> <p>Folio: 504209090150</p> <p>Parcel ID: 0209090150</p>
<p>190</p>		<p>1112 Waverly Road</p> <p>Status: CONTRIBUTING</p> <p>Date: 1944</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090110</p> <p>Parcel ID: 0209090110</p>
<p>191</p>	 <p>Photo from Redfin.com</p>	<p>425 SW 11th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1977</p> <p>Architect: Manfred Mungaro</p> <p>Style: None</p> <p>Folio: 504209470030 504209470010</p> <p>Parcel ID: 0209470030/10</p> <p>Outside Periods of Significance</p>
<p>192</p>		<p>1101 - 1111 Waverly Road</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2009</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090451</p> <p>Parcel ID: 0209090451</p> <p>Outside Periods of Significance</p>



<p>193</p>		<p>416 Palm Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1945</p> <p>Architect: William M. Baxter</p> <p>Style: Mediterranean Revival</p> <p>Folio: 504209090090</p> <p>Parcel ID: 0209090090</p> <p>*Two new additions, original structure still visible.</p>
<p>194</p>		<p>1016 Waverly Road</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209090080</p> <p>Parcel ID: 0209090080</p> <p>*Archaeologically Significant Site</p>
<p>195</p>		<p>934 Waverly Road</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090071</p> <p>Parcel ID: 0209090071</p>
<p>196</p>		<p>930 Tequesta Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1940</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090070</p> <p>Parcel ID: 0209090070</p>





<p>197</p>		<p>922 Tequesta Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1912</p> <p>Architect: Unknown</p> <p>Style: Colonial Revival</p> <p>Folio: 504209090060</p> <p>Parcel ID: 0209090060</p>
<p>198</p>		<p>918 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1917</p> <p>Architect: Unknown</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209090050</p> <p>Parcel ID: 0209090050</p>
<p>199</p>		<p>912 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1917</p> <p>Architect: Unknown</p> <p>Style: Bungalow</p> <p>Folio: 504209090040</p> <p>Parcel ID: 0209090040</p>
<p>200</p>		<p>908 SW 4th Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209090030</p> <p>Parcel ID: 0209090030</p>

<p>201</p>		<p>401 SW 9th Avenue #1-2 Status: CONTRIBUTING* Date: 1925 Architect: Unknown Style: Mediterranean Revival Folio: 504209090020 Parcel ID: 0209090020 * Potential Individual Designation</p>
<p>202</p>		<p>409 SW 9th Avenue Status: CONTRIBUTING* Date: 1910 Architect: Unknown Style: Frame Vernacular Folio: 504209090010 Parcel ID: 0209090010 * Potential Individual Designation</p>
<p>203</p>		<p>331 SW 9th Avenue Status: CONTRIBUTING Date: 1924 Architect: Unknown Style: Frame Vernacular Folio: 504209090490 Parcel ID: 209090490</p>
<p>204</p>		<p>909 SW 4th Street #1-2 Status: NON-CONTRIBUTING Date: 1938 Architect: Unknown Style: None Folio: 504209090530 Parcel ID: 0209090530 Alterations to front facade Loss of Integrity</p>

<p>205</p>		<p>915 SW 4th Street #1-7</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969 Architect: Unknown Style: None</p> <p>Folio: 504209090551 Parcel ID: 0209090551</p> <p>Outside Periods of Significance</p>
<p>206</p>		<p>917 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1937 Architect: Unknown Style: None</p> <p>Folio: 504209090550 Parcel ID: 0209090550</p> <p>Multiple additions and alterations Loss of Integrity</p>
<p>207</p>		<p>921 SW 4th Street #1-7</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970 Architect: Unknown Style: None</p> <p>Folio: 504209090552 Parcel ID: 0209090552</p> <p>Outside Periods of Significance</p>
<p>208</p>		<p>939 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967 Architect: Donald R. Mowry Style: None</p> <p>Folio: 504209090580 Parcel ID: 209090580</p> <p>Outside Periods of Significance</p>

<p>209</p>		<p>943 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967</p> <p>Architect: W.C. Presto</p> <p>Style: None</p> <p>Folio: 504209090600</p> <p>Parcel ID: 0209090600</p> <p>Outside Periods of Significance</p>
<p>210</p>		<p>1001 SW 4th Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504209090620</p> <p>Parcel ID: 0209090620</p>
<p>211</p>		<p>1009 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1938</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209090630</p> <p>Parcel ID: 0209090630</p> <p>* House moved forward on lot in 2012</p>
<p>212</p>		<p>1017 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937</p> <p>Architect: Unknown</p> <p>Style: Colonial Revival</p> <p>Folio: 504209090670</p> <p>Parcel ID: 0209090670</p> <p>* Secondary structure moved to site in 1997 from 1215 NE 4 Avenue</p>

<p>213</p>		<p>1023 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923 Architect: Unknown Style: Bungalow</p> <p>Folio: 504209090690 Parcel ID: 0209090690</p>
<p>214</p>		<p>1027 Tequesta Street #1-5</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: R.B. Dickinson Style: None</p> <p>Folio: 504209BB0040 Parcel ID: 0209BB0040</p> <p>Outside Periods of Significance</p>
<p>215</p>		<p>1031 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923 Architect: Unknown Style: Bungalow</p> <p>Folio: 504209090711 Parcel ID: 209090711</p>
<p>216</p>		<p>1022 SW 4th Street</p> <p>Status: PARK</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209090700 Parcel ID: 209090700</p>

<p>217</p>		<p>411 SW 11th Avenue #1-8</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1965 Architect: Unknown Style: None</p> <p>Folio: 504209090441 Parcel ID: 209090441</p> <p>Outside Periods of Significance</p>
<p>218</p>		<p>403 SW 11th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937 Architect: Unknown Style: Bungalow</p> <p>Folio: 504209090440 Parcel ID: 209090440</p>
<p>219</p>		<p>1114 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967 Architect: W.C. Presto Style: None</p> <p>Folio: 504209090432 Parcel ID: 209090432</p> <p>Outside Periods of Significance</p>
<p>220</p>		<p>1116 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967 Architect: W.C. Presto Style: None</p> <p>Folio: 504209090431 Parcel ID: 209090431</p> <p>Outside Periods of Significance</p>

<p>221</p>		<p>1111 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1975 Architect: Saavedra Ponce Style: None</p> <p>Folio: 504209090830 Parcel ID: 209090830</p> <p>Outside Periods of Significance</p>
<p>222</p>		<p>1115 SW 4th Street #1-7</p> <p>Status: CONTRIBUTING</p> <p>Date: 1928 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209090840 Parcel ID: 209090840</p>
<p>223</p>		<p>1114 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1959 Architect: Unknown Style: None</p> <p>Folio: 504209090800 Parcel ID: 209090800</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>224</p>		<p>1110 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: William T. Vaughan Style: None</p> <p>Folio: 504209090801 Parcel ID: 209090801</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>

<p>225</p>		<p>307 SW 11 AVE #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: Redden Style: None</p> <p>Folio: 504209090810 Parcel ID: 209090810</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>226</p>		<p>1022 W LAS OLAS BLVD</p> <p>Status: CONTRIBUTING</p> <p>Date: 1927 Architect: Francis Abreu Style: Mediterranean Revival</p> <p>Folio: 504209090700 Parcel ID: 209090700</p> <p>Designated Historic Landmark</p>
<p>227A</p>		<p>1012 W Las Olas Boulevard #1-5</p> <p>Status: CONTRIBUTING</p> <p>Date: 1950 Architect: Unknown Style: Minimal Traditional</p> <p>Folio: 504209090680 Parcel ID: 209090680</p> <p>Second structure on site 227B is Non-Contributing</p>
<p>228</p>		<p>1008 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1951 Architect: Guy Platt Johnson Style: Minimal Traditional</p> <p>Folio: 504209090660 Parcel ID: 209090660</p>

<p>229</p>		<p>1004 W Las Olas Boulevard #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1950</p> <p>Architect: Courtney Stewart</p> <p>Style: None</p> <p>Folio: 504209090650</p> <p>Parcel ID: 209090650</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>230</p>		<p>1000 W Las Olas Boulevard #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: 1946</p> <p>Architect: Unknown</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209090640</p> <p>Parcel ID: 209090640</p>
<p>231</p>		<p>300 SW 10th Avenue #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1952</p> <p>Architect: Lester Avery</p> <p>Style: None</p> <p>Folio: 504209090610</p> <p>Parcel ID: 209090610</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>232</p>		<p>924 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1961</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209090590</p> <p>Parcel ID: 209090590</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>

Architect: Unknown
Architectural Style: None

Olas Boulevard #1-5

Status: NON-CONTRIBUTING

Date: 1978
Architect: Daniel E. Adache
Style: None

Folio: 504209090570
Parcel ID: 209090570



234



916 W Las Olas Boulevard #1-6

Status: NON-CONTRIBUTING

Date: 1962
Architect: Unknown
Style: P. M. Bradley Jr.

Folio: 504209090560
Parcel ID: 209090560

235A



908 W Las Olas Boulevard #1-5

Status: NON-CONTRIBUTING

Date: 1937 (Date Incorrect)
Architect: Unknown
Style: None

Folio: 504209090540
Parcel ID: 0209090540

Property contains limited defining features to convey the historic context of the SBHD

235B



908 W Las Olas Boulevard #1-5

Status: CONTRIBUTING

Date: 1937
Architect: Unknown
Style: Mission Revival


Folio: 504209090540
Parcel ID: 0209090540

<p>236</p>		<p>301 SW 9th Avenue #1-4 Status: CONTRIBUTING Date: 1954 Architect: John Peterman Style: Minimal Traditional Folio: 504209090540 Parcel ID: 209090540</p>
<p>237</p>		<p>315 SW 9th Avenue Status: CONTRIBUTING Date: 1924 Architect: Unknown Style: Masonry Vernacular Folio: 504209090510 Parcel ID: 0209090510</p>
<p>238</p>		<p>317 SW 9th Avenue #1-3 Status: NON-CONTRIBUTING Date: 1952 Architect: Unknown Style: None Folio: 504209090520 Parcel ID: 209090520 Multiple Alterations Loss of Integrity</p>
<p>239</p>		<p>321 SW 9th Avenue Status: CONTRIBUTING Date: 1924 Architect: Unknown Style: Masonry Vernacular Folio: 504209090510 Parcel ID: 209090510</p>

<p>240</p>		<p>327 SW 9th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209090500 Parcel ID: 209090500</p>
<p>241</p>		<p>901 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923 Architect: Unknown Style: Cape Cod/Frame Vernacular</p> <p>Folio: 504209090480 Parcel ID: 209090480</p>
<p>242</p>		<p>911 W Las Olas Boulevard #1-2</p> <p>Status: CONTRIBUTING</p> <p>Date: 1920 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209091400 Parcel ID: 209091400</p>
<p>243 - 245</p>		<p>915-919 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2006 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>

<p>246</p>		<p>923 W Las Olas Boulevard #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972 Architect: Unknown Style: None</p> <p>Folio: 504209091430 Parcel ID: 209091430</p> <p>Outside Periods of Significance</p>
<p>247</p>		<p>925 W Las Olas Boulevard #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1955 Architect: Unknown Style: None</p> <p>Folio: 504209091431 Parcel ID: 209091431</p> <p>Outside Periods of Significance</p>
<p>248</p>		<p>931 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925 Architect: Unknown Style: Bungalow</p> <p>Folio: 504209091430 Parcel ID: 209091430</p> <p>* Secondary structure moved to site in 1998 from 701 SW 1st Street</p>
<p>249</p>		<p>1001 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1965 Architect: William Peck Style: None</p> <p>Folio: 504209091440 Parcel ID: 209091440</p> <p>Outside Periods of Significance</p>

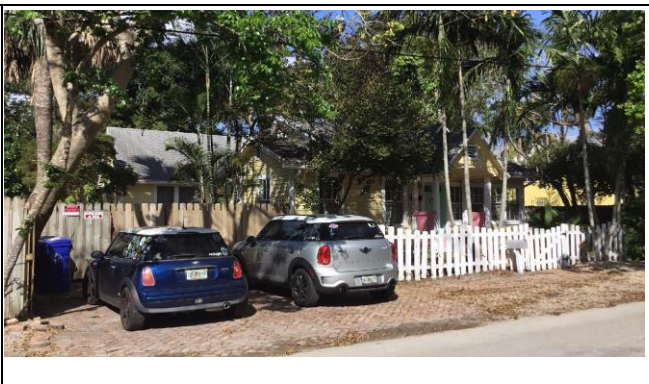
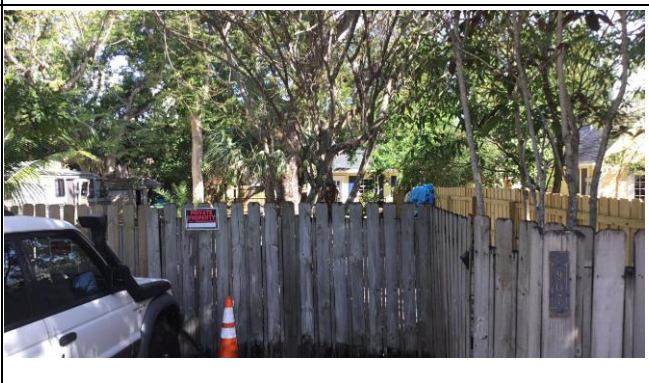


<p>250</p>		<p>1005 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1965</p> <p>Architect: William Peck</p> <p>Style: None</p> <p>Folio: 504209091250</p> <p>Parcel ID: 209091250</p> <p>Outside Periods of Significance</p>
<p>251</p>		<p>1011 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1959</p> <p>Architect: Lester Avery</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209091240</p> <p>Parcel ID: 209091240</p> <p>Multiple Alterations Loss of Integrity</p>
<p>252</p>		<p>1015 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1962</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091260</p> <p>Parcel ID: 209091260</p> <p>Outside Periods of Significance</p>
<p>253</p>		<p>1021 W Las Olas Boulevard #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1985</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091280</p> <p>Parcel ID: 209091260</p> <p>Outside Periods of Significance</p>

<p>254</p>		<p>1023-1025 W Las Olas Boulevard Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209091300/ 504209091310 Parcel ID: 209091300/ 209091310</p>
<p>255</p>		<p>1029 W Las Olas Boulevard Status: CONTRIBUTING</p> <p>Date: 1949 Architect: Unknown Style: Masonry Vernacular</p> <p>Folio: 504209091320 Parcel ID: 209091320</p>
<p>256</p>		<p>230 SW 11th Avenue #1-5 Status: NON-CONTRIBUTING</p> <p>Date: 2002 Architect: Unknown Style: None</p> <p>Folio: 504209091330 Parcel ID: 0209091330</p> <p>Outside Periods of Significance</p>
<p>257A</p>		<p>1022 SW 2nd Court #1-4 Status: CONTRIBUTING</p> <p>Date: c.1925 Architect: Unknown Style: Mission Revival</p> <p>Folio: 504209091340 Parcel ID: 0209091340</p>





<p>257B</p>		<p>1022 SW 2nd Court #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1962</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091340</p> <p>Parcel ID: 0209091340</p> <p>Outside Periods of Significance</p>
<p>258A</p>		<p>1018 SW 2nd Court #1-4</p> <p>Status: CONTRIBUTING</p> <p>Date: c. 1924</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091350</p> <p>Parcel ID: 0209091350</p>
<p>258B</p>		<p>1018 SW 2nd Court #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1954</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091350</p> <p>Parcel ID: 0209091350</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>259</p>		<p>1010 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2020</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091360</p> <p>Parcel ID: 0209091360</p> <p>Outside Periods of Significance</p>

<p>260</p>		<p>1006 SW 2nd Court #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: c. 1930</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091370</p> <p>Parcel ID: 0209091370</p>
<p>261</p>		<p>1000 SW 2nd Court #1-2</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Francis J. Rowland</p> <p>Style: Minimal Traditional</p> <p>Folio: 504209091380</p> <p>Parcel ID: 0209091380</p>
<p>262</p>		<p>230 SW 10th Avenue #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1985</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091450</p> <p>Parcel ID: 0209091450</p> <p>Outside Periods of Significance</p>
<p>263</p>	 <p><small>Photo from Redfin.com</small></p>	<p>930 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091460</p> <p>Parcel ID: 0209091460</p>



<p>264</p>		<p>920-922 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2008</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209091470/71</p> <p>Parcel ID: 0209091470/71</p> <p>Outside Periods of Significance</p>
<p>265</p>		<p>918 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Robert Little</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504209091480</p> <p>Parcel ID: 0209091480</p>
<p>266</p>		<p>908 SW 2 CT #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular/ Craftsman</p> <p>Folio: 504209091481</p> <p>Parcel ID: 0209091481</p>
<p>267</p>		<p>221 - 229 SW 9 AVE</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2004</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: Multiple</p> <p>Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>

<p>268A</p>		<p>213 SW 9th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1927</p> <p>Architect: Unknown</p> <p>Style: Bungalow/ Frame Vernacular</p> <p>Folio: 504209091500</p> <p>Parcel ID: 0209091500</p>
<p>268B</p>		<p>213 SW 9th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1927</p> <p>Architect: Unknown</p> <p>Style: Bungalow/ Frame Vernacular</p> <p>Folio: 504209091500</p> <p>Parcel ID: 0209091500</p>
<p>269</p>		<p>915 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1944</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular/ Bungalow</p> <p>Folio: 504209091510</p> <p>Parcel ID: 0209091510</p>
<p>270</p>		<p>917 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1944</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091520</p> <p>Parcel ID: 0209091520</p>

<p>271</p>		<p>919 SW 2nd Court #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: Unknown Style: None</p> <p>Folio: 504209091530 Parcel ID: 0209091530</p> <p>Outside Periods of Significance</p>
<p>272</p>		<p>927 SW 2nd Court</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209091540 Parcel ID: 0209091540</p>
<p>273</p>		<p>931 SW 2nd Court #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1959 Architect: Unknown Style: None</p> <p>Folio: 504209091550 Parcel ID: 0209091550</p> <p>Alterations to front facade Loss of Integrity</p>
<p>274</p>		<p>SW 10th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504209091551 Parcel ID: 209091551</p>

<p>275 277</p>		<p>1000 SW 2nd Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: Multiple Parcel ID: Multiple</p>
<p>278</p>		<p>1021 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937 Architect: G.A. Peterson Style: Masonry Vernacular</p> <p>Folio: 504209091690 Parcel ID: 0209091690</p>
<p>279</p>		<p>1025 SW 2nd Court #1-7</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1993 Architect: Unknown Style: None</p> <p>Folio: 504209091700 Parcel ID: 0209091700</p> <p>Outside Periods of Significance</p>
<p>280</p>		<p>200 SW 11th Avenue #1-5</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1993 Architect: Unknown Style: None</p> <p>Folio: 504209091710 Parcel ID: 0209091710</p> <p>Outside Periods of Significance</p>

<p>281</p>		<p>100 SW 11th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2012</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504209520010</p> <p>Parcel ID: 0209520010</p> <p>Former Kennedy Homes Outside Periods of Significance</p>
<p>282</p>		<p>926 SW 2nd Street #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: 1935</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091560</p> <p>Parcel ID: 0209091560</p>
<p>283</p>		<p>920 SW 2nd Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1953</p> <p>Architect: Lester Avery</p> <p>Style: None</p> <p>Folio: 504209091570</p> <p>Parcel ID: 0209091570</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>284</p>		<p>916 SW 2nd Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1926</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504209091580</p> <p>Parcel ID: 0209091580</p>

<p>285</p>		<p>912 SW 2nd Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: William J. Redden Style: None</p> <p>Folio: 504209091590 Parcel ID: 0209091590</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>286 - 287</p>		<p>201 SW 9th Avenue #1-5</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2003 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>288</p>		<p>209 SW 9th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924 Architect: Unknown Style: Masonry Vernacular</p> <p>Folio: 504209091620 Parcel ID: 209091620</p>
<p>289A</p>		<p>908 SW 1st Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504209092350 Parcel ID: 0209092350</p>

<p>289B</p>		<p>908 SW 1st Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: c.1950 Architect: Unknown Style: None</p> <p>Folio: 504209092350 Parcel ID: 0209092350</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>289C - 289D</p>		<p>908 SW 1st Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1984 Architect: Unknown Style: None</p> <p>Folio: 504209092350 Parcel ID: 0209092350</p> <p>Outside Periods of Significance</p>
<p>290A</p>		<p>100 SW 9th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2004 Architect: Unknown Style: None</p> <p>Folio: 504210012450 Parcel ID: 0210012450</p> <p>Outside Periods of Significance</p>
<p>290B</p>		<p>100 SW 9th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1961 Architect: Clinton Gamble Style: Mid-Century Modern</p> <p>Folio: 504210012450 Parcel ID: 0210012450</p> <p>Salvation Army Property</p>

<p>291</p>		<p>818 W. Broward Boulevard</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: Vacant Lot used by 808 W. Broward Blvd</p> <p>Folio: 504210270151 Parcel ID: 0210270151</p>
<p>292</p>		<p>808 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1953 Architect: John Peterman Style: None</p> <p>Folio: 504210270150 Parcel ID: 0210270150 Property does not convey historic context for the SBHD</p>
<p>293</p>		<p>730 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1964 Architect: Unknown Style: None</p> <p>Folio: 504210270120 Parcel ID: 0210270120 Outside Periods of Significance</p>
<p>294</p>		<p>700 W. Broward Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1998 Architect: Unknown Style: None</p> <p>Folio: 504210270010 Parcel ID: 0210270010 Outside Periods of Significance</p>

<p>295</p>		<p>721 SW 1st Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: P.M. Bradley Jr.</p> <p>Style: None</p> <p>Folio: 504210270130</p> <p>Parcel ID: 0210270130</p> <p>Outside Periods of Significance</p>
<p>296</p>		<p>727 SW 1st Street</p> <p>Status: VACANT LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504210270140</p> <p>Parcel ID: 0210270140</p>
<p>297</p>		<p>19 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1951</p> <p>Architect: William T. Vaughn</p> <p>Style: No Style</p> <p>Folio: 504210270170</p> <p>Parcel ID: 0210270170</p> <p>Alterations to front facade Loss of integrity</p>
<p>298</p>		<p>21 SW 8th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular/ Colonial Revival</p> <p>Folio: 504210270160</p> <p>Parcel ID: 0210270160</p>

<p>299</p>		<p>807 SW 1st Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: Unknown Style: None</p> <p>Folio: 504210270190 Parcel ID: 0210270190</p> <p>Outside Periods of Significance</p>
<p>300</p>		<p>813 SW 1st Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: Unknown Style: None</p> <p>Folio: 504210270200 Parcel ID: 0210270200</p> <p>Outside Periods of Significance</p>
<p>301</p>		<p>812 SW 1st Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1961 Architect: W.C. Presto Style: None</p> <p>Folio: 504210750040 Parcel ID: 0210750040</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>302</p>		<p>808 SW 1 Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1960 Architect: Unknown Style: Mid-Century Modern</p> <p>Folio: 504210750050 Parcel ID: 0210750050</p>



<p>303</p>		<p>101 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1962 Architect: Unknown Style: None</p> <p>Folio: 504210750070 Parcel ID: 0210750070</p> <p>Outside Periods of Significance</p>
<p>304</p>		<p>105 SW 8th Avenue #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1960 Architect: William C. Presto Style: None</p> <p>Folio: 504210750060 Parcel ID: 0210750060</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>305</p>		<p>110 SW 8th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1931 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210270280 Parcel ID: 0210270280</p>
<p>306</p>		<p>724 SW 1st Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1936 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210270282 Parcel ID: 0210270282</p> <p>House moved from 715 SW 1st Street in 1998; Garage addition on side in 2005.</p>

<p>307</p>		<p>714 SW 1st Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1948 Architect: Robert M. Little Style: None Folio: 504210270240 Parcel ID: 0210270240</p> <p>This is a religious property that does not derive primary significance from architectural or artistic distinction or historical importance</p>
<p>308</p>		<p>105 Ave of the Arts</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: Unknown Style: None Folio: 504210270250 Parcel ID: 0210270250</p> <p>Multiple alterations Loss of Integrity</p>
<p>309</p>		<p>127 SW 7th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969 Architect: Julius Volpe Style: None Folio: 504210012561 Parcel ID: 0210012561</p> <p>Outside Periods of Significance</p>
<p>310</p>		<p>711 SW 2nd Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1949 Architect: Unknown Style: None Folio: 504210012560 Parcel ID: 0210012560</p> <p>Property does not convey historic context for the SBHD</p>




<p>311</p>		<p>721 SW 2nd Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1950 Architect: Unknown Style: None</p> <p>Folio: 504210012550 Parcel ID: 0210012550</p> <p>Property does not convey historic context for the SBHD</p>
<p>312</p>		<p>111 SW 8th Avenue #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: William Presto Style: None</p> <p>Folio: 504210750080 Parcel ID: 0210750080</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>313</p>		<p>801 SW 2nd Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: William Presto Style: None</p> <p>Folio: 504210750090 Parcel ID: 0210750090</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>314</p>		<p>809 SW 2nd Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: William Presto Style: None</p> <p>Folio: 504210750100 Parcel ID: 0210750100</p>





<p>315</p>		<p>813 SW 2nd Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1956 Architect: William Presto Style: None</p> <p>Folio: 504210750110 Parcel ID: 0210750110</p>
<p>316</p>		<p>817 SW 2nd Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: William Presto Style: None</p> <p>Folio: 504210750120 Parcel ID: 0210750120</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>317</p>		<p>821 Himarshee St.</p> <p>Status: CONTRIBUTING</p> <p>Date: 1957 Architect: William Presto Style: Minimal Traditional</p> <p>Folio: 504210750130 Parcel ID: 0210750130</p>
<p>318</p>		<p>825 SW 2nd Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1957 Architect: William Presto Style: None</p> <p>Folio: 504210750140 Parcel ID: 0210750140</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>

<p>319</p>		<p>200 SW 9th Avenue #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967</p> <p>Architect: Paul M. Bradley Jr.</p> <p>Style: None</p> <p>Folio: 504210280110</p> <p>Parcel ID: 0210280110</p> <p>Outside Periods of Significance</p>
<p>320</p>		<p>842 SW 2 ST #1-6</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925</p> <p>Architect: Francis Abreu</p> <p>Style: Frame Vernacular/ Colonial Revival</p> <p>Folio: 504210280090</p> <p>Parcel ID: 0210280090</p>
<p>321</p>		<p>812-828 SW 2nd Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2008</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: Multiple</p> <p>Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>322</p>		<p>808 Himmarshee Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280030</p> <p>Parcel ID: 0210280030</p>

<p>323</p>		<p>800 SW 2nd Street #1-6</p> <p>Status: CONTRIBUTING</p> <p>Date: 1949</p> <p>Architect: Lester Avery</p> <p>Style: Minimal Traditional</p> <p>Folio: 504210280010</p> <p>Parcel ID: 0210280010</p>
<p>324</p>		<p>210 SW 8th Avenue #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280330</p> <p>Parcel ID: 504210280330</p> <p>Outside Periods of Significance</p>
<p>325</p>		<p>200 SW 8th Avenue #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280360</p> <p>Parcel ID: 0210280360</p> <p>Outside Periods of Significance</p>
<p>326</p>		<p>750 SW 2nd Street #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280331</p> <p>Parcel ID: 0210280331</p> <p>Outside Periods of Significance</p>

<p>327</p>		<p>740 SW 2nd Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280300</p> <p>Parcel ID: 0210280300</p> <p>Outside Periods of Significance</p>
<p>328</p>		<p>712 SW 2nd Street</p> <p>Status: PARKING LOT</p> <p>Date: N/A</p> <p>Architect: N/A</p> <p>Style: N/A</p> <p>Folio: 504210280290</p> <p>Parcel ID: 0210280290</p>
<p>329A</p>		<p>201 SW 7th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: Unknown</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280250</p> <p>Parcel ID: 0210280250</p> <p>Outside Periods of Significance</p>
<p>329B</p>		<p>201 SW 7th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1948</p> <p>Architect: Courtney Stewart</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504210280250</p> <p>Parcel ID: 0210280250</p>





<p>330</p>		<p>211 SW 7th Avenue #1-3 Status: NON-CONTRIBUTING Date: 1950 Architect: Unknown Style: None Folio: 504210280260 Parcel ID: 0210280260 Multiple alterations Loss of Integrity</p>
<p>331</p>		<p>215 SW 7th Avenue Status: VACANT LOT Date: N/A Architect: N/A Style: N/A Folio: 504210280270 Parcel ID: 0210280270</p>
<p>332A</p>		<p>715 SW 2nd Court #1-6 Status: CONTRIBUTING Date: c. 1939 Architect: Unknown Style: Frame Vernacular Folio: 504210280280 Parcel ID: 0210280280</p>
<p>332B</p>		<p>715 SW 2nd Court #1-6 Status: CONTRIBUTING Date: c. 1939 Architect: Unknown Style: Frame Vernacular Folio: 504210280280 Parcel ID: 0210280280</p>

<p>333</p>		<p>721 SW 2nd Court #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1950 Architect: Unknown Style: None</p> <p>Folio: 504210280320 Parcel ID: 0210280320</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>334</p>		<p>725 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1939 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210280340 Parcel ID: 0210280340</p>
<p>335</p>		<p>729 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1933 Architect: Unknown Style: Masonry Vernacular/ Mediterranean Revival</p> <p>Folio: 504210280350 Parcel ID: 0210280350</p>
<p>336</p>		<p>801 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210280020 Parcel ID: 0210280020</p>

<p>337</p>		<p>809 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280040</p> <p>Parcel ID: 0210280040</p>
<p>338</p>		<p>813 SW 2nd Court #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280041</p> <p>Parcel ID: 0210280041</p> <p>Outside Periods of Significance</p>
<p>339</p>		<p>817 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1992</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280060</p> <p>Parcel ID: 0210280060</p> <p>Outside Periods of Significance</p>
<p>340</p>		<p>825 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280080</p> <p>Parcel ID: 0210280080</p>

<p>341</p>		<p>827 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210280100 Parcel ID: 0210280100</p>
<p>342</p>		<p>212 SW 9th Avenue #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968 Architect: Unknown Style: None</p> <p>Folio: 504210280120 Parcel ID: 0210280120</p> <p>Outside Periods of Significance</p>
<p>343 344</p>		<p>220 - 224 SW 9th Avenue; 830 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2003 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>345</p>		<p>826 SW 2nd Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2001 Architect: Unknown Style: None</p> <p>Folio: 504210280220 Parcel ID: 0210280220</p> <p>Outside Periods of Significance</p>





<p>346</p>		<p>816 SW 2nd Court #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1961 Architect: Unknown Style: None</p> <p>Folio: 504210280201 Parcel ID: 0210280201</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>347</p>		<p>814 SW 2nd Court #1-4</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925 Architect: Unknown Style: Frame Vernacular/ Colonial Revival</p> <p>Folio: 504210280190 Parcel ID: 0210280190</p>
<p>348</p>		<p>812 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924 Architect: Unknown Style: Bungalow</p> <p>Folio: 504210280160 Parcel ID: 0210280160</p>
<p>349</p>		<p>808 SW 2nd Court #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1977 Architect: Unknown Style: None</p> <p>Folio: 504210280153 Parcel ID: 0210280153</p> <p>Outside Periods of Significance</p>

<p>350</p>		<p>804 SW 2nd Court #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1977 Architect: Unknown Style: None</p> <p>Folio: 504210280152 Parcel ID: 0210280152</p> <p>Outside Periods of Significance</p>
<p>351</p>		<p>231 SW 8th Avenue</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924 Architect: Francis Abreau Style: Masonry Vernacular/ Georgian Revival</p> <p>Folio: 504210280140 Parcel ID: 0210280140</p> <p>* Designated as a Historic Landmark & moved in 1996 from Smoker Park</p>
<p>352</p>		<p>734 SW 2nd Court</p> <p>Status: Vacant Lot</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504210280490 Parcel ID: 0210280490</p>
<p>353</p>		<p>730 SW 2nd Court #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1972 Architect: Unknown Style: None</p> <p>Folio: 504210280470 Parcel ID: 0210280470</p> <p>Outside Periods of Significance</p>





<p>354 - 355</p>		<p>720-726 SW 2nd Court</p> <p>Status: Vacant Lot</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504210280440/ 504210280441</p> <p>Parcel ID: 0210280440/441</p>
<p>356</p>		<p>718 SW 2nd Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210280420</p> <p>Parcel ID: 0210280420</p>
<p>357 - 358</p>		<p>712 SW 2nd Court/ 225 SW 7th Avenue</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: Multiple</p> <p>Parcel ID: Multiple</p>
<p>359</p>		<p>701 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1944 Architect: Unknown Style: Masonry Vernacular</p> <p>Folio: 504210280381</p> <p>Parcel ID: 0210280381</p>

<p>360</p>		<p>711 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280400</p> <p>Parcel ID: 0210280400</p>
<p>361</p>		<p>715 W Las Olas Boulevard #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280410</p> <p>Parcel ID: 0210280410</p> <p>Outside Periods of Significance</p>
<p>362</p>		<p>717 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1946</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280430</p> <p>Parcel ID: 0210280430</p>
<p>363</p>		<p>723 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1926</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280450</p> <p>Parcel ID: 0210280450</p>





<p>364</p>		<p>725 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2017</p> <p>Architect: Owner Builder</p> <p>Style: None</p> <p>Folio: 504210280460</p> <p>Parcel ID: 0210280460</p> <p>Outside Periods of Significance</p>
<p>365</p>		<p>729 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1928</p> <p>Architect: Unknown</p> <p>Style: Mediterranean Revival</p> <p>Folio: 504210280480</p> <p>Parcel ID: 0210280480</p>
<p>366</p>		<p>801 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1936</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280149</p> <p>Parcel ID: 0210280149</p>
<p>367</p>		<p>803 W Las Olas Boulevard #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280150</p> <p>Parcel ID: 0210280150</p> <p>Outside Periods of Significance</p>

<p>368</p>		<p>807 W Las Olas Boulevard #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: Unknown Style: None</p> <p>Folio: 504210280170 Parcel ID: 0210280170</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>369A</p>		<p>813 W Las Olas Boulevard #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1956 Architect: Paul M. Bradley Jr. Style: None</p> <p>Folio: 504210280200 Parcel ID: 0210280200</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>369B</p>		<p>813 W Las Olas Boulevard #1-4</p> <p>Status: CONTRIBUTING</p> <p>Date: 1958 Architect: Frank J. Rowland Style: Mid-Century Modern</p> <p>Folio: 504210280200 Parcel ID: 0210280200</p>
<p>370A</p>		<p>825 W Las Olas Boulevard #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: c. 1920 Architect: Unknown Style: Mediterranean Revival</p> <p>Folio: 504210280210 Parcel ID: 0210280210</p>

<p>370B</p>		<p>825 W Las Olas Boulevard #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1960</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210280210</p> <p>Parcel ID: 0210280210</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>371</p>		<p>835 W Las Olas Boulevard #1-2</p> <p>Status: CONTRIBUTING</p> <p>Date: 1940</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210280240</p> <p>Parcel ID: 0210280240</p>
<p>372</p>		<p>834 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1924</p> <p>Architect: Unknown</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504210281130</p> <p>Parcel ID: 0210281130</p>
<p>373</p>		<p>828 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1926</p> <p>Architect: Unknown</p> <p>Style: Mission Revival</p> <p>Folio: 504210281120</p> <p>Parcel ID: 0210281120</p>

<p>374</p>		<p>826 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1913</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210281100</p> <p>Parcel ID: 0210281100</p>
<p>375</p>		<p>820 W Las Olas Boulevard #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1949</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210281080</p> <p>Parcel ID: 0210281080</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>376</p>		<p>814 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1912</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular/ Bungalow</p> <p>Folio: 504210281040</p> <p>Parcel ID: 0210281040</p>
<p>377 - 378</p>		<p>800-804 W Las Olas Boulevard; 307-311 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2002</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: Multiple</p> <p>Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>

<p>379</p>		<p>734 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1930 Architect: Unknown Style: Mediterranean Revival</p> <p>Folio: 504210280600 Parcel ID: 0210280600</p> <p>Altered: Garage Addition</p>
<p>380</p>		<p>724 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1926 Architect: Unknown Style: None</p> <p>Folio: 504210280580 Parcel ID: 0210280580</p> <p>Alterations to front facade Loss of Integrity</p>
<p>381</p>		<p>716 W Las Olas Boulevard</p> <p>Status: CONTRIBUTING</p> <p>Date: 1950 Architect: Lester Avery Style: Minimal Traditional</p> <p>Folio: 504210280530 Parcel ID: 0210280530</p>
<p>382</p>		<p>700 W Las Olas Boulevard</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1959 Architect: PRL Hogner Style: None</p> <p>Folio: 504210280500 Parcel ID: 0210280500</p> <p>Property does not convey historic context for the SBHD</p>

<p>383</p>		<p>703 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968 Architect: Paul Bradley, Jr. Style: None</p> <p>Folio: 504210280510 Parcel ID: 0210280510</p> <p>Outside Periods of Significance</p>
<p>384</p>		<p>709 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967 Architect: Donald R. Mowry Style: None</p> <p>Folio: 504210280520 Parcel ID: 0210280520</p> <p>Outside Periods of Significance</p>
<p>385</p>		<p>715 SW 4th Street #1-5</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1950 Architect: Unknown Style: None</p> <p>Folio: 504210280540 Parcel ID: 0210280540</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>386</p>		<p>717 SW 4th Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1952 Architect: Unknown Style: None</p> <p>Folio: 504210280550 Parcel ID: 0210280550</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>

<p>387</p>		<p>723 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1948 Architect: Guy Platt Johnson Style: None</p> <p>Folio: 504210280570 Parcel ID: 0210280570</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>388</p>		<p>727 SW 4th Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1947 Architect: Guy Platt Johnson Style: None</p> <p>Folio: 504210280590 Parcel ID: 0210280590</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>389</p>		<p>731 SW 4th Street #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1948 Architect: American Plans Style: None</p> <p>Folio: 504210280610 Parcel ID: 0210280610</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>390</p>		<p>735 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1949 Architect: Guy Platt Johnson Style: Minimal Traditional</p> <p>Folio: 504210280620 Parcel ID: 0210280620</p>

<p>391A</p>		<p>801 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1946 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210281020 Parcel ID: 0210281020</p> <p>Second structure on site 391B is Contributing</p>
<p>392</p>	 <p><small>Photo from Redfin.com</small></p>	<p>805 SW 4th Street #1-3</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210281030 Parcel ID: 0210281030</p>
<p>393</p>		<p>811 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967 Architect: D.R. Mowry Style: None</p> <p>Folio: 504210281050 Parcel ID: 0210281050</p> <p>Outside Periods of Significance</p>
<p>394</p>		<p>815 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967 Architect: D.R. Mowry Style: None</p> <p>Folio: 504210281060 Parcel ID: 0210281060</p> <p>Outside Periods of Significance</p>



<p>395</p>		<p>817 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1965 Architect: William Presto Style: None</p> <p>Folio: 504210281070 Parcel ID: 0210281070</p> <p>Outside Periods of Significance</p>
<p>396</p>		<p>821 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1973 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>397</p>	 <p>Photo from Zillow.com</p>	<p>825 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1955 Architect: Lester Avery Style: None</p> <p>Folio: 504210281110 Parcel ID: 0210281110</p>
<p>398</p>		<p>835 SW 4th Street #4-8</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968 Architect: Fred A. Miller Jr Style: None</p> <p>Folio: 504210281131 Parcel ID: 0210281131</p> <p>Outside Periods of Significance</p>

<p>398</p>		<p>835 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968 Architect: Frederick A. Miller Jr Style: None</p> <p>Folio: 504210281131 Parcel ID: 0210281131</p> <p>Outside Periods of Significance</p>
<p>399</p>		<p>408 SW 9th Avenue #1-2</p> <p>Status: CONTRIBUTING</p> <p>Date: 1957 Architect: Unknown Style: Masonry Vernacular</p> <p>Folio: 504210281280 Parcel ID: 0210281280</p>
<p>400</p>		<p>824 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1939 Architect: Unknown Style: Frame Vernacular</p> <p>Folio: 504210281260 Parcel ID: 0210281260</p>
<p>401</p>		<p>820 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1940 Architect: Unknown Style: Colonial Revival</p> <p>Folio: 504210281240 Parcel ID: 0210281240</p>

<p>402</p>		<p>818 SW 4th Street #1-#4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1968</p> <p>Architect: Frederick A. Miller Jr</p> <p>Style: None</p> <p>Folio: Multiple</p> <p>Parcel ID: Multiple</p> <p>Outside Periods of Significance</p>
<p>403</p>		<p>804 SW 4th Street</p> <p>Status: CONTRIBUTING</p> <p>Date: 1939</p> <p>Architect: Unknown</p> <p>Style: Minimal Traditional</p> <p>Folio: 504210281160</p> <p>Parcel ID: 0210281160</p>
<p>404A</p>		<p>800 SW 4th Street #1</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210281140</p> <p>Parcel ID: 0210281140</p>
<p>404B</p>		<p>800 SW 4th Street #2-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1971</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210281140</p> <p>Parcel ID: 0210281140</p> <p>Outside Periods of Significance</p>

<p>405</p>		<p>400 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1966 Architect: Unknown Style: None</p> <p>Folio: 504210280710 Parcel ID: 0210280710</p> <p>Outside Periods of Significance</p>
<p>406</p>		<p>728 SW 4th Street</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1958 Architect: J.M. Peterman Style: None</p> <p>Folio: 504210280690 Parcel ID: 0210280690</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>407</p>		<p>716 SW 4th Street #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1963 Architect: Paul M. Bradley Jr. Style: None</p> <p>Folio: 504210280670 Parcel ID: 0210280670</p> <p>Outside Periods of Significance</p>
<p>408</p>		<p>712 SW 4th Street #1-3</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970 Architect: Unknown Style: None</p> <p>Folio: 504210280661 Parcel ID: 0210280661</p> <p>Outside Periods of Significance</p>

<p>409</p>		<p>401 SW 7th Avenue #1-6 Status: NON-CONTRIBUTING Date: 1968 Architect: Paul M. Bradley Jr. Style: None Folio: 504210280630 Parcel ID: 0210280630 Outside Periods of Significance</p>
<p>410</p>		<p>415 SW 7th Avenue #1-2 Status: NON-CONTRIBUTING Date: 1980 Architect: Unknown Style: None Folio: 504210280641 Parcel ID: 0210280641 Outside Periods of Significance</p>
<p>411</p>		<p>701 SW 4th Court #1-3 Status: NON-CONTRIBUTING Date: 1966 Architect: Unknown Style: None Folio: 504210280640 Parcel ID: 0210280640 Outside Periods of Significance</p>
<p>412</p>		<p>709 SW 4th Court #1-7 Status: CONTRIBUTING Date: 1926 Architect: Unknown Style: Mediterranean Revival Folio: 504210280660 Parcel ID: 0210280660</p>

<p>413</p>		<p>719 SW 4th Court #1-9 Status: CONTRIBUTING Date: 1948 Architect: Francis Rowland Style: Modern Folio: 504210280680 Parcel ID: 0210280680</p>
<p>414</p>		<p>729 SW 4th Court #1-8 Status: CONTRIBUTING Date: 1958 Architect: Unknown Style: Modern Folio: 504210280700 Parcel ID: 0210280700</p>
<p>415</p>		<p>801 SW 4th Court #1-6 Status: CONTRIBUTING Date: c.1925 Architect: Unknown Style: Frame Vernacular/ Colonial Revival Folio: 504210281150 Parcel ID: 0210281150</p>
<p>416</p>		<p>805 SW 4th Court Status: CONTRIBUTING Date: 1924 Architect: Unknown Style: Bungalow Folio: 504210281170 Parcel ID: 0210281170</p>

<p>417</p>		<p>809 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1923</p> <p>Architect: Unknown</p> <p>Style: Bungalow</p> <p>Folio: 504210281190</p> <p>Parcel ID: 0210281190</p>
<p>418</p>		<p>813 SW 4th Court #1-4</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210281210</p> <p>Parcel ID: 0210281210</p> <p>Outside Periods of Significance</p>
<p>419</p>		<p>817 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1938</p> <p>Architect: Unknown</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504210281230</p> <p>Parcel ID: 0210281230</p>
<p>420</p>		<p>821 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1949</p> <p>Architect: Lester Avery</p> <p>Style: Mid-Century Modern</p> <p>Folio: 504210281250</p> <p>Parcel ID: 0210281250</p>

<p>421</p>	 <p>Photo from Redfin.com</p>	<p>825 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1937</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210281270</p> <p>Parcel ID: 0210281270</p>
<p>422</p>		<p>829 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1956</p> <p>Architect: Unknown</p> <p>Style: Minimal Traditional</p> <p>Folio: 504210281290</p> <p>Parcel ID: 0210281290</p>
<p>423</p>		<p>412 SW 9th Avenue #1-2</p> <p>Status: CONTRIBUTING</p> <p>Date: 1953</p> <p>Architect: Victor Larson</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504210281300</p> <p>Parcel ID: 0210281300</p>
<p>424</p>		<p>836 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Russel T. Pancoast</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504210690010</p> <p>Parcel ID: 0210690010</p>

<p>425</p>		<p>419 SW 8th Terrace</p> <p>Status: CONTRIBUTING</p> <p>Date: 1959 Architect: WJ Redden Style: Masonry Vernacular</p> <p>Folio: 504210690011 Parcel ID: 0210690011</p>
<p>426</p>		<p>423 SW 8th Terrace</p> <p>Status: CONTRIBUTING</p> <p>Date: 1959 Architect: Gamble, Pownall, and Gilroy Style: Minimal Traditional</p> <p>Folio: 504210700010 Parcel ID: 0210700010</p>
<p>427</p>		<p>427 SW 8th Terrace</p> <p>Status: CONTRIBUTING</p> <p>Date: 1958 Architect: R Roder Style: Minimal Traditional</p> <p>Folio: 504210700020 Parcel ID: 0210700020</p>
<p>428</p>		<p>822 SW 4th Place</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1954 Architect: Lester Avery Style: None</p> <p>Folio: 504210700030 Parcel ID: 0210700030</p> <p>Multiple alterations Loss of Integrity</p>





<p>429</p>		<p>820 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1956 Architect: Morton T. Ironmonger Style: Mid-Century Modern</p> <p>Folio: 504210700040 Parcel ID: 0210700040</p>
<p>430</p>	 <p><small>Photo from Zillow.com</small></p>	<p>818 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1947 Architect: Clinton Gamble Style: Minimal Traditional</p> <p>Folio: 504210700050 Parcel ID: 0210700050</p> <p>3-Car Garage Structure is Non-Contributing</p>
<p>431</p>		<p>816 SW 4th Place</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1947 Architect: Unknown Style: None</p> <p>Folio: 504210690020 Parcel ID: 0210690020</p> <p>Alterations to structure Loss of Integrity</p>
<p>432</p>		<p>812 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1925 Architect: Unknown Style: Masonry Vernacular</p> <p>Folio: 504210690030 Parcel ID: 0210690030</p>

<p>433</p>		<p>800 SW 4th Place</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504210690032 Parcel ID: 0210690032</p>
<p>434</p>		<p>734 SW 4th Place</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1951 Architect: William Redden Style: None</p> <p>Folio: 504210390010 Parcel ID: 0210390010 1-Story Addition in 1973 Loss of integrity</p>
<p>435</p>		<p>728 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1957 Architect: Lester Avery Style: Minimal Tradition</p> <p>Folio: 504210390030 Parcel ID: 0210390030</p>
<p>436</p>		<p>716 SW 4th Place</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 2014 Architect: Unknown Style: None</p> <p>Folio: 504210390040 Parcel ID: 0210390040 Outside of Period of Significance</p>

<p>437</p>		<p>712 SW 4th Place</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1980</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210390050</p> <p>Parcel ID: 0210390050</p> <p>Outside of Period of Significance</p>
<p>438</p>		<p>700 SW 4th Place</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Courtney Stewart</p> <p>Style: None</p> <p>Folio: 504210390060</p> <p>Parcel ID: 0210390060</p> <p>Altered: Multiple Additions/Alterations Loss of Integrity</p>
<p>439</p>		<p>705 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1941</p> <p>Architect: Courtney Stewart</p> <p>Style: Masonry Vernacular</p> <p>Folio: 504210390080</p> <p>Parcel ID: 0210390080</p>
<p>440</p>		<p>709 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1940</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular/ Ranch</p> <p>Folio: 504210390070</p> <p>Parcel ID: 504210390070</p>

<p>441</p>		<p>715 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1939</p> <p>Architect: Unknown</p> <p>Style: Frame Vernacular</p> <p>Folio: 504210390090</p> <p>Parcel ID: 0210390090</p>
<p>442</p>		<p>723 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1949</p> <p>Architect: Morton T. Ironmonger</p> <p>Style: Minimal Traditional</p> <p>Folio: 504210390100</p> <p>Parcel ID: 0210390100</p>
<p>443</p>		<p>440 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1995</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210390101</p> <p>Parcel ID: 0210390101</p> <p>Outside of Period of Significance</p>
<p>444</p>		<p>436 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1995</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210390110</p> <p>Parcel ID: 0210390110</p> <p>Outside of Period of Significance</p>

<p>445</p>		<p>432 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1995 Architect: Unknown Style: None</p> <p>Folio: 504210390112 Parcel ID: 0210390112</p> <p>Outside of Period of Significance</p>
<p>446</p>		<p>428 SW 8th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1995 Architect: Unknown Style: None</p> <p>Folio: 504210390120 Parcel ID: 0210390120</p> <p>Outside of Period of Significance</p>
<p>447</p>		<p>800 SW 4th Court</p> <p>Status: CONTRIBUTING</p> <p>Date: 1955 Architect: Unknown Style: Minimal Traditional</p> <p>Folio: 504210690040 Parcel ID: 0210690040</p>
<p>448</p>		<p>808 SW 4th Court</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1970 Architect: Unknown Style: None</p> <p>Folio: 504210690062 Parcel ID: 0210690062</p> <p>Outside of Period of Significance</p>

<p>449</p>		<p>424 SW 8th Terrace</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504210690060 Parcel ID: 0210690060</p>
<p>450</p>		<p>811 SW 4th Place</p> <p>Status: VACANT LOT</p> <p>Date: N/A Architect: N/A Style: N/A</p> <p>Folio: 504210690061 Parcel ID: 0210690061</p>
<p>451</p>		<p>801 SW 4th Place</p> <p>Status: CONTRIBUTING</p> <p>Date: 1946 Architect: Wesley Koehler Style: Masonry Vernacular</p> <p>Folio: 504210690050 Parcel ID: 0210690050</p>
<p>452 - 453</p>		<p>450 Cooley Avenue</p> <p>Status: PARK</p> <p>Date: 1985 Architect: Unknown Style: None</p> <p>Folio: Multiple Parcel ID: Multiple</p>

<p>454</p>		<p>412 SW 7th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1954</p> <p>Architect: Guy Platt Johnson</p> <p>Style: None</p> <p>Folio: 504210380160</p> <p>Parcel ID: 0210380160</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>455</p>		<p>408 SW 7th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1956</p> <p>Architect: O'Neill</p> <p>Style: None</p> <p>Folio: 504210380150</p> <p>Parcel ID: 0210380150</p> <p>Property contains limited defining features to convey the historic context of the SBHD</p>
<p>456</p>		<p>400 SW 7th Avenue</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1969</p> <p>Architect: Lawrence Knowles</p> <p>Style: None</p> <p>Folio: 504210380140</p> <p>Parcel ID: 0210380140</p> <p>Outside of Period of Significance</p>
<p>457</p>		<p>320 SW 7th Avenue #1-2</p> <p>Status: NON-CONTRIBUTING</p> <p>Date: 1967</p> <p>Architect: Unknown</p> <p>Style: None</p> <p>Folio: 504210380130</p> <p>Parcel ID: 0210380130</p> <p>Outside of Period of Significance</p>

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Photo from Redfin.com

Swing Bridge

Status: CONTRIBUTING

Date: 1925

Architect: Champion Bridge Co.

Folio: N/A

Parcel ID: N/A

Locally Designated Historic Landmark

APPENDIX E: EXISTING INCENTIVES FOR HISTORIC STRUCTURES

Tax Exemptions

Ad Valorem Tax Exemption (10-year Tax Exemption)

The City of Fort Lauderdale's Unified Land Development Regulations (ULDR) provides for an Ad Valorem Tax Exemption under Section 47-24.11.E. for exemption for improvements to historic property (per F.S. § 196.1997). The city commission may authorize an ad valorem tax exemption of one hundred percent (100%) of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties.

The Ad Valorem Tax Exemption does not give property owners total exemption from all taxes. It is an exemption only on the amount that taxes would have increased due to the assessed value of the improvements made to a designated historic landmark. The exemption will only apply to those taxing authorities that agree to participate in the program (for example, the city portion or the county portion) and would not affect taxing authorities such as school districts or fire.

The applicant must apply before construction begins for the work performed to be counted towards the tax exemption. All applicants must complete a Pre-construction Application which consists of two (2) sections: Determination of Property Eligibility, and a Certificate of Appropriateness that includes a detailed description of all proposed improvements and photos of the existing conditions. Staff will review the application and present it before the Historic Preservation Board for approval. Applicants are also responsible for applying simultaneously with the Broward County Historic Preservation Program to take full advantage of this incentive. **The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation.**

City of Fort Lauderdale Tax Exemption for Historic Commercial Properties

The City of Fort Lauderdale's Unified Land Development Regulations (ULDR) provides a Tax Exemption under Section 47-24.11.F. for a fifty percent (50%) reduction in City property tax for designated historic resources that are used for commercial or non-profit purposes.

Broward County Tax Exemption for Historic Commercial Properties

The Broward County Code of Ordinances provides a Tax Exemption under Article VI, Section 31 1/2 -110 for a tax exemption of fifty percent of the assessed value of historic property used for commercial or certain nonprofit purposes.

To take advantage of either tax exemption for commercial properties, the property must comply with each and every provision of 196.1961 to be entitled to the ad valorem exemption and the tax exemption shall apply only to Broward County. Property must be used for commercial purposes or used by a not-for-profit organization under s. 501(c)(3). Property must be regularly open to the public (minimum of 40 hours per week, for 45 weeks per year, or an equivalent of 1,800 hours per year).

This reduction is applied by the Broward County Property Appraiser's (BCPA) Office on the annual tax bill for the property. An eligible property owner would need to complete an application with BCPA which would automatically renew each year.

Parking Reductions and Exemptions

The City of Fort Lauderdale's ULDR Section 47-20.3 – Parking Reductions and Exemptions, allows locally designated historic landmarks or contributing properties within a locally designated historic district to be eligible for the following parking reductions and exemptions:

- Properties utilized for adaptive reuse to provide one (1) off-street parking space per dwelling unit; and
- Exempt commercial structures utilized for adaptive reuse that are up to 2,500 gross square feet in area from off-street parking requirements. Requiring all commercial development greater than 2,500 gross square feet and utilized for adaptive reuse to provide sixty percent (60%) of the off-street parking space requirements in Section 47-20.2 of the ULDR; and
- Exemption of off-street parking requirements for commercial properties utilized for adaptive reuse and located within a Regional Activity Center ("RAC") Zoning Designation.

Waivers for Historic Preservation

The City of Fort Lauderdale's ULDR Section 47-24.11.G. allows for a historic preservation waiver that may be granted by the Historic Preservation Board (HPB) to promote and encourage the preservation and adaptive reuse of historic resources for the purpose of a reduction in setback requirements or distance separation requirements. As part of issuance of the waiver, the request must ensure that it will result in the preservation of a designated historic resource. The HPB does not have the authority to grant any waivers of density, Floor Area Ratio (FAR), or building height requirements.

Florida Building Code Historic Structures Exemptions

Under the Florida Building Code, Existing Building under Chapter 12 entitled Historic Buildings, it allows for certain exemptions or means to be taken into consideration to protect features and elements of historic buildings.

FEMA Historic Structure Exemptions

FEMA's National Flood Insurance Program (NFIP) gives relief to historic structures from the NFIP floodplain management requirements by providing an exemption from the NFIP elevation and flood proofing requirements. Further information is included within the Floodplain Management Bulletin: Historic Structures along with mitigation measures that can be implemented into historic structures and to provide protection to potential future flooding.

APPENDIX F: Architectural Integrity Assessment of Police Station

City of Fort Lauderdale Police Station

1300 W. Broward Boulevard

Architect: William F. Bigoney Jr. and John Evans

Date of Construction: 1959

Located in the Sailboat Bend Historic District, the City of Fort Lauderdale's Police Station has evolved over the years to accommodate the growing police force to serve the ever expanding population. A request has been made to evaluate the possibility of removing the police station from the Sailboat Bend Historic District. In order to assess whether or not this could be accomplished, it is necessary to look at the entire district, and to evaluate how the Police Station functions to reinforce the significance of the district as a whole. Through this process the structure was also analyzed for its potential for designation as a local Historic Landmark or for listing on the National Register of Historic Places.

"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.



Police Station (2018)

APPENDIX F: Architectural Integrity Assessment of Police Station

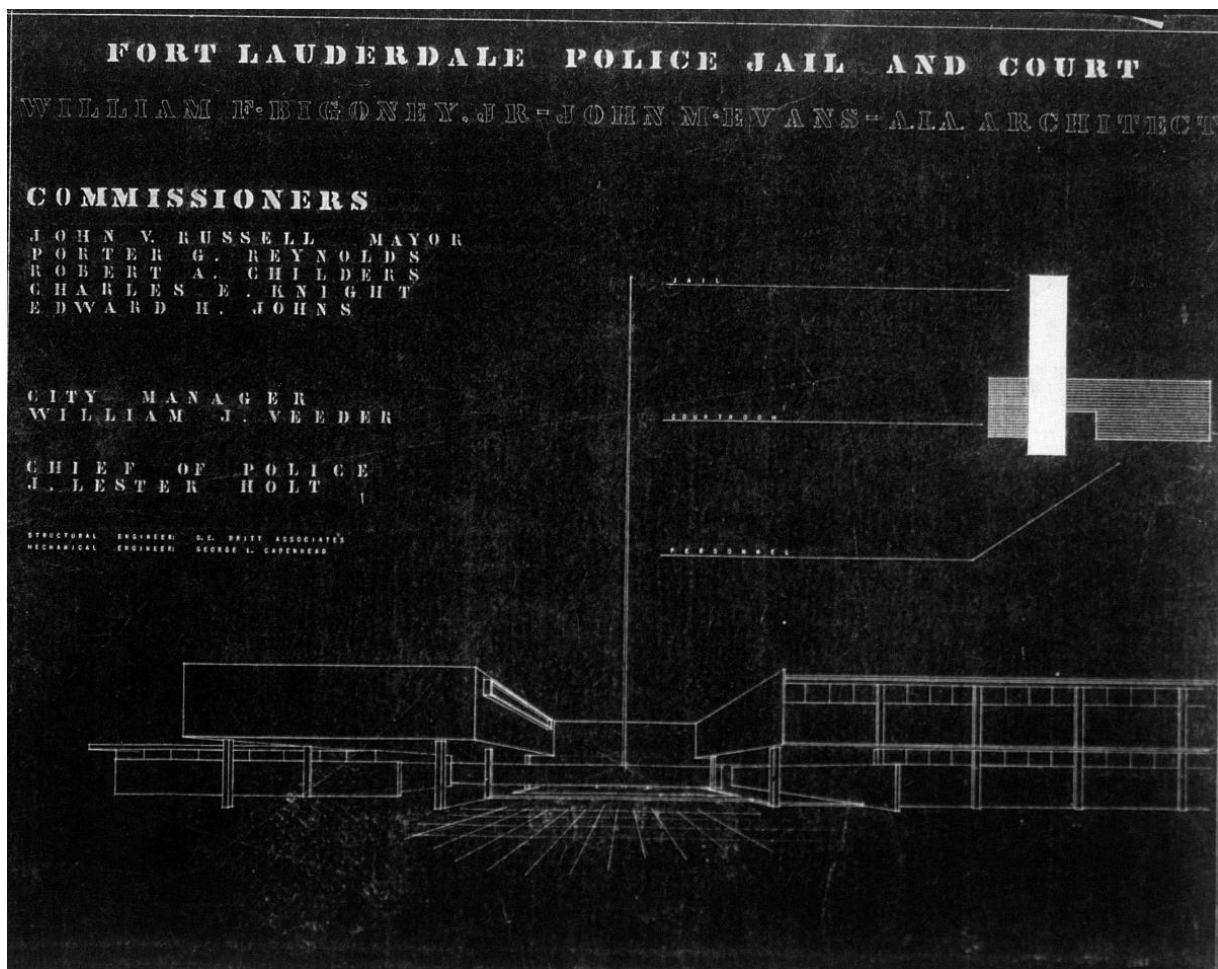
Over the years, the structure has experienced several large additions and alterations which include the following:

List of Major Permits Issued:

- 2/17/1958:** Original Permit Issued for Two-Story Police Station (Bigoney + Evans)
- 4/19/1965:** Third Floor Addition to Police Station (Bigoney + Evans)
- 4/11/1968:** Addition of One-Story Court Room (East of Main Building) (William Crawford)
- 9/14/1981:** Addition and Alterations to the Front Façade; Addition of 2nd Story to Existing One-Story Courtroom (Bigoney + Evans)

Additional Permits:

- 1/1/10:** Retrofit doors and windows
- 12/21/15:** Replace 75 windows and wall-up 75 openings



In this illustration, the cover sheet for the first iteration of the Police Station, there is a decidedly International Style of architecture represented.

THE SIGNIFICANCE OF THE SAILBOAT BEND HISTORIC DISTRICT

Sailboat Bend is a significantly large (it contains approximately 450 parcels, composed of single-family; multi-family; commercial and institutional buildings.) One of the more

APPENDIX F: Architectural Integrity Assessment of Police Station

unique features about the District is that the dates of construction range from the early 1900s through current day.

As a result, the ARCHITECTURAL SIGNIFICANCE of the district is a critical element in the reasons for its importance, and one of the reasons why the City would name it a historic district. In other words, buildings dating from the 1920s would most likely be of frame construction; often have gabled roofs; wood lap siding and a prominent chimney. These defining characteristics illustrate the historical evolution of the District, as it bears witness to the popularity of the area, to the demographics of its residents, and the stylistic preferences of the era.

IF buildings from this period fail to express these characteristics, then they have lost their integrity, and cannot be considered to CONTRIBUTE to this period in the historic district's evolution.

ASSESSMENT OF THE POLICE STATION USING THE SEVEN ELEMENTS OF "INTEGRITY"

If we apply this same logic to the Police Station, first built in 1959, we would expect to find the same collection of elements that would immediately identify it as a product of the International Style.

INTEGRITY: The actual physical form the building takes establishes the architectural significance of the property

Location: This property is in its original location.

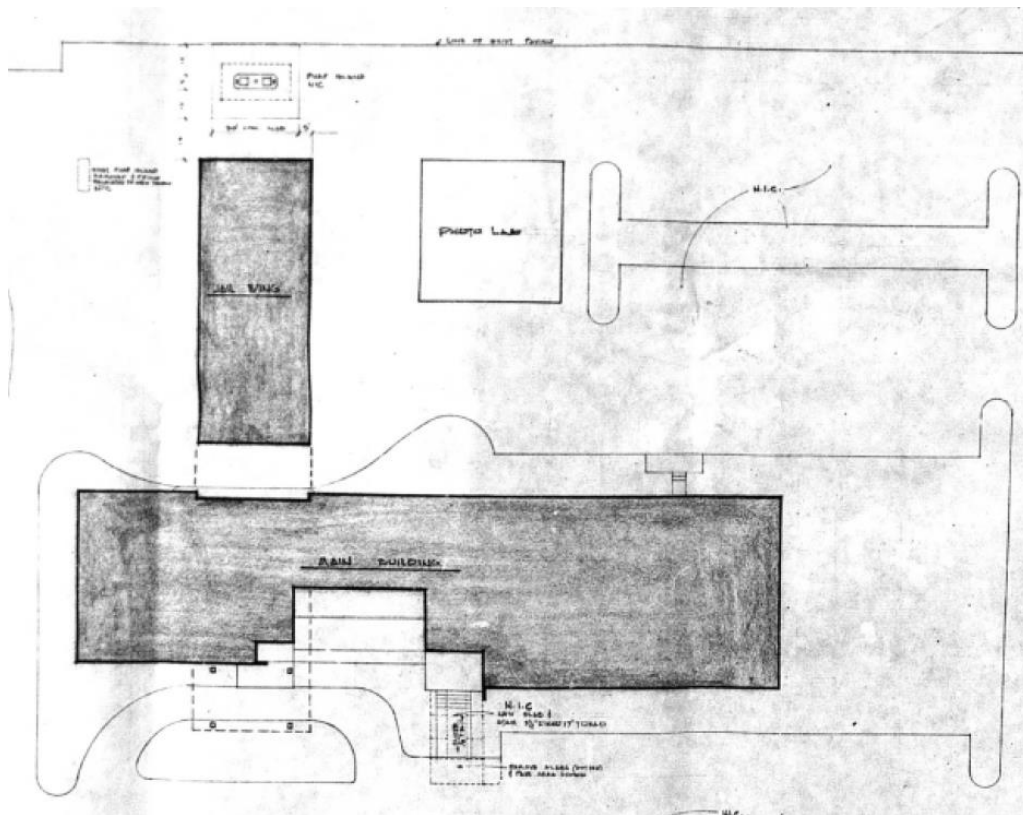
Design: The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.

Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.

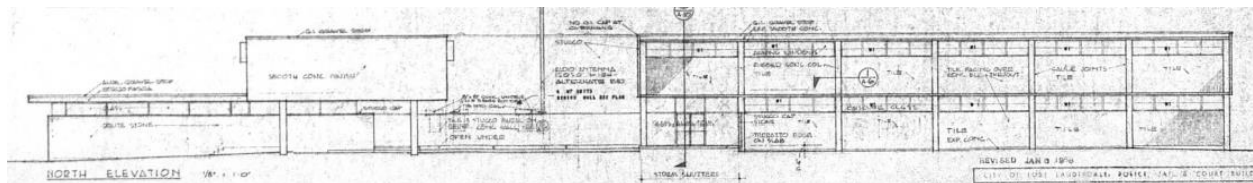
In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochère as evident on the site plan.

The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.

APPENDIX F: Architectural Integrity Assessment of Police Station

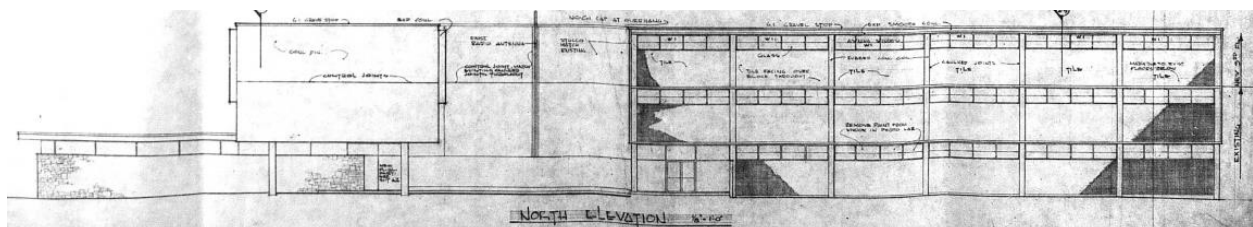


Original Site Plan Layout of Police Station



North Elevation of Police Station (1959)

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.



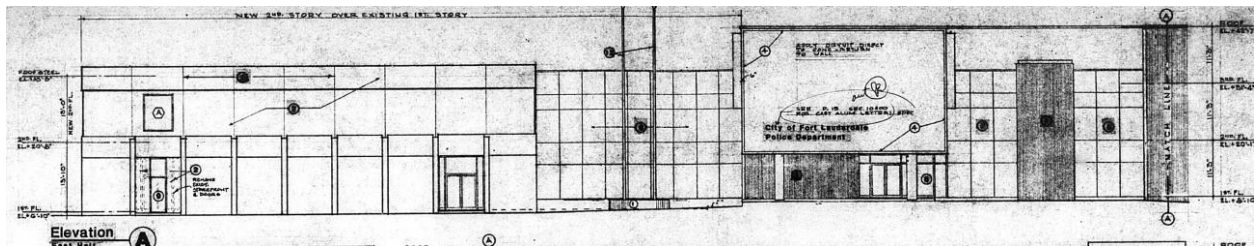
North Elevation of Police Station (1965)

APPENDIX F: Architectural Integrity Assessment of Police Station

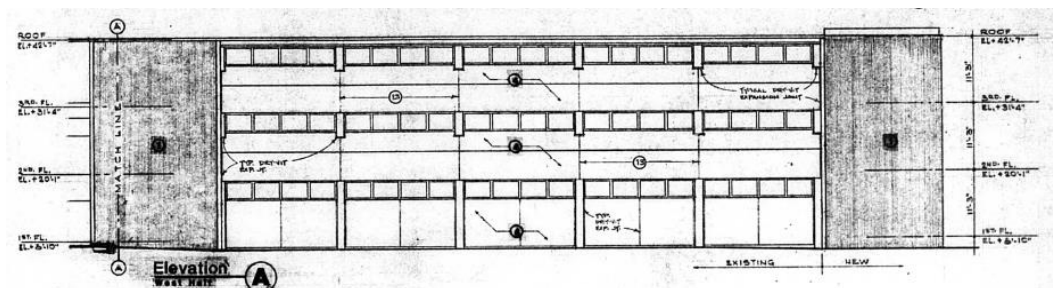
In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981 Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2nd floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing;
- Addition of fluted concrete block staircase on front façade in center wing.



North Elevation of Police Station (1981)



North Elevation of Police Station (1981)

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan (see end of document).

APPENDIX F: Architectural Integrity Assessment of Police Station

Setting: The setting of the structure has remained oriented towards West Broward Boulevard, a main thoroughfare leading from Interstate 95 to downtown Fort Lauderdale. Originally, the front driveway was circular in plan and used as a drop-off area, now the front of the building is almost entirely parking with little landscaping. Throughout the years, the site of the original police station has grown and now encompasses almost an entire city block which in addition to the main structure provides vehicle storage for police and public works, storage areas, offices for Parks and Recreation.

Materials: Originally, materials found on the structure included tile, stucco, and keystone. Throughout the multiple alterations and additions, the original tile and the original keystone were removed. Currently existing materials evident on the structure are stucco, fluted concrete, new keystone, and glass curtain wall.

Workmanship: With the removal of many of the original materials as well as the additions and alterations that have occurred over time, original or defining workmanship is unrecognizable.

Feeling: Feeling the ability to recognize the structure or site and the original design intent.

Association: This structure is not important for an important event or person, this aspect of integrity does not apply.

Unfortunately, the series of alterations and additions made after 1959 have destroyed the elements that were originally part of the design.

To reiterate the seven elements of integrity are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Of these seven those most egregiously affected are Design; Materials; and Association.

CONCLUSION:

In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.

Additionally, the Police Station is also *not representative* of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.

SECTION 47-16. - HISTORIC PRESERVATION DISTRICTS

Sec. 47-16.1. - List of districts.

- A. H-1 – Himmarshee Historic Preservation Zoning District.
- B. SBHD – Sailboat Bend Historic District.

Sec. 47-16.2. - Intent and purpose of each district.

- A. ~~H-1 - Historic Preservation~~Himmarshee Historic Zoning District is intended to promote the cultural, economic, educational and general welfare of the people of the city and of the public generally, through the preservation and protection of historically worthy structures. These regulations are intended to insure a harmonious outward appearance of structures and premises, to encourage uses which will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of the cultural and historic heritage of the city, to protect against destruction of or encroachment upon such area, structure or premise, to prevent creation of environmental influences adverse to such purposes, and to assure that new structures, uses and premises within historic districts will be in keeping with the character to be preserved and enhanced.
- B. SBHD - Sailboat Bend Historic District is an overlay to the existing underlying zoning district assigned to each property and provides additional guidelines for the review of an application for a certificate of appropriateness for buildings and structures within the SBHD. The purpose of the guidelines is to identify a range of options which will encourage development compatible with the historic character of the SBHD and discourage introduction of incompatible features.

Sec. 47-16.3. - Declaration of public policy Definitions.

- A. Definitions. Words defined in Section 47-24.11 of the ULDR, or in the Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended, shall be applied within this Section and any other words not defined shall be interpreted by their common and ordinary meaning.~~It is the policy of the city that the preservation, protection, perpetuation of a historic district is a public necessity because it will have a special historic, architectural, archeological, aesthetic or cultural interest and value and thus will serve as a visible reminder of the history and heritage of the city, state and nation. The city commission hereby finds that this ordinance benefits the residents and property owners of the city and declares as a matter of public policy that this ordinance is required in the interest of the health, safety, general welfare and economic well-being of its residents.~~

Sec. 47-16.4. - Applicability.

~~(Reserved)~~All provisions of Section 47-24, Development Permits and Procedures, shall be applicable to all Historic Districts.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

Sec. 47-16.5. - Yards, lot coverage and open space in all historic districts. Building regulations.

Contributing properties located in a historic district are eligible for waivers in accordance with Section 47-24.11.H of the ULDR. New construction at any property located in a historic district are eligible for waivers in accordance with Section 47-24.11.H of the ULDR to reduce the front setback to align with neighboring structures within the historic district.

~~A. Building regulations shall be applicable to and commensurate with the permitted uses as specified in Section 47-16.10. For the purpose of this district, each building shall be identified as belonging to only one of the three use categories: residential, business or other.~~

~~1. *Building height and length.*~~

~~a. No building in any use category shall exceed two stories or 25 feet in height.~~

~~b. No building in any use category shall exceed 100 feet in any dimension.~~

~~2. *Building site.*~~

~~a. *Residential uses.* Every building erected, relocated, structurally altered or converted for residential use shall provide a minimum lot size of five thousand (5,000) square feet and 50 foot in width. The maximum number of dwelling units per net acre of plot area shall not exceed 15.~~

~~b. *Business uses.* No minimum requirements for a building site area.~~

~~c. *Other uses.* The historic preservation board shall determine the minimum site area by considering the use and structural bulk in relation to site area and surrounding area while providing parking, landscaping and appurtenant elements for the safety and welfare of the general public. All required or non-required parking must meet the parking requirements of Section 47-20, Parking and Loading, and is subject to the criteria and guidelines provided in Section 47-24.11.D.~~

~~3. *Yards, lot coverage and open space.* Existing buildings not conforming to required setbacks, height limits or ground coverage may be used for any permitted use but shall not be enlarged without the approval of the historic preservation board.~~

~~a. Residential uses shall provide yards as specified below:~~

~~i. Front yard: 25 feet.~~

- ~~ii. Corner yard: one-fourth ($\frac{1}{4}$) of the lot width but not less than ten feet for single family and duplex; 20 feet all other residential uses.~~
 - ~~iii. Side yard: ten feet.~~
 - ~~iv. Rear yard: 20 feet.~~
 - ~~v. Distance between buildings: ten feet.~~
 - ~~vi. Accessory buildings shall not be located in front or street side yards. Such yards may be used for refuse containers only at locations authorized by the city public services department.~~
- ~~b. Residential uses shall abide by lot coverage and open space as specified below:~~
- ~~i. Maximum percent of total nonpermeable area: sixty five percent (65%).~~
- ~~c. Business uses shall provide yards as specified below:~~
- ~~i. Front yard: five feet for any portion of the structure less than nine feet in height; zero (0) feet above nine feet in height.~~
 - ~~ii. Corner yard: five feet.~~
 - ~~iii. Side yard when abutting nonresidential uses: none.~~
 - ~~iv. Side yard abutting residential uses: ten feet.~~
 - ~~iv. Rear yard when abutting nonresidential uses: none.~~
 - ~~v. Rear yard abutting residential uses: 15 feet.~~
- ~~d. Other uses shall provide yards and landscaped open space that enhance and promote the peculiar characteristics and aesthetic qualities of the site, its use and the purpose of the historic district as approved by the historic preservation board.~~
- ~~e. *Modification of yards.* The historic preservation board may reduce any of the specified yard or setback requirements provided that such modifications shall not increase the lot coverage or decrease the open space and would be in keeping with the visual continuity, character, setting and appearance of adjacent and surrounding properties.~~

~~4. *Minimum floor area.*~~

- a. ~~Residential uses shall provide minimum floor area of:~~
 - i. ~~Single family: seven hundred fifty (750) square feet.~~
 - ii. ~~Duplex: 400 square feet each dwelling unit.~~
 - iii. ~~Townhouse: seven hundred fifty (750) square feet each dwelling unit.~~
 - iv. ~~Multifamily: 400 square feet each dwelling unit.~~
- b. ~~Business uses: no requirements for minimum floor area.~~
- c. ~~Other uses: shall provide minimum floor area relative to its use and the health and safety of the public as approved by the historic preservation board.~~

...

~~Secs. 47-16.7—47-16.9. - Reserved.~~

Sec. 47-16.7 - Himmarshee Historic Zoning District.

Sec. 47-16.7.1. – Himmarshee Historic Zoning District permitted uses.

District categories – Residential, Commercial Recreation, Food and Beverage Service, Lodging, Retail Sales, Services/Office Facilities, and Mixed Use Building.

<u>A.</u>	<u>PERMITTED USES</u>
<u>Permitted Uses (unless otherwise stated herein, the following uses are limited to 7,500 square feet or less. Uses exceeding 7,500 square feet may be approved as a Site Plan Level III as provided in Section 47-24.2. of the ULDR)</u>	
<u>1.</u>	<u>Residential</u>
<u>a.</u>	<u>Single Family Dwelling.</u>
<u>b.</u>	<u>Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling.</u>
<u>c.</u>	<u>Multifamily Use.</u>
<u>2.</u>	<u>Commercial Recreation</u>

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

a.	<u>Indoor Motion Picture Theater, less than Five Screens.</u>
b.	<u>Performing Arts Theater, less than 300 Seats.</u>
3.	<u>Food and Beverage Service</u>
a.	<u>Bakery Store.</u>
b.	<u>Bar, Cocktail Lounge, Nightclub.</u>
c.	<u>Candy, Nuts Store.</u>
d.	<u>Delicatessen.</u>
e.	<u>Fruit and Produce Store.</u>
f.	<u>Grocery/Food Store.</u>
g.	<u>Ice Cream/Yogurt Store.</u>
h.	<u>Meat and Poultry Store.</u>
i.	<u>Refreshment Stand.</u>
j.	<u>Restaurant, except carry-out only or drive-thru restaurants.</u>
k.	<u>Tearoom</u>
3.	<u>Lodging</u>
a.	<u>Bed and Breakfast Dwelling, see Section 47-18.6 of the ULDR.</u>
b.	<u>Hotel, no greater than 100 sleeping rooms, see Section 47-18.16 of the ULDR.</u>
4.	<u>Public Purpose Facilities</u>
a.	<u>Civic and Private Club Facility.</u>

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b.	<u>Government Administration.</u>
c.	<u>Museum.</u>
d.	<u>Post Office Substation.</u>
e.	<u>Active and Passive Park, see Section 47-18.44 of the ULDR.</u>
f.	<u>Public/Private Recreation.</u>
g.	<u>Public Purpose Use, see Section 47-18.26 of the ULDR.</u>
h.	<u>Public dock and landing wharf excluding launching, storage and overnight docking, see Section 47-23.8 of the ULDR, Waterway Uses.</u>
i.	<u>Rental of boats that are not powered by gas, power, or electricity, see Section 47-23.8 of the ULDR, Waterway Uses.</u>
5.	<u>Retail Sales</u>
a.	<u>Automotive Sales, reproduced or restored antique cars</u>
b.	<u>Antiques store.</u>
c.	<u>Apparel/Clothing, Accessories Store.</u>
d.	<u>Arts & Crafts Supplies Store.</u>
e.	<u>Bicycle Shop.</u>
f.	<u>Candle Store.</u>
g.	<u>Cigar, Tobacco Store.</u>
h.	<u>Gas station (only when property was originally used for this purpose).</u>
i.	<u>Florist Shop.</u>
j.	<u>Gifts, Novelties, Souvenirs Store.</u>
k.	<u>Glassware, China, Pottery Store.</u>
l.	<u>Jewelry Store.</u>

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

<u>m.</u>	<u>Linen, Bath, Bedding Store.</u>
<u>n.</u>	<u>Pharmacy.</u>
<u>o.</u>	<u>Silversmith.</u>
<u>p.</u>	<u>Shoe Store.</u>
<u>q.</u>	<u>Woodcraft Shop.</u>
<u>6.</u>	<u>Services/Office Facilities</u>
<u>a.</u>	<u>Financial Institution, not including Drive-Thru Banks.</u>
<u>b.</u>	<u>Flower and vegetable gardens, greenhouses and groves.</u>
<u>c.</u>	<u>Hair Salon.</u>
<u>d.</u>	<u>Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater.</u>
<u>e.</u>	<u>Interior Decorator.</u>
<u>f.</u>	<u>Medical/Dental Office.</u>
<u>g.</u>	<u>Photographic studio.</u>
<u>h.</u>	<u>Professional Office.</u>
<u>i.</u>	<u>Shoe Repair, Shoe Shine.</u>
<u>j.</u>	<u>Tailor, Dressmaking Store, Direct to the Customer.</u>
<u>k.</u>	<u>Watch and Jewelry Repair.</u>
<u>7.</u>	<u>Accessory Uses, Buildings and Structures (See also Section 47-19 of the ULDR.)</u>
<u>a.</u>	<u>Sidewalk cafés. (See Section 47-19.9 of the ULDR.)</u>
<u>b.</u>	<u>Mobile vendors. (See Chapter 23, Article IV of Volume I of the Code.)</u>

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

<u>8.</u>	<u>Mixed use building.</u>

Sec. 47-16.7.2. - Limitations on permitted uses.

A. The following use limitations shall apply:

1. Outdoor sale or storage of goods or merchandise except in connection with permitted accessory uses are prohibited.
2. Package liquor stores and drive-thru restaurants are prohibited.
3. Gas Stations are prohibited.

Sec. 47-16.7.3. – Himmarshee historic district building regulations.

A. Building regulations. Building regulations shall be applicable to and commensurate with the permitted uses as specified in Section 47-16.7.1. of the ULDR. For the purpose of this district, each building shall be identified as belonging to only one of the two use categories: residential or non-residential.

1. Building height and length.

- a. No building in any use category shall exceed 25 feet in height.
- b. No building in any use category shall exceed 100 feet in length or width.

2. Building site.

- a. Residential uses. Every building erected, relocated, structurally altered or converted for residential use shall provide a minimum lot size of five thousand (5,000) square feet and 50 feet in width. The maximum number of dwelling units per net acre of plot area shall not exceed fifteen (15).
- b. Non-residential uses. No minimum requirements for a building site area.

Sec. 47-16.7.4. – Parking exemption.

The Himmarshee historic zoning district, as described in Section 47-20.3.E. of the ULDR, is exempt from the ULDR's parking & loading requirements. All non-required new parking spaces shall meet the dimensional requirements of Section 47-20, Parking and Loading Requirements.

Sec. 47-16.8 – SBHD – Sailboat Bend Historic District

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

Sec. 47-16.8.1 – Sailboat Bend Historic District permitted uses.

- A. Uses permitted in the underlying zoning district within the SBHD are applied each property.

Sec. 47-16.8.2 - Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD.

- A. Applicability. The following design standards for structures and sites are intended to work in conjunction with the City of Fort Lauderdale’s Historic Preservation Design Guidelines. Both the standards and guidelines will be used to evaluate proposed modifications to a site within the historic district and applied for new structures or structures proposed for modification.

B. Design Standards.

1. New Construction. In addition to the following standards and the City of Fort Lauderdale’s Historic Preservation Design Guidelines, detailed requirements for the new construction of a cluster development, townhouse development, or a duplex are set forth in Section 47-18 of the ULDR, shall be used. If a conflict exists between Section 47-18 of the ULDR and this Section, the provisions of this Section shall prevail. All new construction requires a certificate of appropriateness issued by the HPB.
2. Garages, carports, and accessory or secondary structures.
 - a. Location of garage doors. Front facing garage doors shall be set back a minimum of two (2) feet from the primary façade. Garages, including side facing garages, are not permitted to extend in front of the primary façade.
 - b. Size of garage doors. A single car garage door facing the right-of-way located on either the front, corner yard, or corner façade shall be a maximum of 25% of the width of the façade facing the right-of-way. A garage door that does not face a right-of-way may not exceed 18 feet in width. The width shall be measured as the linear dimension of the garage door opening that is visible from the street.
 - c. Garage door materials. Glazing shall be a maximum of 30 percent of the total area of the garage door.
 - d. Two Car Garage Doors. Front loading two car garage doors or two car garage doors on the front elevation are prohibited.
 - e. Carports. Carports in front of the primary façade are prohibited.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

- f. Accessory structure. Accessory structures must be located in the rear of the primary structure.
3. Windows and front entry doors.
- a. Horizontal sliding windows may not be permitted on the front elevation or elevations visible from the right-of-way, unless historic documentation shows that they are original to the structure. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.
 - b. All glass visible from the right-of-way must be transparent.
 - c. All muntins must have a raised profile.
 - d. Replacement windows may be aluminum or steel; vinyl windows are not permitted.
 - e. Front entrances on new construction must face the primary street frontage and utilize a door or doors appropriate to the style of the structure.
 - f. Accordion hurricane shutters are prohibited on the front elevation or elevations visible from the right-of-way but may be placed on rear and secondary elevations that are not visible from the right-of-way. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.
4. Exterior wall materials and finishes.
- a. Traditional building materials such as stucco, wood, or masonry may be used in repair, replacement, or new construction.
 - b. Dimensions of siding must match the existing or must not exceed twelve (12) inches in width.
 - c. Synthetic siding material may only be used for new additions or for new construction on non-contributing properties. Dimensions of such materials should align with the neighborhood context and should not exceed 12 inches in width.
5. Roof materials, roof configuration, solar panels, and roof appurtenances.
- a. Contributing properties must use a roofing material that is in accordance with the historic style of each individual property. Roofs must be replaced in-kind, using historic documentation to select a roof material, or if another material is proposed, through a Certificate of Appropriateness for Major Alteration.

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- b. Non-Contributing properties may replace an existing roofing material with a new roofing material that is consistent with those found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles (3-tab or dimensional shingles); or a built-up flat roof.
- c. New construction may use a roofing material that is found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles; or a built-up flat roof.
- d. Solar panels must be located on side or rear roof pitch of all properties to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. If solar panels are visible from the right-of-way, documentation must be submitted from the installer that there is no other feasible location for placement without compromising maximum functionality.

C. Site Design Standards.

1. Fences, gates, walls, piers, and hedges.

a. Materials.

- i. Fences visible from the right-of-way must be either wood, metal picket, or a combination of a low masonry or concrete wall with a stucco finish and metal picket.
- ii. Vinyl fencing and chain link fences are prohibited, except along a rear property line.

b. Dimensions. Height limitations of fences, gates, walls, piers, and hedges are provided in Table 1.

Table 1.

Front of Property

Fences, gates, walls, piers, and hedges are subject to the following height and visibility limitations:

<u>TYPE</u>	<u>HEIGHT</u>	<u>VISIBILITY</u>
<u>Fence</u>	<u>4'-0"</u>	<u>30%</u>
<u>Gates</u>	<u>4'-8"</u>	<u>30%</u>

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<u>Wall</u>	<u>2'-0"</u>	<u>N/A</u>
<u>Piers</u>	<u>4'-8"</u>	<u>N/A</u>
<u>Hedge</u>	<u>3'-0"</u>	<u>N/A</u>

The width of Pedestrian gates may not exceed 3'-6" in width.

The width of Vehicle gates may not exceed the width of the driveway opening.

Fence, Wall, and Hedge at Side and Rear Property Lines may not exceed the following regulations:

(If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)

<u>TYPE</u>	<u>HEIGHT</u>	<u>VISIBILITY</u>
<u>Sides parallel to façade</u>	<u>6'-0"</u>	<u>None Required</u>
<u>Sides in front of façade</u>	<u>4'-0"</u>	<u>30%</u>
<u>Sides and Rear</u>	<u>6'-0"</u>	<u>None Required</u>
<u>Secondary frontages</u>	<u>4'-0"</u>	<u>None Required</u>

2. Driveways, Parking, and Paving.

- a. Driveways are limited to a width of ten (12) feet from the back of the sidewalk line to the front of the primary facade, not including the width of the driveway approach or apron. Each property may have multiple driveways that shall have a minimum separation of twenty (20) feet from the adjacent driveway within the same property. The area between the driveways must be a pervious landscaped area.
- b. Backout parking spaces at multi-family or commercial sites are limited to two (2) consecutive spaces and a total width of twenty (20) feet. A minimum separation of eight (8) feet from the adjacent parking space(s) shall be provided within the same property for the entire length of the parking space. The area between the parking spaces must be a pervious landscaped area.

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Backout parking must meet all requirements in Section 47-20.15 of the ULDR.

- c. New driveways shall not obstruct the principal structure on the property.
- d. Walkways shall have a minimum separation of four (4) feet from the adjacent driveway.
- e. Paving in the front yard or street-facing side yards must not exceed more than fifty percent (50%) of the total area.
- f. Detailed requirements governing paving and drainage are set forth in Section 47-20.13 of the ULDR, paving and drainage. If a conflict exists between Section 47-20.13 of the ULDR and this Section, the provisions of this Section shall prevail.

D. *Additional design guidelines for properties in the SBHD fronting Broward Boulevard and SW 7th Avenue.*

1. *New Construction.*

- i. All new construction must comply with both historic preservation design guidelines for new construction as well as neighborhood compatibility requirements set forth in Section 47-25.3 of the ULDR.
- ii. The principal building façade must be oriented towards the primary street frontage.
- iii. Dimensional requirements.
 - a) Height of properties fronting SW 7th Avenue
 - 1. Structures are limited to a height of six (6) floors.
 - 2. Heights above six (6) floors and up to twelve (12) floors shall be reviewed subject to the requirements of Section 47-24.3, Conditional Use Permit, of the ULDR.
 - b) Maximum building streetwall length (primary and secondary frontages) is three hundred (300) feet.
 - c) Maximum gross square footage of building tower floor plate size is 10,000 square feet for residential and 16,000 square feet for non-residential.

2. *Paving, parking, and vehicular entrances.*

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- i. The allowances for surface parking are secondary to the pedestrian experience; vehicular access must be provided from the secondary street or alley where possible.
- ii. Any changes made to surface parking areas fronting Broward Boulevard or SW 7th Avenue require placement of at least a ten (10) foot wide landscape buffer exclusive of sidewalk regulations.
- iii. Along secondary street frontages at least a ten (10) foot landscape buffer is required exclusive of sidewalk regulations.
- iv. New surface parking areas must be located to the rear of the principal building with access and frontage of parking lots limited to Secondary Streets or alleys.
 - i. A fence, wall, or landscaping must be erected around the perimeter of all surface parking lots. Fences visible from the right-of-way are limited to the use of wood, metal picket, or masonry or concrete wall with a stucco finish. Vinyl fencing, chain link fencing, and materials not listed herein are prohibited.
- v. For lots under one hundred (100) feet in width, the right-of-way frontage must not be paved more than fifty percent (50%).
- vi. For lots over one hundred (100) feet in width, the right-of-way frontage must not be paved more than forty percent (40%).

3. Exterior lighting.

- i. Pole lighting in surface parking areas must not exceed the height of ten (10) feet.

Secs. 47-16.8.3—47-16.23. - Reserved.

Sec. 47-16.10. - List of permitted uses.

~~A. No buildings or structures or part thereof or items such as furniture placed outdoors, push carts, mobile or non-mobile vending machines or trolley cars placed on private property shall be erected, altered, located or used, or land or water used either in a permanent or temporary manner, in whole or in part, for other than the following uses and then only when permitted by the city plan and to the degree permitted by the city plan, the requirements of this section shall not apply to vehicles used solely for the travel purposes of the vehicle operation.~~

1. ~~Residential:~~

- a. ~~Single family dwelling.~~
- b. ~~Two family dwelling (duplex).~~
- c. ~~Multiple-family dwelling and apartments.~~

2. ~~Business retail sales:~~

- a. ~~Antique shop.~~
- b. ~~Apothecary.~~
- c. ~~Apparel shop.~~
- d. ~~Arts and handicraft shop.~~
- e. ~~Bakery.~~
- f. ~~Bicycle sales and/or repair shop.~~
- g. ~~Candle shop.~~
- h. ~~Candy shop.~~
- i. ~~Ceramic, pottery shop.~~
- j. ~~Cigar store.~~
- k. ~~Delicatessen.~~
- l. ~~Gasoline sales on restored premises originally designed for this purpose.~~
- m. ~~Florist shop.~~
- n. ~~Flower, fruit and vegetable sales.~~
- o. ~~General store in character with historic district.~~
- p. ~~Gift and souvenir shop.~~
- q. ~~Ice cream parlor.~~
- r. ~~Jewelry shop.~~
- s. ~~Linens, fabrics, draperies shop.~~
- t. ~~Meat and grocery shop.~~

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u.— ~~Millinery and modistes.~~

v.— ~~Shoe shop.~~

w.— ~~Silversmith.~~

x.— ~~Woodcraft shop.~~

y.— ~~Sale of reproduced or restored antique cars.~~

3.— ~~*Business services:*~~

a.— ~~Barber and beauty shop.~~

b.— ~~Photographic studio.~~

c.— ~~Rental of unpowered boats, see Section 47-23.8, Waterway Uses.~~

d.— ~~Shoe repair, shoe shining, hat cleaning.~~

e.— ~~Tailor or dressmaking shop.~~

f.— ~~Watch and jewelry repairs.~~

g.— ~~Fine arts, music, dancing and dramatic schools.~~

h.— ~~Interior decorator shop.~~

4.— ~~*Professional offices:*~~

a.— ~~Financial institutions.~~

b.— ~~Insurance and real estate.~~

c.— ~~Legal, dental, medical, scientific, architectural, accountant and engineering office.~~

d.— ~~Post office.~~

e.— ~~Governmental offices.~~

f.— ~~Telegraph office.~~

5.— ~~*Other uses:*~~

a.— ~~Civic building.~~

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- ~~b. Dual residential/business building.~~
- ~~c. Establishments licensed for sale of alcoholic beverages for consumption on premises only.~~
- ~~d. Flower and vegetable gardens, greenhouses and groves.~~
- ~~e. Hotels, no greater than 100 sleeping rooms, see Section 47-18.16, Bed and Breakfast Dwellings, see Section 47-18.6.~~
- ~~f. Tearoom or restaurant, except take-out or drive-in restaurants.~~
- ~~g. Museum relating to the history, culture and character of the historic district.~~
- ~~h. Park area and public park associated with passive recreational activities.~~
- ~~i. Playhouse, less than 300 seats.~~
- ~~j. Public dock and landing wharf excluding launching, storage and overnight docking, see Section 47-23.8, Waterway Uses.~~
- ~~k. Public Purpose Use, see Section 47-18.26.~~
- ~~l. Refreshment stand.~~
- ~~m. Uses judged similar in characteristics to any of the above by the board.~~
- ~~6. Accessory uses & outdoor site furnishings:~~
 - ~~a. Sidewalk cafés. (See Section 47-19.9.)~~
 - ~~b. Mobile vendors. (See Chapter 23, Article IV of Volume I of the Code.)~~

~~Secs. 47-16.11—47-16.19. - Reserved.~~

~~Sec. 47-16.20. - Limitations on permitted uses.~~

~~A. The following use limitations shall apply:~~

- ~~1. Retail businesses that do not enhance the flavor and character of an historic atmosphere because the large amount of floor area required for operation; examples include department stores, supermarkets, furniture stores, variety stores which shall not be permitted.~~
- ~~2. Retail businesses whose merchandise or bizarre atmosphere is the result of modern technology to the extent that the products do not promote or preserve an~~

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~~harmonious aura of historic character shall not be permitted. Examples: prohibit sale and display of modern new and used cars as opposed to that of reproduced or restored antique cars; prohibit the operation of a "head shop" as opposed to that of a general store.~~

~~3.— Service establishments whose service was not performed or is not presently performed in a manner compatible with the culture and character of the historic period shall not be permitted. Examples include laundry and dry cleaning pickup agency, self-service laundry, dry cleaning establishments, service stations except restorations, travel agencies, tire and automotive repair shop except as necessary to sale of antique cars.~~

~~4.— Sale, storage or display of used or secondhand merchandise except in antique shop or museum and except as reasonable antiques used to promote the sales of other merchandise or service shall not be permitted.~~

~~5.— Outdoor sale or storage of goods or merchandise except in connection with permitted accessory uses shall not be permitted.~~

~~6.— Package liquor stores and drive-in or take-out restaurants shall not be permitted.~~

~~7.— Motion picture theaters shall be prohibited.~~

Sec. 47-16.21. - Sign regulations.

~~A.— *Sign definitions.* The definition of signs are those listed under Section 47-22, Sign Requirements.~~

~~B.— *Sign regulations.*~~

~~1.— The location, type, size, material, text, visual impact, shape, character, height and orientation of all signs in addition to the number and total area of signs on a given structure or at a given location shall be approved by the board. No more than two (2) signs shall be permitted at each place of business or premises.~~

~~2.— Except for temporary signs allowed under Section 25-24, Temporary Signs, signs may be lighted but only by external, incandescent light bulbs illuminating the text of the sign from the exterior. The intent of this subsection is to prohibit light box signs and the use of tube light lighting.~~

~~C.— No sign in whole or in part shall contain or utilize directly or indirectly neon lighting nor shall it be of the scintillating, moving, flashing, rotating or animated types. Scintillating or black lights, including animated flashing or moving signs subject to view from a public right-of-way or pedestrian mall shall not be permitted.~~

~~D.— The following signs are prohibited within the historic district: Marquee signs, banner signs, horizontal projecting signs, outdoor advertising display signs, pylon signs, sidewalk signs, sandwich signs, snipe signs, balloons which are used for advertising and are anchored either temporarily or permanently to any structure or premise, outdoor advertising display signs or billboards and all other signs prohibited by Section 47-22, Sign Requirements.~~

~~E.— Detailed requirements governing signs and advertising displays are set forth in Section 47-22, Sign Regulations; if a conflict exists, the provisions of this section shall prevail.~~

~~F.— Where uncertainty exists as to any aspect of this section pertaining to signs, the decision of the board, made in accordance with the spirit, intent and purpose of this ordinance, shall prevail.~~

Sec. 47-16.22. - Site amenity requirements.

~~The minimum site amenities for any building or use, erected, altered, relocated, installed or maintained, shall conform to all applicable ULDR. The board shall consider the protection and separation of contiguous and nearby property and the interest of public safety and convenience; therefore, the board may specify additional requirements for the relocation of walks, malls, yards, terraces, open space, landscaping, walls, fences, hedges, parking areas, loading areas and outdoor waste disposal facilities.~~

Sec. 47-16.23. - Parking exemption.

~~The H-1 district, as described in Section 47-20.3.E., is exempt from the ULDR's parking & loading requirements, however, all non-required parking spaces shall meet the requirements of Section 47-20, Parking and Loading Requirements, and is subject to the criteria and guidelines provided in Section 47-24.11.D.~~

Sec. 47-24.11. - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness.

A. *Intent.*

1. It is the intent of this section for the city to regulate the addition, demolition, construction, reconstruction, alteration, repair, moving, and excavation of historic landmarks and property located in historic districts to preserve, promote and protect the cultural, economic, educational, and general welfare of the public through the preservation of historically worthy structures. These regulations are intended to safeguard the City of Fort Lauderdale's local heritage and preserve the city's historic buildings, historic sites, archaeological sites, monuments, structures, neighborhoods and areas which reflect elements of the city's cultural, social, economic, political and architectural history.
2. The city commission finds that the unique and significant character of the city will be preserved by protecting and enhancing its historic, architectural, aesthetic and cultural heritage with regulations that mandate specific design standards to prevent the destruction of historic landmarks and districts and protect the historic value of designated properties.
3. The city commission finds that historic preservation serves a public purpose to protect the health, safety, and welfare of people in the City of Fort Lauderdale.
4. The City of Fort Lauderdale's Historic Preservation Design Guidelines provide useful illustrations and case studies that assist the user in decisions when renovating, rehabilitating, restoring or making an addition to a historic property so that the essential form and design elements that create its character are respected. The guidelines are intended to help manage and protect the city's architectural and historical resources and assist city staff, the historic preservation board, and elected officials in making fair and informed decisions regarding improvements that have an impact on historic properties. Unless explicitly required in this section, the City of Fort Lauderdale Historic Preservation Design Guidelines are non-binding.

B. *Definitions.* The following words when used in this section shall have the following meanings below; words not defined herein or in the Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended, shall be interpreted by their common and ordinary meaning:

1. *Adaptive reuse.* Any act or process that converts a structure to a use other than that for which it was designed, e.g., changing a bank into a restaurant, such may be accomplished with a varying degree of alteration to a structure or may vary from extensive remodeling to a slight alteration or change in use.
2. *Addition.* Any expansion to the vertical or horizontal perimeter of a building connected to the existing building.
3. *Administrative certificate of appropriateness.* Minor alterations, minor demolitions, in-kind replacements, and restorations that comply with Section 47-

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24.11.E. of the ULDR that may be approved by the department of sustainable development.

4. *Alteration.* Any act or process that changes any exterior architectural appearance or feature of a designated property or certain designated interior features of designated landmarks, that is not an in-kind replacement.
5. *Archaeological site.* Archaeological site shall mean a property or location that has yielded or is likely to yield the presence of artifacts on or below the ground surface indicating past use of the site by people and which has been designated as an archaeological site in accordance with this section.
6. *Architecturally worthy.* An architectural design which represents either a significant aspect of the history of the city, architectural history in general or a significant design of an architect of historical importance.
7. *Certificate of appropriateness.* A certificate issued by the historic preservation board indicating its approval of plans for alteration, construction, removal, or demolition of a landmark, landmark site or of a structure within a historic district.
8. *Certified local government.* A local government with a historic preservation program which has been certified by the Florida Department of State, Division of Historical Resources in accordance with the National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended.
9. *Contributing property.* A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.
10. *Comprehensive plan.* The city's comprehensive plan as adopted by the city pursuant to F.S. Ch. 163, as amended.
11. *Decision or recommendation.* When referring to the HPB, the executive action taken by the HBP on an application for a designation or a certificate of appropriateness regardless of whether that decision or recommendation is immediately reduced to writing.
12. *Demolition.* An act or process that removes, pulls down, tears down, razes, deconstructs or destroys twenty-five (25) percent or more of the square footage of an existing building wall, structure, or foundation or any act or process that removes, pulls down, tears down, razes deconstructs or destroys an existing building, structure, or foundation that is visible from the right-of-way.
13. *Designation report.* A report including but not limited to the property owner(s), site address, and legal description; a location map; an inventory of the structures on the site; a statement of significance identifying the period(s) of signification; a written narrative describing the architectural, historical, and/or cultural significance; planning context; current photographs; historic photographs (if available); and a bibliography listing sources.

14. *Excavation*. The process of performing an archaeological dig to recover artifacts, historical materials or other archaeological features.
15. *Exterior architectural appearance*. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.
16. *Fort Lauderdale Register of Historic Places*. The list of locally designated landmarks, landmark sites, and historic districts maintained by the City of Fort Lauderdale, Department of Sustainable Development, that have met the criteria for significance and have been designated by the HPB, in accordance to the provisions of this chapter.
17. *Floorplate*. The gross square footage (GSF) for any floor of a tower. This does not include balconies that are open on three sides.
- ~~17~~18. *Florida Master Site File (FMSF)*. An archive and database of all known archaeological and historical sites and districts recorded within the State of Florida that is maintained by the Florida Department of State, Division of Historical Resources.
- ~~18~~19. *Historic district*. An area designated as a "historic district" by ordinance of the city commission and which may contain within definable geographic boundaries, one (1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic significance, architectural significance, or both, to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.
- ~~19~~20. *Historic Preservation Board*. The City of Fort Lauderdale Historic Preservation Board ("HPB").
- ~~20~~21. *Historic Preservation Design Guidelines*. The City of Fort Lauderdale's Historic Preservation Design Guidelines, adopted by City Commission on May 15, 2012, by Resolution No. 12-92.
- ~~21~~22. *Historic resource*. Landscape features, archaeological sites and zones, structures, buildings, districts, and objects which have demonstrated significance in the history of the city, the county, the state and/or the nation through historic designation.
- ~~22~~23. *Historically worthy*. To have a 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.
- ~~23~~24. *In-kind replacement*. A replacement of an architectural feature or site elements, whether or not it is visible from the right-of-way, that matches the original feature, uses the same material, and is the same size, scale, finish, profile, detail, and texture as the original architectural feature or site element.

2425. *Interior Landmark*. A building interior that is customarily open or accessible to the public that has been designated as a "landmark" by the city commission, that is worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the city.
2526. *Landmark*. A property or structure designated as a "landmark" by the city commission, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic significance, its architectural significance, or both, to the city.
2627. *Landmark site*. The land on which a landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for the landmark. A landmark site shall include the location of significant archeological features or of a historical event, and shall include all significant trees, landscaping and vegetation as determined by the HPB.
2728. *Major Alteration*. An alteration of a landmark, landmark site, or a structure located within a historic district that increases or modifies the existing square footage of a building, wall, structure or foundation by twenty-five ("25") percent or more whether it is visible or not visible from the right-of-way, or any alteration that is visible from the right-of-way.
2829. *Minor Alteration*. An alteration of a landmark, landmark site, or a structure located within a historic district that does not increase or modify the existing square footage of a building wall, structure or foundation by twenty-five ("25") percent or more and is not visible from the right-of-way.
2930. *Minor Demolition*. An act or process that removes, pulls down, tears down, razes, deconstructs or destroys less than twenty-five (25) percent of the square footage of an existing building wall, structure, or foundation, that is not visible from the right-of-way.
3031. *National Register of Historic Places*. A federal listing maintained by the U.S. Department of Interior that includes buildings, sites, structures, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, 16 U.S.C. 470, as amended.
3132. *New construction*. Any new building, structure, object or addition to a historic landmark, landmark site, or a contributing property, or a non-contributing property or vacant land in a historic district.
3233. *Non-contributing property*. A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.
3334. *Owner*. An individual, entity, partnership, corporation, or public agency that holds fee simple title to real property. The term "owner" does not include individuals, partnerships, corporations, or public agencies holding easements or

less than a fee simple interest (including leaseholds) in real property. The lessee of a land lease for a term exceeding seventy-five ("75") years, which lease entitles the lessee to construct, demolish, or alter buildings on the land, shall be considered an owner. When the ownership of a building has been divided into condominiums, the condominium association shall be considered the sole owner, so long as the condominium association has the support of the majority of condominium unit owners. When a building is owned by a cooperative corporation, the corporation shall be considered the sole owner.

~~3435. *Relocation.* The movement of a structure from one location to another location, including movement on its own site. *United States Secretary of the Interior's Standards. A series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations in accordance with the United States Department of Interior regulations, 36 CFR 67.*~~

36. *Sailboat Bend Historic District (SBHD) Administrative Certificate of Appropriateness.* Minor or major alterations that are visible from the public right-of-way that may be approved by the DSD in accordance with Section 47-24.11.F of the ULDR, subject to a 15-day request for review by the Historic Preservation Board.

37. *Site Improvement.* Installation of a site element such as a wall, fence, gate, hedge, walkway, driveway, or landscape feature including a swimming pool, fountain, or pond whether it is visible or not visible from the right-of-way.³⁸. *United States Secretary of the Interior's Standards. A series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations in accordance with the United States Department of Interior regulations, 36 CFR 67.*

C. *Historic designation.*

1. *Requests for Historic Designation.* Requests for historic designation may be made by any of the following and as used in this section, the term applicant shall include those identified in subsections a. through e. below:
 - a. By motion of the HPB; or
 - b. By motion of the city commission; or
 - c. By any property owner in respect to its own property; or
 - d. A simple majority of property owners for designation within the boundaries of a proposed district by way of resolution or vote which must include the signature, name, address, phone number, and email address of each property owner; or
 - e. By corporate resolution of a non-profit corporation executed by an officer authorized to bind the corporation. The non-profit corporation must be registered with the Florida Division of Corporations for a period of five (5) years and have maintained a recognized interest in historic preservation for at least five (5) years preceding the resolution.

2. *Application fee waiver.* Fees shall be waived for applications initiated through the HPB or the city commission. The ~~historic preservation board liaison~~ Historic Preservation Planner shall prepare the applications initiated by the HPB or the city commission.
3. *Application.* An application for an historic designation of a landmark, landmark site, or historic district shall be made to the ~~department of sustainable development~~ Department of Sustainable Development (DSD). The application must include the following information:
 - a. Most recently available copy of the Broward County Property Appraiser's record for the property; and
 - b. Proof of ownership (deed); and
 - c. Sketch map (all sketch maps shall include a scale and a north arrow):
 - i. *Historic landmark, landmark site, and archaeological site designations.* Clearly show the boundaries of the property as it relates to a legal description as found in the Broward County Official Records; and outline of any structures, objects, and buildings on the site; and their relationship to streets. Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. If the applicant is requesting boundaries that vary from the legal description of a parcel as found in the Broward County Official Records, a current sign and sealed survey (no less than six (6) months old), which is signed and sealed by a licensed professional surveyor, authorized to engage in the practice of surveying and mapping in the State of Florida in accordance with F.S. Ch. 472, must be provided; or
 - ii. *Historic districts.* Clearly show the boundaries of the proposed district; all buildings and structures (with their addresses and status as a contributing or non-contributing structure); and all streets within the proposed boundaries. Historic district boundaries shall in general be drawn to include all contributing structures reasonably contiguous within an area and may include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district; and
 - d. Any applicable fees required by the city; and
 - e. A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR; and
 - f. Provide responses in accordance with Section 47-24.11.C.7 of the ULDR explaining how the proposed landmark, landmark site, archaeological site or buildings in the proposed historic district meet the criteria; and

- g. Date structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.; and
 - h. Identify the period of significance of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
 - i. Map identifying contributing structures within a proposed historic district or features of the individual landmark site; and
 - j. Current color photographs of all sides of the property and historic photographs, if available; and
 - k. Legal description from Broward County Official Records of landmark and landmark site, or archaeological site; and
 - l. A list of references and citations for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements; and
 - m. Applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and
 - n. *Interior Landmark.* Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.
4. *Review process—Historic preservation board.*
- a. *Determination of application completeness.* An application for historic designation shall be submitted to the DSD department of sustainable development. The DSD department of sustainable development shall determine within thirty (30) days of application submittal whether the application is complete.
 - b. Within thirty (30) days of submittal of an application, the DSD department of sustainable development shall send a letter via email to the applicant notifying the applicant that all the required information is submitted or notifying the applicant of any missing documentation or additional information requested by the DSD department.
 - c. The applicant has thirty (30) days from date that the letter is sent by the city to submit the required additional information or address the deficiencies in the application. If an applicant fails to provide additional information as requested by the DSD department of sustainable development within thirty (30) days of the request, the application shall be deemed withdrawn.

- d. *Interim protective measures.* From the date that notice is given, after the city's receipt of a complete application, in accordance with Section 47-27.7 of the ULDR, no building permit for any new construction, major alteration, relocation, or demolition that may affect the property proposed for designation shall be issued until one (1) of the following occurs:
 - i. The HPB finds that the property or properties do not appear to meet the criteria for designation and recommends denial of the application requesting designation to the city commission; or
 - ii. If ninety (90) days from the date notice is given have elapsed, unless this time limit is waived on the record by motion of the HPB stating mutual consent between the owner(s) and the HPB at the HPB meeting; or
 - iii. The city commission finds that the property or properties do not appear to meet the criteria for designation and denies the request for designation.
 - e. Within thirty (30) days after city staff deems that the application is complete the DSD ~~department of sustainable development~~ shall schedule the application for the next available HPB meeting. The HPB will consider the application and recommendations forwarded by the DSD department and shall hear public comment on the application.
 - f. The HPB shall review the application and determine if it meets the criteria for designation as provided in this section.
 - g. The HPB shall forward its record and recommendations to the city commission for consideration.
 - h. The HPB may vote to defer its decision only if the applicant agrees to the deferral.
 - i. If the HPB recommends a designation, it shall explain how the proposed landmark or historic district qualifies for designation under the criteria contained in this section. This evaluation may include references to other buildings and areas in the city and shall identify the significant features of the proposed landmark, historic buildings or historic district.
 - j. Any person or persons, owner or owner's agent, or member or employee of any firm, company or corporation violate or permit to be violated, or cause a violation of any provision of Section 47-24.11 shall, upon conviction, be punished in accordance with Section 1-6 of the city's Code of Ordinances. If a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000.00 per violation, in accordance with F.S. § 162.09, as amended from time to time.
5. *Review process—Planning and zoning board.* If the application is for the designation of a historic district, the application shall be forwarded to the planning and zoning board for review after review by the HPB, and the

recommendation of the planning and zoning board shall be forwarded to the city commission for consideration.

6. *Review process—City commission.*

- a. Within thirty (30) days of the HPB and planning and zoning board recommendation, where required, the ~~department~~ DSD shall forward the HPB's recommendation to the city commission. The city commission shall hold a public hearing to consider the application, the record and recommendations of the planning and zoning board and HPB, hear public comment on the application and make a final determination on the application within one hundred and eighty (180) days after city staff has deemed that the application is complete.
- b. If the city commission determines that the proposed designation meets the criteria for designation as provided in this section, the city 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 city commission shall deny the designation application.
- c. Approval of a designation for a Landmark, Interior Landmark, Landmark Site, or Archaeological Site as historic shall be by resolution adopted by the city commission.
- d. Approval of a designation for an historic district shall be by adoption of an ordinance.

7. *Criteria.* The criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service:

- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; or
- b. Its location as a site of a significant local, state or national event; or
- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; or
- 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; or
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance; or
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials; or

- 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
 - h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
8. *Criteria considerations.* Ordinarily cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for listing in the Fort Lauderdale Register of Historic Places. However, such properties will qualify for designation if they are integral parts of districts that do meet the criteria listed in 47-24.11.C.7 of the ULDR, or if they fall within one (1) of the following categories found in Federal Regulation 36 CFR 60, as amended:
- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
 - b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
 - d. A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or
 - e. A reconstructed building when accurately executed in a suitable environment and presented appropriately as part of a restoration master plan and no other building or structure with the same association has survived; or
 - f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - g. A property achieving significance within the past fifty (50) years if it is of exceptional importance.
9. *Approval.* Unless otherwise specified by the approving body, each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. The provisions of this section shall not relieve the property owner of the duty to comply with the zoning district regulations in which the designated property is located. If the designation is made, the supporting documents of the comprehensive plan shall be amended to contain the designation. The city clerk shall notify each applicant and property owner of the decision relating to his property within thirty (30) days of

the city commission action, and shall arrange that the designation of a property as a landmark or as a part of a historic district be recorded in the public records of the county.

10. *Successive applications.* Upon denial of the application for designation, there shall be a twelve (12) month waiting period before any applicant may resubmit the proposal. An applicant shall be required to submit new evidence in his application, unless the application is accepted pursuant to this section.
11. *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.
12. *Appeal.* Appeal of a denial of an application for designation by the city commission shall be by writ of certiorari to the circuit court.

D. *Certificate of appropriateness.*

1. Historic preservation board issuance of certificates of appropriateness.
 - a. No person may undertake any of the following actions affecting a designated landmark, a designated landmark site, an archaeological site, or a property in a designated historic district without first obtaining a certificate of appropriateness from the HPB:
 - i. Alteration or excavation of an archeological site; or
 - ii. New construction; or
 - iii. Relocation; or
 - iv. Major alteration; or
 - v. Demolition; or
 - b. ~~Whenever any~~ Any major alteration, new construction, demolition or relocation is undertaken on a designated landmark, a designated landmark site, an archaeological site, or a property in a designated historic district without a certificate of appropriateness, ~~the building official shall issue a stop work order.~~ shall be considered a code violation and punishable as provided in Chapter 11 of the Code of Ordinances. The building official may issue a stop work order for a violation of this Section.
 - c. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions.
 - d. A certificate of appropriateness shall be a prerequisite and in addition to any other permits required by law. The issuance of a certificate of appropriateness by the HPB shall not relieve the property owner of the duty to comply with other state and local laws and regulations.
2. *Applicant.* Shall mean an owner of the historically designated property or property located within a historic district or an authorized representative who has provided a notarized letter to the ~~HPB liaison~~ Historic Preservation Planner,

executed by all the property owners explicitly stating that all property owners have consented to the authorized representative's submission of the application, correspondence with the city, and subsequent appearance at any public hearing regarding the subject property.

3. *Major alterations, new construction or relocation.*

a. *Application for major alterations, new construction or relocation.* An application for a certificate of appropriateness for alterations, new construction or relocation shall be made to the DSD department and shall include the following information, in addition to the general application requirements described in Section 47-24.11.D.1 of the ULDR:

- i. Drawings, or plans or specifications of sufficient detail to show the proposed exterior alterations, additions, changes or new construction as are reasonably required for decisions to be made by the HPB and the DSD department. Such drawings, plans or specifications shall include exterior elevations, architectural design of buildings and structures, including proposed materials, textures and colors, including all improvements such as walls, walks, terraces, plantings, accessory buildings, signs and lights and other appurtenant elements.
- ii. Applications for relocation must also comply with Chapter 9, Article IV, House Moving, of Volume I of the Code of Ordinances.

b. *Review process for major alterations, new construction or relocation.*

- i. An application shall be submitted to the DSD department of sustainable development for review to consider if the application is complete. Within 30 days of submittal of the application, the DSD department of sustainable development shall send a letter via email to the applicant notifying the applicant that all the required information is submitted or notifying the applicant of any missing documentation or additional information requested by the department DSD. The applicant has thirty (30) days from the date the letter is sent by the city to submit the required additional information or address the deficiencies in the application. If an applicant fails to provide additional information as requested by the department of sustainable development DSD within thirty (30) days of the request, the application shall be deemed withdrawn.
- ii. The DSD department shall forward its recommendations to the HPB for consideration.
- iii. Within one hundred and eighty (180) days after city staff has deemed that the application is complete the HPB shall hold a public hearing to consider the application and the record and recommendations forwarded by the DSD department and shall hear public comment on the application.
- iv. If the HPB determines that the application meets the criteria for a certificate of appropriateness as provided in this section, the HPB shall

approve the certificate subject to such conditions necessary to ensure compliance with the criteria.

- v. If the HPB determines that the application for certificate of appropriateness does not meet the criteria, the HPB shall deny the certificate and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals.
- vi. The HPB shall render its decision within one hundred and eighty (180) days after city staff deems that the application is complete. If the HPB fails to make a decision upon an application within the specified time period, the application shall be deemed approved. This time limit may be waived at any time by consent of the applicant.

c. *Criteria.*

- i. *General.* In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB may consider whether the applications comply with the City of Fort Lauderdale's Historic Preservation Design Guidelines and the United States Secretary of Interior's Standards for Rehabilitation. The HPB shall use the following general criteria and additional guidelines in order to approve or deny applications for certificates of appropriateness for alterations, new construction, relocations and demolitions as provided in subsections D.3.c.ii, iii, and iv, and D.4:
 - a) The effect of the proposed work on the landmark or the property upon which such work is to be done; and
 - b) The relationship between such work and other structures on the landmark site or other property in the historic district; and
 - 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; and
 - d) Whether the denial of a certificate of appropriateness would deprive the property owner of all reasonable beneficial use of his property.
- ii. *Additional guidelines; major alterations.* In approving or denying applications for certificates of appropriateness for alterations, the HPB shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met:
 - a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; and

- 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; and
 - c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis, and which seek to create an earlier appearance shall be discouraged; and
 - d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; and
 - e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity; and
 - f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability or different architectural elements from other buildings or structures; and
 - g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; and
 - h) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.
- iii. Additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the HPB shall also consider the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located.

- a) The height of the proposed building shall be visually compatible with adjacent buildings; and
 - b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related; and
 - c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related; and
 - d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related; and
 - e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related; and
 - f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related; and
 - g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related; and
 - h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the building to the buildings and places to which it is visually related; and
 - i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related; and
 - j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.
- iv. Additional guidelines; relocation. When an applicant seeks a certificate of appropriateness for the relocation of a landmark, a building or structure on a landmark site, or a building or structure in a historic district, or wishes to relocate a building or structure to a landmark site or to a property in a historic district, the applicant shall comply with the bond requirements in Section 9-153 of the Code of Ordinances, and the HPB shall also consider the following:
- a) The contribution the building or structure makes to its present setting; and

- b) Whether there are definite plans for the site to be vacated; and
 - c) Whether the building or structure can be moved without significant damage to its physical integrity; and
 - d) The compatibility of the building or structure to its proposed site and adjacent properties.
- d. *After-the-fact certificate of appropriateness.*
- i. When work has been done upon a designated historic landmark, landmark site, or historic district without a permit and the work qualifies for administrative approval for minor alterations as outlined in Section 47-24.11.E of the ULDR, the DSD ~~department~~ may approve work after-the-fact.
 - ii. When work has been done upon a historic landmark, landmark site, or historic district without a permit and the work does not qualify for administrative approval for minor alterations as outlined within Section 47-24.11.E of the ULDR, a certificate of appropriateness application must be submitted and the applicant shall be charged the application fee as outlined in the most recent fee schedule as adopted by the city commission, as appropriate for the project undertaken. If the HPB denies the request for a Certificate of Appropriateness, the HPB may require an owner to restore the historic landmark, landmark site, or historic district to the condition the historic landmark, landmark site, or historic district was in before the alteration or to modify the work so that it qualifies for an approved certificate of appropriateness.

4. *Demolition.*

- a. *Application for demolition.* An application for a certificate of appropriateness for demolition shall be submitted to the ~~department of sustainable development DSD~~ on forms provided by the ~~department DSD~~. In addition to the requirements provided in subsection D.3 the application shall include the following information and documents:
- i. Owner of record; and
 - ii. Site plan showing all buildings and structures on the property; and
 - iii. Recent photographs of the structure(s) proposed for demolition; and
 - iv. Reasons for the demolition; and
 - v. Method of demolition; and
 - vi. Proposed future uses of the site and of the materials from the demolished structures.
- b. *Review process—Demolition.*
- i. An application shall be submitted to the HPB for review in accordance with criteria provided in subsection D.4.c.

- ii. The HPB shall hold a public hearing to consider the application and the record and recommendations forwarded by the ~~department~~ DSD and shall hear public comment on the application and render a decision on the application within one hundred and eighty (180) days after city staff has deemed that the application is complete. This time limit may be waived at any time by consent of the applicant.
 - iii. If the HPB determines that the application meets the criteria for a certificate of appropriateness for demolition, the HPB shall approve the certificate or approve the certificate subject to such conditions necessary to ensure compliance with the criteria. The HPB may grant a certificate of appropriateness for demolition, which may provide a delayed effective date of up to ninety (90) days. The effective date shall be determined by the HPB based on the significance of the structure and the estimated time required to arrange a possible alternative to demolition. During the demolition delay period, the HPB may take such steps as it deems necessary to preserve the structure. Such steps may include, but are not limited to, consultations with community groups, public agencies and interested citizens; recommendations for acquisition of the property by public or private bodies, or agencies; and exploration of the possibility of moving the resource.
 - iv. If the HPB determines that the application for demolition does not meet the criteria, the HPB shall deny the certificate and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals.
 - v. The HPB shall render its decision within one hundred and eighty (180) days after city staff deems that the application is complete. This time limit may be waived at any time by consent of the applicant.
- c. *Criteria—Demolition.*
- i. The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or
 - ii. The property or building no longer has significance as a historic architectural or archeological landmark; or
 - iii. The demolition or redevelopment project is of major benefit to a historic district.
5. *Economic hardship.*
- a. *Application—Economic hardship.* If the HPB denies an application for demolition of a structure(s), the applicant may within thirty (30) days apply to the HPB for an economic hardship exception. An application for an economic hardship exception shall include the following information and documents:
 - i. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship, whether business

- or familial, if any, between the owner and the person from whom the property was purchased; and
- ii. Assessed value of the land and improvements thereon according to the most recent assessment; and
 - iii. For depreciable properties, a pro forma financial statement prepared by an accountant or broker of record; and
 - iv. All appraisals obtained by the owner in connection with the purchase or financing of the property or during his ownership of the property; and
 - v. Bona fide offers of the property for sale or rent, price asked, and offers received, if any; and
 - vi. Any consideration by the owner as to profitable, adaptive uses for the property.
- b. *Review process—Economic hardship.*
- i. The application shall be submitted to the ~~department of sustainable development~~ DSD for consideration as to whether the application is complete. Within thirty (30) days after submittal of an application, the ~~department of sustainable development~~ DSD shall send a letter to the applicant notifying the applicant that all the required information is submitted or notifying the applicant of any missing documentation or additional information requested by the ~~department~~ DSD. The applicant has thirty (30) days after the letter is sent to submit the required additional information or to address the deficiencies in the application. If the applicant fails to provide additional information requested by the ~~department of sustainable development~~ DSD within thirty (30) days of the request, the application shall be deemed withdrawn.
 - ii. Within one hundred and eighty (180) days after city staff has deemed that the application is complete, the HPB shall hold a public hearing to consider the application and the record and recommendations forwarded by the DSD ~~department~~ and shall hear public comment on the application and render its decision. This time limit may be waived at any time by consent of the applicant.
 - iii. If the HPB determines that the application meets the criteria for an economic hardship as provided in subsection D.5.c, the HPB shall approve the certificate or approve the certificate with such conditions necessary to ensure compliance with the criteria.
 - iv. If the HPB determines that the application for economic hardship does not meet the criteria, the HPB shall deny the certificate and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals.
- c. *Criteria—Economic hardship.* In approving or denying applications for economic hardship exception, the HPB shall consider the following general criteria:

- i. The denial of a certificate of appropriateness to demolish the structure(s) will result in the loss of all reasonable and beneficial use of or return from the property; or
 - ii. Even though the designated landmark, designated landmark site, or property within the designated historic district has reasonable beneficial use, the property no longer contributes to a historic district, or no longer has significance as a historic architectural or archeological landmark or the demolition or the redevelopment project is of major benefit to a historic district.
6. *Effective date.* The decision of the HPB pertaining to a certificate of appropriateness shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the city commission seeking to review the application or no appeal of the HPB decision is filed by the applicant as provided in Section 47-26B of the ULDR, Appeals. The action of the HPB shall be final and effective after the expiration of the thirty (30) days period with no action taken by the city commission.
7. *Emergency conditions; designated properties.* In any case where it is determined by the Building Official that there are emergency conditions dangerous to life, health or property affecting a landmark, a landmark site, or a property in a historic district, an order to remedy these conditions without the approval of the HPB or issuance of a required certificate of appropriateness may be issued, provided that the chairman of the HPB has been notified.
8. *Emergency actions; non-designated properties.* The city commission may call an emergency meeting to review a threat to a property that has not yet been designated by the city, but appears to be eligible for designation. The city commission may direct the person with authority to issue building permits in the city to issue a stop work order for a thirty (30) day period in order to provide time to negotiate with the property owner to remove the threat to the property. The HPB shall then seek alternatives that will remove the threat to the property. During the thirty (30) day period, the city commission may initiate steps to designate the property under the provisions of this Section 47-24.11 of the ULDR.
9. *Conformity with the certificate of appropriateness.*
 - a. *Conformity with requirements.* All work performed pursuant to a certificate of appropriateness shall conform to all provisions of such certificate. It shall be the responsibility of the person with authority to issue building permits in the city to inspect from time to time any work being performed, to assure such compliance. In the event work is being performed not in accordance with such certificate, the building official is authorized to issue a stop work order. No additional work shall be undertaken as long as such stop work order shall continue in effect.
 - b. *Maintenance and repair requirements.*

- c. Every owner of a landmark, a landmark site, historic building, or a property in a historic district shall keep in good repair:
 - i. All of the exterior portions of such buildings or structures; and
 - ii. All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and
 - iii. In addition, where the landmark is an archeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archeological integrity of the site.
- d. The HPB may refer violations of this section for enforcement proceedings on any building or structure designated under this Sec. 47-24.11 in order to preserve such building or structure in accordance with the purposes of this Section 47-24.11 of the ULDR; and
- e. The provisions of this section shall be in addition to the provisions of the building code requiring buildings and structures to be kept in good repair.
- f. *Penalty.* Any person or persons, owner or owner's agent, or member or employee of any firm, company or corporation who shall violate or permit to be violated, or cause to be violated any provision of this Section 47-24.11 of the ULDR shall, upon conviction, be punished as provided in Section 47-34 of the ULDR, Enforcement, Violation and Penalties. Each day the violation is continued shall constitute a separate offense.
- g. *Injunctive relief.* In addition to any other remedies provided in this Section 47-24.11 of the ULDR, the city may seek injunctive relief in the appropriate court to enforce the provisions of the ULDR.
- h. *Amendments to a certificate of appropriateness.* Any request for an amendment to a Certificate of Appropriateness shall be reviewed by the DSD department to determine whether the application shall be subject to administrative review or HPB review in accordance with criteria listed below:
 - i. *Administrative review.* If the DSD department determines that the applicant meets all of the following criteria, staff may administratively approve an application for an amendment to the certificate of appropriateness:
 - a) The request is a minor alteration and does not affect the property's historic character; and
 - b) The request is a minor alteration and is in accordance with the City of Fort Lauderdale's historic preservation design guidelines; and
 - c) The request is a minor alteration and is in accordance with the secretary of the interior's standards for rehabilitation; and
 - d) The scale, massing, roof form, or appearance as visible from the right-of-way in the approved certificates of appropriateness has not been modified.

- ii. *Historic preservation board review.* If the ~~DSD department~~ determines that the criteria in subsection (1) has not been met, then the applicant shall apply for a new application for a certificate of appropriateness in accordance with Section 47-24.11.D. of the ULDR, Certificate of Appropriateness.
10. *Expiration of certificates of appropriateness.* The expiration time frame of a certificate of appropriateness is provided in Section 47-24.1.M of the ULDR
- E. *Administrative certificate of appropriateness.* No person may undertake any minor alterations, minor demolitions, in-kind replacements or restoration affecting a designated landmark, a designated landmark site, or a property in a designated historic district without first obtaining an administrative certificate of appropriateness from the ~~department of sustainable development DSD~~, or if necessary a certificate of appropriateness from the HPB. The ~~DSD department of sustainable development~~ shall administratively review administrative certificate of appropriateness applications for minor alterations, minor demolitions, in-kind replacements, or restoration, notwithstanding the criteria outlined in Section 47-24.11.D.1 of the ULDR. The ~~department DSD~~ may either approve or approve with conditions, or deny an application for an administrative certificate of appropriateness.
1. *Criteria for approval of an administrative certificate of appropriateness for minor alterations.* The ~~department DSD~~ shall determine if minor alterations comply with this section or if the request requires review by the HPB. Minor alterations must comply with the following criteria in order to be approved:
 - a. The minor alteration(s) proposed must meet the City of Fort Lauderdale's Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation; and
 - b. The minor alteration(s) proposed must be to the rear and secondary facades and must not be visible from the public right-of-way, any waterfront, or public parks. Visibility from the right-of-way shall be determined by the ~~department DSD~~; and
 - c. Solar panels for properties located in the Sailboat Bend Historic District may be approved administratively and must be located on side or rear roof pitch of all properties to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. If solar panels are visible from the right-of-way, an application for a Sailboat Bend Historic District Administrative Certificate of Appropriateness must be submitted with documentation from the installer that there is no other feasible location for placement without impairing the effective operation of the solar collectors; and
 - d. e. The minor alteration(s) proposed must not require a change to architecturally significant portions of a building or structure.
 2. *Criteria of approval for an administrative certificate of appropriateness for minor demolition.* Applications for administrative certificate of appropriateness for minor demolition must meet the following criteria in order to be approved:

- a. The minor demolition proposed must meet the City of Fort Lauderdale's Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation; and
 - b. The minor demolition proposed must be to the rear and secondary facades and must not be visible from the public right-of-way, any waterfront, or public parks. Visibility from the right-of-way shall be determined by the ~~department~~ Historic Preservation Planner; and
 - c. The minor demolition proposed must not require demolition to architecturally significant portions of a building or structure.
3. *Criteria of approval for an administrative certificate of appropriateness for in-kind replacements.* Applications for administrative certificate of appropriateness for in-kind replacements must meet the following criteria in order to be approved:
- a. In-kind replacements must comply with the City of Fort Lauderdale's Historic Preservation Design Guidelines.
 - b. When use of the original material is not possible, compatible materials and techniques may be used that convey an appearance similar to the original feature, that are the same scale, and have similar design and visual qualities to the historic elements.
4. *Criteria of approval for an administrative certificate of appropriateness for restoration.* Applications for administrative certificate of appropriateness for restoration must meet the following criteria in order to be approved:
- a. Facade and building restorations and repairs must be consistent with historic documentation.
 - b. Restoration must comply with the City of Fort Lauderdale's Historic Preservation Design Guidelines.
5. *Criteria of approval for an administrative certificate of appropriateness for site improvements.* Applications for an administrative certificate of appropriateness for site improvements must meet the following criteria in order to be approved:
- a. Site improvements must comply with the City of Fort Lauderdale's Historic Preservation Design Guidelines; and
 - b. Site improvements that are visible from the public right-of-way, except for fences, gates, walls, piers, and hedges, must be at grade level or less than two (2) feet in height; and
 - c. If applicable, swimming pools are prohibited in the front yard; and
 - d. Site improvements for properties located within the Sailboat Bend Historic District must comply with Section 47-16.8.2.C of the ULDR.

6. ~~Whenever a~~Any minor alteration, minor demolition, in-kind replacement, or restoration, or site improvement is undertaken on a property in a designated landmark, a designated landmark site, or a property in a designated historic district without an administrative certificate of appropriateness, ~~the building official shall issue a stop work order.~~ shall be considered a code violation and punishable as provided in Chapter 11 of the Code of Ordinances. The building official may issue a stop work order for a violation of this Section.
7. Appeal of administrative certificate of appropriateness.
 - a. An applicant may file an appeal of a decision of the DSD department regarding an Administrative Certificate of Appropriateness to the HPB no later than 30 days after the decision. The appeal will be scheduled for a de novo hearing in front of the HPB no sooner than thirty (30) days or later than sixty (60) days from the date of the request for appeal. The HPB may reject, approve or amend the decision of the DSD department.

F. Sailboat Bend Historic District (SBHD) Administrative Certificate of Appropriateness.

1. Criteria for approval of minor alterations on a contributing property that are visible from the public right-of-way must comply with the following criteria in order to be approved:
 - a. Minor Alterations on a contributing property must not increase the existing square footage of a building, wall, or structure; and
 - b. Minor Alterations must meet the requirements of Section 47-16.8 of the ULDR; and
 - c. Minor Alterations must be consistent with the City of Fort Lauderdale's Historic Preservation Design Guidelines; and
 - d. Minor Alterations must be consistent with the Secretary of the Interior's Standards for Rehabilitation.
2. Criteria for approval of minor alterations on a non-contributing property that are visible from the public right-of-way must comply with the following criteria in order to be approved:
 - a. Minor Alterations on a non-contributing property must not increase the existing square footage of a building, wall, or structure; and
 - b. Minor Alterations must meet the requirements of Section 47-16.8 of the ULDR.

3. Criteria for approval of major alterations on a non-contributing property that are visible from the public right-of-way must comply with the following criteria in order to be approved:
 - a. Major Alterations must not increase the existing square footage of a building, wall, or structure; and
 - b. Major Alterations must meet the requirements of Section 47-16.8 of the ULDR.
4. Review process for applications for a SBHD Administrative Certificate of Appropriateness.
 - a. An application for a SBHD Administrative Certificate of Appropriateness must be submitted to the DSD in accordance with the provisions of this section and shall include the following:
 - i. Drawings, or plans or specifications of sufficient detail to show the proposed exterior alterations. Such drawings, plans or specifications shall include exterior elevations, including proposed materials, textures and colors; and
 - ii. Current color photographs of all sides of the property.
 - b. An application shall be submitted to the DSD for review to consider if the application is complete. Within 30 days of submittal of the application, the DSD shall send a letter via email to the applicant notifying the applicant that all the required information is submitted or notifying the applicant of any missing documentation or additional information requested by the DSD. The applicant has thirty (30) days from the date the letter is sent by the city to submit the required additional information or address the deficiencies in the application. If an applicant fails to provide additional information as requested by the DSD within thirty (30) days of the request, the application shall be deemed withdrawn.
 - c. If the Application is complete, the DSD shall approve, approve with conditions, or deny the application, within 120 days after the application is deemed complete by the DSD. The applicant and DSD may agree to an extension of time beyond the 120 days in the event of a force majeure or other extraordinary circumstance.
 - d. After a decision is made on the application, the DSD shall forward its notice of approval, approval with conditions, or denial to the HPB for consideration and to the applicant.

- e. No SBHD Administrative Certificate of Appropriateness granted by the DSD shall be effective for a period of 15 days subsequent to the decision of the DSD.
- f. During that 15 day period a board member of the HPB may file a statement with the Historic Preservation Planner requesting that the application to be reviewed by the HPB. If the HPB board member files a request for review, the decision of the DSD shall automatically be stayed and the application shall be reviewed by the HPB. The HPB will review the application at the next available HPB hearing. The HPB may amend the approval or deny the application if it finds that the application failed to meet one or more requirements of the ULDR.

5. Any minor alteration or major alteration is undertaken on a property in the SBHD without a SBHD Administrative Certificate of Appropriateness, shall be considered a code violation and punishable as provided in Chapter 11 of the Code of Ordinances. The building official may issue a stop work order for a violation of this Section.

6. Appeal of a SBHD Administrative Certificate of Appropriateness.

a. An applicant may file an appeal of a decision of the DSD regarding a SBHD Administrative Certificate of Appropriateness to the HPB no later than 30 days after the decision. The appeal will be scheduled for a de novo hearing in front of the HPB no sooner than thirty (30) days or later than sixty (60) days from the date of the request for appeal. The HPB may reject, approve, or amend the decision of the DSD. An appeal from a final decision of the HPB regarding an Administrative Certificate of Appropriateness shall be to the circuit court by filing a petition for writ of certiorari within thirty (30) days of the decision.

G. *City historic property tax exemption code.*

1. *Definitions.*

- a. For purposes of subsections F.1 through F.7, the following terms shall have the meanings indicated below:
 - i. *Ad valorem tax* means a tax based upon the assessed value of property.
 - ii. *Assessed value of property* means an annual determination of the just or fair market value of an item or property or, if a property is assessed solely on the basis of character or use or at a specified percentage of its value, pursuant to Section 4(a) or 4(b), Article VII of the State Constitution, its classified use value or fractional value.
 - iii. *Commission or city commission* means the city commissioners of the City of Fort Lauderdale.

- iv. *City* means the City of Fort Lauderdale, Florida.
 - v. *Property appraiser* means the Broward County Property Appraiser, a county officer charged with determining the value of all property within the county, with maintaining certain records connected therewith, and with determining the tax on taxable property after taxes have been levied.
- b. The following words and phrases shall have the same meaning as specified in the rules of the Department of State, Division of Historical Resources, F.A.C. ch. 1A-38, as may be amended from time to time:
- i. *Contributing property* means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:
 - a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or
 - b) Is capable of yielding important information about the period; or
 - c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.
 - ii. *Division* means the Division of Historical Resources of the Department of State.
 - iii. *Historic property* means a building site, structure, or object which is means:
 - a) Individually listed in the National Register of Historic Places; or
 - b) A contributing property in a National Register listed historic district; or
 - c) Designated as a historic property or landmark; or
 - d) A contributing property in a historic district.
 - iv. *Improvements* means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation, or rehabilitation of such property. Improvements include additions and accessory structures (i.e., a garage) necessary for efficient contemporary use.
 - v. *Historic preservation board* means the city created and appointed historic preservation board, which shall be certified by the Division of Historical Resources, Florida Department of State, as qualified to review applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998, as amended.
 - vi. *National Register of Historic Places* means the list of historic properties significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior, as

established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

- vii. *Preservation exemption covenant or covenant* means the Historic Preservation Property Tax Exemption Covenant, in substantially similar form to the Florida DOS Form No. HR3E111292, indicating that the owner agrees to maintain and repair the property so as to preserve the architectural, historical, or archaeological integrity of the property during the exemption period.
- viii. *Renovation or rehabilitation* means the act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural, and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.
- ix. *Restoration* means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
- x. *Useable space* means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

2. *Exemption from ad valorem taxes-General.*

- a. *Exemption for improvements to historic property (per F.S. § 196.1997, as amended).* The city commission may authorize an ad valorem tax exemption of one hundred (100) percent of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties.
- b. *Exemption for historic properties open to the public (per F.S. § 196.1998, as amended).* If an improvement qualifies a historic property for an exemption, as set out herein, and the property is used for nonprofit or governmental purposes and is regularly and frequently open for the public's visitation, use, and benefit, the city commission may authorize the exemption from ad valorem taxation of one hundred (100) percent of the assessed value of the property, as improved, if all other provisions herein are complied with; provided, however, that the assessed value of the improvement must be equal to at least fifty (50) percent of the total assessed value of the property as improved. The exemption applies only to

real property to which improvements are made by or for the use of the existing owner.

- c. *Application for review.* This exemption shall only apply to improvements to real property that are made on or after the day that this Section 47-24.11 of the ULDR authorizing ad valorem tax exemption for historic properties is adopted. Such exemption shall apply only to taxes levied by the city and does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Sections 9(b) or 12, Article VII of the State Constitution.
- d. *Duration of exemption.* Any exemption granted shall remain in effect for up to ten (10) years with respect to any particular property, regardless of any change in the authority of the city to grant such exemptions or any change in ownership of the property. However, for purposes of the exemption under F.S. § 196.1998, as amended, a property shall be removed from eligibility for the exemption if the property no longer qualifies as historic property open to the public in accordance with the requirements herein. In order to retain the exemption, the historic character of the property, and the improvements which qualified the property for exemption, must be maintained over the period for which the exemption is granted. Such exemption shall take effect on January 1st following substantial completion of the improvement.

3. Designation of type and location of historic property qualified for exemption.

- a. *Type—General.* Property is qualified for an exemption if:
 - i. At the time the exemption is granted, the property:
 - a) Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or
 - b) Is a contributing property to a national register-listed district; or
 - c) Is designated as a historic property, as defined herein, landmark or landmark site, as defined herein, or is a contributing property located within a historic district.
 - ii. In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:
 - a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation; or
 - b) Be determined by the historic preservation board to meet criteria established in the rules adopted by the department of state.
- b. *Type—Property open to the public.* For purposes of the exemption under F.S. § 196.1998, as amended, a property is being used for "government or non-profit purposes" if the occupant or user of at least sixty-five (65) percent of the useable space of a historic building or of the upland component of an

archaeological site is an agency of the federal, state, or local government, or a non-profit corporation whose articles of incorporation have been filed by the department of state in accordance with F.S. § 617.0125, as amended. Additionally, a property is considered "regularly and frequently open to the public" if public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment.

- c. *Location.* Property is qualified for an exemption only if it is located within the jurisdictional boundaries of the city.
4. *Designation of a local historic preservation office.*
 - a. The ~~department~~ DSD is hereby designated as the coordinating office for application and covenant submittals, receipt, and processing for city commission review of recommendations made by the city's historic preservation board, and shall in addition perform any and all administrative functions which may be deemed necessary to accomplish the purpose herein set forth.
 5. *Application process.*
 - a. *Applicant.* The applicant shall be the owner of a qualifying property or the authorized agent of the owner.
 - b. *Application form.* Application for the property tax exemption shall be made on the two-part historic preservation tax exemption application form as prescribed by the Division of Historical Resources, Florida Department of State. Part 1, the preconstruction application, shall be submitted before improvements are initiated. Part 2, the request for review of completed work, shall be submitted upon completion of the improvements. The Application fees for Part 1 and Part 2 shall be in accordance with the City's most recently adopted fee schedule. ~~The application fee for Part 1 shall be fifty dollars (\$50.00). This fee shall be applied to the building permit fee when a building permit is obtained for the improvement. There shall be no application fee for Part 2.~~
 - c. *Part 1—Preconstruction application.* Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, submit to the ~~department~~ DSD a written preconstruction application describing the proposed work and receive preliminary approval prior to the start of construction. The form shall include the following information:
 - i. The name of the property owner and the location of the historic property; and
 - ii. A description of the improvements to the real property for which an exemption is requested and the date of commencement of construction of such improvements; and

- iii. Documentation supporting that the property that is to be rehabilitated or renovated is a historic property as defined herein; and
 - iv. Documentation supporting that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by Division; and
 - v. Any other information deemed necessary by the city or the HPB ~~historic preservation board~~; and
- d. *Part 2—Request for review of completed work.* A request for review of completed work application shall be submitted through the DSD ~~department~~ to the ~~historic preservation board~~ HPB upon completion of the improvements. The form of said application shall be prescribed by the board and include all information referenced in subsection F.5.c. In addition, no request for review of completed work shall be reviewed by the historic preservation board unless accompanied by a covenant executed by the property owner.
6. *Method of application review.*
- a. *Review.* The city's historic preservation board shall recommend that the city commission grant or deny the exemption. Such reviews must be conducted in accordance with the rules adopted by the department of state. The recommendation, and the reasons therefor, must be provided to the applicant and the city commission before consideration of the application at a meeting of the city commission. The historic preservation board and the city commission shall first approve Part 1 of the application and then Part 2. The exemption shall not be final until Part 2 has been reviewed and approved by the city commission.
 - b. *Delivery of application to the property appraiser.* The city shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the property appraiser. Upon certification of the assessment roll, or recertification, if applicable, pursuant to F.S. § 193.122, as amended, for each fiscal year during which this tax exemption provision is in effect, the property appraiser shall report the following information to the city commission:
 - i. The total taxable value of all property within the city for the current fiscal year; and
 - ii. The total exempted value of all property in the city which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.
 - c. *Approval by city commission.* A majority vote of the city commission shall be required to approve a written application for exemption. The city commission shall, by resolution, approve the Part 2 written application for final exemption. In addition, the following information shall be included in the resolution:

- i. The name of the owner and the address of the historic property for which the exemption is granted; and
- ii. The period of time for which the exemption will remain in effect and the expiration date of the exemption; and
- iii. A finding that the historic property meets the requirements herein.

7. *Covenant with applicant.*

- a. *Term of preservation exemption covenant.* To qualify for an exemption, the property owner must enter into a preservation exemption covenant ("covenant") with the city for the term for which the exemption is granted. Such covenant must be executed before a final application for exemption can be approved by the city commission.
- b. *Form of covenant.* The form of covenant shall be established by the division and shall require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. The city manager, or designee, is hereby authorized to execute such covenant with each applicant on behalf of the city.
- c. *Violations of covenant.* Any violations of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended. ~~GH~~. Property Tax Exemption for designated local historic resources used for certain commercial or nonprofit purposes. City of Fort Lauderdale hereby elects, pursuant to the provisions of Section 196.1961, Florida Statutes, as currently enacted or as may be amended from time to time, to provide for an ad valorem property tax exemption of fifty percent (50%) of the assessed value of a locally designated historic landmark or contributing structure in a locally designated historic district used for commercial or certain nonprofit purposes. The property must comply with each and every provision of Section 196.1961, Florida Statutes, as amended, to be entitled to the ad valorem exemption and the tax exemption shall apply only to property located within the City of Fort Lauderdale. A taxpayer claiming the exemption must submit an annual application with the property appraiser pursuant to the requirements set forth in Section 196.011, Florida Statutes, as amended.

H-I. Waivers for historic preservation.

- 1. Intent. In an effort to promote and encourage the preservation and adaptive reuse of locally designated historic landmarks and contributing structures in a locally designated historic district, the HPB may grant a waiver provided that it will result in the preservation of a locally designated historic landmark or a

contributing property in a historic district. However, the HPB shall not have the authority to grant any waivers for density, floor area ratio ("FAR"), and building height requirements.

2. Waivers. The HPB may only authorize waivers for setback requirements and waivers of requirements for distance separation between buildings or structures for the following:
 - a. New additions; or
 - b. Construction of a new or existing accessory structure; or
 - c. Reconstruction of a portion of a structure.
3. Criteria for approval of a waiver. A waiver request must comply with the following criteria:
 - a. The application must demonstrate that granting the waiver will further the preservation of the historic and architectural character of the designated historic landmark or of the historic district in which the proposal is located and
 - b. The application must demonstrate that granting the waiver will be compatible with and will preserve the character and integrity of the site and surrounding neighborhood; and
 - c. The property that is the subject of the waiver application, must be a designated historic landmark or a contributing property located in a historic district.
4. Review process for waivers.
 - a. An application for a waiver shall be submitted simultaneously with an application for a Certificate of Appropriateness in accordance with the provisions of Section justifying the requested waiver and provide evidence that the application meets the criteria in Section 47-24.11.H.3. of the ULDR. Applications for reconstruction of a portion of a structure must contain historic documentation of the structure.
 - b. ~~An~~The application shall be submitted by the ~~department~~DSD to the HPB for review.
 - c. The HPB must determine whether the application complies with Section 47-24.11.H.3. of the ULDR.
 - d. Notice shall be given in accordance with Section 47-27.8. of the ULDR.

5. Conditions and safeguards. In granting any waiver the HPB may prescribe appropriate conditions and safeguards necessary to protect and further the interest of the area and abutting properties, including, but not limited to the installation of walls, and fences as required buffering; modifications of the orientation of any openings; and modification of site arrangements.
6. Historic Properties that are Ineligible for Waivers. Historic Designations that exclude the entire site upon which the structure or building is located, are not eligible for waivers.
7. If the HPB determines that the application for a waiver does not meet the criteria, the HPB shall deny the application and an appeal may be filed in accordance with Section 47-26B of the ULDR, Appeals.

(Ord. No. C-97-19, § 1(47-24.11), 6-18-97; Ord. No. C-99-14, § 13, 3-16-99; Ord. No. C-09-37, § 1, 12-15-09; Ord. No. C-19-23, § 2, 9-12-19; Ord. No. C-20-06, § 2, 3-3-20; Ord. No. C-20-07, § 2, 3-3-20)

Sec. 47-16.6. - Certificate of appropriateness. Sign regulations for historic districts.

- A. Sign definitions. In addition to the definitions below, the definition of signs used herein are defined in Section 47-22, Sign Requirements, of the ULDR. ~~No person shall undertake any of the following actions affecting property in an H-1 district without first obtaining a certificate of appropriateness from the historic preservation board in accordance with Section 47-24.11.D, Certificate of Appropriateness:~~
- ~~1. Alteration of an archeological site or the exterior part of a building or a structure or designated interior portion of a building or structure,~~
 - ~~2. New construction,~~
 - ~~3. Demolition,~~
 - ~~4. Relocation,~~
 - ~~5. Ordinary repairs and maintenance that are otherwise permitted by law may be undertaken without a certificate of appropriateness, provided this work on a designated landmark, a designated landmark site, or a property in a designated historic district does not alter the exterior appearance of the building, structure or archeological site, or alter elements significant to its architectural or historic integrity.~~
- B. Sign regulations. ~~All provisions of Section 47-24.11.D, Certificate of Appropriateness, shall apply in the H-1 district.~~
1. Definitions. The Definitions in Section 47-22.2 of the ULDR apply to 47-16 of the ULDR. For purposes of this section, the following terms are defined as follows:
 - a. Animated sign: Any sign that uses movement or change of lighting to depict action, to create a special effect or scene, or to display a message with streaming text.
 - b. Awning Valance. The vertical front face of an awning, parallel to the face of the building to which it is mounted. Also referred to as a skirt or apron.
 - c. Cabinet sign: A permanent sign that is internally illuminated, in which a removable sign face, usually with translucent sign graphics, is enclosed on all edges by a cabinet, and the source of illumination is not visible. A cabinet sign may be multi-faced.
 - d. Channel Letter Sign: A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

CODING: Words, symbols, and letters ~~stricken~~ are deletions; words, symbols, and letters underlined are additions.

- e. External Illumination: A source of light located away from the sign, which illuminates the sign so that the beam of light falls on the exterior surface of the sign.
- f. Flashing Sign: A sign which contains an intermittent or sequential flashing light source used primarily to attract attention. "Flashing sign" does not include electronic changeable copy signs or signs which, through reflection or other means, create an illusion of flashing of intermittent light.
- g. Hanging Sign: A sign that hangs beneath a marquee, canopy, or awning and is perpendicular to the building face.
- h. Internally Illuminated Sign: A sign with a light source that is contained within the sign. This definition includes signs with light sources that do not use electricity.
- i. Rotating Sign: A sign in which the sign itself or any portion of the sign moves in a revolving or similar manner. Such motion does not refer to methods of changing copy.

2. The following sign regulations apply to all Historic Districts:

- a. The location, type, size, material, text, visual impact, shape, character, height and orientation of all signs in addition to the number and total area of signs on a given structure or at a given location are subject to the approval of the HPB with the exception of temporary signs; and
- b. No more than two (2) signs shall be permitted at each place of business or premise; and
- c. Internally Illuminated signs are prohibited. External illumination of signs are permitted. Backlighting of channel letters signs shall not be illuminated by exposed tubes, exposed bulbs or similar light sources. Flashing signs, rotating signs, and animated signs are prohibited; and
- d. No sign in whole or in part shall contain or utilize directly or indirectly neon lighting; and
- e. Devices used to attract attention such as blinking or flashing lights, streamer lights, pennants, banners, balloons, streamers, and all fluttering and spinning devices are prohibited; and
- f. If new holes or brackets are necessary, the installation should not damage any historic material on the structure and should be drilled through the mortar joints to avoid damage to the brick or stone; and

g. Structural members of all signs, including supports, electrical conduit and receptacle boxes, or any other operational devices shall be covered, painted, or designed in such a manner as to be visually unnoticeable; and

h. For structures with multiple tenants, the owner of the property shall develop a master sign plan to standardize the appearance of the signage for each space and reduce visual clutter. The master sign plan is subject to the approval of the HPB through the issuance of a Certificate of Appropriateness. No sign may be erected on the property without approval of the master sign plan by the HPB.

C. ~~The following signs are permitted within a historic district:After a certificate of appropriateness is issued in accordance with Section 47-24.11.D, Development Permits and Procedures, all other applicable permits, licenses and certificates of compliance must be obtained before any use of the land occurs.~~

<u>1. Awning Sign</u>	<u>Limited to the awning valance and shall not exceed 60 percent of valance area</u>
<u>2. Flat signs/wall signs</u>	<u>(1) per street frontage and shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or one hundred twenty (120) square feet, whichever is less</u>
<u>4. Hanging signs</u>	<u>(1) sign per business which shall not exceed 6 square feet</u>
<u>5. Projecting signs;</u>	<u>(1) sign per business and shall not exceed 24 square feet</u>
<u>6. Window signs.</u>	<u>(1) sign per window - not to exceed 20% of total glass area</u>

D. The following signs are prohibited within the historic district:

1. Cabinet signs; and

2. Marquee signs; and

3. Message center signs; and

4. Billboards; and

5. All other signs prohibited by Section 47-22, Sign Requirements.

E. Historic signs. Historic signs shall be permitted to remain and to be repaired, restored, structurally altered, reconstructed, or relocated utilizing the certificate of

appropriateness process. Historic signs may possess intrinsic importance, or acquire that importance as a result of their association with the historic resource through which they have become associated.

- F. Detailed requirements governing signs and advertising displays are set forth in Section 47-22, Sign Regulations of the ULDR; if a conflict exists, the provisions of this section shall prevail.

~~Secs. 47-16.7—47-16.9. —Reserved.~~

SECTION 3. Section 47-22, entitled “Sign Requirements” of the City of Fort Lauderdale, Florida, Unified Land Development Regulations (“ULDR”) is hereby amended as follows:

SECTION 47-22. - SIGN REQUIREMENTS

Sec. 47-22.1. - General.

- A. The City of Fort Lauderdale has an interest in protecting the health, safety and welfare of the public through ensuring traffic safety and protecting the beauty and aesthetics of the City. That interest is furthered by limiting the proliferation of signs and the time, place and manner of their use. Except as otherwise provided in the City Code of Ordinances, all signs in the city shall be limited to on-premises signs.
- B. *Purpose of section.* This section is intended to provide reasonable, content-neutral regulation of signs to enhance the efficiency of land use and land use planning in the city. In general, this ordinance seeks to regulate on-premise commercial signs and to allow reasonable advertising area to commercial establishments. It is meant to eliminate conspicuous excesses in urban advertising but not to destroy the right to advertise. This control extends to signs on boats in canals in the city.
- C. *Scope of section.* This section regulates the time, place and manner in which a sign is erected, posted, or displayed on private property such as the height, area, location, and other similar aspects of signs and sign structures and does not in any manner regulate the content of the written or depicted copy on any individual sign, nor does this section regulate in any manner purely graphic material as herein defined; noncommercial holiday signs and decorations; noncommercial political speech, signs on products, product containers, or product dispensers; governmental signs; or signs required by local, state, or federal law; or window displays or building designs, exclusive of any commercial signage or other commercial communication. This section regulates signs intended to be viewed from public rights-of-way, vehicular travelways, and waterways. Any sign authorized by this section shall be allowed to contain noncommercial copy in lieu of commercial or other copy.

Sec. 47-22.2. - Definitions.

- A. For the purposes of this section, the following terms are defined as follows:

1. *Advertising bench:* A bench, such as a bus or park bench used as a medium to display a sign as defined herein.
2. *Area of a freestanding sign:* The area of that square or rectangle which would enclose all parts of the sign excepting the supporting columns, and strictly decorative design features or embellishment such as mansard roofs, lanterns, clocks, unless such features contain copy or logo or other advertising matter. Area of a sign shall be aggregate of both sides, unless otherwise provided herein.
3. *Area of a flat/wall sign:* The total area of each square or rectangle which would enclose all parts of each letter, character, or logo which make up a sign as defined herein.
4. *Banner sign:* Any sign possessing characters, letters, illustrations, or ornamentations, or designed so as to attract attention by scenic effect, with or without characters; streamers, and wind-driven whirligigs, or other devices applied to cloth, paper, fabric, or like kind of material either with or without frame and which is not of permanent construction.
5. *Boat dock and docking facility:* A group of commercial boat docks with no support structures (excluding a ticket booth), wherein fishing boats, charter boats, boat rentals, boat dealers, yacht brokers, and other similar commercial boating operations, utilize water frontage and are supplied with common parking.
6. *Central beach area zoning districts:* Lands zoned into the following zoning categories: Sunrise Lane Area (SLA), North Beach Residential Area (NBRA), A-1-A Beachfront Area (ABA), Planned Resort Development Area (PRD), Intracoastal Overlook Area (IOA), South Beach Hotel and Marina District (SBHMA).
7. *Detached or free-standing sign:* A single or multifaced sign erected on one (1) or more poles which is wholly independent of any building for support.
8. *Directional sign:* A sign within the property designed for the guidance of traffic, that is, entrance and exit signs.
9. *Flat sign:* A sign parallel to the face of any building.
10. *Ground sign:* A detached sign installed at ground level in low profile.
11. *Historic sign.* A sign that is located on a parcel or lot that is a designated historic landmark, landmark site, or is a contributing property in a historic district.

- ~~44~~12. *Marquee sign*: A sign attached to a marquee as is customarily used by a theater or hotel. A marquee is recognized as being an integral part of the building and of like material.
13. *Master Sign Plan*. A plan that includes all proposed signs or sign locations for the entire multiple-tenant non-residential building, including defined sign spaces for tenants (tenant sign space).
- ~~42~~14. *Message center sign*: An electronically controlled changeable message sign.
- ~~43~~15. *Noncommercial copy*: Any language, wording or expression not related to the economic interests of the speaker and its audience, such speech generally considered to be ideological, political or of a public interest nature.
- ~~44~~16. *On-premise sign*: A sign used to inform the general public of activities, goods, products, or services offered or rendered on the premises on which the sign is located.
- ~~45~~17. *Outdoor advertising display*: An off-premise, outdoor advertising sign, such sign being commonly referred to as a billboard, poster board, or outdoor advertising board.
- ~~46~~18. *Outparcel sign*: A ground sign referring to activities on an outparcel of a shopping center, being a separate stand-alone parcel that is located within the same larger development site boundaries of a shopping center. An outparcel is property which is planned for or contains a single building not attached to another building on the development site and shall not contain more than only one (1) tenant.
- ~~47~~19. *Point of purchase sign*: Any sign used for advertising a product or service offered for sale and/or delivered on the premises that is the primary purpose of the business.
- ~~48~~20. *Pylon sign*: Any sign structure that is an integral part of the building.
- ~~49~~21. *Projecting sign*: A sign projecting at any angle from an outside wall of any building.
- ~~20~~22. *Roof signs*: A sign erected entirely above the roof of any building.
- ~~24~~23. *Scintillating sign*: A sign with moving parts and/or lights, excepting message center signs. A scintillating sign shall also include a sign which has "chasing action" or "scintillating action." "Chasing action" is the action of a row of lights commonly used to create the appearance of motion, the effect of which is obtained by turning a sequence of lights off at timed intervals so that a group of shadows appear to flow in one (1) direction. "Scintillating action" is that effect which gives the appearance of twinkling lights with such lights blinking on and off in a random or patterned manner.

- ~~22~~24. *Shopping center*: A group of commercial establishments planned and designed with common parking and/or using a common name.
- ~~23~~25. *Sidewalk or sandwich sign*: Any movable sign not secured or attached to the ground or a structure.
- ~~24~~26. *Sign*: Any display of characters, ornamentation, letters, or other display such as, but not limited to, a symbol, logo, picture, or other device used to attract attention, or to identify, or as an advertisement, announcement, or to indicate directions, including the structure or frame used in their display.
- ~~25~~27. *Snipe sign*: Any sign or any material including, but not limited to, paper, paint, cardboard, plastic, wood and metal when such sign is attached in any way to trees, motor vehicles, trailers, or waterborne craft or other objects used for advertising purposes.
- ~~26~~28. *Strip stores*: A group of commercial establishments in single or multiple buildings utilizing common parking.
- ~~27~~29. *Supergraphics sign*: A design or pictorial representation that contains no lettering or business identification or logo used as a sign as defined herein.
- ~~28~~30. *Under-canopy sign*: A sign attached to the cantilevered portion of a building whether it be on the same plane as the roof line or not.
- ~~29~~31. *Vehicle travelway*: Any alley or parking space way twenty (20) feet or more in width.
- ~~30~~32. *Window sign*: Any sign or illustrations or symbols attached to, painted on or affixed by any method directly to the interior or exterior of the glass of any door or window, or within six (6) inches of a window.

Sec. 47-22.3. - General regulations.

- A. *Advertising benches*. Advertising benches may be permitted subject to regulations established by agreement with the city commission.
- B. *Awning, canopy, roller curtain or umbrella signs*. Awning, canopy, roller curtain or umbrella signs shall be limited to one (1) sign per tenant space, and the total lettering area shall not be over sixteen (16) inches in height nor cover more than half the surface to which applied. Such signs in RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet, and in RMH-60 zones such signs shall not exceed thirty-two (32) square feet. Lettering on awnings eight (8) inches or less in height shall not count in the total number of signs located on a property, but shall comply with all other requirements of this Section 47-22.
- C. *Boat dock and docking facility sign*. Boat dock and docking facility shall be limited to one (1) detached, freestanding sign as regulated by this section. Such signs may

identify the boat docking facility or a directory of tenants, or a combination of the two. No tenant identification may occupy more space on the sign than any other tenant. In addition, each boat or dock tenant shall be permitted one (1) sign not more than five hundred seventy-six (576) square inches and not over five (5) feet above the top of the seawall. All such signs shall be the same height above the seawall. In addition, one (1) flat sign may be placed on concession booths subject to the provisions of this section.

D. *Detached freestanding signs and pylon signs.* The leading edge of a detached freestanding sign located in any zoning district shall be located a minimum of five (5) feet from the property line of the lot or plot on which the sign is located. Detached signs located within any zoning district abutting those trafficways subject to the Specific Location Requirements, Interdistrict Corridor Requirements as specified in Section 47-23.9 shall be located a minimum of twenty (20) feet from the property line of the lot or plot on which the sign is located, except for ground signs which shall have a five-foot setback, and shall not be located in the sight triangle.

1. *Business zones. Size and height of freestanding, detached signs.* A sign with multiple surfaces shall be limited to an aggregate size of one (1) square foot for each lineal foot of the designated frontage abutting the right-of-way with an aggregate maximum of three hundred (300) square feet and each surface of identical size. A single-face, detached, freestanding sign shall be limited to one (1) square foot of surface for each two (2) lineal feet of the designated frontage abutting the right-of-way with a maximum size of one hundred fifty (150) square feet. No more than one (1) detached, freestanding sign on any one (1) lot or plot shall be permitted, unless otherwise specifically provided in this section. Except as provided herein, a detached, freestanding sign shall not exceed a height of ten (10) feet above the grade of the street closest to the sign, except a fourteen-foot height similarly measured shall be permitted on the following streets:

- a. Broward Boulevard, east and west;
- b. Commercial Boulevard, east and west;
- c. Federal Highway, north and south;
- d. Oakland Park Boulevard;
- e. Sunrise Boulevard, east and west;
- f. State Road 84.

No sign shall exceed a 10:1 ratio of width to height. Notwithstanding any provision to the contrary, signs to be located on a site where development of such site requires approval by the development review committee site plan level II or by the planning and zoning board by site plan level III, or conditional use permit as provided in Section 47-24, Development Permits and Procedures, signs may be permitted at a height or ratio less than the maximum height or ratio

permitted by this Section 47-22, but in no instance shall the height or ratio of a sign be permitted to exceed the maximum height or ratio provided in this subsection.

2. *Residential zones.* Detached, freestanding signs shall not exceed a height of ten (10) feet above the grade of the street closest to the sign. Such signs shall not exceed thirty-two (32) square feet in size, unless a more restrictive limitation is specified in this section. No more than one (1) such sign shall be permitted on any one (1) lot or plot.
3. *Landscaping requirements.*
 - a. All detached freestanding signs shall be landscaped underneath the sign. The landscaping shall consist of suitable vegetation and a sufficient irrigation system acceptable to the department. The dimensions of the landscaping shall be at least three (3) feet in width and extend at least the same length as the greatest dimension of the sign when measured parallel to the surface of the ground below the sign.
 - b. Where the required landscaping area reduces the number of parking spaces required by applicable city regulations for existing buildings, the landscaping area shall be reduced to the extent necessary to accommodate the required parking spaces.
 - c. The upper surface of the sign foundation shall be located at least eighteen (18) inches below the surface of the ground; provided, that a portion of the foundation may be exposed a maximum of four (4) inches above the surface of the ground in order to expose anchor bolts. The sign structure shall be surrounded by a curb, railroad ties, fencing or other vehicular barrier when determined by the department to be necessary to protect the sign structure and adjacent landscaping.
4. No detached, freestanding sign shall be permitted if a building has incorporated a pylon sign into the structure, and there shall be no pylon sign permitted in conjunction with a detached, freestanding sign.
5. A pylon sign with multiple surfaces shall be limited to an aggregate size of one (1) square foot for each lineal foot of the designated frontage abutting the right-of-way with an aggregate maximum of three hundred (300) square feet and each surface of identical size. A single-face pylon sign shall be limited to one (1) square foot of surface for each two (2) lineal feet of the designated frontage abutting the right-of-way with a maximum size of one hundred fifty (150) feet. A pylon sign shall not exceed a height of thirty (30) feet.
6. Detached freestanding and pylon signs in RM-15, RML-25, RMM-25 and RMH-25 districts shall be limited to twenty-four (24) square feet.

- E. *On-site directional signs.* In residentially zoned districts, on-site directional signs shall not exceed four (4) square feet in area nor four (4) feet in height. Such signs may be directional, caution or identification and may be illuminated. In business zoned districts directional signs shall not exceed eight (8) square feet in area nor four (4) feet in height. Such signs may be illuminated. All such signs shall be located on the property served, and the number shall not be greater than two (2) per curb cut or vehicular access point.
- F. *Flat signs/wall signs.* A flat sign is a painted sign or any sign erected flat against the face of, or not more than eighteen (18) inches from the face of the outside wall of any building and not extending more than eighteen (18) inches above the wall upon which it is placed and supported throughout its length by such wall. No protruding portion of such sign shall be nearer than nine (9) feet to a walk or any area where there is pedestrian traffic; nor shall it extend beyond the wall in a horizontal direction, nor shall it exceed twenty-five percent (25%) of the size of the wall or a maximum of three hundred (300) square feet; providing, however, that a sign placed on a mansard fascia shall be permitted to be erected vertically if the bottom section of this sign does not extend more than eighteen (18) inches from the mansard fascia. Such signs in RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet.
- G. *Ground sign.* Ground signs may be used in any zoning district, except RS-4.4, RS-8 and RD-15, where permitted by ordinance. Such signs may not exceed five (5) feet in height and may not be installed in such a manner that a total height of eight (8) feet above natural grade is exceeded. Ground signs shall conform to size specifications as shown in subsection E.1. Ground signs shall have a minimum setback of five (5) feet from the front property line and a minimum of five (5) feet from interior side property line. Such signs in RC-15, RM-15, RML-25, RMM-25 and RMH-25 zones shall not exceed twenty-four (24) square feet. Such signs shall not be located within the twenty-five-foot sight triangle as described in this section.
- H. *Marquee sign.* Marquee signs shall be attached to any face of a marquee but no closer than two (2) feet from the edge of the curb or sidewalk. Such signs shall not extend above or below the face of the marquee. No portion of such sign shall be nearer than nine (9) feet to a walk or any area where there is pedestrian traffic.
- I. *Message center signs.* Message center signs shall only be permitted in accordance with the following review processes and requirements:
 - 1. *Application.* An application for issuance of a development permit authorizing the construction of a message center sign shall, in addition to the requirements provided in Section 47-24, Development permits and procedures, include the following:
 - a. A description of how the proposed message center sign meets each of the characteristics provided in subsection I.4.

- b. Provide an opinion from an expert in message center signs describing how the proposed message center sign is designed in a manner that will further the governmental interest of promoting significant cultural, social, artistic, and educational events while not compromising traffic safety or the city's aesthetics. City may have its own message sign consultant analyze a proposed message center sign at the cost of applicant.
2. Standards. Message center signs shall only be approved in association with buildings or facilities used primarily as public assembly for the presentation of cultural, social, artistic, educational or athletic events, to hold public expositions, fairs and conventions, or some combination thereof and shall meet the following requirements, in addition to the criteria provided in subparagraph 4. below.
- 2.1.1. Message center signs may only be permitted in association with facilities or locations that meet the following criteria:
- a. The message center sign is located on the same development site as and is associated with a building or facility that:
 - i. Has the capacity to seat a minimum of twelve thousand (12,000) persons; and
 - ii. Is a minimum of two hundred thousand (200,000) square feet in floor area; or
 - b. The message center sign is located on the same development site as and is associated with multiple buildings or facilities that:
 - i. The development site is a minimum of seventy (70) acres; and,
 - ii. The combined capacity to seat a minimum of four thousand (4,000) persons; and,
 - iii. Have a minimum total of one hundred thousand (100,000) square feet in floor area combined for all buildings and facilities located on the development site; or
 - c. A message center sign may be located within a public right-of-way controlled by the City of Fort Lauderdale and located within or within three hundred (300) feet of the city's Downtown Regional Activity Center, Arts and Sciences District in association with a building or facility that meets the following criteria:
 - i. The buildings and facilities are located on the property within the city's Downtown Regional Activity Center, Arts and Sciences District; and
 - ii. The buildings or facilities have the capacity to seat at least four thousand (4,000) persons; and

- iii. The buildings or facilities have a minimum total combined floor area of one hundred thousand (100,000) square feet.

2.1.2. Location. The location of a message center sign shall be as follows:

- a. A message center sign may only be located on a development site or public right-of-way that abuts a regional right-of-way with a minimum width of one hundred (100) feet as shown on the Broward County Trafficways Plan; and
- b. A message center sign shall not be permitted in a residentially zoned district nor be within three hundred (300) feet of any residentially zoned property. The measurement shall be taken from the outer-most edge of the sign closest to the residential property to the closest point located along the residential property line. In measuring the three hundred-foot distance, an intervening public right-of-way or waterway shall not be included in the measurement; and
- c. When located within the public rights-of-way, a message center sign shall be subject to the following conditions:
 - i. The message center sign shall be associated with a development site located within a downtown regional activity center, arts and sciences zoning district as listed in Section 47-13.1.1.A List of Districts - Downtown; and,
 - ii. The message center sign shall be associated with a development site that meets the criteria of subsections 47-22.3.1.2.1.2.a and 47-22.3.1.2.1.2.b; and,
 - iii. The message center sign shall be located no further than eight hundred (800) feet from the use which it serves; and,
 - iv. The message center sign shall not be located within three hundred (300) feet of any property located outside of the downtown regional activity center; and,
 - v. The message center sign shall not be located within fifteen hundred (1,500) feet of any other permitted message center sign located either within a public right-of-way or within a development site; and
 - vi. The message center sign shall only be permitted in public rights-of-way under the control of the City of Fort Lauderdale;
 - vii. The message center sign shall be located within or within three hundred (300) feet of the city's Downtown Regional Activity Center, Arts and Sciences District;

viii. The messages displayed on a message center sign authorized under this subsection are government speech and are subject to the approval of the City of Fort Lauderdale.

2.1.3. *Dimensional requirements.* The setbacks, height and size of the sign shall be as follows:

- a. Maximum ten (10) feet in height above natural elevation of the ground adjacent to the sign;
- b. Maximum twelve (12) feet in width;
- c. Maximum one hundred twenty (120) square feet of sign face per side; and,
- d. Seventy-five (75) square feet of digital display area per side.
- e. Notwithstanding the dimensional limitations of subsection 47-22.3.1.2.1.3.a, message center signs may exceed the maximum dimensional requirements if located on Broward Boulevard, east and west; 17th Street Causeway; State Road 84 west of 1-95 and U.S. 1/Federal Highway subject to the following:
 - i. Maximum of twenty (20) feet in height above natural elevation; and
 - ii. Maximum of twenty (20) feet in width; and
 - iii. Maximum of three hundred (300) square feet of sign face per side; and
 - iv. Maximum of one hundred twenty (120) square feet of digital display area per side.
- f. The supporting structure of a message center sign shall be subject to the following:
 - i. Support structure(s) shall not exceed six (6) feet in height; and,
 - ii. Support structure(s) shall have a decorative finish and design.
 - iii. The height of the support structure positioned for a message center sign located within a right-of-way shall be subject to the requirements of the City Engineer.
- g. Yard Setbacks for message center signs shall be subject to the following:
 - i. Minimum of a ten-foot yard setback measured from the closest point of the sign to the property line or measured from the closest point of the sign and a paved walkway for public use, whichever setback is greater; and,

- ii. Message center signs shall not be placed in the required sight triangle.
- iii. When positioned within a right-of-way in association with a development site the message center sign shall be subject to the requirements of the City Engineer for location.

2.1.4. *Display characteristics.* The display portion on a face of a message center sign shall comply with the following:

- a. Sequencing, or the rate at which frames of information change, shall be a minimum rate of one and one-half (1½) and shall not exceed the rate of three (3) seconds.
- b. Delay time at the end of a sequence of frames shall be a minimum of one and one-half (1½) and shall not exceed three (3) seconds.
- c. There shall be no exposed incandescent light bulbs. All lamps or bulbs shall be covered.
- d. In no case shall any incandescent bulb exceed four (4) watts.
- e. Letters may scroll only from left to right, from top to bottom or from bottom to top. Letters may also "coalesce" or fade in and out. No flashing, zooming, twinkling, sparkling, scintillating or revolving sequencing may be displayed. No delivery method that resembles flashing shall be permitted. No display or illumination resembling traffic signals or implying the need or requirement to stop may be displayed. Video shall not be permitted.
- f. Messages shall be limited to providing information for on-premise events.
- g. No message center sign shall incorporate into the graphic display any use of colors identical to or similar to colors used for traffic signalization or used by police, and no message shall include graphics and words which are identical to or similar to signage used for traffic direction and control.
- h. Illumination shall be limited to a level no greater than 0.3 foot candles above the ambient light levels at the given location. Foot candle readings shall be taken at the ground level at a maximum of one hundred fifty (150) feet from the face of the sign.
- i. Signs shall be equipped with both a dimmer control and a photocell, which will automatically adjust the display's intensity according to the natural ambient lighting conditions and maintain the display within the illumination intensity as described in this section.
- j. Signs shall not produce noise such as audio tracks, sound effects, etc. Noise emitting from the operation of the sign itself shall be minimal.

- k. Signs shall contain a default mechanism that shall automatically freeze the image or turn the sign off in the case of a malfunction or the sign shall be turned off within twenty-four (24) hours of a malfunction.
- l. Applicant shall submit a certificate issued by a recognized sign professional certifying that all of the requirements provided in this subsection (a) through (k) have been met.

2.1.5. *Additional requirements.*

- a. Freestanding message center signs shall comply with the landscaping requirements of Section 47-22.3.D.3.
- b. Message center signs shall be constructed of materials that are compatible with the principal structure, and of similar, compatible architectural design as the principal structure.
- c. Message center signs located at government owned or government operated facilities may provide public service messages about governmental, public service, cultural or educational activities, sponsored by the same governmental entity, scheduled to take place either at the location where the sign is located or at governmental facilities of the same governmental entity other than the facility where the message center sign is located.

3. *Review process.*

- a. Message center signs when located on a development site shall be subject to the following review process:
 - i. Approval of a Site Plan Level I permit as described in Section 47-24.2 and review and approval by the City Commission.
 - ii. A review of the application from the department shall be forwarded to the City Commission and scheduled on a City Commission agenda within thirty (30) days of the completion of the department review or such date thereafter as soon as the same may be scheduled.
- b. Message center signs, when located within a right-of-way, shall be subject to the following review process:
 - i. Approval of a Site Plan Level II permit as described in Section 47-24.2 and approval by the City Commission.
 - ii. Approval of the message center sign shall be subject to an executed revocable license agreement between the applicant and the city.

4. *Criteria.* An applicant must show that the request for approval of a message center sign meets the following criteria and the reviewing body shall consider the application based on such criteria:
 - a. The proposed sign meets the standards provided in this Section 47-22, subject to modification in accordance with the following:
 - b. As applicable to the display portion of the sign:
 - i. The duration of the message change interval is controlled so that the interval is not obtrusive.
 - ii. No message shall appear to be written on or erased from the display piecemeal unless required by the technology in which case the maximum time limit shall be set for the complete message change so that passing motorists cannot read the message during the change.
 - iii. The driver is given sufficient time to read the complete message and can be reassured that he has seen the entire display.
 - iv. The brightness and contrast does not cause a motorist disabling or discomforting glare or lead to the inability of the driver to read nearby official signs or negatively impact night vision.
 - v. The size of the lettering spacing and typeface message is conveyed to the motorist quickly, clearly and unambiguously given the constraints imposed by vehicle speed and vibration, changing lighting and weather conditions.

Signs that display not more than four (4) lines of text with letters at one (1) time, with all letters at least six (6) inches high, shall be deemed to have met the criteria in subsections i. through v. above.

 - c. Design features are added that minimize contrast between the message center sign, the building on the development site, the natural environment surrounding the development site and adjacent development. Additional landscaping, modification of location, height and size, color and shape and other elements of the sign, and the display including the lettering, are all examples of what may be varied in a development order approving a message center sign.
 - d. Section 47-25.3.A.e. Neighborhood compatibility and preservation shall apply.
5. *Effective date of approval.* The approval of a message center sign shall take effect on the date a resolution is adopted by the city commission approving such sign with whatever conditions necessary to ensure that the requirements of this subsection I. have been met.

- J. *Outdoor advertising display signs.* Reserved.
- K. *Point of purchase signs.* Point of purchase signs may be any type of sign permitted by ordinance, but do not include business identification or directional signs as permitted by this ordinance. No more than four (4) points of purchase provided on the lot or plot where the sign is located may be advertised on the sign. Business identification or directional signs are not point of purchase signs for purposes of this section. Area of point of purchase signs, with the exclusion of business identification or directional signs, are to be calculated as part of the allowed flat/wall sign.
- L. *Pylon signs.* Pylon signs may be used in any zoning district where permitted by ordinance as specified in this section.
- M. *Projecting signs.* Projecting signs shall be permitted to project no more than three (3) feet from the building wall and no more than eighteen (18) inches above the roof or parapet. Such signs shall be no closer than two (2) feet from the curb or edge of the sidewalk, and no closer than nine (9) feet to the walkway below. All projecting signs shall be installed or erected in such a manner that there shall be no visible support structures such as angle irons, guy wires or braces.
- N. *Roof signs.* Roof signs are hereby prohibited.
- O. *Shopping center or strip store signs.* Shopping center or strip store signs shall be limited to one (1) detached, freestanding sign for each street front as regulated by this section. The maximum number of detached, freestanding signs shall be two (2) for any single lot or plot. Each store, office or place of business shall be permitted no more than one (1) flat sign (excluding freestanding detached signs and eight-inch lettering on awning signs), except when a store, office or place of business faces two (2) street fronts or vehicle travelways, then one (1) flat sign facing on each street front shall be permitted. If two (2) flat signs are to be erected, then the total aggregate area of the two (2) flat signs shall not exceed three hundred (300) square feet. All flat signs may only be permitted when associated with the ground floor tenants or for dedicated ground floor entrances for upper level tenants where the structure exceeds one (1) level. No sign shall be permitted at a height greater than four (4) feet above the ground floor level where the structure exceeds one (1) level in a shopping center or strip store.
- P. *Scintillating signs.* Scintillating signs are hereby prohibited.
- Q. *Sidewalk, sandwich or movable signs.* Sidewalk, sandwich or movable signs are hereby prohibited.
- R. *Snipe signs.* Snipe signs are hereby prohibited.
- S. *Supergraphics signs.* Supergraphics signs are a special permitted use on building walls in any zone; provided, however, the design for the supergraphics has been reviewed and approved by the building and zoning department under the criteria as follows:

1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards, and criteria of the sign regulations.
 2. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and avoid visual clutter.
 3. The shape of the sign shall not create visual clutter.
 4. The size, style, and location of the sign shall be appropriate to the activity of the message.
 5. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture.
 6. The sign should be consolidated into a minimum number of elements.
- T. *Under-canopy sign.* The bottom of any sign installed under a canopy shall not be less than seven (7) feet six (6) inches above grade over public property, nor shall such sign extend beyond the outside edge of the canopy nor be closer than eighteen (18) inches to the outside edge of the curb or sidewalk. Under-canopy signs in a shopping center or a group of strip stores shall be a minimum of seven (7) feet six (6) inches from the bottom of the sign to the private sidewalk or other surface below. No sign shall be permitted on the upper surface of any canopy. No under-canopy signs shall exceed eight (8) square feet and all such signs shall be perpendicular to the face of the building. Under-canopy signs shall not be counted in determining the maximum number of signs permitted at a location pursuant to this Section 47-22.
- U. *Window signs.*
1. No window signs shall exceed twenty percent (20%) of the glass surface to which it is directly applied.
- V. *Sandwich signs.* Sandwich signs, including sidewalk, sandwich and movable signs, shall only be permitted in accordance with the following review process and requirements:
1. *Location.* The location of a sandwich sign must comply with the following requirements:

The sandwich sign is:
 - a. Located in a place associated with an on-site permitted retail sales, service use or both; and

- b. Located on a paved private walkway in a manner that a minimum five-foot clear pedestrian path on the walkway is maintained at all times and the walkway continues to meet minimum ADA requirements; and
 - c. Removed and brought inside a building when there are storm warnings so as not to become a hazard during a storm event; and
 - d. Not located within a parking facility, within required landscaping or on public right-of-way or public sidewalk; and
 - e. Placed in a location directly abutting the tenant or business for which it is associated; and
 - f. Is removed and brought indoors during the hours the business is closed.
2. *Dimensional requirements.* The setbacks, height and size of a sandwich sign shall be as follows:
- a. Maximum of forty-three (43) inches in height; and
 - b. Maximum of thirty-six (36) inches in width.
3. *Display characteristics:*
- a. No sandwich sign shall display or incorporate into the graphic display colors identical to or similar to colors used for traffic signalization, direction or control; and
 - b. All information advertised must directly relate to the business being conducted in the tenant space for which the sign is associated.
4. *Number.* One (1) sandwich sign shall be permitted per tenant or business located on a development site.
5. *Review process:*
- a. Approval of a site plan level I permit as described in Section 47-24.2.

Sec. 47-22.4. - Maximum number of signs at one location and special requirements in zoning districts.

- A. *Business, General Aviation, and RMH-60 zoning districts.* The following regulations shall apply in all business, general aviation, and RMH-60 zoning districts:
 - 1. *Single business buildings.* The total number of signs on any one (1) lot or plot shall not exceed four (4). The signs shall be limited and oriented to be viewed from the streets and vehicle travelways abutting the lot or plot as follows (streets and vehicle trafficways that are located parallel to one (1) another are considered separate):

Number of Streets or Vehicle Travelways	Maximum Number of Signs
One (1) street or one (1) travelway	Two (2) signs, no more than one (1) being a freestanding sign
One (1) street and one (1) or more vehicle travelways	Three (3) signs, no more than one (1) being a freestanding sign
Two (2) streets and no vehicle travelways	Three (3) signs, no more than one (1) being a freestanding sign
Two (2) streets and one (1) vehicle travelway	Three (3) signs, no more than one (1) being a freestanding sign
Two (2) streets and two (2) or more vehicle travelways	Four (4) signs, no more than one (1) being a freestanding sign
Three (3) streets and no vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs
Four (4) streets and no vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs
Four (4) streets and one (1) or more vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs
Five (5) streets and no vehicle travelways	Four (4) signs, no more than two (2) being freestanding signs

2. *Multiple tenant office buildings.* Any building which contains two (2) or more office tenants will be permitted one (1) building identification flat sign on each street frontage and only one (1) building identification ground sign. However, when located on three (3) street fronts then two (2) building identification ground signs shall be permitted. Ground signs may contain street number and street name. A wall directory sign will be permitted at each building entrance provided that such directory sign may not exceed a total of eight (8) square feet.
3. *Multiple tenant office buildings with ground level stores.* Any building as defined in subsection A.2, which contains ground level store(s), shop(s) or bay tenant(s) shall be permitted one (1) sign for each individual store, shop or bay per street front or vehicular travelway. Such signs shall not extend beyond the ground floor level. All such signs shall be identical in color and installed at a uniform height above ground level. Letters for all signs shall not exceed twenty-four (24) inches in height and shall be identical in physical design.

B. *Residential zones.* As used in this section, the term "location" means that area for which a site plan has previously been filed with the city.

1. The maximum number of signs for any one (1) location in multi-residential zones shall be as follows:
 - a. RM-15: one (1) sign.
 - b. RML-25: one (1) sign.
 - c. RMM-25: one (1) sign.
 - d. RMH-25: one (1) sign.
 2. However, if any location has more than one (1) street frontage, one (1) sign shall be permitted on each street frontage not exceeding a total of four (4) signs, three (3) of which must be placed and situated on the existing building at any such location.
- C. *Special regulations.* The following special regulations shall apply in the zoning districts indicated and shall prevail over any conflicting regulations contained in the ULDR:
1. In the RM-15, RML-25 and RMM-25 districts, only on-premise signs are permitted.
 2. In the RMH-25 district, the location, size, character, height and orientation of signs shall be included in a development plan subject to department Permits and Procedures, site plan level I, as provided in Section 47-24.2.
 3. In the RMH-60 and RMH-25 districts, signs relating to uses which are accessory to hotels or motels located on the same lot or plot shall be limited as follows:
 - a. For each street front, one (1) sign, not to exceed fifteen (15) square feet in area shall be allowed for each one hundred (100) feet of street frontage or fraction thereof, but in no case shall the total number of such signs exceed two (2) signs per street frontage.
 4. In the RMH-60 district, the location, size, character, height and orientation of signs shall be included in a development plan subject to department Permits and Procedures, site plan level I, as provided in Section 47-24.2.
 5. In the RO and ROA districts, no roof sign, projecting sign, marquee sign, billboard sign, banner sign or animated sign shall be permitted; each building occupied by a permitted use as a principal use may have one (1) wall sign not exceeding two (2) feet in width or ten (10) feet in length; each building site occupied by a permitted use may have one (1) ground sign not exceeding three (3) feet in width or five (5) feet in length, the top of which shall not be over five (5) feet above the ground; and each building site may have directional signs each not over two (2) square feet in area and not extending over three (3) feet above the ground.

6. In the ROC district, the location, size, character, height and orientation of all signs shall be included in a development plan in accordance with the site plan subject to department Permits and Procedures, site plan level I, as provided in Section 47-24.2.
7. In any zoning district abutting those trafficways subject to the requirements for Specific Location Requirements, Interdistrict Corridor Requirements as specified in Section 47-23.9, ground signs and directional signs as described in this section may be permitted in the setback area, but in no case closer than five (5) feet from a property line.
8. If a sign is part of an overall development which requires a development permit the location, size, character, height, and orientation of such sign(s) shall be included in the development plan and approved pursuant to the same provisions as that which apply to the overall development.
9. AIP district. Signs located in the AIP zoning district shall be limited to ground signs. Any such ground sign shall not exceed one hundred twenty (120) square feet in area, nor shall it extend more than five (5) feet above the finished street level of the nearest street. One (1) flat sign for each business may be attached to the main structure. This provision shall not be interpreted to include signs painted directly on the wall, but are to be constructed with, or constructed and placed on, the structure. Such flat sign shall not extend above roof level of the wall upon which it is placed, and in no event shall exceed sixty (60) square feet in size. Signs shall not be illuminated by exposed tubes, bulbs or similar light sources, nor may they be of the flashing, rotating, or animated type. Signs may, however, be illuminated by shielded spotlighting. All signage in the AIP zoning district must first be approved by the department as a site plan level I, as being consistent with the purpose and intent of the AIP district.
10. GAA district. All signs must first be approved by the department as a site plan level I, as being consistent with the purposes and intent of the GAA district.
11. H-1 district. All signs located within the H-1 district shall comply with the requirements set out in Section 47-16, Historic Preservation District.
12. In any parking lot located in a residential zoning district, all signs shall be nonilluminated ground signs, each not exceeding six (6) square feet in area and four (4) feet in overall height above the ground. Such signs shall be of the caution, directional or owner-identification type.
13. In the Central Beach Districts, as described in Section 47-12, and in the Regional Activity Center (RAC) Districts, as described in Section 47-13, all signs shall comply with the following:
 - a. Freestanding detached signs, pylon signs, projecting signs, roof signs, billboards, window signs, message center signs and time and temperature

units shall be prohibited. Notwithstanding this prohibition, ground signs shall be permitted in accordance with the requirements of this section.

- b. Marquee signs shall be limited to an area of ten percent (10%) of the marquee area upon which the sign is to be erected or sixty (60) square feet, whichever is less.
- c. Ground signs shall be permitted and shall be limited to five (5) feet in height and thirty-two (32) square feet in surface area and shall be set back five (5) feet from any property line if both sides of such a sign have copy. If copy appears only on a single side of such sign, then two (2) such signs of sixteen (16) square feet each shall be permitted on either side of an entranceway and said signs shall be setback five (5) feet from property line and not within five (5) feet of the edge of any pavement or sidewalk.
- d. Flat signs shall be permitted and shall be limited as follows:
 - i. If such sign is to be located within sixty (60) feet of ground level, then such sign shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or one hundred twenty (120) square feet, whichever is less.
 - ii. If such a sign is to be located between sixty-one (61) feet and one hundred (100) feet above ground level, then such a sign shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or two hundred (200) square feet, whichever is less.
 - iii. If such sign is to be located over one hundred (100) feet above ground level, then such a sign shall be no larger than ten percent (10%) of the wall area upon which it is to be erected or three hundred (300) square feet, whichever is less.
 - iv. A flat sign is a painted sign or any sign erected flat against the face of, or not more than eighteen (18) inches from the face of the outside wall of any building and not extending more than eighteen (18) inches above the wall upon which it is placed and supported throughout its length by such wall. No protruding portion of such sign shall be nearer than nine (9) feet to a walk or any area where there is pedestrian traffic; nor shall it extend beyond the wall in a horizontal direction; provided, however, that a sign placed on a mansard fascia shall be permitted to be erected vertically if the bottom section of this sign does not extend more than eighteen (18) inches from the mansard fascia.
- e. Accessory use signs shall be permitted in accordance with subsection C.3.
- f. Undercanopy signs shall be permitted in the ABA zoning district and within the RAC districts. Signs shall be limited to one (1) sign per separate

entranceway for a business and such signs shall not exceed eight (8) square feet in total area.

- g. Directional signs shall be permitted and shall be limited to four (4) square feet in total, two (2) square feet per side, four (4) feet in height.
 - h. Flags shall be permitted and shall be limited in number to one (1) flag for each fifteen (15) lineal feet of street frontage per building site.
 - i. Boat docking facilities having no supporting facilities shall be permitted to erect one (1) ground sign per facility which sign shall be limited to thirty-two (32) square feet. Each boat or boat slip shall be permitted a sign of four (4) square feet that shall not exceed five (5) feet in height above the top of the seawall.
 - j. Awning signs shall be permitted and shall be limited to sixteen (16) square feet and shall be erected in accordance with the provisions of Section 47-22.3.B.
 - k. The number of signs at each site shall be limited in accordance with the provisions of this section.
 - l. When any sign is proposed to be constructed or erected which does not comply in all respects with the requirements for signs in the Central Beach Districts and in the Regional Activity Center (RAC) Districts, then such signs shall only be permitted when reviewed as a Site Plan Level II permit subject to a fifteen (15) day period for Commission Request for Review (CRR).
14. Shopping Center or strip stores shall be permitted additional ground signs in accordance with the following:
- a. An outparcel associated with a shopping center shall be permitted one (1) ground sign per right-of-way up to a maximum of two (2) ground signs when abutting two (2) or more rights-of-way.
 - b. An outparcel permitted to have two (2) ground signs shall locate each sign abutting each respective right-of-way.

Sec. 47-22.5. - Reserved.

Sec. 47-22.6. - Detailed requirements governing signs.

- A. *Not to interfere with public.* Any sign or any item, device, seating arrangement, structure or any movable object shall not create a traffic or fire hazard, or be dangerous to the general welfare or interfere with the free use of public streets or sidewalks.

- B. *Avoidance of fire hazard.* There shall be no weeds within a radius of ten (10) feet of any sign or advertising display or billboard, and no rubbish or debris shall be permitted so near thereto that the same shall constitute a fire hazard.
- C. *Imprint of owner's name or maker's name.* All signs shall be marked with the maker's name, registry number of permit and, for incandescent lamp signs, the number of lamp holders; and for electric discharge signs with an indication of the input amperes at full load and input voltage. All transformers shall be marked with the maker's name and the input rating in amperes or volt amperes, the input voltage, and the open circuit high tension voltage. All such markings for any sign or advertising display shall be visible for inspection after installation.
- D. *Obstruction of doors, windows and fire escapes.* No sign shall be attached to or placed against a building in such a manner as to prevent ingress or egress through any door or window, nor shall any sign obstruct or be attached to a fire escape.
- E. *Posting or tacking notices and signs.*
1. No person shall paint, paste, print, nail or fasten in any manner whatsoever any sign, notice of any kind, on any curbstone, flagstone, pavement or any other portion or part of a sidewalk or street, or upon any trees, lamppost, parking meter post, telephone or telegraph pole, hydrant, traffic sign, fence, bridge, workshop or tool shed, or upon any structure within the boundaries of any streets within the city unless otherwise permitted hereunder. The posting or tacking of any banner, sign, or notice of any kind upon any private wall, window, door, gate, fence, electric light post, telephone pole or upon any other private structure or building, other than flags on flag poles, is hereby prohibited. Legal notices required by law to be so posted are hereby excepted.
 2. An exception to this prohibition is made for holiday decorations erected in accordance with the provisions of Section 47-22.7.A.4. No person shall cause any act prohibited under this Section 47-22.6 to be attempted or accomplished by any other person.
- F. *Kept in good repair.* All signs must be kept in good condition and a good state of repair and must further be well painted and neatly maintained. Any sign which becomes or has become at least fifty percent (50%) destroyed shall be deemed a public nuisance and shall be removed by the owner of the sign or the owner of the premises upon which the same is situated in accordance with the procedures outlined in subsection H.
- G. *Vacated buildings.*
1. Any nonconforming sign shall be removed immediately upon a change of tenancy. All signs in conformance with this section shall be removed, altered or resurfaced not later than sixty (60) days after any tenancy ceases. In the event of noncompliance with the aforesaid terms and provisions, the city shall remove such signs at the expense of the property owner.

2. Except as otherwise provided in this Section 47-22, any on premise sign which is located on property which becomes vacant and unoccupied for a period of at least three (3) months, or any sign which pertains to a time, event or purpose which is no longer imminent or pending shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management shall not be deemed abandoned unless the property remains vacant for a period of six (6) months. Abandoned signs are prohibited and shall be removed by the owner of the sign or the owner of the premises in accordance with the procedures outlined in subsection H.
- H. *Removal of signs.* The city reserves the right to remove any sign which is being maintained contrary to any of the terms and provisions of the Code, and any such sign or advertising display is hereby deemed a public nuisance. The building official shall give notice to the person owning such sign or advertising display and to the owner or lessee of the property upon which the same is located specifying the location of such sign or advertising display and the nature of the violation being committed by the maintenance or keeping of the same. Such notice shall also specify what is required in order to conform such sign to the requirements and provisions of this Code. Such notice shall further specify that in the event such sign is not conformed to the provisions of this Code, the city will take any and all action necessary in order to accomplish such result, all at the cost and expense of both the person owning such sign and the owner or lessee of the property upon which the same is situated. Notice shall be served by personal service or by certified mail, return receipt requested. Service by mail shall be deemed complete upon delivery. In the event that the address of the person to be notified is unknown or the certified mail is returned either unclaimed or refused, such notice may be served by posting the same on in a conspicuous place on the premises upon which the offending sign is located, in which event service shall be deemed complete as of the moment of posting. The person owning the offending sign and/or the owner or lessee of the property upon which the same is situated, within fifteen (15) days after the receipt or the posting of the aforementioned notice, whichever is applicable, shall take whatever action is necessary in order to remedy and cure the defects pointed out in the notice given by the building official. In the event of a sign which has been at least fifty percent (50%) destroyed, however, a new permit shall be secured before any remedial action is undertaken with regard to any such sign. If the owner of the offending sign and/or the owner or lessee of the property upon which the same is situated shall fail to remedy the defects pointed out in the notice given by the building official within the aforementioned fifteen (15) day period, the building official may cause such sign to be removed at the expense of both the owner of said and/or the owner or lessee of the property upon which the same is located, or the building official may effect repairs to such sign and/or the owner or lessee of the property upon which the same is located, or the building official may effect repairs to such sign in order to cause the same to conform to the terms and provisions of the Code, again at the expense of the person owning such sign and the owner and/or lessee of the property upon which the same is situated. Notwithstanding anything hereinabove to the contrary, the building official may forthwith remove any sign where the same is imminently dangerous to the

general health, safety and welfare of the public or where the same poses an immediate threat thereto.

I. *Illuminated signs and other lighting effects.*

1. Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard, and all illuminated signs or other lighting effects must be disconnected or turned off when hurricane warnings are in effect. Lighting, including neon tubing or other similar devices other than indirect lighting, may be used in sign design or to outline any building.
2. Building outlining with neon tubing or other special lighting effects will be restricted to two (2) linear feet of neon tubing to each foot of street frontage. Display of neon tubing or other special lighting effects will be limited to the maximum of two (2) parallel lines of neon tubing. Neon tubing or other special lighting effects when used in sign design will be restricted to two (2) linear feet of neon tubing or the like for each foot of street frontage.

J. *Signs under power lines.* Signs or advertising displays shall not be erected or maintained under, over or adjacent to any power lines unless the following clearances are met:

1. Under six hundred (600) volts: Three (3) feet.
2. Over six hundred (600) volts: Eight (8) feet.

K. *Special requirements for service stations.* All lights and lighting upon or from a service station building or upon or from a service station sign shall be designed and arranged so as not to cause a direct glare into residentially zoned property.

L. *Lighting requirements.*

1. The provisions of this section shall apply to the erection, installation and construction of both on- and off-premise electric signs.
2. All electric signs constructed, erected, altered, repaired or installed under the jurisdiction of the ULDR, all exterior stationary electric lighting or illumination systems or any interior lighting or illumination systems which may be viewed from a public street, highway or other public thoroughfare used by vehicular traffic, and any signs and lighting installations which may be viewed from a main thoroughfare or a freeway, shall be installed in conformance with the applicable provisions set forth herein.
3. No person shall construct, establish or create, and no person shall maintain any stationary exterior lighting or illumination system or any interior system which may be viewed from a public street, highway or other public thoroughfare used by vehicular traffic, which contains or utilizes the following:

- a. Any exposed incandescent lamp with a wattage in excess of forty (40) watts when the same is located within fifteen (15) feet of a street.
- b. Any exposed incandescent lamp with an internal metallic reflector.
- c. Any exposed incandescent lamp with an external reflector.
- d. Any revolving beacon light.

M. *Special promotions.*

- 1. Upon payment of proper permit fees, special promotions may be conducted for a period of not more than thirty (30) days. Inflatables or banners may be used as special promotions. Special promotions signs will be permitted in show windows, in lieu of a banner or inflatable. For service stations, one (1) eighteen (18) inch by twenty-four (24) inch sign may be affixed to the top of each pump, in addition to a banner or inflatable. Special promotions displays shall be limited to one (1) per location per calendar year. Inflatables are not permitted on roof tops.
- 2. Upon payment of proper permit fees, promotions of the "grand opening" type will be permitted at any place of a newly licensed business for a thirty (30) day period. Signs for such promotion must be securely anchored and may not exceed an aggregate total of five hundred (500) square feet. No whirligigs, streamers or sandwich signs will be permitted. Inflatables or banners may be used as "grand opening" type signs. However, inflatable or banner type signs shall not be permitted on rooftops.

Sec. 47-22.7. - Exempt signs.

- A. The City has a compelling interest in allowing the following signs in order to comply with State and local laws and to promote public safety on City property or in the rights-of-way. Any sign which does not meet the criteria of this section and is not specifically permitted elsewhere in this article is prohibited. The following signs shall be exempt from the provisions of this Section 47-22 except as otherwise stated as follows:
 - 1. *Instructional signs.* Signs which provide instructions and are located entirely on the property to which they pertain and do not exceed eight (8) square feet in area.
 - 2. *Non-commercial flags.* A flag is a piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one edge to a pole, staff or cord that may be the symbol of a nation, state, county, municipality, civic association or corporate entity; provided, however, all flags, emblems or insignia are not exempt from the provisions of Section 47-22.6.
 - 3. *Governmental signs.* Governmental signs for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public

service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his duty.

4. *Holiday decorations.* Signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holiday; provided that such signs shall be displayed for a period of not more than forty-five (45) consecutive days nor more than sixty (60) days in any one (1) year. Such signs may be of any type, number, area, height, illumination or animation; and shall be set back ten (10) feet from all lot boundary lines, provided that a clear area must be maintained within twenty-five (25) feet of the intersection of two (2) streets. However, the ten-foot setback from all boundary lines shall not apply to holiday decorations when displayed on a utility pole, but such display must comply with the other provisions of Section 47-22.6.E. When holiday decorations are displayed on a utility pole, a letter or letters of permission from the owners of the utility poles must be obtained and filed with the city. Said letter or letters shall indemnify and hold harmless the city for any damage or injury that occurs as a result of the display of holiday decorations. Holiday decorations displayed on utility poles shall only be permitted on utility poles within ten (10) feet of a property line of an entity displaying the holiday decorations on the same side of the street as that property or, where utility poles are only located in the median, display shall be in accordance with a site plan approved by the department.
5. *House numbers and nameplates.* House numbers and nameplates not exceeding two (2) square feet in area for each building.
6. *Interior signs.* Signs located within the interior of any building or stadium, or within an enclosed lobby or court of any building, and signs for and located within the inner or outer lobby, court or entrance of any theater that are not visible from the public right-of-way. This does not, however, exempt such signs from any structural, electrical or material specifications set out in the ULDR.
7. *Memorial signs.* Signs cut into masonry surface or inlaid so as to be a part of the building or when constructed of bronze or other incombustible material.
8. *Notice bulletin boards.* Notice bulletin boards not over twenty-four (24) square feet in area when located within a Community Facility zoning district where the same are located on the premises of an associated use.
9. *No trespassing or no dumping signs.* No trespassing or no dumping signs not to exceed one and one-half (1½) square feet in area per sign and not exceeding four (4) in number per lot, except that special permission may be obtained from the director for additional signs under proven special circumstances.
10. *Plaques.* Plaques or nameplate signs not more than four (4) square feet in area which are fastened directly to the building.

11. *Public notices.* Official notices posted by public officers or employees in the performance of their duties.
12. *Public signs.* Signs required or specifically authorized for a public purpose by any law, statute or ordinance. Such signs may be of any type, number, area, height above grade, location, illumination or animation, required by the applicable law, statute or ordinance under which such signs are erected.
13. *Warning signs.* Signs warning the public of the existence of danger. Such warning signs shall be removed upon subsidence of the danger for which warning is being given.

Sec. 47-22.8. - Special sign districts.

Merchants occupying sixty percent (60%) or more of the street frontage of properties on both sides of a street in any area defined by such merchants may petition for the formation of a special sign district for such area. A committee of property owners or persons having the right of possession shall be chosen by such merchants to represent them, such committee to be limited to ten (10) members. Such committee shall comprise the governing body of the sign district and shall establish criteria for signs in the district, such criteria to be no less restrictive than the terms and conditions established by the ULDR. Such criteria may be recommended to the city commission for incorporation into the ULDR, and shall have no force or effect unless so incorporated. The city clerk shall give ten (10) days' notice to all owners or persons having the right of possession within the boundaries of such district that such criteria will be submitted to the city commission for incorporation into the ULDR. The city commission may, however, totally or partially reject any such criteria.

Sec. 47-22.9. - Permits.

Permits must be obtained before any sign is erected. A plot plan showing location, type, size and copy of all existing signs shall be submitted, and all signs not complying fully with this ULDR shall be removed before a permit for a new sign is issued. All provisions of Chapter 42 of the Florida Building Code, Broward Edition, shall be observed.

Sec. 47-22.10. - Nonconforming signs.

- A. All signs not in full compliance with this section shall be removed or made to comply with its provisions no later than eighteen (18) months from the effective date of the re-enactment of Ordinance No. C-87-57 (July 31, 1987), except as follows:
 1. Any freestanding, detached sign which exceeds the height limitation specified by Section 47-22.3.D by not more than thirty-three percent (33%) shall be considered as conforming to this section, provided all other requirements are met.
 2. Any wall or freestanding, detached sign which exceeds the size limitation specified by Section 47-22.3.D by not more than thirty-three percent (33%) shall

be considered as conforming to this section, provided all other requirements are met.

3. In the event an existing freestanding, detached sign qualifies under subsections A.1 and 2, the setback requirements stated in Section 47-22.3.D shall be waived.
- B. The eighteen (18) month amortization period provided for in subsection A, shall not be applicable to outdoor advertising display signs. A nonconforming outdoor advertising display sign may be continued and shall be maintained in good condition as required by Section 47-22.6, but it shall not be:
1. Structurally changed to another nonconforming sign, but its pictorial content may be changed.
 2. Structurally altered to prolong the life of a sign, except to meet safety requirements.
 3. Altered in any manner that increases the degree of nonconformity.
 4. Expanded.
 5. Continued in use after cessation for a period of sixty (60) days.
 6. Re-established after destruction.
 7. Continued in use when a conforming sign is erected on the same premises or the premise upon which the sign is erected is developed for use which consists of other than a sign use only.
- C. Historic signs shall be permitted to remain and to be repaired, restored, structurally altered, reconstructed, or relocated utilizing the certificate of appropriateness process as outlined in Section 47-24.11 of the ULDR. Historic signs may possess intrinsic importance, or acquire that importance as a result of their association with the historic resource through which they have become associated.

Sec. 47-22.11. - Outdoor advertising display signs; landscaping.

- A. *Definitions.* Outdoor advertising display shall mean an off-premises detached outdoor advertising sign consisting of fabricated sign and structure, with posters, pictures, trademark, reading matter, illuminated device, panels, etc., thereon intended to attract the attention of the public to the matter displayed thereon for advertising purposes; such outdoor advertising display sign being commonly referred to as a billboard, poster board, display board, or outdoor advertising board.
- B. The objective of this section is to improve the appearance of legally erected outdoor advertising display signs and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing for installation and maintenance of landscaping and/or screening and

aesthetic qualities, since the city commission finds that the peculiar characteristics and qualities of the city justify regulations and to perpetuate its aesthetic appeal.

C. *Landscaping requirements.*

1. A landscape strip two and one-half (2½) feet in depth located immediately adjoining the supporting structure of the billboards and extending five (5) feet beyond each end.
2. A hedge or other durable planting of at least two and one-half (2½) feet in height, attaining at maturity a minimum of six (6) feet, to extend the entire length of the two-and-one-half-foot landscaping strip.
3. A tree shall be placed at each end of the billboard with a minimum of eight (8) feet—ten (10) feet overall height.
4. Single-faced billboards with the rear viewable from residentially zoned areas shall have three (3) equally spaced eight-foot overall trees planted in the rear of the billboard.

D. *Option to landscaping.* All landscape plans shall be subject to the approval of the department; however, due to the nature of outdoor advertising display sign leasing and locations whereby landscaping required by subsection C would create a hardship, a committee consisting of one (1) member of the park division, building department, planning department and a representative of the outdoor advertising industry is authorized to grant a reduction in landscaping or to accept other ornamental screening techniques compatible with the opening paragraph of this section. In cases where landscaping or ornamental screening is impossible because of area conditions, the committee may waive all requirements of this section.

E. *Prohibited signs.* The following types of signs are prohibited within the city limits:

1. Outdoor advertising display signs and billboards.
2. Non-point of purchase signs except as expressly permitted herein.

F. *Noncommercial copy.* Any sign authorized in this section is allowed to contain noncommercial copy in lieu of other copy.



August 28, 2020

Re: Updates to the Sailboat Bend Historic District

Dear Property Owner,

We need your input on the preliminary findings of the Architectural Resource Survey of the Sailboat Bend Historic District (SBHD).

An Architectural Resource Survey of the SBHD has recently been conducted to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 2009. In order to implement the findings of this resurvey, the following objectives have been identified:

- Assign a “Contributing” or “Non-Contributing” status to all structures within the SBHD; and
- Amend Section 47-17., SBHD Ordinance, of the Unified Land Development Regulations (ULDR) so that it is consistent with the changes to the “Administrative Certificate of Appropriateness” review process set forth in Section 47-24.11, of the ULDR; and
- To update the “Material and design guidelines” currently located in Section 47-17, SBHD, of the ULDR.

Prior to formally presenting these findings at public hearings including the Historic Preservation Board (HPB), the Planning and Zoning Board (PZB), and ultimately for consideration and potential adoption by the City Commission, we would like to invite you to share your feedback on the proposed updates to the SBHD. Proposed updates are included in a draft of the Architectural Resource Survey Update Report identifying “Contributing” and “Non-Contributing” properties as well as proposed updates to the ULDR that are both available for your review.

You can find the draft documents on our website by entering the following address into your web browser or scanning the QR code located at the bottom of this letter.

<https://tinyurl.com/SBHUpdates>

Your feedback is critical to the success of this effort and will be taken into consideration as we move these documents through the process. When the proposed updates are presented at public hearings, your comments will be provided to the members of the HPB, the PZB, and the City Commission.

Please share your feedback by October 25, 2020

To share your feedback, you may fill out the form available on our website or contact Trisha Logan, Historic Preservation Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

Sincerely,

Trisha Logan, Historic Preservation Planner
Urban Design and Planning Division





Resurvey of the Sailboat Bend Historic District

Frequently Asked Questions

An updated survey of the Sailboat Bend Historic District (SBHD) was conducted to identify any changes that have occurred in the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources, as required because of the City of Fort Lauderdale's designation as a Certified Local Government (CLG).

The following objectives are proposed to implement the findings of the resurvey:

- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD; and
- Amend Section 47-17, SBHD, of the ULDR so that it is consistent with the changes to the "Administrative Certificate of Appropriateness" review process set forth in Section 47-24.11, of the ULDR; and
- To update the "Material and design guidelines" in Section 47-17, SBHD, of the ULDR.

The following "Frequently Asked Questions" were composed to help neighbors understand the proposed changes.

What is an Architectural Resource Survey?

An Architectural Resource Survey is the identification, research, and documentation of buildings, sites, and structures in the City of Fort Lauderdale that includes an evaluation of the architectural style, structural integrity, and character for each building within a specified boundary.

Why are Architectural Resource Surveys needed?

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions. They also help document the City's history, which contributes to the repository of historical information in the event a structure is demolished in the future. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources, as required because of the City of Fort Lauderdale's designation as a Certified Local Government (CLG).

How is an Architectural Resource Survey conducted?

While the methodology within each survey may vary and the degree of information provided may depend on the type of survey conducted, the efforts typically include background research, a field survey where each building is photographed, and evaluation of each building.

What does "Contributing Property" or "Non-Contributing Property" mean?

Both definitions are standard within historic preservation ordinances throughout the country. They enable a historic district to have a status assigned to each property that signifies its significance. A "contributing property" is one that adds to the qualities of a historic district and is typically defined in a period of significance statement included in the historic designation that identifies time periods, architectural styles, and related historical associations. A "non-contributing property" does not add to the qualities for which the area is designated.

Who decides whether my building is assigned a "Contributing" or "Non-Contributing" status?

Qualified planners and consultants make determinations regarding a building's status. Both planners and consultants working on the survey meet the Secretary of the Interior's Professional Qualification Standards (https://www.nps.gov/history/local-law/arch_stnds_9.htm) for Architectural History or Historic Architecture, which are requirements maintained by the National Park Service in the United States Department of the Interior. If a status for each building is to be adopted for the SBHD, an amendment to the historic district would need to be reviewed and approved by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.

How will assigning a "Contributing" or "Non-Contributing" status affect my property?

Assigning contributing or non-contributing status to each building would provide clarification as to which properties are intended for future preservation and rehabilitation. The review process for properties identified as contributing would not change from standards applied to all structures within the SBHD today. Properties identified as non-contributing would still be subject to the historic preservation ordinance but may have more lenience for exterior alterations to existing buildings in the review process.

How will an amendment to the Sailboat Bend Historic District Ordinance affect my property?

Through the assignment of contributing and non-contributing status to all structures within the district, it is anticipated that there will also be recommendations for updates to the ordinance to differentiate between each status and modifications to the material and design guidelines. Additionally, while there are typically some consistencies between contributing and non-contributing properties regarding materials, site improvements, scale, and massing – the same level of review applied to contributing properties to assess potential adverse effects to historic architectural features – may not be applied to non-contributing properties.

What is the timeline for this project?

Following an initial period of public review and commenting, a draft of the Architectural Resource Survey Report, proposed assignment of contributing and non-contributing statuses, as well as a proposed amendment to the SBHD ordinance will be presented to the Historic Preservation Board and to the Planning and Zoning Board for recommendations, and ultimately the City Commission for adoption.

What is the period of significance for the historic district?

Each property is being evaluated for its historic significance as part of the updated architectural resource survey. Properties are being evaluated through field observations of existing conditions, data in the City's GIS system, original permits (when available), and past permits. An updated Period or Periods of Significance will be finalized when the draft of the architectural resource survey is complete.

Will a non-contributing building have to follow the same regulations as a contributing building?

Yes, however non-contributing properties would not undergo the same level of review as contributing properties when assessing potential adverse effects to historic architectural features. For any projects such as demolition, new construction, or major alterations and additions to non-contributing properties, the applicant would need to submit those requests to the Historic Preservation Board.

What criteria are used to make a determination of a “contributing” or “non-contributing” status?

The survey was conducted, and data was collected in the field through observation of existing conditions, existing data in the City's GIS system, original permits (when available), and past permits. A Contributing or Non-Contributing status is assigned based on collected data and a property's evaluation of significance, which includes a determination of architectural integrity. For more information on the process to conduct a local architectural resource survey, review the National Register of Historic Places Guidelines for Local Surveys: A Basis for Preservation Planning [Part 1](#) and [Part 2](#), or visit <https://www.nps.gov/subjects/nationalregister/publications.htm>

Do I have any input on the status of “contributing” or “non-contributing” assigned to my property?

If a property owner or member of the community has factual information to be taken into consideration such as photographs, architectural plans, or permits, those materials may be submitted for review and incorporation into a final draft prior to public hearings. If a property owner disagrees with the status assigned to their property in the initial draft of the Architectural Resource Survey, they can request a status adjustment during the public hearing.

Where can I get more information on this project?

You may visit the Historic Preservation section on the City website at fortlauderdale.gov or contact Trisha Logan, Historic Preservation Planner and Historic Preservation Board Liaison, by email at tlogan@fortlauderdale.gov or by phone at 954-828-7101.

For additional information about these efforts and to view the proposed text, visit

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation>.

Trisha Logan

From: Trisha Logan
Sent: Wednesday, September 09, 2020 10:01 AM
To: Melody Renne
Subject: RE: [-EXTERNAL-] SBHD Survey

Good Morning, Melody.

Thank you for your feedback – this will be shared with the Historic Preservation Board, Planning and Zoning Board, and City Commission once this proposal is scheduled for each respective public hearing.

The properties located at 1490 W. Broward Blvd and 1500 W. Broward Blvd (lots 1-4) are identified as a Non-contributing Properties in the Architectural Resource Survey; however 27 SW 15th Terrace is identified as a Contributing Property. Identification of properties as either Contributing or Non-Contributing was conducted through a thorough analysis as part of the Architectural Resource Survey Update of the Sailboat Bend Historic District. For more information, please take a look at the Architectural Resource Survey Update report and other information available on our website: <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation/sailboat-bend-historic-district>

If you have any additional questions or comments at this time, please let me know.
Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: Melody Renne <melody@sevensesyachtsales.com>
Sent: Wednesday, September 02, 2020 3:35 PM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: [-EXTERNAL-] SBHD Survey

Hi Trisha,

We would prefer the SBHD use non-contributing on certain buildings in the neighborhood so homeowners can easily update their non-contributing property.

We own:
1490 W. Broward Blvd
1500 W. Broward Blvd (lots 1-5)
27 SW 15th Terrace

Thanks,

Melody Renne



Seven Seas Yacht Sales, Inc.

1500 W. Broward Blvd

Fort Lauderdale, FL 33312

B 954-463-8143

C 954-325-9789

F 954-463-6411

www.SevenSeasYachtSales.com

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Trisha Logan

From: Trisha Logan
Sent: Wednesday, September 09, 2020 2:53 PM
To: Bernard Petreccia
Subject: RE: [-EXTERNAL-] SBHD 11 SW Palm Ave.
Attachments: DOC090920.pdf

Good Afternoon, Bernie.

The proposal for the adjustment of the boundary for the Sailboat Bend Historic District is not moving forward through the public hearing process. Attached is a letter from Anthony Fajardo, the Director of the Department of Sustainable Development, that you received earlier today. This letter is in response to your letter to Vice-Mayor Glassman which is also similar to the communication that you sent to me.

For your comment regarding traffic, you may want to reach out to the Transportation and Mobility Division. General inquiries about Transportation Division plans, programs projects, policies, or initiatives, call 954-828-4TAM (4826) or email transportation@fortlauderdale.gov.

If you have any additional questions at this time, please let me know.
Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: Bernard Petreccia <bernie2p@gmail.com>
Sent: Wednesday, September 02, 2020 5:25 PM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: [-EXTERNAL-] SBHD 11 SW Palm Ave.

Trisha:

Attached letter identifies the reason we are requesting to return the North Boundary of SBHD back to 2nd Street as it was originally set in 1988.

The City has not put enough emphasis on the traffic between I-95 and Downtown Fort Lauderdale.

During rush-hours the traffic through SBHD is overwhelming and needs to be curbed.

The Planning department and the City Commission need to address the Broward Corridor.

Should you have any questions, please do not hesitate to e-mail or call me.

Bernie

(954-701-4100)

Bernard (Bernie) Petreccia
11SW11, LLC
4900 N. Ocean Drive Suite 716
Lauderdale by the Sea, Florida, 33308
Bernie2p@gmail.com (954) 701-4100

Sent via e-mail: tlogan@fortlauderdale.gov

September 2, 2020

Trisha Logan, Historic Preservation Planner
City of Fort Lauderdale
700 NW 19th Ave.
Fort Lauderdale, Florida 33311

Subject: Sailboat Bend Historic District, (SBHD)

Following is the feedback and recommendations that we wish you to consider. Attached is the supporting materials.

Please review the attached "Sailboat Bend Historic District Background".
Figure 1- Original Historic District Boundaries (1988). The SBHD north boundary is on SW 2nd Ave.

When the DDA was established, the planning department established Broward Blvd. Corridor as the main entrance to Downtown Fort Lauderdale from I-95, the AMTRAK Rail Station and the Florida Turnpike. The Broward Corridor was to include a people mover.

In 1992 the City Commission, under Ordinance No.C-92-49, changed the North boundary of the SBHD to Broward Blvd. as it is today. This decision did not take into consideration the Broward Boulevard Corridor, the Kennedy Residences and the Police Station.

As a result of the lack of planning the SBHD is inundated with traffic during rush hour. The Broward Blvd Corridor is the major entry to Downtown Ft. Lauderdale and must be planned accordingly.

We are the owners of the property at 11 SW Palm Ave., which borders onto the properties of Broward Blvd. Our property is on the very small city block between the Police Station to the West, the Kennedy Property to the East, Broward Blvd. to the North and 1st street to the south.

We are asking that our property be excluded from the SBHD. We strongly recommend that the SBHD boundary be moved back to 2nd Street, as originally defined in 1988.

If you wish to meet and discuss further, please do not hesitate to call me.

Bernie 

III. SAILBOAT BEND HISTORIC DISTRICT BACKGROUND

The SBHD was created in 1988 by action of the City Commission with boundaries that encompassed the lower Southeast corner of the current district. These original boundaries included the New River boundary to the south, SW 2nd Street to the north, SW 11th Avenue to the west, and SW 7th Avenue to the east.

The 1985 Survey

This original 1988 designation was sought by the "Historic Committee" of the Sailboat Bend Civic Association that was formed in 1986 in response to an Architectural and Historical Survey of Fort Lauderdale: Original Town Limits that was compiled by Historic Property Associates in 1985. Within the acknowledgements of this survey report, the author credits "the persistence and hard work of residents and organization of that [Fort Lauderdale's] community..."¹

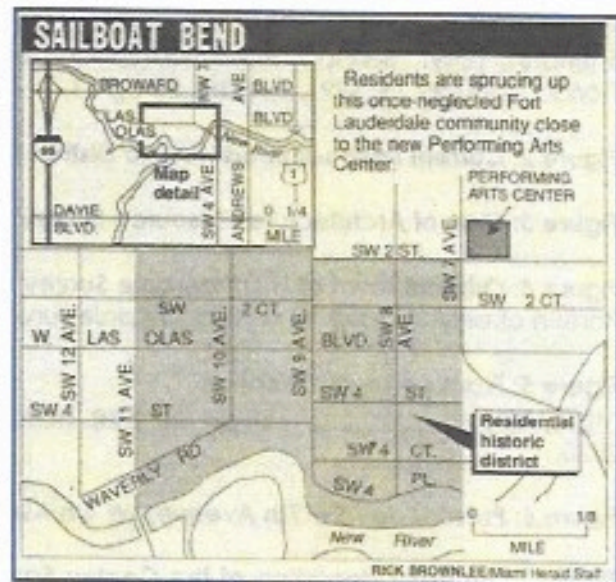


Figure 1: Original Historic District Boundaries (1988)²

As part of the 1985 survey, the original Sailboat Bend Historic District was identified as an area eligible for local designation, providing the following description:

Bryan Subdivision Area located immediately to the west of the current historic district, this section of Fort Lauderdale, in addition to the New River Inn area, is one of the most historically and architecturally significant early twentieth century mixed use neighborhoods within the original city limits. Not only was it one of the first to develop, it also contains the best and most extensive collection of Boom-period Mediterranean Revival architecture in the survey area. Bryan Subdivision area is roughly bounded by West Broward Boulevard, the New River, Southwest 5th Avenue, and Southwest 9th Avenue.

The 1991 Survey

Between 1989 through 1991, a study of Sailboat Bend was conducted through a Neighborhood Master Plan program by planning consultant Duany Plater-Zyberk (DPZ) who were hired by the Sailboat Bend Civic Association. This study covered a larger area using the New River boundary to the west and to the south, West Broward Boulevard to the north and Southwest 7th Avenue to the East with the intent to "analyze the district and recommend new zoning which would address the needs of the community."³ A summary report of this study was prepared in 1991 by the Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Master Plan Committee of the Sailboat Bend Civic Association entitled the "Sailboat Bend Historic District Study" (SBHD Study).

¹ Historic Property Associates. "Architectural and Historical Survey of Fort Lauderdale: Original Town Limits." St. Augustine, Florida. 1985.

² Sheridan, Terry. "Sailboat Bend Fort Lauderdale Birthplace Reborn." *The Miami Herald*. Miami, Florida. January 13, 1991. Section J, Page 1.

³ "Sailboat Bend Historic District Study." Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Master Plan Committee of the Sailboat Bend Civic Association, 1991.

Within the SBHD Study, structures built prior to 1940 were identified as the most significant to the district. A caveat was included stating that if a structure was built later, (specifically in the 1940s-1950s) it could be considered "significant" if it had "appearance" of those in the previous decade. The SBHD Study states: "we have chosen the date of 1940 because the Second World War interrupted development, and structures built during the post-war development boom are markedly different from those of the pre-war years." The 1940 date also marked a period of time for properties that were 50-years and older, a common method of defining a historic context and establishing a period of significance.

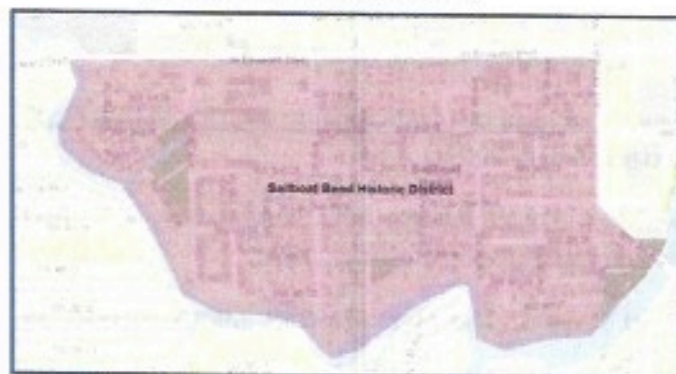
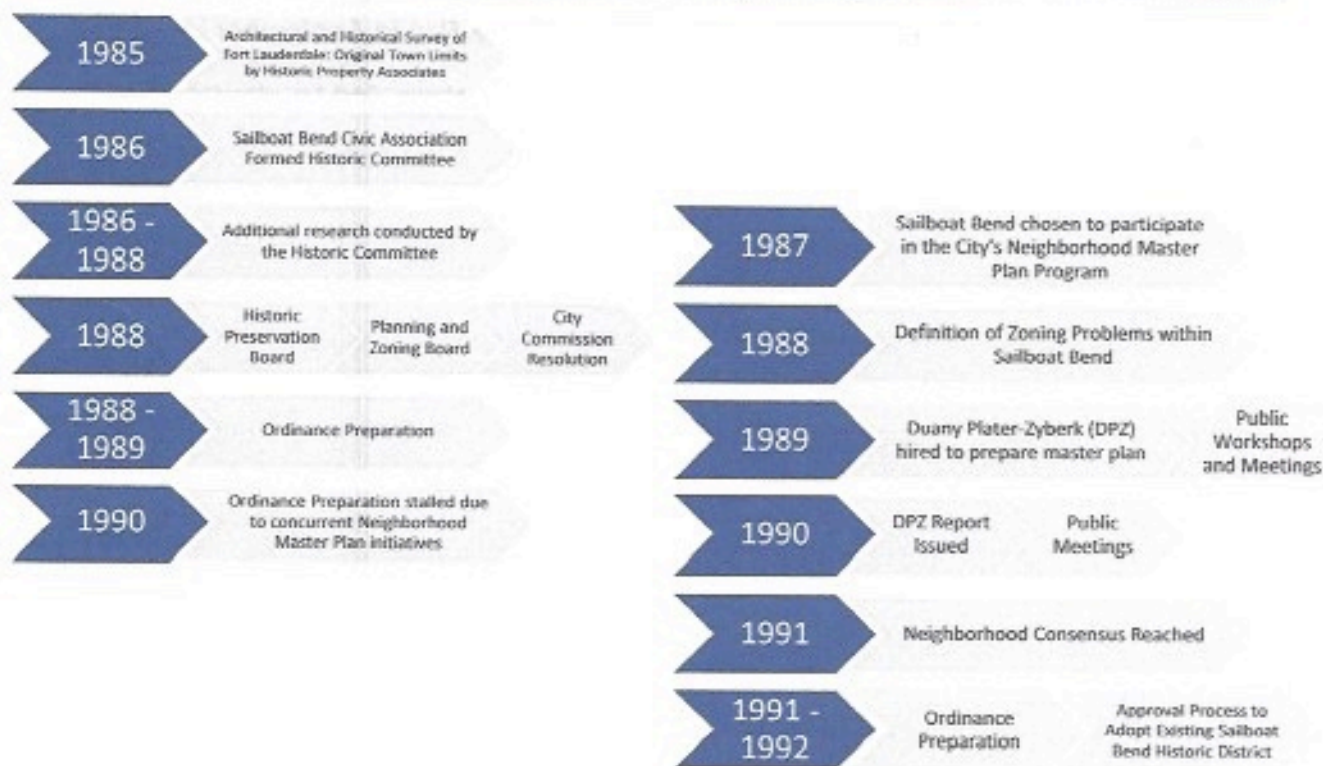


Figure 2: Current Sailboat Bend Historic District Boundary

The study's Statement of Significance was, in part, that, "Sailboat Bend is the oldest extant working-class community in Fort Lauderdale, perhaps in South Florida, with the majority of pre-1940 residences dating from 1900-1925..." The SBHD and its now current boundaries were approved by the City Commission in 1992 under Ordinance No. C-92-49. In approving the SBHD, the City Commission found that the application and documentation submitted, which included the SBHD Study, met the criteria for its designation as a historic district.

TIMELINE FOR ADOPTION OF THE SAILBOAT BEND HISTORIC DISTRICT



20

ST

NW 14 AVE

12TH

X-P

NW 1 ST

B-3

*BLOCK
IN
QUESTION*

BROAD BLVD

SW 12TH AVE

1ST STREET

RMM-25

DR. KENNEDY
HOMES

SW 9 AVE

121

9 TER

119

2ND ST.

SW 11 AVE

116

SW 9 AVE

114

SW 11 AVE

111

RML-25

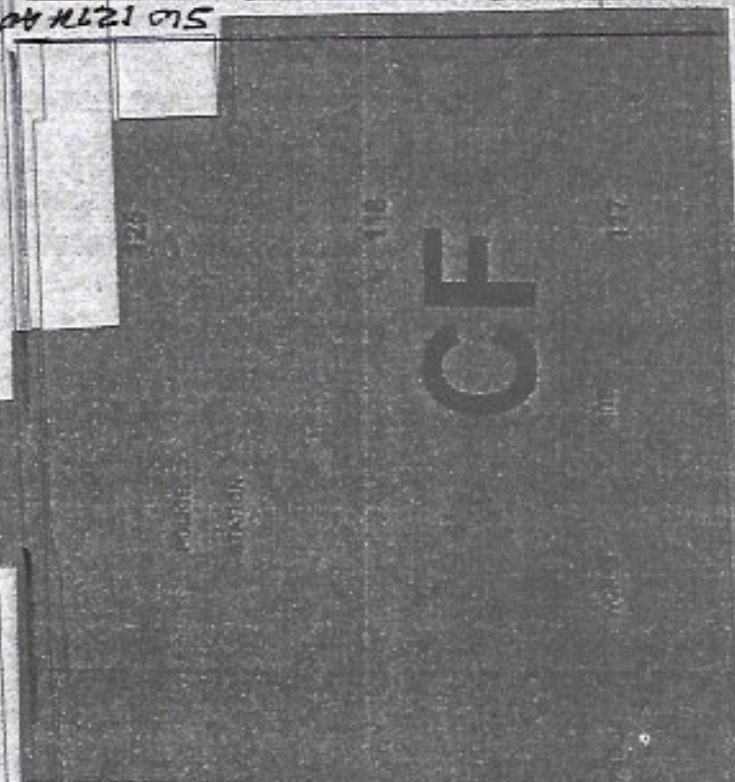
112

W LAS

113

OLA

21



CF



August 31, 2020

Bernie and Rita Petreccia
4900 North Ocean Dr., Unit 716
Lauderdale-By-The-Sea, Florida 33308

Re: 11 SW 11th Avenue, Sailboat Bend Historic District

Dear Mr. and Mrs. Petreccia,

Vice-Mayor Glassman forwarded your letter to me concerning your comments on the modification to the boundary of the Sailboat Bend Historic District (SBHD).

An Architectural Resource Survey of the SBHD was conducted to provide updates to the historic district which initially included two proposals. The first proposal was for a modification to the existing boundary lines of the SBHD and the second proposal for the assignment of "Contributing" or "Non-Contributing" status to each property within the historic district as well as updates to the ordinance.

The initial proposal for the modifications to the existing boundary lines of the SBHD was heard by the Historic Preservation Board (HPB) on January 6, 2020, for their recommendation to the City Commission. The HPB recommended denial of the proposed modification to the boundary and sent a Communication to the City Commission which was heard at the January 21, 2020, City Commission Conference Meeting. At that meeting, the City Commission gave direction to staff to not move forward with the modification to the boundary of the SBHD and the item did not move forward to the Planning and Zoning Board.

The second proposal for assignment of "Contributing" or "Non-Contributing" status to each property within the Sailboat Bend Historic District and proposed amendments to Unified Land Development Regulations is now available for review and we invite you to submit your feedback.

You can find the draft documents related to this second proposal on our website by entering the following address into your web browser:

<https://tinyurl.com/SBHUpdates>

If you have any additional questions at this time, please contact Trisha Logan, Historic Preservation Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

Sincerely,

Anthony Greg Fajardo, Director
Department of Sustainable Development



Trisha Logan

From: Trisha Logan
Sent: Thursday, October 01, 2020 10:51 AM
To: bernie2p@gmail.com
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey
Attachments: DOC090920.pdf

Good Morning, Bernard.

Thank you for your feedback – this will be shared with the Historic Preservation Board, Planning and Zoning Board, and City Commission once this proposal is scheduled for each respective public hearing. You are also welcome to attend each of these public hearings to share your feedback.

As previously mentioned - the proposal for the adjustment of the boundary for the Sailboat Bend Historic District is not moving forward through the public hearing process. Attached is a letter from Anthony Fajardo, the Director of the Department of Sustainable Development, that you received a few weeks ago.

If you would like to discuss further, please let me know.
Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>

Sent: Saturday, September 26, 2020 9:51 AM

To: Trisha Logan <TLogan@fortlauderdale.gov>

Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: September 26, 2020 9:51 AM
Response #: 7
Submitter ID: 47284
IP address: 2600:1700:19d0:edb0:9c45:6824:285b:feee
Time to complete: 30 min. , 53 sec.

Survey Details

Page 1

1. Contact Info

Name Bernard Petreccia
Email bernie2p@gmail.com
Phone Number (954) 701-4100

2. Property address or addresses in Sailboat Bend that you own or rent

Address(es):
11 SW Palm Ave., Ft. Lauderdale, FL.,

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

11 SW Palm Avenue has been assigned a contributing status because one of the original structures was built in the 1920's.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

There are two structures on the site spaced about 50 feet apart.

Both buildings were in such disrepair that they were totally rebuilt, maintaining the same architecture, in 2012/2013.

This property abuts to the properties on Broward Blvd and should be included in the re-development of the properties on Broward Blvd.

11SW Palm Ave., is the only property between SW 1st Street and Broward Blvd. included in the SBHD.

We are requesting that this property be excluded from the SBHD.

Provide any general feedback or comments on the proposed updates:

Broward Blvd. between SW 11 Ave and 12 Ave needs major cleaning up and development. 11 Palm Ave., the property in question, abuts the properties on Broward Blvd.

The City of Fort Lauderdale is updating the Sailboat Bend Historic District therefore it's an opportune time, with a minor modification, to exclude this property from the SBHD.

We are requesting that the SBHD boundary be relocated from the centerline of Broward Blvd to the centerline of SW 1st street.

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Trisha Logan

From: Trisha Logan
Sent: Tuesday, September 15, 2020 3:26 PM
To: 'ruthclarke222@bellsouth.net'
Cc: Christopher Cooper
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey - 1504 Argyle Drive
Attachments: 1504 Argyle Drive - Architectural Integrity.pdf

Good Afternoon, Dr. Clarke.

Thank you again for providing the additional information concerning past alterations at your property.

After further research and review, the two additions to the front façade of the residence detract from the original design intent and architectural characteristics of the residence, and the original architectural elements are no longer recognizable. This property has lost its architectural integrity through the following two additions:

- 2004 addition of a new bedroom, bath, porch and entry attached at an angle on the street-side elevation of the house.
- 2009 demolition of the existing carport and new construction of a one-story, two-car garage and a den within the main section of the house.

For further information, please see the attached documentation showing the comparison between the original drawings of the residence and the recent additions to the front elevation.

The proposed status of this property will be changed from “Contributing” to “Non-Contributing” in the final draft of the Architectural Resource Survey Update report and within the supporting documentation.

If you have any additional questions at this time, please let me know.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: Trisha Logan
Sent: Wednesday, September 09, 2020 9:44 AM
To: ruthclarke222@bellsouth.net
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Good Morning, Dr. Clarke.

Thank you for your feedback. I will review the information you provided and will provide you with a response within the next week.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison



From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>

Sent: Monday, September 07, 2020 2:28 PM

To: Trisha Logan <TLogan@fortlauderdale.gov>

Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: September 07, 2020 2:28 PM
Response #: 4
Submitter ID: 46105
IP address: 2600:1702:1f20:e780:a5d3:8668:9f94:55ef
Time to complete: 17 min. , 13 sec.

Survey Details

Page 1

1. Contact Info

Name Ruth Clarke
Email ruthclarke222@bellsouth.net
Phone Number (954) 593-8845

2. Property address or addresses in Sailboat Bend that you own or rent

Address(es):
1504 Argyle Drive

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

The property is designated as contributing due to the 50-year standard. However additions to the entire front of the house, including the garage [2009], front room [2004], and back of house porch [2019] have completely changed the appearance and character of the house. Permits are available for these additions. There is no significant architectural style.

I petition to have my house designated as non-contributing.

I do not have copies of the plans online but you can look up the permits on the City website to confirm.

My neighbors at 1512 and 1516 have both had additions in front "Garage built-in front; Loss of Integrity" and are defined as non-contributing. Both have identified architects as well.

Site Number: 15

Address: 1512 Argyle DR

Status: Non Contributing

Folio Number: 504209180130

Year Built: 1958

Architect: George B. Cunningham

Architectural Style: None

Altered: Garage built in front; Loss of Integrity

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

Not answered

Provide any general feedback or comments on the proposed updates:

Not answered

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1

[COO.pdf](#)

File #2

[Clarke A-1 site.pdf](#)

Thank you,
City of Fort Lauderdale, FL

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1504 Argyle Drive

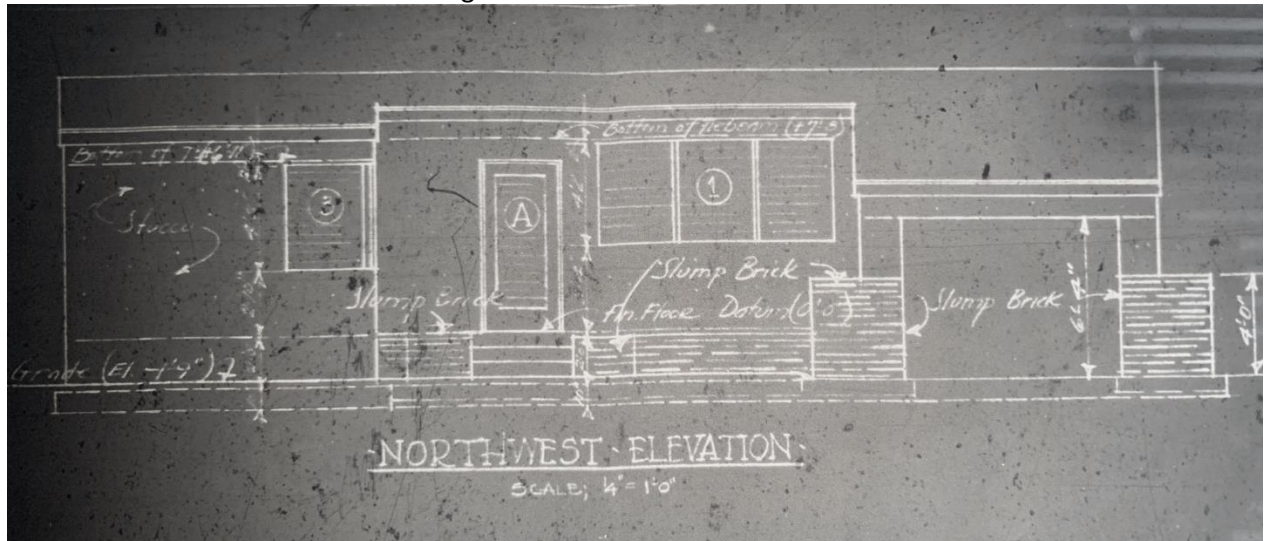
Date of Construction: 1952

Architect: Theodore Meyer

This property has undergone two additions to the front façade of the residence which detract from the original design intent and architectural characteristics which are no longer recognizable. This property has lost its architectural integrity through the following two additions:

- 2004 addition of a new bedroom, bath, porch and entry attached at an angle on the street-side elevation of the house.
- 2009 demolition of the existing carport and new construction of a one-story, two-car garage and a den within the main section of the house.

These modifications are evident through the illustrations below:



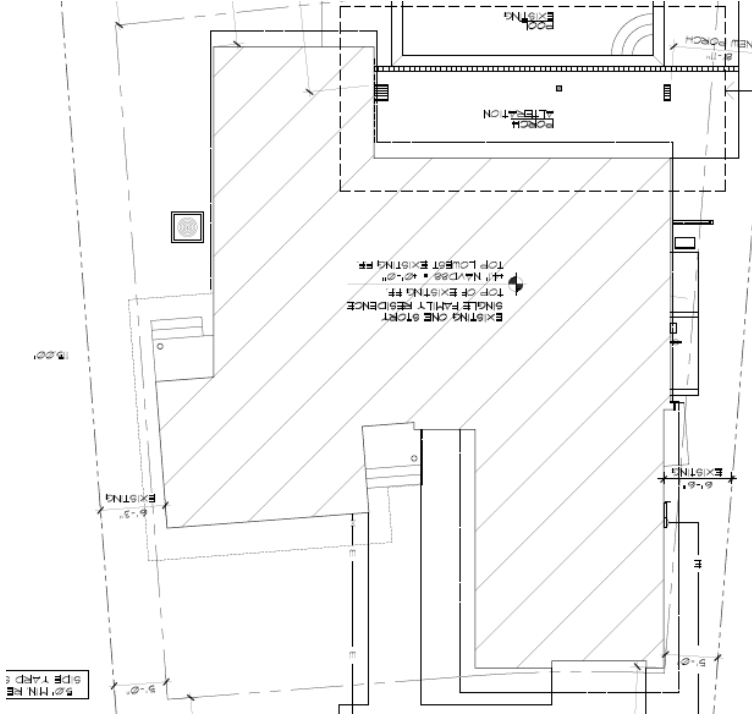
Original Front Elevation – 1952 Permit



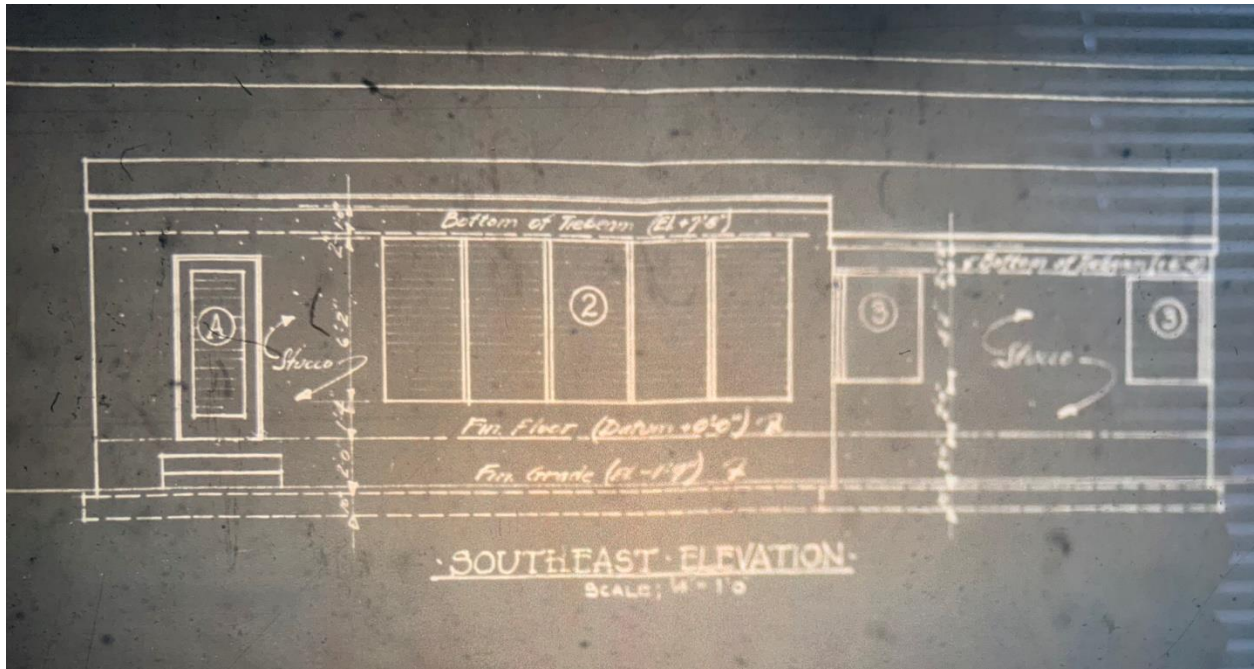
Current Photo of Front Elevation



Original Floor Plan – 1952 Permit



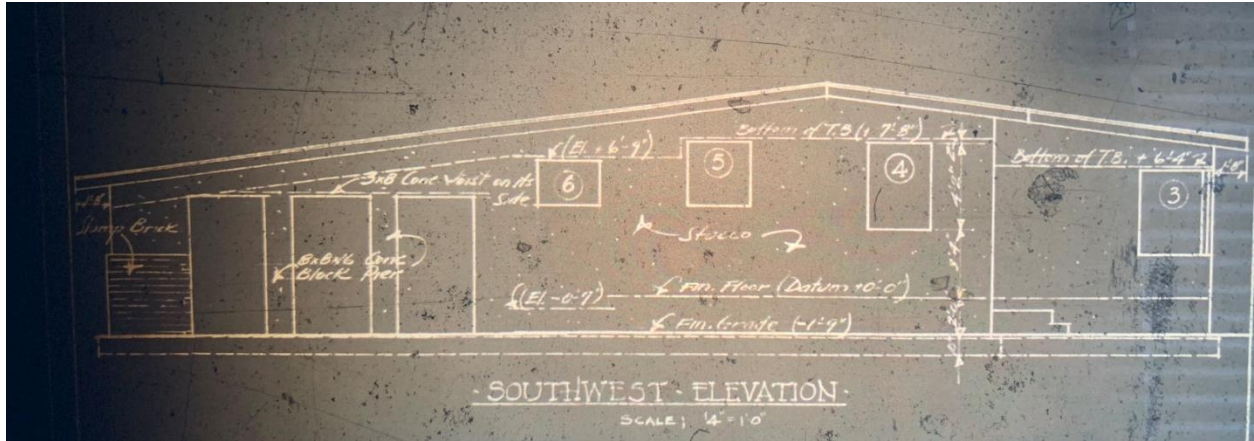
Current Building Footprint



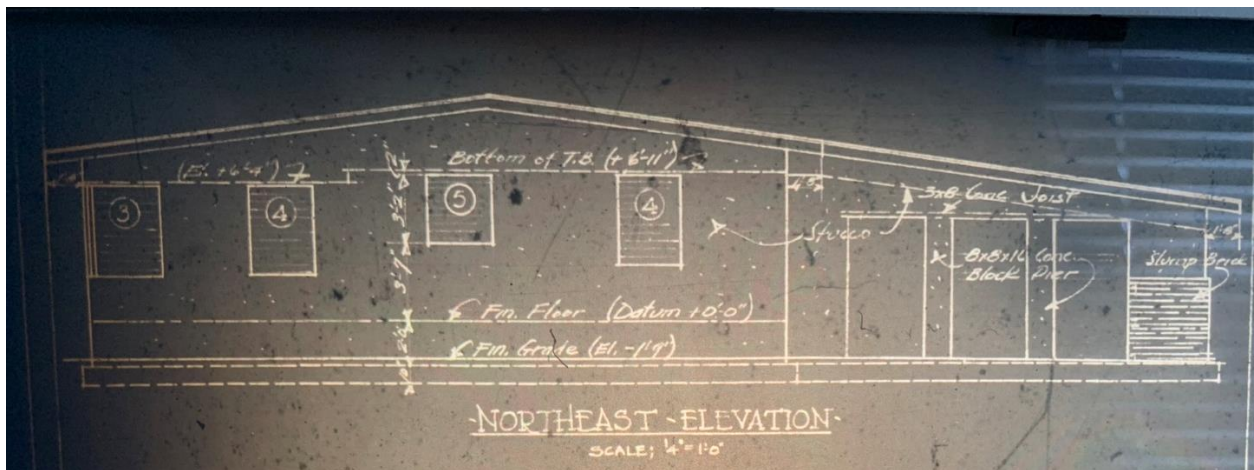
Original Rear Elevation – 1952 Permit



Current Photo of Rear Elevation



Original Side Elevation – 1952 Permit



Original Side Elevation – 1952 Permit

Trisha Logan

From: Trisha Logan
Sent: Friday, September 18, 2020 5:04 PM
To: fscott404@aol.com
Cc: Dean Trantalis; Steven Glassman; Anthony Fajardo; Christopher Cooper
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey - 408 SW 9th Avenue

Good Afternoon, Frank.

Thank you for your email. The draft Architectural Resource Survey Update Report was prepared by myself and Ellen Ugucconi, Historic Preservation Consultant with History Fort Lauderdale. We both meet and exceed the Secretary of the Interior's Professional Qualifications Standards for professionals in Architectural History.

Sailboat Bend is an existing Historic District that was approved by the City Commission in 1992 under Ordinance No. C-92-49. You can read more about the background of the district and the efforts of the community to designate the district [here](#). Moving forward, adoption of the proposed changes to the existing historic district would need to go through multiple public hearings which include going before the Historic Preservation Board, the Planning and Zoning Board, and the City Commission. This process is further outlined within the survey report [here](#).

The timeline that has been set forth for consideration of this proposal includes the current preliminary review that is currently open to all members of the public which is available until October 25th and then the proposal would move through the following steps in this order:

- Historic Preservation Board in December 2020/January 2021
- Planning and Zoning Board in January/February 2021
- City Commission in February/March 2021

As mentioned above, the review of this proposal goes through several public hearings and as such the process and the ability to comment is open to all members of the public – whether or not they are property owners.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: fscott404@aol.com <fscott404@aol.com>
Sent: Thursday, September 17, 2020 4:06 PM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Cc: fscott404@aol.com; Dean Trantalis <DTrantalis@fortlauderdale.gov>; Steven Glassman <SGlassman@fortlauderdale.gov>
Subject: Re: [-EXTERNAL-] SBHD Architectural Resource Survey - 408 SW 9th Avenue

Hi Trisha,

Thank you for your response.

Regarding the process the city takes to define "someone else's property" to be historic, is there a council or board of people making this decision? (what group of experts create the Architectural Resource Survey?).

It seems to me the contributing architectural style you outline in your e mail is nothing unique and is similar to thousands and thousands of other duplexes in South Florida.

Also I strongly request that this whole process be postponed due to the challenges created by COVID-19. As a property owner whose use of the property is being affected, I need to have the time and resources to represent my interests. Will you consider delaying this process (if that is not your decision then who should I talk to)?

My other question I asked is: are renters opinions being considered in this process? If so why, as they have no financial interest in the outcome.

I look forward to your response,

Frank Scott

CC: Mayor Dean Trantalis
Vice Mayor Steve Glassman

Frank Scott
FRANK SCOTT GROUP
Broker Associate - Gala Real Estate Services
997 E. Oakland Park Blvd.
Oakland Park, Florida 33334
954-552-8229

This e mail and any attachments are not guaranteed or warranted for accuracy

-----Original Message-----

From: Trisha Logan <TLogan@fortlauderdale.gov>
To: fscott404@aol.com <fscott404@aol.com>
Sent: Thu, Sep 17, 2020 11:15 am
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey - 408 SW 9th Avenue

Good Morning, Frank.

Thank you for your feedback – this will be shared with the Historic Preservation Board, Planning and Zoning Board, and City Commission once this proposal is scheduled for each respective public hearing. You are also welcome to attend each of these public hearings to share your feedback.

The property located at 408 SW 9th Avenue has been identified as a contributing property in the draft of the Architectural Resource Survey. The property fits within the criteria for evaluation as a contributing structure since it fits within the historic context due to its date of construction (1957), its architectural style - Masonry Vernacular, and the fact that it is a residential property type. Additionally the property's architectural integrity remains intact and has the following distinguishing architectural features – low hipped roof with prominent deep eaves, asymmetrical front façade that is further accentuated through the multi-level roof plan, a L-shaped plan that creates a niched raised entryway for access to both units, decorative metal porch support, and the slump brick planter that lines the front elevation.

Identification of properties as either Contributing or Non-Contributing was conducted through a thorough analysis as part of the Architectural Resource Survey Update of the Sailboat Bend Historic District. For more information, please take a look at the Architectural Resource Survey Update report and other information available on our website: <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation/sailboat-bend-historic-district>

If you have any additional questions or comments at this time, please let me know.
Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov

From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>
Sent: Tuesday, September 15, 2020 3:42 PM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: September 15, 2020 3:41 PM
Response #: 5
Submitter ID: 46718
IP address: 75.74.190.143
Time to complete: 20 min. , 46 sec.

Survey Details

Page 1

1. Contact Info

Name Frank Scott
Email fscott404@aol.com
Phone Number (954) 552-8229

2. Property address or addresses in Sailboat Bend that you own or rent

Address(es):
408 SW 9th Ave
Fort Lauderdale, FL 33315

OWNER

3. Feedback

Provide any feedback or comments on the proposed assignment of “Contributing” and “Non-Contributing” status for each property:

Dear Trisha,

I believe my property is NON Contributing as the only feature it has according to your definition of contributing is that it was built in 1957. Otherwise it has no distinguishing characteristics that would cause it to be unique or representative of a certain time period. Furthermore, it has been modified in the past including new architectural features, window replacements and enclosures.

When I purchased this property I was informed that my property would NOT be considered of historical value as it was not built before 1940 and has no unique historical features or values.

Please confirm that my property will NOT be considered contributing.

Best Regards,

Frank Scott

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

Not answered

Provide any general feedback or comments on the proposed updates:

QUESTION: Are renters' opinions being considered in this process?

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

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Trisha Logan

From: Trisha Logan
Sent: Monday, September 21, 2020 1:55 PM
To: gcarbonell@gjcarch.com
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Good Afternoon, Gus.

Thank you for your feedback – this will be shared with the Historic Preservation Board, Planning and Zoning Board, and City Commission once this proposal is scheduled for each respective public hearing. You are also welcome to attend each of these public hearings to share your feedback.

Over the last few years there have been multiple updates to the Historic Preservation program which include updates to the main historic preservation ordinance to provide a more streamlined process and allow for additional items to be reviewed and approved at an administrative level. Additionally, several new incentives have been incorporated or are currently proposed. These amendments are outlined and listed in further detail on the main historic preservation page: <https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation>

At this time, updates that are proposed specifically for the Sailboat Bend Historic District aim to streamline and add a certain level of confidence to processes. Within the next week, the proposed text amendments will be available to view here:

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation/sailboat-bend-historic-district/sbhd-proposed-ordinance-updates>

If you would like to discuss further, please let me know.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>

Sent: Friday, September 18, 2020 6:30 PM

To: Trisha Logan <TLogan@fortlauderdale.gov>

Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey

Date & Time: September 18, 2020 6:29 PM

Response #: 6

Submitter ID: 46931

IP address: 96.92.17.178

Survey Details

Page 1

1. Contact Info

Name Gustavo J. Carbonell
Email gcarbonell@gjcarch.com
Phone Number (954) 494-4248

2. Property address or addresses in Sailboat Bend that you own or rent

Address(es):
320-322 SW 7TH AVE

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

I agree that my property is non contributing, it was hugely altered when I purchased it many years ago with texture 111 modern siding, flat roof with overhangs and zero architectural detailing or style. It was completely transformed into a Mission Style but recent remodeling.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

I believe very little is yet proposed.

As a property owner and architect who has designed many projects in the area I have a lot of input I would like to share. To start with I have refused to do any work in Sailboat Bend for many years and advise prospective clients to stay away. It shows that not only I but many I know have a similar opinion and this once beautiful area with superb location and tree canopy has not seen much redevelopment the past 15 years and actually seems very unkept in many places. Since Lennar built at the end of West Las Olas not much has been built or rehabilitated.

Provide any general feedback or comments on the proposed updates:

I think a new ordinance in keeping with a Historic District needs to be created and not the typical zoning districts that do not adapt to a Historic District.

Better guidelines that assure a project can be approved and not have to wait for months of review and at the end hear a denial.

The lending institutions, developers, and designers do not want to engage into so much uncertainty.

I and my clients have lost thousands of dollars. Those that went thru the process have said never again.

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

Trisha Logan

From: Trisha Logan
Sent: Thursday, October 22, 2020 5:35 PM
To: 87andsunny@gmail.com
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey
Attachments: RE: Agenda Comment - 1213 W. Las Olas Blvd; 72 - BD02792 - 1217 W Las Olas.pdf

Good Afternoon, DeAnna.

Thank you for your feedback – this will be shared with the Historic Preservation Board, Planning and Zoning Board, and City Commission once this proposal is scheduled for each respective public hearing. You are also welcome to attend each of these public hearings to share your feedback.

The original permit record that we have for the property lists the structure as being built in 1938 and it is also the date of construction listed on the Florida Master Site File Historic Structures Form (see attached).

You had previously contacted me concerning the property located at 1213 W. Las Olas Boulevard in 2019 and I have attached my response for your reference. Since then, we have updated our notice requirements for any new construction projects to now require a sign notice to be posted at the site (15) days prior to a Historic Preservation Board meeting.

If you have any additional questions, please let me know.
Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>
Sent: Tuesday, October 20, 2020 7:25 PM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: October 20, 2020 7:25 PM
Response #: 8
Submitter ID: 48495
IP address: 73.56.17.172
Time to complete: 17 min. , 9 sec.

Survey Details

1. Contact Info

Name DeAnna Padgett
Email 87andsunny@gmail.com
Phone Number (786) 547-9830

2. Property address or addresses in Sailboat Bend that you own or rent

Address(es):
1217 West Las Olas Blvd, 33312

3. Feedback

Provide any feedback or comments on the proposed assignment of “Contributing” and “Non-Contributing” status for each property:

Happy to be a contributing residence. Is there a plaque with an established date or any signifier for contributing structures? The Original build date we have for the house 1936 from Broward county public records. This report shows 1938. It’s hard to get the factual date.

Somehow the property next door was quit claimed/sold to Fly Boyz llc, split into 2 lots (originally it was an historic single family home that was abandoned and left to rot and condemned - it happens too much here). I don’t think this company can move forward with their 2 story (ugly and barely conforming) townhouse. I’d like to buy it and build a single family house that keeps true to the nature, style and spirit of the neighborhood, but the fly Boyz are...elusive and MIA.

We also have a disproportionate amounts of renters and Airbnb’s.

Any new builds should be held to a standard that reflects the historic nature of this neighborhood.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

I think the changes will help bring the Neighborhood up.

Provide any general feedback or comments on the proposed updates:

I would like to see a moratorium on any new low income housing developments. We have more than our share and we’re surrounded by social services like huzienga, Salvation Army, 1/2 way houses, rehab houses...all within this small area. It’s getting worse as there seems to be less and less services for indigents, homeless, etc. Also, traffic restrictions would be helpful. We have city employee traffic all day long, we have commuters using side streets as a work around to Broward Blvd traffic jams. It’s dangerous and takes a toll on our streets and neighborhood. More help from the city/county is needed or this potential, historic jewel in Fort Lauderdale.

Thank you!!

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

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Trisha Logan

From: Trisha Logan
Sent: Wednesday, October 28, 2020 5:35 PM
To: Sum Lin
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Good Afternoon, Sum.

Thank you again for your feedback – this will be shared with the Historic Preservation Board, Planning and Zoning Board, and City Commission once this proposal is scheduled for each respective public hearing. You are also welcome to attend each of these public hearings to share your feedback.

I have responded to your questions below in red.

If you have any further questions, please let me know.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: Sum Lin <sumlin@earthlink.net>
Sent: Wednesday, October 28, 2020 1:43 AM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Hi Trisha,

I appreciate your review of the 705 SW 4 Place property and glad that it is to be reclassified as non-contributing.

I have a follow up question on the fence height requirements being set to a maximum of 3' and the reasoning behind it to have some consistency in look and feel and promote pedestrian traffic by not covering up the front view.

As you are aware after the review of my property, it is fronted by three streets. I assume in this case, all three sides would have a limit of 3' maximum height. Currently I have 6' high fences all around. Whenever the next major storm hits and my current fences fall over, new fences on all three sides would have to be limited to 3' fences correct?

At this time under the current regulations - for a full replacement of a fence staff would only be able to approve up to a 3'-0" high fence at an administrative level. If the permit is for repair or partial replacement of the existing fence, that request may be reviewed and processed at an administrative level.

- (1) To my immediate east is Cooley's Landing, it has a lot of pedestrian traffic and vehicular traffic, people walking by and vehicles with boats towed behind. Every Saturday, Sunday and Monday morning, I walk around the outside of the property and pick up broken beer bottles, liquor bottles, cigarettes, candy wraps, half eaten burgers and pizzas. People on Friday and Saturday night drive home with their boats towed behind, half drunk, toss glass bottles towards my house, most of the time it's the fence they hit. I don't know how much of the trash would end up on the inside of the yard, if the fences are lowered by three feet.

(2) I have a pool and a spa in the back yard, I have a koi pond in the front, and both of them have fence requirements such as being minimum of 4' in height, the latch being 54" minimum from the bottom rail, not climbable etc etc etc...in a case when the safety code and the historic preservation guidelines are in conflict, which one governs?

I understand there are several options for meeting the requirements of the State Statute that covers the Residential Swimming Pool Safety Act. Depending on the specifics of the request, the HPB may need to review but the proposed change to the ordinance is to increase the height limitation of a fence to 4 feet with the gate allowed to be an additional 8 inches higher.

(3) By setting it the fence to 3' on the side and rear, my pool, spa and even the pump and filter are all completely visible from the streets, it's a complete loss of privacy. Such a loss of privacy would have enough impact to the point that I would consider the outside space of the property no longer usable. A typical property with only the front door facing the street, the other three sides facing other neighbors, is not limited like mine, why should a property be so heavily restricted just because it has a unique location within a block?

The proposed change to the ordinance is to increase the height limitation of a fence to 4 feet with the gate allowed to be an additional 8 inches higher for the front elevation and for side and rear property lines that are street facing. This proposal will be considered by the HPB, PZB, and City Commission. Your comments will be provided to the HPB initially for their consideration where they may provide further direction to staff in preparation a final draft of the proposed ordinance.

Please let me know your thoughts and whether this is something that can be addressed. I know in most cities a request for an exception is to apply for a variance, I am not familiar with what that means with the HPB.

Regards,

Sum

From: Trisha Logan [<mailto:TLogan@fortlauderdale.gov>]
Sent: Tuesday, October 27, 2020 10:23 AM
To: 'sumlin@earthlink.net'
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Good Afternoon, Sum.

Thank you again for providing the additional information concerning past alterations at your property.

After review of the information provided and additional research, it is evident that there have been several alterations to the front elevation of the structure. For further information, please see the attached documentation.

The proposed status of this property will be changed from "Contributing" to "Non-Contributing" in the final draft of the Architectural Resource Survey Update report and within the supporting documentation.

If you have any additional questions at this time, please let me know.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: Trisha Logan
Sent: Friday, October 23, 2020 11:11 AM
To: sumlin@earthlink.net
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Good Morning, Sum.

Thank you for your feedback and sending the additional information. I will review the information that you sent and will provide you with a response within the next week.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>
Sent: Thursday, October 22, 2020 1:51 AM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: October 22, 2020 1:50 AM
Response #: 9
Submitter ID: 48568
IP address: 2601:580:c080:c040:354c:e8c1:7f27:6f4a
Time to complete: 3 min. , 46 sec.

Survey Details

Page 1

1. Contact Info

Name	Sum Lin
Email	sumlin@earthlink.net
Phone Number	(954) 854-7582

2. Property address or addresses in Sailboat Bend that you own or rent

Adress(es):
705 SW 4 PLACE
1221 SW 4 COURT
1225 SW 4 COURT

3. Feedback

Provide any feedback or comments on the proposed assignment of “Contributing” and “Non-Contributing” status for each property:

I would urge the city to reclassify 705 SW 4 PLACE as non-contributing. I have attached a PDF document with my reasoning as well as supporting information. Please review and advise.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

I do have some questions and feedback to the proposed ULDR updates. Please review the second PDF file attachment and advise.

Provide any general feedback or comments on the proposed updates:

Not answered

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1 [705 SW 4 PL Integrity Analysis.pdf](#)
File #2 [SBHD Ordinance Update Questions.pdf](#)

Thank you,
City of Fort Lauderdale, FL

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Site Number: 439
Address: 705 SW 4th PL
Status: Contributing
Folio Number: 504210390080
Year Built: 1941
Architect: Courtney Stewart
Architectural Style: Masonry Vernacular

Date: 10/20/2020
By: Sum Lin, P.E.

I would like to provide a detailed summary of the major work performed at this address which I believe will lead to the conclusion that this property no longer has the historical integrity of the original building and the design intent of the original architect has been eradicated.

ORIGINAL 1941 HOME

The original 1941 design was a single story home with two bedrooms and one bathroom. It was designed by architect Courtney Stewart for the original owner George B. Bryan.

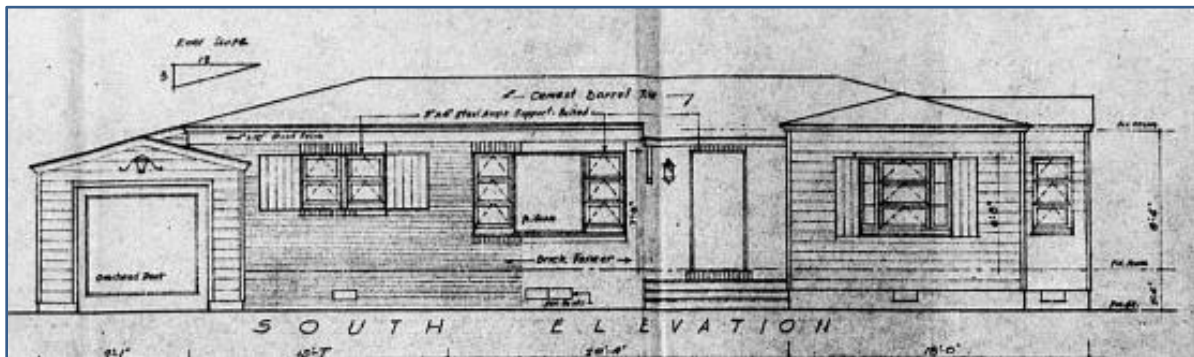


Figure 1: Original 1941 Front South Elevation

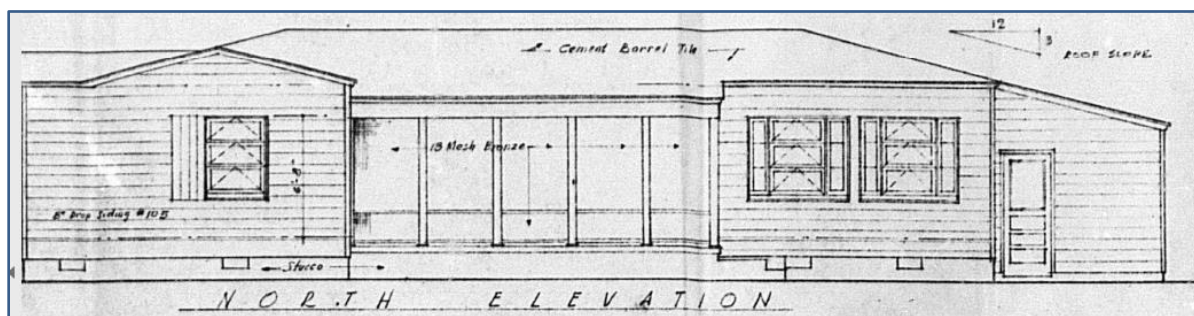


Figure 2: Original 1941 Rear North Elevation

As shown in the figures above, the original house has brick veneer on the front façade, and 8" wood drop sidings on the rest of the exterior walls. Original single crank operator awning wood framed windows have wood louvre shutters on either side.

The current building in 2020 looks drastically different from the 1941 original after numerous major renovations and additions over the years.

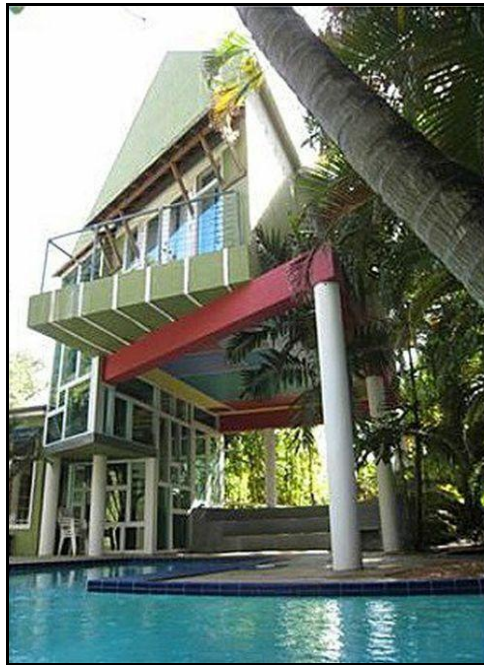


Figure 3: House in 2019

I have listed below, chronologically, all the major work that's been done based on my review of old permits, plans and archives, as well as from conversations with previous owners and neighbors.

1960 NORTH BEDROOM ADDITION

In 1960, a 16'x16' bedroom addition was made at the north west end of the building, making this a three bedroom one bath home. This work was done for a different owner Willy T. Hiis, the architect's name is not legible on the older plans. As shown in Figure 4, the exterior of the addition appears to match the existing original 1941 design, including wood sidings, same style windows and roofing tiles. However, this addition was later on completely erased by the 1993 addition at the same location.

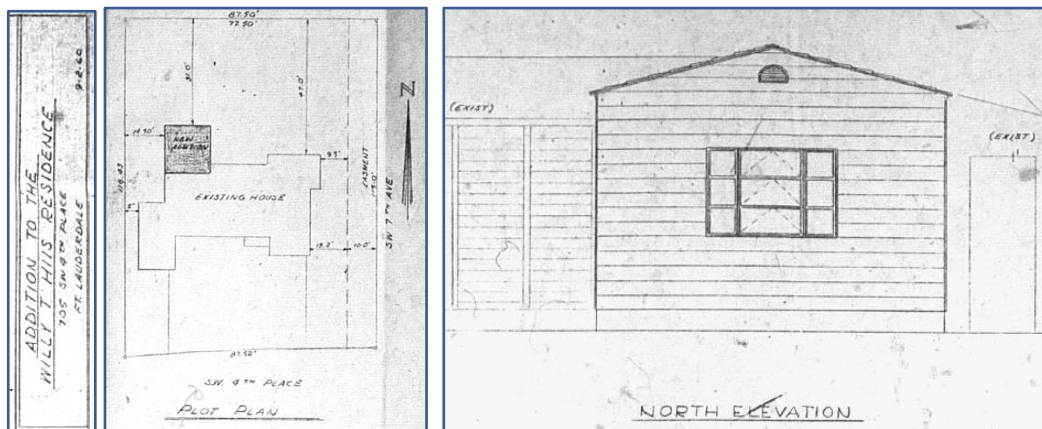


Figure 4: 1960 Bedroom Addition Plot Plan and North Elevation

1992 EAST WING RECONSTRUCTION AFTER MAJOR FIRE

In 1992, there was a fire in the east wing of the home, with severe structural damages to the exterior and interior portions of the home, affecting two of the bedrooms, one bathroom, one hallway closet and the living room. The extent of the reconstruction included complete roof structure replacement, exterior and interior walls and floors, all plumbing and electrical of the east wing.

ABRAHAM ALLISON RESIDENCE	
1.0	PARTICULARS:
1.1	On September 19, 1992, a site visit was made to the residence of Abraham Allison, 705 Southwest 4 Place, Fort Lauderdale, FL, to review the damages caused to the structure during a fire.
1.1.1	Present were Lakdas Nanayakkara, P.E., of Lakdas/Yohalem Engineering, Inc. and Mr. William I. Zdravkovic, A.I.A., of WIZ Architects, Inc.
3.0	CONCLUSION & RECOMMENDATIONS:
3.1	Fire has camaged a 10' wide area of the roof, the entire width of the east wing, where the fire damage is localized.
3.2	This office recommends replacing all the roof, floor and wall members within the fire damaged area.
3.2.1	It is our considered opinion that a majority of the roof and wall members do not comply with the current building code requirements.

Figure 5: Exerpts from Engineer's Fire Damage Report

This rebuild was designed by architect William I. Zdravkovic of Wiz Architects for then owner Abraham Allison. It was this rebuild that started the subsequent series of renovations and additions that ultimately changed the design, materials, workmanship and feeling aspects of this building.

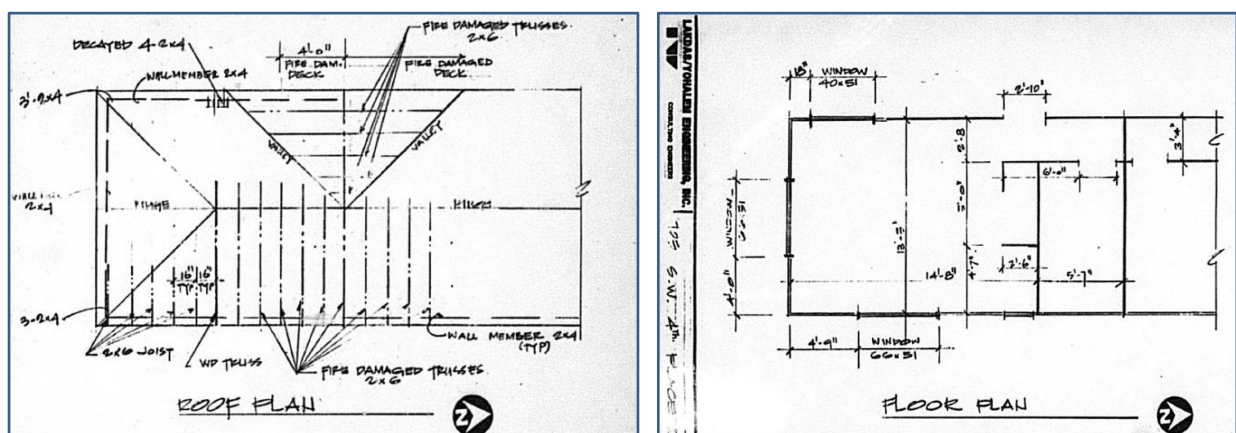


Figure 6: Rebuild Roof and Floor Plan

1993 TWO STORY ADDITION

In 1993, a new 900SF two story addition was constructed. The architect, William I. Zdravkovic of Wiz Architects, was the same architect used for the 1992 post fire east wing rebuild. This addition extended the 1960 bedroom addition further to the north, that bedroom was converted to a bar/den/staircase, then a completely new second story bedroom/bath/balcony was added above it as an overhang. The changes made downstairs on the north side not only completely changed the appearance of the structure, but also nullified all the previous changes made in the 1960 addition. Shown below are site plan, floor plan and elevations of the new addition.

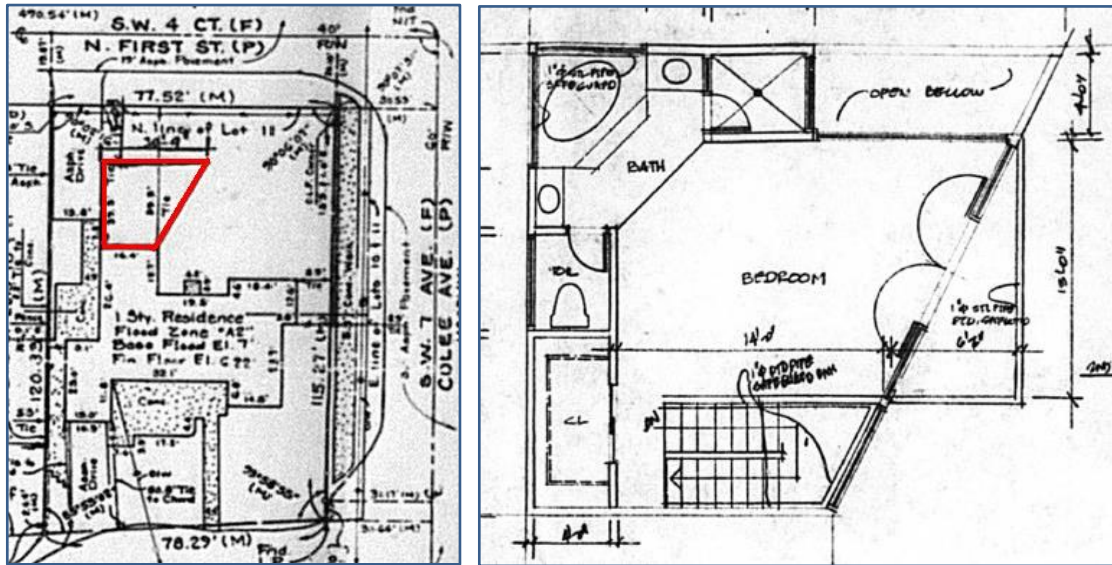


Figure 7: 1993 Second Floor Addition Site and Floor Plans

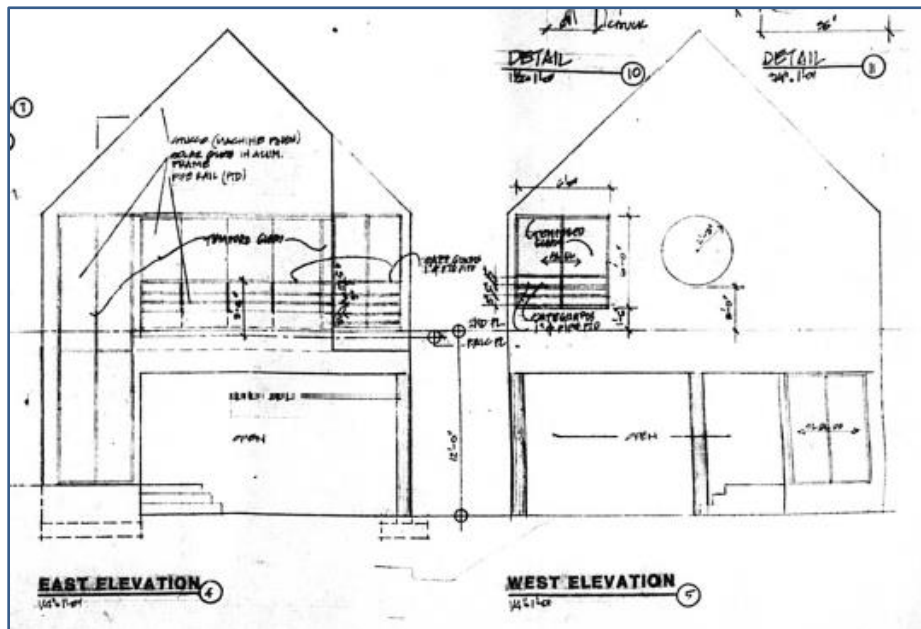


Figure 8: New Addition East and North Elevation

The new addition continued the departure from the original design to a contemporary design embracing minimalism with clean lines and bold geometric shapes. On the exterior the use of a very steep metal roof, clerestory windows, floor to ceiling glass, bold contrasting colors with asymmetrical shapes.



Figure 9: 1993 New Addition Exterior Photographs

1993 POOL/SPA/CONCRETE BENCHES EXTERIOR RENOVATION

That same year, after the second story addition, another major exterior alteration was added on the north side. This work was designed by Homer Fellcella Consulting Engineers. This modification included a new in ground swimming pool, a spa, and a massive concrete bench/stair area.

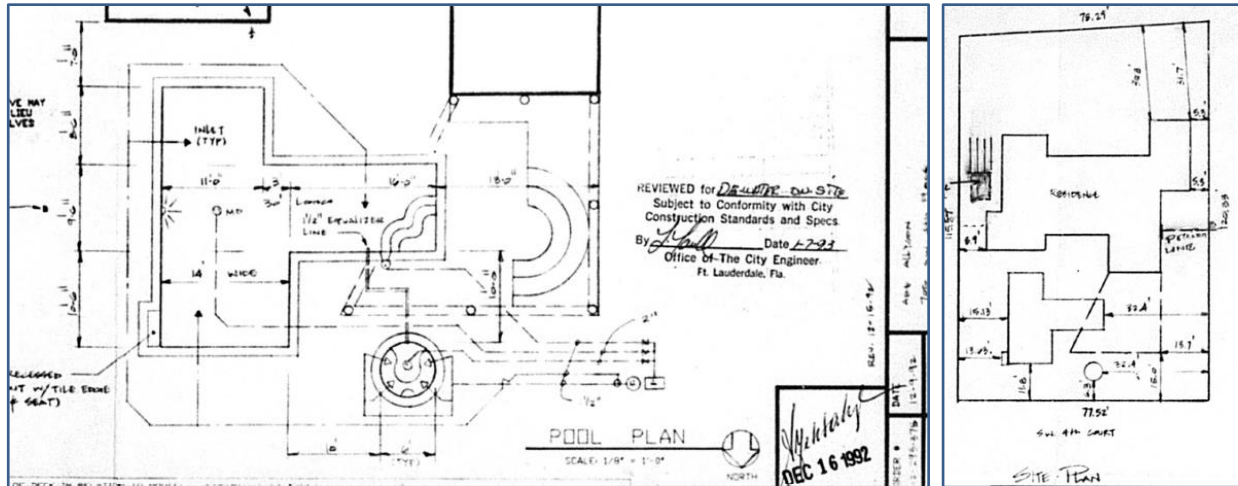


Figure 10: Pool Plan Showing Locations of Pool, Spa and Concrete Benches

The swimming pool is a “T” shaped pool that extends into the second floor addition’s overhang footprint with a 5’ round spa to its north. A semi-circular concrete structure containing three concentric tiers of seating/stair area about 14’ long, 8’ wide and 42” tall was constructed directly under the second story addition.



Figure 11: Swimming Pool and Spa



Figure 12: Semi-Circular Benches/Stairs

The new exterior features, along with the family room addition below and the second floor addition above, the entire property has drastically changed in terms of style, form and space inside and outside.

2003 GARAGE COMPLETE REBUILD

In 2003, the front garage was renovated, the original roof and all exterior walls were removed and rebuilt completely. This work was designed by W.T. Patterson for then owner Abraham Allison. During this renovation, the original side window and the back garage doors were removed and replaced with new aluminum metal window and door. A new hurricane impact overhead garage door was installed in the front.

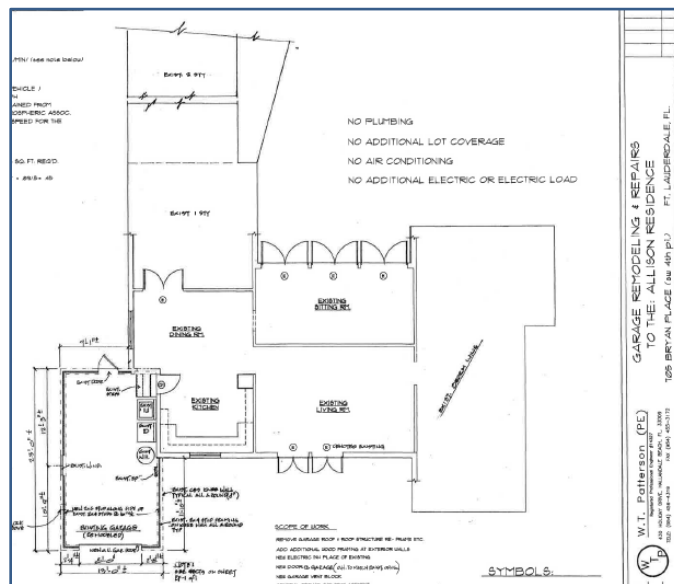


Figure 13: Garage Rebuild Plan

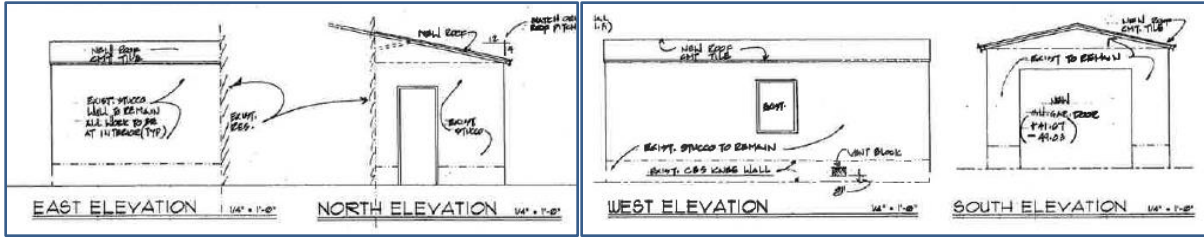


Figure 14: East/North/West/South Elevation

MAJOR LANDSCAPE ALTERATIONS

In addition to the changes made to the structure, there have also been major changes made to the landscaping over the years affecting the structure as viewed from the street, and from the structure to the street, both in the front and rear. It is unclear whether these landscape changes were made progressively over the years by various owners, or made as a single major redesign. Shown below are two surveys (1992 vs 2003) side by side showing some of the notable landscape changes made since 1992.

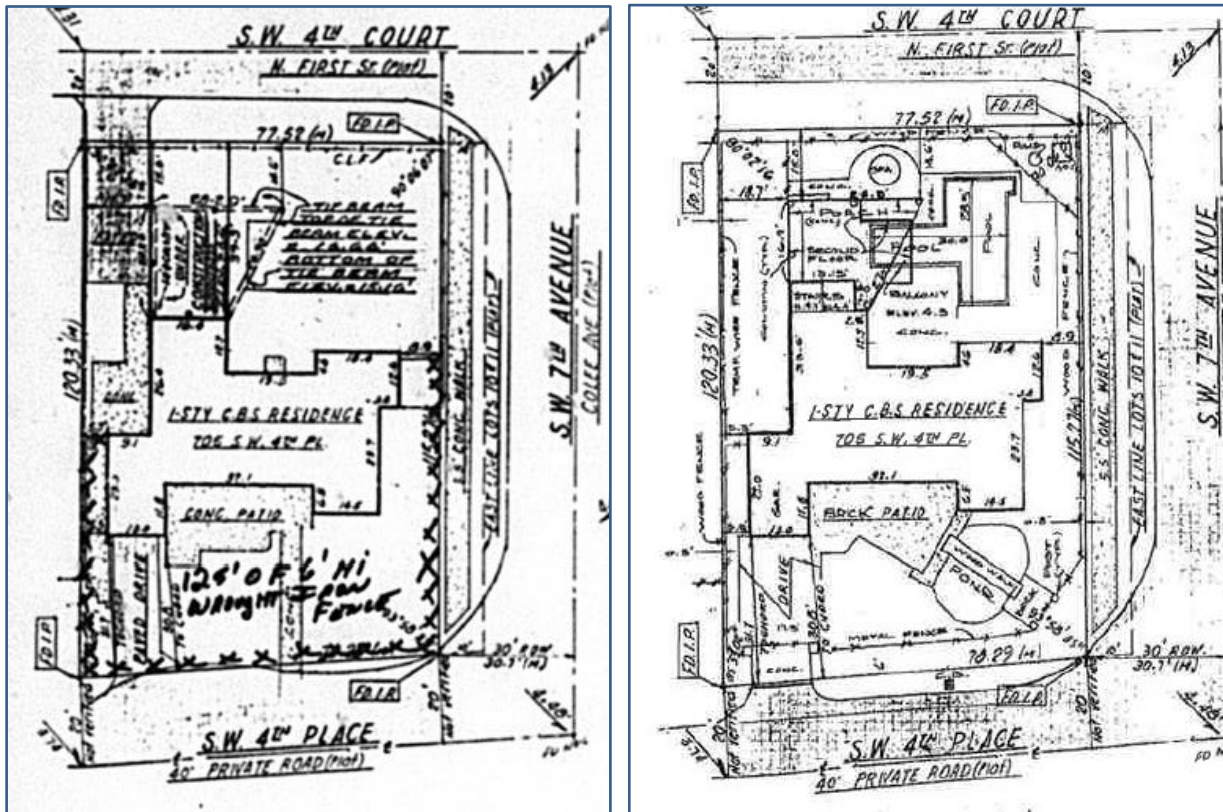


Figure 15: Side by Side Survey 1992 vs 2003

The survey on the left was completed in 1992, when the property owner pulled a permit to erect a metal fence on the front side of the property. This survey most likely represent most faithfully the original setting of the property as the only major additions prior was on the north wing addition and the east wing post fire rebuild.

It shows the front of the property is clearly visible from the street, without any obstruction, a narrow concrete walkway in the center leading to a concrete patio, with an asphalt paved driveway south of the garage to the west.

The survey on the right was completed in 2003, as part of the plans submittal for the garage complete rebuild project. It can be seen the front looks totally different. The front patio has been extended, and a 400SF koi pond has been added at the southeast corner, where the entrance walkway has been relocated as a bridge over the pond. Across the entire front, several layers of landscape changes were implemented. Firstly, the entire front patio area has been raised 24" higher from the original grade, topped with reclaimed clay bricks. Further south, tall rock boulders were erected across the front, from the pond to the edge of the driveway. then multiple ficus trees, traveler's palms, Chinese fan palms were planted to the south of these boulders. Finally, a 6' tall metal fence were erected across the front, anchored at the ends by four 24" x 24" X 60"H concrete columns. The following pictures show these features as viewed from the roof and from the ground.



Figure 16: Front Landscape Alterations Post 1992

These landscape features raised the front area much higher, along with the groups of mature trees, obscured the house when viewed from the street. In fact, the only parts of the house that is still visible from the street are the 2003 rebuilt garage and the second story addition behind it.



Figure 17: House Front View from Street

Not only is the house largely obscured when viewed from the street, the street is also being obscured when viewed from the house.



Figure 18: Street View from House

Here is a summary of notable changes made to the structure since the 1941 original construction:

- Original 8" exterior wood sidings removed.
- A standard three coat smooth stucco was applied to the entire exterior, and at a later date another layer of finish with a Spanish Lace texture was applied.
- All the original louvre shutters on the left/right sides of the windows were removed and replaced with new blue power coated Bahama shutters with tilt rods.
- New bedroom addition in 1960 on north end resulted in the deletion of two original windows and one side door, and addition of three new windows.
- Major rebuild on the east wing in 1992 after a fire, resulting in new exterior walls, windows and roof with 4 new skylights.
- In 1993 the 1960 bedroom addition was renovated to be a bar/den area, addition further extended to accommodate a stair case and landing area. Extended use of continuous glasses in the entire downstairs renovated section.
- In 1993 a second story addition with a new overhanging bedroom, bath and balcony.
- 1993 addition of a swimming pool, spa and semi-circular three tiered bench/stair structure.
- Of the 17 original windows from the 1941 house, seven were deleted due to some space being made interior, one was replaced, one was changed to glass blocks, one was repurposed as an opening for a windows AC unit, and seven remain. A total of 22 new windows and 4 skylights were added with the various renovations and additions.
- Of the 5 original entry doors from the 1941 house, three were deleted due to some space being made interior, and two were replaced – one is the garage overhead door and the other is the garage north exit aluminum screen door. Seven new double French doors were added. With the exception of the two garage doors, none of the original 1941 doors survived in their original locations.
- Extended and raised front patio area by 24" in height, eliminated front walkway from the street and installed reclaimed Chicago bricks over the entire front patio and driveway.
- Added a 400SF koi pond on the south east end with large tall landscape boulders and waterfall features.
- Installed four 24"X24" concrete columns across the front driveway and a new south east facing gate.

- Deleted original center front walkway from the street and installed new walkway to align with the south east facing metal gate.
- Installed metal fence across the entire front, with a motor operated sliding metal gate.
- Planted a series of trees and palms in the front area that has since matured, today these trees are so tall, wide and dense they obscured most of the house when viewed from the street, and most of the street when viewed from the house.

In terms of DESIGN, it is abundantly clear the modifications that occurred since 1960 has drastically changed the form, style, spatial organization, proportion, scale, materials, color and texture of the 1941 structure. After three major additions (1960, 1992, 1993) and two significant renovations (1993, 2003) by four different architects/engineers, the original defining elements of the 1941 house are no longer recognizable.

In terms of MATERIALS and WORKMANSHIP, the original exterior materials consisted of wood and brick veneer. These materials have been replaced by different materials on all sides. Today the exterior materials are of concrete blocks, stucco, ceramic tiles and reclaimed Chicago bricks. Similarly, with all the changes none of the original workmanship is appreciable.

In terms of FEELING, there is virtually no surviving physical feature expressing any historic character.

In terms of SETTING, the original front of the structure was visibly unobstructed from the street (SW 4th Place) and the rear was also visible from SW 4th Court. After 1992, due to the addition of a swimming pool and spa in the back, all sides of the property have been fully fenced. Then a series of substantial landscape alterations were made in the front area – raising the grade, erecting landscape boulders, a koi pond, a dense clusters of mature trees and palms, resulting in a very different view and setting. The house does not appear as it did historically.

In conclusion, the original design of architect Courtney Stewart has been erased by all the additions and alterations, and as a result there is a loss of all aspects of historical integrity. I would recommend the city to consider attributing this property as “non-contributing”.

Below are responses to your questions and comments in red.

QUESTIONS AND COMMENTS on the proposed Section 47-16 Historic Districts Ordinance (Sailboat Bend Historic District Section Only)

Sec. 47-16.8.2.B.3.f. Accordion hurricane shutters are prohibited on the front elevation or elevations visible from the right-of-way but may be placed on rear and secondary elevations that are not visible from the right-of-way. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.

- (1) Please clarify “rear and secondary elevations”. If a property’s rear is also street facing (property occupies both sides of a block), does it mean the property can erect accordion shutters on its rear facing windows? In other words, does “rear” here means “rear as long as it’s not street facing”? or “rear” means the opposing side to the front?
- (2) Does visibility take into account the existence of a fence? If a front facing window is obscured from the right-of-way by a 6’ tall fence or a dense hedge, does it mean it is permissible to install accordion shutters on that window?

Rear is the opposing side to the front elevation and in most cases is not visible from the right-of-way, although there are exceptions. Any elevation that is street-facing – even if it is considered a rear or secondary elevation – accordion shutters would not be permitted.

Visibility does not take into account the existence of a fence since it is a removable element on the site. If a window that is on the front elevation currently has a hedge blocking the view, it would still not be permissible to install an accordion shutter.

Sec. 47-16.8.2.C.1.b. Dimensions. Height limitations of fences, gates, walls, piers, and hedges are provided in Table 1.

- (3) Table 1 includes height and visibility limits for fences, gates, walls, piers and hedges. I have the same question as in question 1, the definition of front and rear. Does rear means the rear property line regardless if it’s street facing or not? In other words, can one plant 6’ tall hedges along its rear property line even if it’s street facing?
- (4) Front fences and gates are limited to 3’ and 4’8” in heights respectively with a minimum visibility of 30%. Is “visibility” here the same definition as transparency in zoning code where they dictate certain fences must have a minimum transparency?
- (5) I would like to suggest changing the maximum of front fence heights and gates to 6’. This new height limits will impact the neighborhood greatly. All it takes is one major storm when many of the existing 6’ tall fences and gates will suffer damages, and when homeowners in distress trying to repair their fences (which is typically not covered by insurance due to them being not a primary structure), they are faced with having to replace or repair it to a much lower height. There are discussions amongst homeowners who are speculating the primary motivation for the reduced heights of fences/gates are to increase the visibility which in turn increase what the HPB can regulate. Standard, established, typical fence heights have been 4’ and 6’ for a long time.

A 6' tall hedge or fence along a rear property line that is fronting a street would not be permitted for review at staff level and a Certificate of Appropriateness from the Historic Preservation Board would need to be obtained.

Visibility is not the exact same definition as transparency in the ULDR, but it is a similar concept.

Your suggestion will be passed along to the Historic Preservation Board, however, currently fences in the front yard are limited to a height of 3'-0" which is the height limit set within the Historic Preservation Design Guidelines. A lower fence height within historic districts, particularly in the front yard, is to allow for a consistent pattern throughout the district acting as a major streetscape element, visibility to the front elevation of a property, and to promote a pedestrian friendly environment.

Sec. 47-16.8.2.C.2.b. Backout parking spaces at multi-family or commercial sites are limited to two (2) consecutive spaces and a total width of twenty (20) feet. A minimum separation of eight (8) feet from the adjacent parking space(s) shall be provided within the same property for the entire length of the parking space. The area between the parking spaces must be a pervious landscaped area. Backout parking must meet all requirements in Section 47-20.15 of the ULDR.

- (6) Does this mean a 4 unit multi-family single story building on a narrow lot with a 50' wide frontage, with enough space in the front for 4 consecutive 9' wide spaces, one for each unit, with a 14' wide walking path on one side leading up to the front, will have to completely redesign and rework it's parking to two spaces maximum, making it no longer viable to remain as a multifamily rental property? This seems unreasonable and I strongly object to this new standard.

The proposed regulations will not compel any property owner with an existing parking configuration to redesign their site. Regulations apply when a permit is applied for new construction projects or for new paving.

705 SW 4th Place

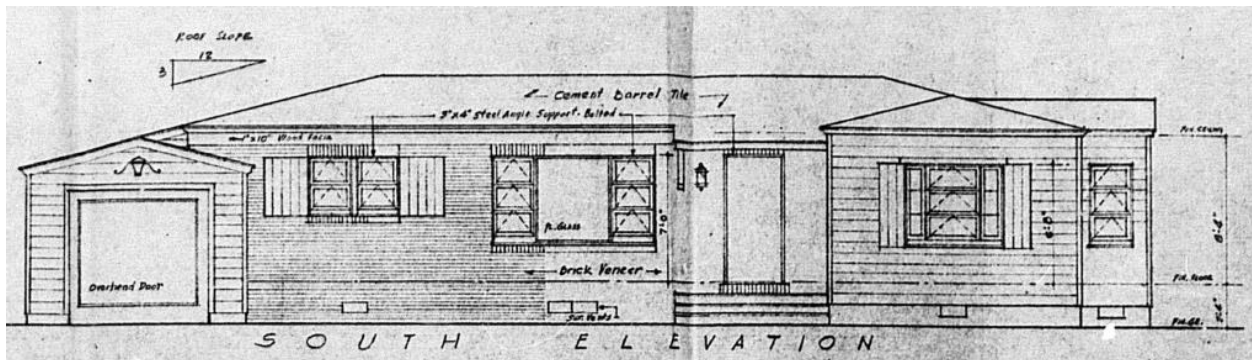
Date of Construction: 1941

Architect: Courtney Stewart

Architectural Integrity Review

705 SW 4th Place is located on the southwest corner of SW 7th Avenue and SW 4th Court and faces south. As such, the residence is visible from three different street elevations. The property was identified as “contributing” in the current architectural resource survey because of its masonry vernacular qualities. The current property owner has provided an in-depth overview of the modifications that have occurred to this structure. Staff has reviewed these materials and conducted additional research.

The original character of the residence appears in plan to have been a long, rectangular body with two projecting wings on either side. The west projection contained the one car garage. Materials shown on the exterior were wood siding with a brick veneer on a portion of the front façade.



Original South Elevation

Documents provided by the owner show a 1960 bedroom addition to the north (rear) façade. The north façade has been considerably changed by subsequent alterations and a two-story addition. The 1960 bedroom addition has been completely obscured by the two-story addition. Additionally, documents provided show the reconstruction of the single car garage that is street facing to match the original. The combination of this work does not automatically disqualify a structure from being considered as contributing when it adds to the overall character of the historic district.

After review of the materials submitted as well as further research, it is evident that there have been a series of modifications to the principal façade. Those changes detract from the original design intent as the architectural characteristics are no longer recognizable. This property has lost its architectural integrity through the following modifications:

- Reconfiguration of the front entrance including removal of the front entry door and picture window flanked by awning style windows; enclosure of a portion of the wall; and installation of (2) sets of French doors.

- Reconfiguration of the roof line to remove the overhang above the original front entrance.
- Alteration of the original exterior wall materials including the removal of the wood siding and brick veneer, and application of a stucco coating throughout the structure.
- Stucco applied over original brick window headers and sills.



Current Photo of South Elevation

After full consideration of the aspects of physical integrity affecting the primary facade, the proposed status of this property will be changed from “Contributing” to “Non-Contributing” in the final draft of the Architectural Resource Survey Update report and any supporting documents will reflect this change.

Trisha Logan

From: fortlauderdale@enotify.visioninternet.com
Sent: Thursday, October 22, 2020 3:37 PM
To: Trisha Logan
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: October 22, 2020 3:37 PM
Response #: 10
Submitter ID: 48609
IP address: 64.132.148.246
Time to complete: 8 min. , 12 sec.

Survey Details

Page 1

1. Contact Info

Name	Don Wikin
Email	dwilkin@aecmworld.com
Phone Number	(954) 609-8089

2. Property address or addresses in Sailboat Bend that you own or rent

Adress(es):
301 Kennelworth Place

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

The original intent of the Ordinance was to provide compatibility guidelines for materials in the context of pre-1947 structures in Sailboat Bend. Continuing to move the date that properties are contributing based on 50 years was not and still is not the intent. In fact ridding SBHD of many post WW II developments was one of the primary reasons for creating the District.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

The proposed changes essentially abolishes the Sailboat Bend Historic District Ordinance in it's current form and makes it part of the citywide Historic Preservation District Ordinance (Section 47-16) which is then 'aligned' with Section 47.24.11 which controls any & all historic properties, landmarks. landmark sites and other potentially historic resources in the City.

This proposed 'alignment' makes the process for upgrading and improving properties in Sailboat Bend more extensive, difficult and costly both in dollars and time than is already required under the current SBHD Ordinance.

Section 47-17, as intended, is an overlay of the existing zoning requirements for residential and commecial properties.....period.

The only intent and purpose of the ordinance was ,and still is, to provide material guidelines for the appearance of buildings

and allowing setback modifications based on specific performance criteria for improvements to buildings and properties in the community. That's all!!

Requiring the residential property owners of SB to adhere to additional Historic requirements currently only required by a historically designated 'commercial district' in the City is beyond the original intent and current requirements of the District.

What is proposed is WAY BEYOND the original intent and current requirements of property owners in Sailboat Bend.

Provide any general feedback or comments on the proposed updates:

Not answered

4. Would you like staff to contact you?

(o) No

5. Preferred method of contact

Not answered

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

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Trisha Logan

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Form Name: SBHD Architectural Resource Survey
Date & Time: October 23, 2020 10:32 AM
Response #: 11
Submitter ID: 48641
IP address: 2601:582:4900:5a0:8c0a:3041:62aa:a252
Time to complete: 11 min. , 22 sec.

Survey Details

Page 1

1. Contact Info

Name	Ken Powell
Email	kenpowell1216@gmail.com
Phone Number	(801) 860-8877

2. Property address or addresses in Sailboat Bend that you own or rent

Adress(es):
1216 SW 4th Court (own)
709 SW 4th Place (own)

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

I disagree with any proposed assignment of "Contributing" and " Non-Contributing" status to any property in Sailboat Bend.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

I am in total support of the current position of the majority voice of the Sailboat Bend Civic Association that the Sailboat Bend Historic District should be rescinded. The reasons the SBHD should be eliminated are really quite simple: in essence, historic preservation was not the original need expressed by the neighborhood; the current District is much larger than the area originally asserted as historic; the current District does not meet any other Historic Preservation agency's requirements for designating a historic district; the administration of the District by the City's HPB is arbitrary and capricious; the benefits envisioned by the originators has not been realized and, indeed, are no longer the goals of the vast majority of the neighborhood as acknowledged by several originators of the District idea; and the health of the neighborhood is dependent on elimination of the area's restrictive regulations.

Those in the neighborhood on a daily basis see that many homes are in good condition, but considerable portions of the neighborhood border on slums. Those areas are in dire need of redevelopment. It seems safe to assume that much of the redevelopment will be multi-family based on predominant underlying zoning (RML 25 (Residential Multifamily Low Rise/Medium High Density); RMM 25 (Residential Multifamily Mid Rise/Medium High Density). Regardless, the sooner these structures are replaced, the better assuming they're replaced with structures of good architecture.

Historic Preservation was not the original need expressed by the Neighborhood. According to the Sailboat Bend Historic District Study, the original impetus for the SBHD emanated from residents' concern over early evidence of lower socioeconomic infiltration into the neighborhood. The study narrative reveals that designation of the SBHD was a vehicle for preventing further tear-down of homes to make way for larger apartment buildings that were increasingly out of scale with the neighborhood's small homes.

SBHD is much larger than the originally-proposed 18-block area asserted by the neighborhood to be historically significant ("representative of a working class neighborhood"). No professional services were available during the development of the District, and City Commissioners expressed concern that the proposed District might not be sufficiently comprised of historically significant resources.

According to the Sailboat Bend Historic District Study, in the spring of 1988, data was provided to the City supporting an 18-block area comprised of approximately 250 primary structures (not all of which could be documented). Still in the development stages, in 1992 at the urging of the then-City Attorney, the district area was expanded to the current area to coincide with the Civic Association's boundaries, with approximately 481 primary structures. The study indicates that the expanded boundary diluted the composition of the proposed District with less than 45% of the structures thought to have been constructed during the period of significance (1900 - 1939). The study's authors noted that they could document less than 80 structures or less than 17% of the neighborhood's principle structures as being constructed during the period.

SBHD does not meet the eligibility requirements and has never been evaluated by the State Historic Preservation Office. This is the key point, and illuminates why the SBHD regulations aren't working for Sailboat Bend. According to the Sailboat Bend Historic District Study, a SBCA committee undertook the study to provide the necessary quantity, quality and historic value data needed by the HPB and City to consider establishing the historic district. Due to the lack of financial resources dedicated to the effort, the Association committee developed and provided the needed information as best they could, using existing (older) plans and consultant studies to shore up the assertions so that a legal basis for the District could be asserted. Understanding this background, and the original impetus for the District designation, helps explain how the requirements for designating a historic district might have been misconstrued.

The SBHD designation is based on three flawed assertions:

- Historic Significance - The mere existence of resources that are at least fifty years old and retain their historic character is not sufficient justification to determine them significant. The resources must be evaluated in light of their historical context. What were the events and circumstances that led to their creation? The historical context for the SBHD is its existence in as a working class neighborhood. Simply being representative of a working class neighborhood is not distinctive enough to support a historic district designation.
- Period of Significance - Historic District neighborhoods should be evaluated within a tight period of time (period of significance), typically 10 to 20 years. Apparently in an effort to "capture" a larger number of older homes, SBHD's period of significance was established as 1900 - 1939, a period of 40 years. I have been unable to find another historic district spanning such a lengthy period of time, likely because nothing stays static for such a long period of time such that the entire period "looks the same"—the period of significance is intended to represent a single period in time.
- Quantitative composition - Historic Distinct neighborhoods should be largely comprised of historic structures harkening from the period of significance and exhibiting the historic significance of the period. The criteria cite a standard of 80% -90% of the neighborhood's structures. According to the 1992 Sailboat Bend Historic District Study, even with such a lengthy period of significance, only 45% of the then-existing 474 structures in Sailboat Bend were asserted to be built during that period and less than 17% of them could be documented to be built during that period. Fewer remain today.

A few years ago there were a pair of bills being proposed in the Michigan State Legislature. House Bill 5232 and Senate Bill 720 which would have ended or sunset all Michigan Historic Districts designations after 10 years. Residents and the preservation community would have to apply all over again to win the designation of historic district and the bills would have set a much higher bar for preservationists to jump over. This method of reevaluation would be a more rational approach as to if a Historic District is achieving the results it was originally intended. As to how this relates to Sailboat Bend, I think the neighborhood attempted to use the historic designation as a fix for a problem area. This is no longer the goals of the vast majority of the neighborhood; and the health of the neighborhood is dependent on elimination of the area's restrictive regulations.

I ask that all members of Historic Preservation Board, Planning and Zoning Board and the City Commission vote to deny the proposed revisions to Section 47-17 Sailboat Bend Historic District.

Respectfully,
Ken Powell

Provide any general feedback or comments on the proposed updates:

Not answered

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

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Trisha Logan

From: fortlauderdale@enotify.visioninternet.com
Sent: Friday, October 23, 2020 3:18 PM
To: Trisha Logan
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: October 23, 2020 3:17 PM
Response #: 12
Submitter ID: 48667
IP address: 2601:582:4900:91b:b1df:97f4:9efc:8fec
Time to complete: 20 min. , 22 sec.

Survey Details

Page 1

1. Contact Info

Name	Stephanie Wedgeworth
Email	sjwedgeworth@gmail.com
Phone Number	Not answered

2. Property address or addresses in Sailboat Bend that you own or rent

Adress(es):
915 SW 2nd Ct
Fort Lauderdale, FL 33312

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

I strongly disagree with these changes to the historic overlay. I absolutely do not want a city of Fort Lauderdale ordinance that adds even more restrictions and limitations to contributing homeowners. I live in a contributing home. My cute, bungalow style house needs work. The extra expenses I need to spend for HPB approved windows alone would set me back. The city of Fort Lauderdale does not assist any historically designated homes with grants, incentives or tax breaks. Yet they benefit by having my property and many others zoned as multi family. Is that fair? No. My home insurance options were 2. Only 2 companies in the entire state would provide insurance for my home when we bought it because of the age pf the home and the fact that it is wood frame. I love this area and I love my house but it is simply not fair to put a historic designation ordinance on an area and then pick and chose what is contributing and what is non-contributing. The original vision for the historic overlay has never been realized. The city has ignored this area, completely ignore it! No incentives, inaccurate zoning and new development that is not historic!!! Why is this change necessary? This is not a change for the better. This is not a change to help and incentify the homeowner but to give the city more control over an area. Re-evaluate every 50 years!!!! Is that a joke! Are you serious? So you buy a home that is non-contributing and once it reaches a certain age you are screwed. How would you like to own a home that is a moving target of uncertainty. If you are going to use the National Register to determine or justify the use of this 50 year period, then is there state or federal funding going to be made available for those contributing homes?

I believe you said 179 homes are contributing and 278 are non-contributing. If the majority of the homes are non-

contributing then doesn't it make more sense to get rid of the historic designation all together?

I want to see the historic designation lifted off of this area permanently. If individual home owners want to have their homes designated then that is their prerogative. A historic designation on an area that has more non-historic homes than historic homes is ridiculous and not meaningful. If I come to Fort Lauderdale to see a designated historic area, the first settlement of Fort Lauderdale, I would be hugely disappointed if I went to Sailboat Bend.

I implore you to reconsider this ordinance and instead strip Sailboat Bend of this historic designation for the betterment of this community and its homeowners.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

The historic designation is preventing community development. Developers are staying away from this area because of the red tape and rules. This prevents homeowners from realizing increased value of their properties. The historic designation should be removed.

Making it mandatory to get a COA for alterations from the HPB that is certified by Florida Dept. of State and not offering the homeowner any incentive or relief for additional fees incurred should be a violation of my rights as a property owner. Using guidelines like the US Secretary of the Interior's Standards as a guide for homeowners when making alterations is unfair, unless the state is going to compensate the homeowner for these expensive and specific alteration requirements.

Provide any general feedback or comments on the proposed updates:

All comments provided above

4. Would you like staff to contact you?

No

5. Preferred method of contact

Not answered

6. Attach Files (Optional)

File #1

File #2

Thank you,
City of Fort Lauderdale, FL

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Trisha Logan

From: Trisha Logan
Sent: Monday, October 26, 2020 5:14 PM
To: 'wandabeachum89@gmail.com'
Cc: 'jebeachum@gmail.com'
Subject: RE: [-EXTERNAL-] 724 SW 1st Street
Attachments: 724 SW 1 St.pdf

Good Afternoon, Wanda and Justin.

Thank you again for providing the additional information concerning past alterations at your property.

After review of the information provided and additional research, it is evident that there have been several alterations to the front elevation of the structure. For further information, please see the attached documentation.

The proposed status of this property will be changed from "Contributing" to "Non-Contributing" in the final draft of the Architectural Resource Survey Update report and within the supporting documentation.

If you have any additional questions at this time, please let me know.
Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: Trisha Logan
Sent: Friday, October 23, 2020 11:11 AM
To: wandabeachum89@gmail.com
Cc: jebeachum@gmail.com
Subject: RE: [-EXTERNAL-] 724 SW 1st Street

Good Morning, Wanda.

Thank you for your feedback and sending the additional information. I will review the information that you sent and will provide you with a response within the next week.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: wandabeachum89@gmail.com <wandabeachum89@gmail.com>
Sent: Wednesday, October 21, 2020 9:42 AM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Cc: jebeachum@gmail.com
Subject: [-EXTERNAL-] 724 SW 1st Street

Good morning Trisha,

I appreciate your time yesterday in discussing my concerns with regards to the ordinance proposal. Please feel free to call for any follow up, Justin and I look forward to your response.

Thank you,
Wanda Beachum

Justin and Wanda Beachum

724 SW 1st Street, Fort Lauderdale, FL 33312

Phone: 704-221-9130

▶ **Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison**

City of Fort Lauderdale | Urban Design and Planning Division

700 NW 19th Avenue | Fort Lauderdale FL 33311

RE:

724 SW 1st Street Status: CONTRIBUTING Date: 1936 Architect: Unknown Style: Frame Vernacular Folio 504210270282 Parcel ID: 0210270282 House moved from 715 SW 1st Street in 1998; Garage addition on s 2005.

Hello Ms. Logan,

This letter is to express our concern with the proposal to establish our home as a contributing property in the Sailboat Bend Historic District. We feel that with the criteria that has been used in establishing other properties as non-contributing; our property would be considered non-contributing as demonstrated by alterations, additions, location, and surrounding structures. It is important to note that this request to be non-contributing does not denote any personal derision to the establishment of the Historic District in the City of Fort Lauderdale.

The first element to denote is that the property was moved to the current site and was not established in the original historical area designation or even at the original location as established by neighborhood support in the late 1980's. In fact, the City passed another ULDR review and broadened the district to include additional properties resulting in our property being added to the SBHD.

Secondly, our home has had numerous additions and alterations that contribute to the loss of historical integrity as noted below:

- a. Garage Addition that was mentioned in the proposed ordinance updates
- b. Bonus Room/Family room addition approximately 360 sq ft which is attached to the garage addition
- c. Front Façade modified with covered porch addition
- d. West Façade altered with covered porch and extension to the back of house, visible from the west street view, roof line does not denote addition
- e. South Façade addition of approximately 400 sq ft and additional extended overhangs and porch addition along the back of the property.

In comparison, the property located at 105 Ave of the Arts, on the same block as my property, was determined as non-contributing secondary to "multiple alterations and loss of integrity". This does not hold the same metric, as our property has had multiple additions and alterations on all facades and elevations, as noted by pictorial evidence included with this letter. The baseline, of the multitude of alterations and additions, alone would result in our property being considered non-contributing.

Next, our property's location is bound by Broward Boulevard and SW 7th Avenue/Avenue of the Arts, these streets contain primarily commercial properties with non-contributing attributes. In fact, Ms. Logan you have promoted that the properties located on Broward Boulevard should be removed from the Historic District changing the boundaries of the SBHD. Furthermore, the adjacent properties to our property include a religious property with no architectural significance, an auto repair/junk yard, a small engine repair and several 1960 era properties considered non-contributing as per your evaluation. However, I cannot exclude the other 'contributing property' located right beside our property, a small 900 sq ft house in major disrepair and owned by a "slum lord" as reported by an employee of the Housing Authority.

In conclusion, we would appreciate the examination of the provided information and to be determined as a non-contributing property. Clearly, our home located at 724 SW 1st/Arpeika Street, is a 1930's replica, but not the standard that should exist to be considered a true contributing property. These multiple facts make the decision clear to classify our property as a non-contributing property.

Sincerely,

Justin and Wanda Beachum

October 20, 2020



▶ [Type the sender company name]



▶ Page 3



▶ [Type the sender company name]



▶ Page 5



724 SW 1st Street

Date of Construction:

Architect: Unknown

Architectural Integrity Review

724 SW 1st Street is located on a corner lot and is visible from SW 1st Street and SW 8th Avenue. The main elevation faces north onto SW 1st Street. The residence was moved to its current location in 1998 from 715 SW 1st Street. The current property owner has provided an overview of the modifications that have occurred to this structure. Staff has reviewed these materials and has also conducted additional research.

The alterations and additions that the property owner outlined include:

- a. Garage Addition that was mentioned in the proposed ordinance updates
- b. Bonus Room/Family room addition approximately 360 sq ft which is attached to the garage addition
- c. Front (North) Façade modified with covered porch addition
- d. West Façade altered with covered porch and extension to the back of house, visible from the west street view, roof line does not denote addition
- e. South Façade addition of approximately 400 sq ft a as well as additional extended overhangs and porch addition along the back of the property.

The design for the garage addition and family room addition was approved by the Historic Preservation Board in 2005 (HPB Case No. 3-H-05). This modification as well as the aforementioned additions to the rear do not alone disqualify a structure within a historic district from being considered contributing.

Several photos were provided of the house which provide insight into modifications that have been made over time which have affected the original design of the residence. It appears that the original plan had an open porch under the forward projecting roof eave on the north front facing elevation. The existing front façade, which appears as though it was once most likely open or partially open, is now enclosed with a new front entry door and windows added to this elevation. Additionally, a front porch with railings and sheltered by a shed roof was also added.



**Photo provided from property owner
(looking at Northeast Elevation)**



Current photo of front (north) elevation

An additional photo that had been previously catalogued in the Florida Master Site File (an archive maintained by the State of Florida’s Division of Historical Resources) shows that the structure was previously modified, prior to its relocation, with the enclosure of the once open front porch.



Photo from FMSF (c.1985)



Photo provided from property owner

In summary, the alterations to the main façade have greatly altered the original design. After full consideration of the aspects of physical integrity affecting the primary facade, the proposed status of this property will be changed from “Contributing” to “Non-Contributing” in the final draft of the Architectural Resource Survey Update report and within the supporting documentation.

From: Trisha Logan
Sent: Friday, October 23, 2020 11:11 AM
To: sumlin@earthlink.net
Subject: RE: [-EXTERNAL-] SBHD Architectural Resource Survey

Good Morning, Sum.

Thank you for your feedback and sending the additional information. I will review the information that you sent and will provide you with a response within the next week.

Regards,

Trisha Logan, AICP | Historic Preservation Planner | Historic Preservation Board Liaison
City of Fort Lauderdale | Urban Design and Planning Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-7101 E: tlogan@fortlauderdale.gov



From: fortlauderdale@enotify.visioninternet.com <fortlauderdale@enotify.visioninternet.com>
Sent: Thursday, October 22, 2020 1:51 AM
To: Trisha Logan <TLogan@fortlauderdale.gov>
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: October 22, 2020 1:50 AM
Response #: 9
Submitter ID: 48568
IP address: 2601:580:c080:c040:354c:e8c1:7f27:6f4a
Time to complete: 3 min. , 46 sec.

Survey Details

Page 1

1. Contact Info

Name	Sum Lin
Email	sumlin@earthlink.net
Phone Number	(954) 854-7582

2. Property address or addresses in Sailboat Bend that you own or rent

Adress(es):
705 SW 4 PLACE
1221 SW 4 COURT
1225 SW 4 COURT

3. Feedback

Provide any feedback or comments on the proposed assignment of “Contributing” and “Non-Contributing” status for each property:

I would urge the city to reclassify 705 SW 4 PLACE as non-contributing. I have attached a PDF document with my reasoning as well as supporting information. Please review and advise.

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

I do have some questions and feedback to the proposed ULDR updates. Please review the second PDF file attachment and advise.

Provide any general feedback or comments on the proposed updates:

Not answered

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1 [705 SW 4 PL Integrity Analysis.pdf](#)

File #2 [SBHD Ordinance Update Questions.pdf](#)

Thank you,
City of Fort Lauderdale, FL

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Trisha Logan

From: fortlauderdale@enotify.visioninternet.com
Sent: Sunday, October 25, 2020 2:11 PM
To: Trisha Logan
Subject: [-EXTERNAL-] SBHD Architectural Resource Survey

A new entry to a form/survey has been submitted.

Form Name: SBHD Architectural Resource Survey
Date & Time: October 25, 2020 2:10 PM
Response #: 13
Submitter ID: 48749
IP address: 2601:580:c080:c040:426:b8c5:7317:75d2
Time to complete: 4 min. , 8 sec.

Survey Details

Page 1

1. Contact Info

Name	Sum Lin
Email	sumlin@earthlink.net
Phone Number	(954) 854-7582

2. Property address or addresses in Sailboat Bend that you own or rent

Adress(es):
1221 SW 4 CT
1225 SW 4 CT
705 SW 4 PLACE

3. Feedback

Provide any feedback or comments on the proposed assignment of "Contributing" and "Non-Contributing" status for each property:

Not answered

Provide any feedback or comments on the proposed updates to the Unified Land Development Regulations:

Not answered

Provide any general feedback or comments on the proposed updates:

I have attached a PDF document summarizing my feedback which is specific to the period of significance. Please review and advise.

4. Would you like staff to contact you?

Yes

5. Preferred method of contact

Email

6. Attach Files (Optional)

File #1 [SBHD Period of Significance.pdf](#)
File #2

Thank you,
City of Fort Lauderdale, FL

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Sum Lin
10/23/2020

Below are responses to your questions in blue.

I have some comments regarding the rationale used to capture additional contributing properties beyond the original period of significance ending in the 1940s by extending the period to include the 50s and 60s. I support the idea to include and preserve properties based on their historic character and significance, but not if it involves diluting further the period of significance as a means to do so.

In the Sailboat Bend Historic District Architectural Resource Survey Update document, specifically section VI. HISTORIC CONTEXT AND STATEMENT OF SIGNIFICANCE, I quoted the following text on the subject matter.

Within the original designation of the SBHD (1991), the following trends and patterns were noted:

- That the structures built prior to 1940 were the most significant to the district as their numbers have vastly declined and they represent the City's earliest pioneering families.*
- That if a structure **was built in the decades after the Period of Significance** (specifically the 1940s and 1950s); and had the appearance of the earlier period of significance, **it could be considered significant** (i.e. Contributing).*
- That the district illustrated the evolution of the City, beginning from its early 1920s examples through to the **Mid-Century Modernisms of the 1950s and 1960s**.*

In the current Architectural Resource Survey of the SBHD (2018-2020), the historic context was extended to capture structures that were constructed during the 1940s and 1950s. The decision to include them was a result of the basis of original designation 'the known dates of construction and the physical integrity of the structure.

Pre-Development (Prior to the 19th Century) Minimal physical evidence of this area prior to development exists, however it can be seen through divisions of the streets created by early plats. This area is also an Archaeologically Significant Zone and through prior Archaeological Surveys there is evidence of pre-historic periods.

Pioneer Settlement (1910-1944) Records indicate the earliest structure in the district, the property located at 409 SW 9th Avenue, was constructed in 1910. Within this period of significance, architecture style represented include Bungalow, Frame Vernacular, Masonry Vernacular, Mediterranean Revival, Minimal Traditional and Mission Revival.

Post War (1945-1961) Within this Period of Significance, architectural styles represented include Minimal Traditional, Ranch, and Mid-Century Modern.

I do not support creating a new "Post War Period of Significance" or extending the original, accepted and recognized period of significance to capture more structures.

Firstly, by extending the period of significance, it appears the property's year of construction is the single most important criteria in determining a property's being designated Contributing vs Non-contributing. I, as well as many of my neighbors, feel that many properties are being lumped into the Contributing group by default. In reviewing those properties designated as Contributing, there is no additional description, except for year built, architect and architectural style. Does it mean these are the three most important pieces of data used in the analysis of whether a property is Contributing vs Non-contributing? If not, can the City document what additional criteria were used?

As outlined in Section IV of the draft Architectural Resource Survey Report for the Sailboat Bend Historic district, the following information is provided as a description of the Criteria for Evaluation:

Historic districts typically contain both contributing and non-contributing resources. Evaluations of significance for each property are conducted using data gathered through field observations of existing conditions; data such as folio numbers, parcel IDs, and dates of construction that are in the City's GIS system; original permits (when available); and past permits as well as consideration of the architectural integrity that is assessed for each structure. The evaluation of each structure was based on the overall analysis that combines the date of construction; the physical integrity of the structure; and the ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below:

Historic Context

Each property is evaluated for its relationship to the historic context established for this Architectural Resource Survey of the SBHD as described in Section VI below.

Dates of Construction

A majority of the dates of construction were determined utilizing data included within the [Broward County Property Appraiser \(BCPA\) website](#). In select instances, further research was conducted utilizing Sanborn Maps as well as past building permits to determine whether the property was constructed at an earlier date.

Property Types

The survey revealed that during the period of significance, the area was comprised primarily of residential properties (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community.

Integrity

"Integrity" as used in the context of historic preservation refers to the physical character of a property. If the original characteristics of a building have been compromised (by additions or alterations) to the degree that the original design is no longer present, the building is deemed to have lost its integrity. [National Register Bulletin #15](#), published by the National Park Service, which describes the "Seven Aspects of Integrity" was used to judge the level of integrity for buildings. The "Seven Aspects of Integrity" are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Additionally, in the final draft of the report – there will be an additional appendix that provides an architectural description of each Contributing property.

Secondly, it is my understanding that a building is not automatically considered to have acquired significance just because it was constructed inside a period of significance or by virtue of the building's age. I believe a better approach is to keep the original period of significance ending in the early 1940s, as originally intended, then identify individual properties that were built after those years, regardless of their years of construction, and designate them as Contributing hopefully with the owners' blessing if they are of similar design and harmonious in styles. Let the buildings that expresses true historical characters be designated Contributing on their own merit, and not because it falls into an extended period of significance.

Properties were not considered to be considered Contributing simply because of the date of construction within the identified Period of Significance.

Thirdly, the period of significance was a subject of debate in the past. In a 2005 letter. City Attorney Communication No. 05-561, "**Re: The period of significance for the Sailboat Bend Historic District**", which I included in its entirety at the end of this document, the City Attorney stated:

"my review of the research material and City memoranda that were presented to the City Commission during the creation and amendment of the ordinance demonstrate that the expectation of the researchers and of staff was that the period of historic worthy of preservation in Sailboat Bend occurred before World War II." and "CONCLUSION: The Sailboat Bend Historic District Study, which supported the creation of the SBHD clearly shows that the intent of it's drafters was to protect a particular historic period of significance, i.e. 1940 pre-war construction."

I believe, by extending the period of significance, it confuses and blurs the intent of the original designation. This sends a clear signal to property owners that the period of significance may continue to creep later and later on subsequent surveys to suit other purposes. In various meetings it was stated the goal is to make things simpler, clearer, less complicated and less subjective for the property owners. I believe this is a reversal of this goal.

Within the 1991 Sailboat Bend Historic District (SBHD) Study, structures built prior to 1940 were identified as the most significant to the district. A caveat was included stating that if a structure was built later, (specifically in the 1940s-1950s) it could be considered "significant" if it had "appearance" of those in the previous decade. The SBHD Study states: "we have chosen the date of 1940 because the Second World War interrupted development, and structures built during the post-war development boom are markedly different from those of the pre-war years." The 1940 date also marked a period of time for properties that were 50-years and older, a common method of defining a historic context and establishing a period of significance.

Within this updated report, the statement above that identifies properties through the 1950s has not changed and this information was used as a basis in developing the updated Historic Context and Period of Significance.

It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources. That reassessment is a requirement through the designation of the City as a Certified Local Government (CLG) by the State of Florida. This reassessment allows for the consideration of properties that may have achieved significance

since the survey was originally conducted and to incorporate historic resources where information may not have been available at the time to properly assess a structure. Updating an existing survey also provides an opportunity to identify and document physical changes that have occurred to a property and its surroundings since the last survey, and to identify sites where historic properties have since been moved or demolished. Finally, as architectural values were often the only criterion for significance in older surveys and resources were frequently only evaluated for the National Register, a survey update also provides for the ability to reevaluate properties within a defined historic context.

Fourthly, the end of SB's period of significance, before 1940, is clearly associated with World War II, and it marks the last years until after the war in which there was any substantial new building in the neighborhood, or the entire country. 1939, 40, 41 were associated with many other historic districts in the country for the same reason, and none of them to my knowledge have extended their period of significance to capture more properties because it would render the original period of significance insignificant.

Revisions to historic districts in order to extend the period of significance is nothing new. A good example of revisiting the period of significance (and in this case expanding the boundaries as well) is the National Register Historic District called the Architecture of Miami Beach (aka Miami Beach Art Deco District), which was originally listed in the National Register in 1979 with a Period of Significance from 1920-1945. On January 4, 2001, the original Period of Significance was extended to include 1945-1950 which resulted in the addition of 130 buildings labeled as Contributing resources. In 2012, the Period of Significance was once again extended to include 1950-1965 adding twelve additional significant structures that were built during this time frame and the continued postwar building boom.

Fifthly, it is widely accepted that the National Register has a rule, that places can only be listed if they achieved significance more than 50 years ago, listing places younger than 50 years old requires demonstrating that they are of "exceptional importance." A historic district whose development stretches into the period more recent than 50 years may be listed without having to meet the "exceptional importance" standard, but only if the preponderance of its buildings meets the 50-year guideline. The "present" from which the "50 year in the past" is measured is not "now", but the time when the district was nominated to the National Register. Sailboat Bend was designated in the 1992, the 50 year rule requires that the period of significance cannot be any younger than 1941. The "Pioneer Settlement (1910-1944)" period referenced above already stretched beyond the 50 year rule, having an additional post war period of significance or extending the existing period of significance not only violate the 50 year rule, but also introduce a segmentation in the history, a history where most people living in Sailboat Bend experience as continuous, an important criteria The National Register require when drawing chronological lines.

National Historic Preservation Act (NHPA), which was enacted by Congress in 1966, and from this act, the National Register of Historic Places was created. Outlined within the criteria for placement on the National Register are exceptions, one of which is the exception of the fifty-year age requirement. While not considered as "inflexible" as a "rule" — in 1966 when the Federal language was adopted, it clearly established a point at which, from an observer's perspective, there might be adequate time with which to judge historic implications. In other words, looking back at the past from a fifty-year vantage point, allows the "objectification"

of historical information.

If it were true by extending the Period of Significance from 1941 violates the “fifty-year rule” the historical documentation of Fort Lauderdale would not include the phenomenon of post-war housing, life-changing technological advance, attitudes about contemporary design, or the beginnings of Florida’s Space Age industry to name just a sample of historic contexts. History is a continuum—not to treat it as such would be distorting history’s impact on the area.

Finally, it is my opinion that Sailboat Bend should not have been designated as a historic district in 1992 in the first place because there were already too many intruding and incompatible buildings within the boundaries being designed and built up till that point, that the historic distinctions required by the National Register were an exaggeration of the way the residents understood their neighborhood’s history. In 2020, the neighborhood does not look as it did in 1992, and not close to what it looked like pre 1940.


I would like the city to reconsider and vote to deny the capture of contributing structures built after 1940 based on an extension of period of significance but designate individual structures as contributing if they truly meet the standards of historic distinction.

Memorandum

No. 05-561

City Attorney's Office

To: Mayor Jim Naugle
Vice-Mayor Christine Teel
Commissioner Dean J. Trantalis
Commissioner Carlton B. Moore
Commissioner Cindi Hutchinson
George Gretsas, City Manager
Jonda K. Joseph, City Clerk

From: Harry A. Stewart, City Attorney/5037 

Date: May 12, 2005

Re: The period of historical significance for the Sailboat Bend Historic District,

A recent decision by the City's Historic Preservation Board (HPB) to deny certificates of appropriateness for the demolition of four, one-story multi-family buildings and for the construction of six, three-story townhouses at 1101-1113 Waverly Road (HPB Case No. 12-H-04(SB)) resulted in a *de novo* hearing of the case by the City Commission on April 19, 2005. At that hearing, as you know, the City Commission rejected the HPB's decision and permitted both the demolition and the new construction. The City Commission's decision has generated a significant amount of criticism from the members of the HPB and from residents of the Sailboat Bend Historic District (SBHD). Consequently, I have been asked to provide a brief explanation of the period of historical significance for the SBHD as well as an analysis of the City Commission's decision to reject the HPB's denials.

It is my opinion that in Case No. 12-H-04(SB), the majority of the members of the HPB, in supporting a recommendation for denial of the application, misinterpreted the City ordinances that provide the criteria for the basis of their decision. Conversely, the decision of the City Commission to reject the HPB's decision and approve the application was entirely appropriate. The City Commission's decision was based firmly on the standards set in our ordinances and provided the correct resolution for this case.

The SBHD is a zoning overlay district created in 1992 by ordinance C-92-49, which was codified in the City's Zoning Code. In 1997 the City Commission amended the Zoning Code to create the Unified Land Development Regulations (ULDR). It

City Attorney Communication No. 05-561
May 12, 2005
Page 2

appears that the SBHD ordinances were incorporated without change into the ULDR. The SBHD ordinances are found in Section 47-17 of the ULDR. I have attached a copy of Section 47-17 for your review.

You can see that Section 47-17.2.A. of the ULDR explains that a study was conducted to identify the building materials and building designs that exemplify the historic character of the SBHD neighborhood. (The study was the Sailboat Bend Historic District Study ("the Study") and City staff can provide you with a copy of the Study should you wish to review it.) In the Study, the researchers analyzed the differences in design and construction found between houses built before 1940 and houses built subsequent to 1940. In the Study, the researchers state, "We have chosen the date of 1940 because the Second World War interrupted development, and structures built during the post-war development boom are markedly different from those of the pre-war years."¹

Elsewhere in the Study, the researchers explain that during the Great Depression, which, the Study asserts, ran in Fort Lauderdale from 1926 to 1941, and during and following World War II, there was very little construction taking place in the Sailboat Bend neighborhood. The Study acknowledges that many multi-family residences existed prior to 1940, but warns that these residences, should they be permitted to proliferate as they did in the post-war period, could overwhelm the neighborhood. It seems that the researchers wanted to preserve a type of Fort Lauderdale neighborhood that existed prior to World War II where single-family houses having front porches and street-facing windows were built close to the street without any suburban-style buffer created by a large front lawn. Most of the building materials and building designs identified in the Study are characteristics of single-family residences.²

A significant result of the Study was the incorporation of this list of building materials and building designs into a set of material and design guidelines for the SBHD. These guidelines are codified in Section 47-17.7.B. of the ULDR. The purpose of adopting this set of guidelines is set forth in Section 47-17.2.A.1. of the ULDR, which provides, "The purpose of the guidelines is to identify a range of material and design options which will encourage development compatible with the historic character of

¹Sailboat Bend Historic District Study, Section II.A. Introduction and Overview

²Ibid., Section IV.A. Material and Design Guidelines

the SBHD and discourage introduction of incompatible features.” The applicability of the guidelines is set forth in Sub-section A of Section 47-17.7 and it is this part of the ULDR that appears to have caused the present confusion.

Section 47-17.7.A, is comprised of one introductory paragraph and four sub-sections. Each sub-section provides the manner in which the guidelines are to be applied to a different aspect of development within the SBHD. The aspects of development are new construction, alteration, relocation, and demolition. Sub-section 47-17.7.A.1. provides that the guidelines are to be used to assure that new construction is compatible with the buildings that were built prior to 1940 and that exhibit the historic character and features of the district as identified in the SBHD study. (The 1997 version of this sub-section required that new construction be compatible with the existing character of visually related buildings. This language proved difficult to understand and in 1999, the ordinance was amended to its present form.) Consequently, buildings constructed after 1940 are not to be used for compatibility purposes for new construction, regardless of whether these buildings are similar to buildings constructed before 1940.

The back-up material provided to the City Commission as part of the 1999 amendment to this sub-section, explained that the proposed amendment would clarify that new construction and alterations were to be compatible with historic buildings: “In this instance, that the building/structure/object was constructed in the historic period – pre-1940s – as identified by the SBHD study.”³ Other back-up material explains that the purpose of this amendment was to eliminate confusion because not every building in the SBHD was a “contributing” building. An earlier City staff memo used the date of 1946 as end of the historic period, but this date is not found in the material that was presented to the City Commission during the ordinance amendment process.⁴

Page after page of the Study contrasts pre- and post-1940 buildings and while the Study does state that some post-1940 buildings could “contribute” to the historic

³City Manager Memo 99-03, December 21, 1998, Table 1, attached as Exhibit 2.

⁴ See City Manager Memo 98-0838, May 28, 1998, Exhibit 1 “3.b - Historic Preservation Regulations”, April 28, 1998, page 4, which states, “The ‘contributing’ buildings were those built prior to 1946 (*sic*) and which are representative of the stated Historic Period of the district as identified by the SBHD study.”

City Attorney Communication No. 05-561
May 12, 2005
Page 4

character, the Study does not identify with particularity those post-1940 buildings that "contribute". Likewise, the ordinance that is based on the Study makes no reference to post-1940 buildings. The only reference to the year 1940 that appears in the ordinance regards, as I've stated, the requirement that new construction be compatible with buildings that were built prior to 1940. Although the sub-section that regards demolition (§47-17.7.A.4.) does not state that post-1940 buildings may be demolished, the remainder of the ordinance provides that these are not the buildings that are important from a preservation standpoint. Common sense requires that if these buildings were not important to the preservationists, these buildings can be demolished without harm to the SBHD even if these buildings are similar in appearance to the earlier buildings.

Although the ordinance could be more explicit, my review of the research material and City memoranda that were presented to the City Commission during the creation and amendment of the ordinance demonstrate that the expectation of the researchers and of staff was that the period of history worthy of preservation in Sailboat Bend occurred before World War II. Nothing in the City Commission minutes from any of the hearings on the proposed ordinances indicate that the City Commissioners challenged staff's expectation. The only logical way to read the ordinance is to conclude that the period of significance for the SBHD ended in 1940.

Conclusion:

The Sailboat Bend Historic District Study, which supported the creation of the SBHD clearly shows that the intent of its drafters was to protect a particular historic period of significance, i.e. 1940 pre-war construction. If it is now the desire of the City Commission to add age of the structure as a criteria, I would suggest an amendment to the existing regulatory scheme which would create a rolling period of significance to the SBHD regulations.

Attachments

cc: Historic Preservation Board

HAS/cbb/ms

Sec. 47-16.22. Site amenity requirements.

The minimum site amenities for any building or use, erected, altered, relocated, installed or maintained, shall conform to all applicable ULDR. The board shall consider the protection and separation of contiguous and nearby property and the interest of public safety and convenience; therefore, the board may specify additional requirements for the relocation of walks, malls, yards, terraces, open space, landscaping, walls, fences, hedges, parking areas, loading areas and outdoor waste disposal facilities.

(Ord. No. C-97-19, § 1(47-16.10), 6-18-97)

Sec. 47-16.23. Parking exemption.

The H-1 district, as described in Sec. 47-20.3.E., is exempt from the ULDR's parking & loading requirements, however, all non-required parking spaces shall meet the requirements of Section 47-20, Parking and Loading Requirements, and is subject to the criteria and guidelines provided in Sec. 47-24.11.C.

(Ord. No. C-99-14, § 7, 3-16-99)

SECTION 47-17. SAILBOAT BEND HISTORIC DISTRICT**Sec. 47-17.1. List of districts.**

SBHD - Sailboat Bend Historic District.

(Ord. No. C-97-19, § 1(47-17.1), 6-18-97)

Sec. 47-17.2. Intent and purpose.

A. *SBHD - Sailboat Bend Historic District* is intended to provide additional guidelines for the review of an application for a certificate of appropriateness for buildings and structures within the SBHD. A study was conducted of the building materials, surfaces, textures and design of buildings and structures which exemplify the historic character of the SBHD neighborhood. From this study guidelines were developed to serve as a baseline description against which plans requiring a certificate of appropriateness pursuant to Section 47-24, Development Permits and Procedures, can be reviewed for harmony, compatibility and appropriateness. The study which is the basis for these guidelines is entitled the Sailboat Bend Historic District Study ("Study"). The material and design guidelines developed as a result of this study are provided in Sec. 47-17.7.

1. The purpose of the guidelines is to identify a range of material and design options which will encourage development compatible with the historic character of the SBHD and discourage introduction of incompatible features. The intent of the material and design guidelines is not to require particular architectural features or dictate architectural style. Contemporary designs and materials may be permitted if used in a manner compatible with the sense of the past that is being preserved. Economic feasibility and durability of proposed improvements, along with visual harmony, are primary concerns.

2. In addition to the review of materials and design of buildings and structures within the SBHD, the study includes a review of existing yard requirements. It was found that in the RS-8 and RML-25 zones, existing yards of historically

significant buildings differed from the yard requirements presently required in RS-8 and RML-25 zoned districts as provided by the ULDR. The purpose of the provisions allowing a reduction in yard requirements for buildings and structures in the SBHD, in RS-8 and RML-25 zoned districts and other residential districts when used for a use permitted in an RS-8 or RML-25 zoning district, is to promote construction which is compatible with the historic character of the district.

(Ord. No. C-97-19, § 1(47-17.2), 6-18-97; Ord. No. C-99-14, § 8, 3-16-99)

Sec. 47-17.3. Applicability.

All provisions of Section 47-24, Development Permits and Procedures, shall be applicable to the SBHD except to the extent that such provisions are modified by this section.

(Ord. No. C-97-19, § 1(47-17.3), 6-18-97)

Sec. 47-17.4. Application for alterations or new construction.

A. The provisions of Sec. 47-24.11.C as they apply to an application for alteration or new construction of structures or buildings located in the SBHD shall be revised as follows:

1. An application for a certificate of appropriateness for alteration or new construction shall be reviewed by the department. If such application meets the criteria provided in Sec. 47-24.11.C and the material and design guidelines as provided in Sec. 47-17.7, the department may approve the application. If the department determines that the application does not meet existing guidelines provided in Sec. 47-24.11.C, Certificate of Appropriateness; and the material and design guidelines, the application shall be submitted and reviewed by the historic preservation board as a new application for a certificate of appropriateness in accordance with the provisions of Sec. 47-24.11.C, but no additional fee will be required.

2. No certificate of appropriateness for alteration or new construction granted by the department shall be effective for a period of fifteen (15) days subsequent to the department's decision. The department shall, within five (5) days after its grant of a certificate of appropriateness, advise the members of the historic preservation board and city commission of its decision. If during that fifteen (15) day period the historic preservation board or city commission wishes the application to be reviewed, the decision of the department shall automatically be stayed and the application shall be reviewed by the historic preservation board as a new application for a certificate of appropriateness in accordance with the procedures provided in Sec. 47-24.11.C, Certificate of Appropriateness, but no additional fee will be required.

(Ord. No. C-97-19, § 1(47-17.4), 6-18-97; Ord. No. C-99-14, § 9, 3-16-99)

Sec. 47-17.5. Application for yard and minimum distance separation reduction.

A. *Yards.* The historic preservation board may authorize a reduction in yards and minimum distance separation requirements for residences located in RS-8, RML-25 and other residential zoning districts located within the SBHD when the historic preservation board finds a reduction in yards does not interfere with the light, air and view of adjacent

properties and:

1. Reducing the required yard is compatible with the yards or abutting properties, and yards across from the yard proposed for reduction;
2. The yards proposed to be reduced are consistent with the yards existing in connection with contributing structures in SBHD; or
3. A reduction in the required yard is necessary to preserve a structural or landscaping feature found by the historic preservation board to contribute to the historical character of the SBHD; or
4. In other residential zoning districts within the SBHD, the board may authorize yard reductions subject to criteria in subsections A.1 through 3 if the proposed use and dimensions of a development are the same as those permitted in RS-8 and RML-25 zoning districts. Once a yard reduction or minimum distance separation requirement is approved, uses and structures in these zoning districts may not be altered without the issuance of a certificate of appropriateness.

B. Reduction of yards may be permitted as follows:

1. *RS-8 zoning district.* Principal residential structures: Front yard: fifteen (15) feet.
2. *RML-25 zoning district.* Principal residential structures: Front yard: fifteen (15) feet, side yard: five (5) feet, rear yard: fifteen (15) feet.
3. *RS-8 and RML-25 zoning district.* Accessory structures: Rear yard: five (5) feet.
4. Minimum distance between principal residential and accessory structures: five (5) feet, unless otherwise required by the Florida Building Code.
5. In other residential districts, when the use and dimensions meet the requirements of subsection A.4, the yards may be reduced to the dimensions provided in subsections B.1 through 4.

C. An application for a reduction in yard requirements shall be made to the historic preservation board in the same manner, subject to the same procedures as an application for a certificate of appropriateness as provided in Sec. 47-24.11.C.

(Ord. No. C-97-19, § 1(47-17.5), 6-18-97; Ord. No. C-99-14, § 10, 3-16-99; Ord. No. C-03-23, § 2, 7-1-03)

Sec. 47-17.6. Alterations to nonconforming structures.

A. Notwithstanding the provisions of Section 47-3, Nonconforming Uses, Structures and Lots, alterations to non-conforming structures which exceed fifty percent (50%) of the replacement value of the structure may be permitted by the historic preservation board if it is found that:

1. Present exterior elevations and material types are maintained; or
2. Present exterior elevations and material types are proposed to be changed in accordance with the SBHD material and design guidelines as provided in Sec. 47-17.7.

B. An application for alterations which exceed fifty percent (50%) of the replacement value of the property shall be made to the historic preservation board in the same manner, and subject to the same procedures as an application for a certificate of appropriateness as provided in Sec. 47-24.11.C.

(Ord. No. C-97-19, § 1(47-17.6), 6-18-97)

Sec. 47-17.7. Material and design guidelines.

A. *Applicability.* The SBHD material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for the following:

1. *New construction.* The material and design guidelines shall be used to determine if the new construction is compatible with buildings which were built prior to 1940 and which exhibit the historic character and features of the district as identified in the SBHD study.
2. *Alteration.* The material and design guidelines shall be used in identifying existing features of the original structure and encourage restoration in line with these features and to encourage inclusion of historical features when compatible with the character of the original structure.
3. *Relocation.* The material and design guidelines shall be used to insure that buildings moved to sites within the district are compatible with the surrounding buildings and are suitably situated on the lot.
4. *Demolition.* The material and design guidelines shall be used to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure.

B. *Materials and designs.*

1. *Exterior building walls.*

a. *Materials and finish.*

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

2. *Windows and doors.*

a. *Materials.*

- i. Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ii. Translucent glass (rear and side elevations only).
- iii. Painted and stained wood.
- iv. Aluminum and vinyl clad wood.
- v. Steel and aluminum.
- vi. Glass block.

- vii. Flat skylights in sloped roofs.
 - viii. Domed skylights on flat roofs behind parapets.
 - b. *Configurations.*
 - i. Doors: garage nine (9) feet maximum width.
 - ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends.
 - c. *Operations.*
 - i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.
 - d. *General.*
 - i. Wood shutters sized to match openings (preferably operable).
 - ii. Wood and metal jalousies.
 - iii. Interior security grills.
 - iv. Awnings.
 - v. Bahama shutters.
 - vi. Screened windows and doors.
- 3. *Roofs and gutters.*
 - a. *Roof--materials.*
 - i. Terra cotta.
 - ii. Cement tiles.
 - iii. Cedar shingles.
 - iv. Steel standing seam.
 - v. 5-V crimp.
 - vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
 - vii. Fiberglass/asphalt shingles.
 - viii. Built up roof behind parapets.
 - b. *Gutters.*
 - i. Exposed half-round.
 - ii. Copper.
 - iii. ESP aluminum.
 - iv. Galvanized steel.
 - v. Wood lined with metal.
 - c. *Configurations.*
 - i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs

may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

4. *Outbuildings.*

a. *Materials and finish.*

i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.

ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.

iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

5. *Garden walls and fences.*

a. *Materials and style.*

i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.

ii. Wood: picket, lattice, vertical wood board.

iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.

b. *Configurations.*

i. Front: spacing between pickets maximum six (6) inches clear.

6. *Arcades and porches.*

a. *Materials and finish.*

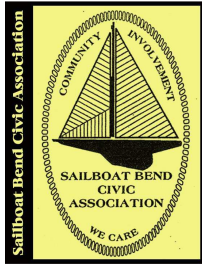
i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or trowled.

ii. Wood: posts and columns.

iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block.

iv. Metal (at railings only): wrought iron, ESP aluminum.

(Ord. No. C-97-19, § 1(47-17.7), 6-18-97; Ord. No. C-99-14, § 11, 3-16-99)



Sailboat Bend Civic Association

P.O. Box 1776, Fort Lauderdale, FL 33302-1776

October 30, 2020

Dear Mayor, Vice-Mayor, City Commissioners, HPB Members, and P&Z Board Members,

The property owners of Sailboat Bend are strongly opposed to the Sailboat Bend Historic District Ordinance changes proposed by the City. Imposing additional restrictions on property owners who have already been negatively impacted by the current ordinance is unacceptable. In fact, based on recent polling, a majority of owners have voted to rescind the current historic district ordinance altogether.

Since 2013 the Sailboat Bend Civic Association (SBCA) membership has continued to vote in favor of abolishing the historic district ordinance. At the direction of the SBCA membership over 400 ballots were recently mailed to the property owners identified in the City's 2020 Sailboat Bend Architectural Resource Survey. This voting process was a YES or NO vote to a Proposition to Rescind Section 47-17 of the ULDR - Sailboat Bend Historic District. The purpose of this mailing was to extend beyond the Civic Association's Membership and provide an opportunity for the property owners, who are directly impacted, to voice their position relating to the Sailboat Bend Historic District Ordinance.

The vote returns were collected and unopened until October 28, 2020, at which time the ballots were opened and counted in the presence of 7 members of the neighborhood representing a broad and diverse interest in this initiative. Of the 173 ballots returned, 148 voted YES, representing 86% and 25 voted NO representing 14% of the total vote. This landslide majority vote speaks loudly to the fact that most of the neighborhood supports having the Sailboat Bend Historic District rescinded and abolished.

There are multiple reasons the Sailboat Bend Historic District should be eliminated all of which can be summarized by the fact that the benefits envisioned by the originators have not been realized and in reality the Ordinance has had a negative effect on the health of the neighborhood.

As the 1st steps in rescinding the Sailboat Bend Historic District we request that the Historic Preservation Board, the Planning and Zoning Board and the City Commission vote to deny the proposed revisions to Section 47-17 Sailboat Bend Historic District. Furthermore, we request that the City respect the vote of the neighborhood and move to rescind the Sailboat Bend Historic District and restore the same rights and privileges afforded all other property owners in all other neighborhoods of the City to the property owners in Sailboat Bend.

Sailboat Bend Residents are not asserting that history is not important. We do object to the manner in which history is being forcefully preserved at the expense of a relatively few property owners for the benefit of a City that has examples of early-20th Century architecture scattered throughout many neighborhoods in the City.

Thank you in advance for your thoughtful consideration.

Respectfully,

Board of Directors
Sailboat Bend Civic Association

Dr. Ruth Clarke - President
Stephanie Wedgeworth - Vice President
Jim Paras - Secretary
Sharon Wilkin - Treasurer
Dean Williams - Director at Large

SAILBOAT BEND HISTORIC DISTRICT DRAFT ARCHITECTURAL RESOURCE SURVEY REPORT

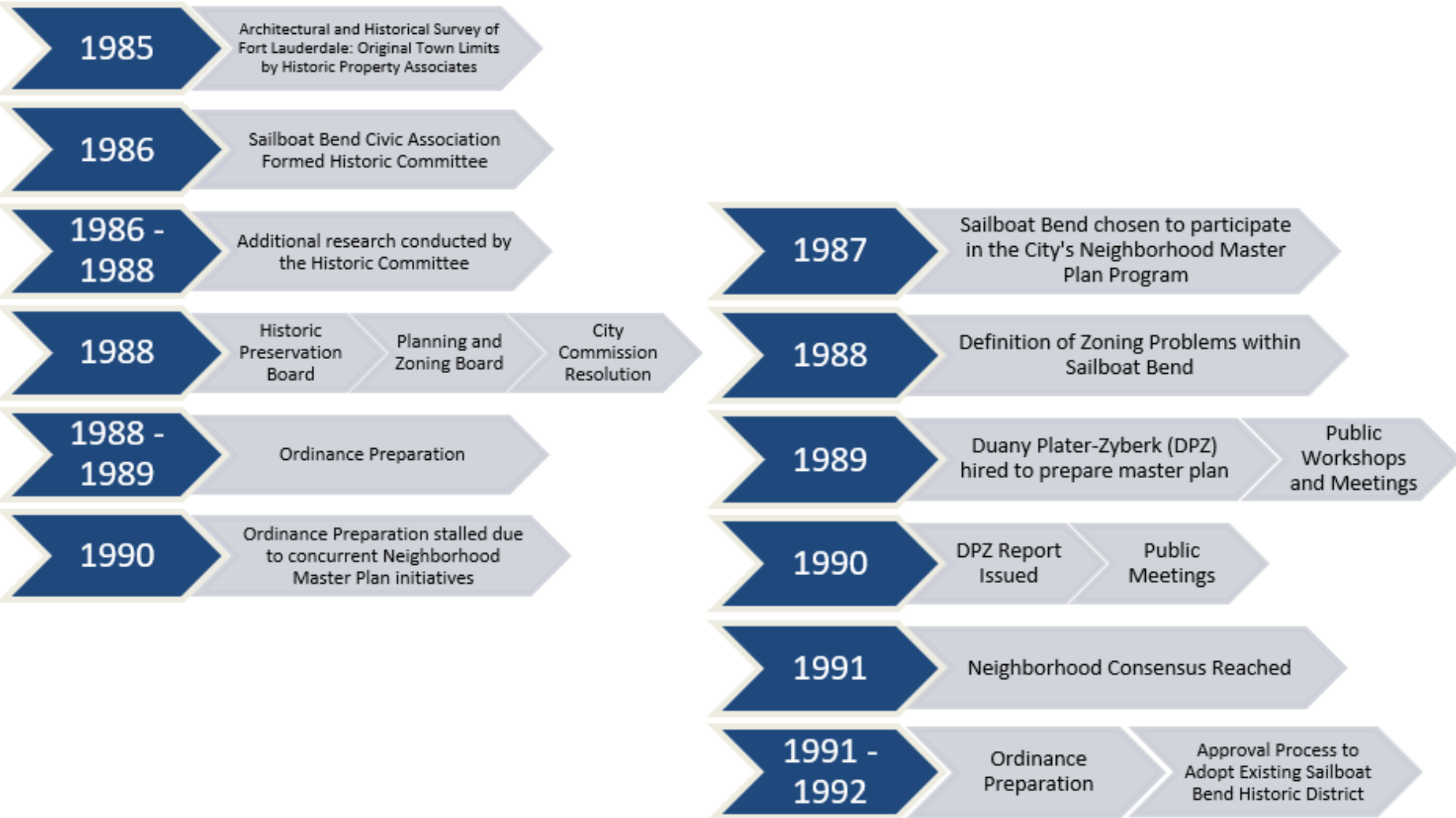


**City of Fort Lauderdale
Department of Sustainable Development**

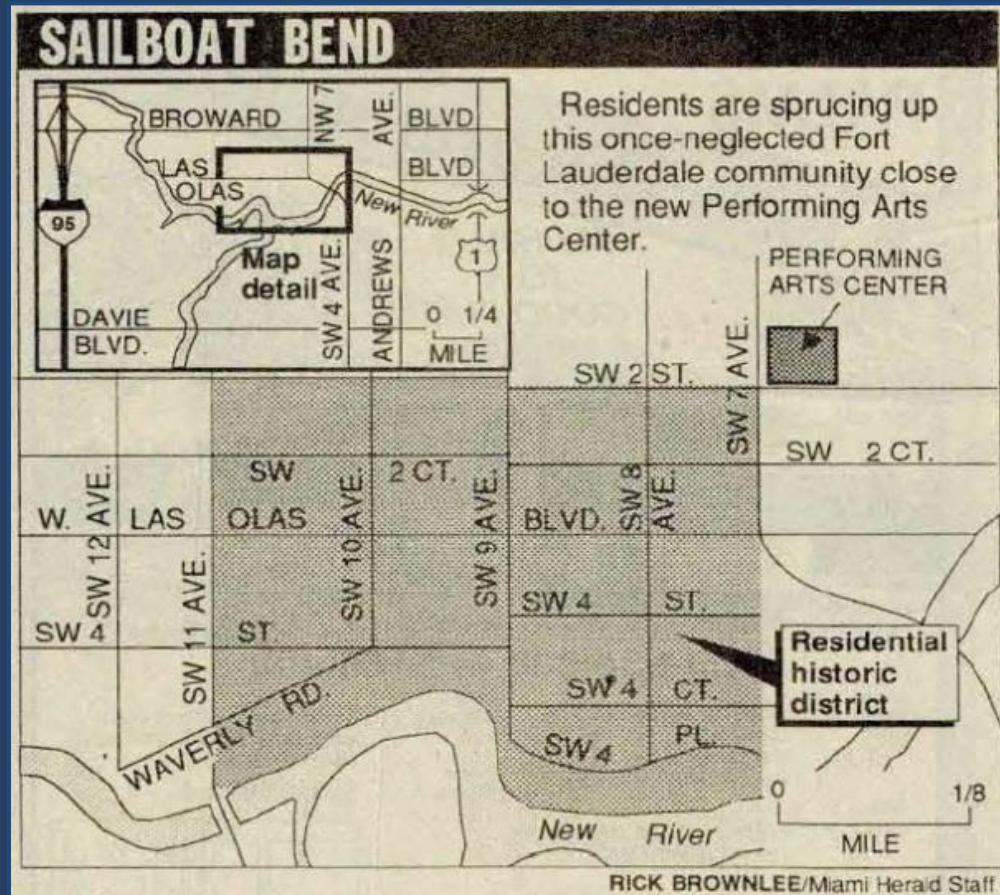


SAILBOAT BEND HISTORIC DISTRICT BACKGROUND

TIMELINE FOR ADOPTION OF THE SAILBOAT BEND HISTORIC DISTRICT



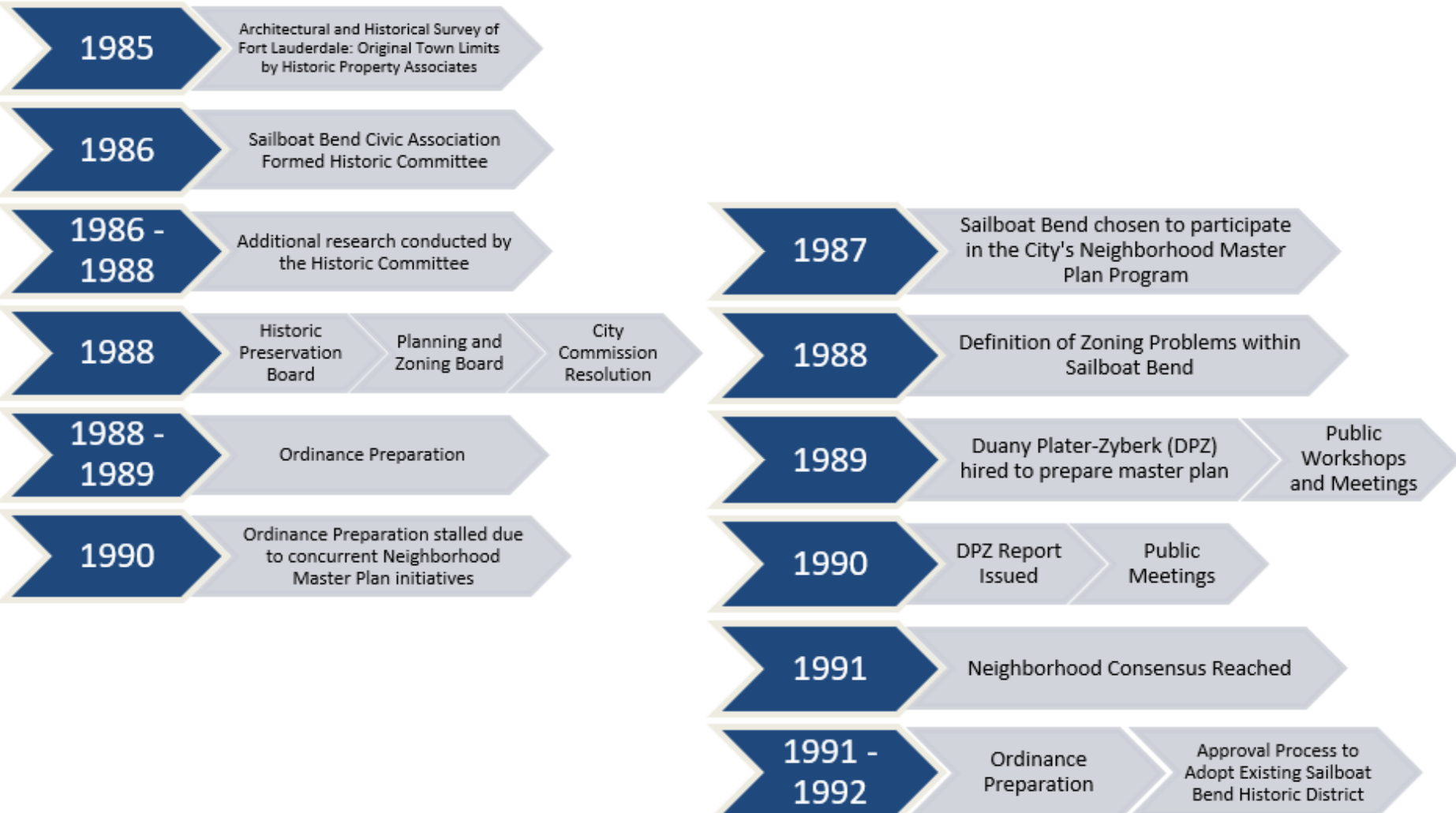
SAILBOAT BEND HISTORIC DISTRICT BACKGROUND



SAILBOAT BEND HISTORIC DISTRICT BACKGROUND



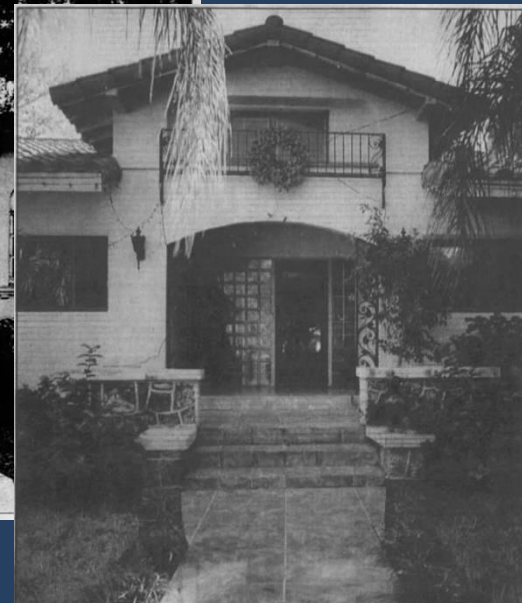
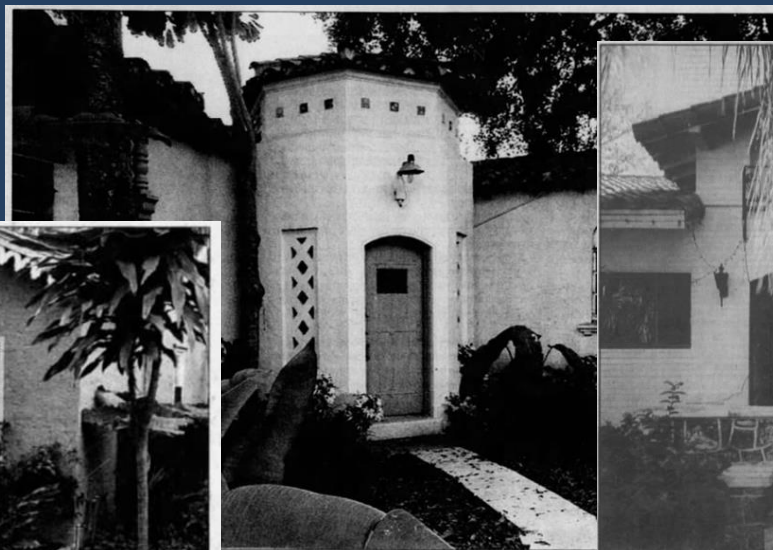
TIMELINE FOR ADOPTION OF THE SAILBOAT BEND HISTORIC DISTRICT



PROPOSED FOR IMPLEMENTATION

To implement the findings of this resurvey, the following objectives were set forth:

- Assign a “Contributing” or “Non-Contributing” status to all structures within the SBHD; and
- Amend Section 47-17, SBHD, of the ULDR so that it is consistent with the changes to the “Administrative Certificate of Appropriateness” review process set forth in Section 47-24.11, of the ULDR; and
- To update the “Material and design guidelines” in Section 47-17, SBHD, of the ULDR.



ARCHITECTURAL RESOURCE SURVEY

- Data collected in the field through observation of existing conditions
- Existing data in the City’s GIS system
- Original permits (when available) and past permits

TYPE OF DATA COLLECTED AS PART OF SURVEY

Building Number	Noticeable Alterations	Building Configuration
Folio Number	If yes, what are the alterations?	Building Design Features
Year Built	Has the original building been demolished?	Site Features
Address	Number of Stories	Fence Material
Architect	Number of Residential Units	Fence Height
Architectural Style	Number of Commercial Tenant Spaces	Paving Material
Building Square Feet	Building Use	Roof Type and Material
Building Name (if applicable)	Building Materials	Window Type (With/Without Muntins)
Existing Condition of Structure		

CRITERIA FOR EVALUATION

- Historic Context
- Dates of Construction
- Property Types
- Integrity

Contributing Property. A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.

Non-contributing Property. A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.

Period of Significance. The length of time when a property was associated with important events, activities, person, or its physical characteristics. The period of significance usually begins with a date when significant activities or events took place thereby giving the property its historic significance. This is frequently the actual construction date of the historic resource.

Within the original designation of the SBHD (1991), the following trends and patterns were noted:

- That the structures built prior to 1940 were the most significant to the district as their numbers have vastly declined and they represent the City's earliest pioneering families.
- That if a structure was built in the decades after the Period of Significance (specifically the 1940s and 1950s); and had the appearance of the earlier period of significance, it could be considered significant (i.e. Contributing).
- That the district illustrated the evolution of the City, beginning from its early 1920s examples through to the Mid-Century Modernisms of the 1950s and 1960s.

The Sailboat Bend Historic District has significance in its association with early community planning and development, its social history, and its relationship to the founding and development of the City of Fort Lauderdale.

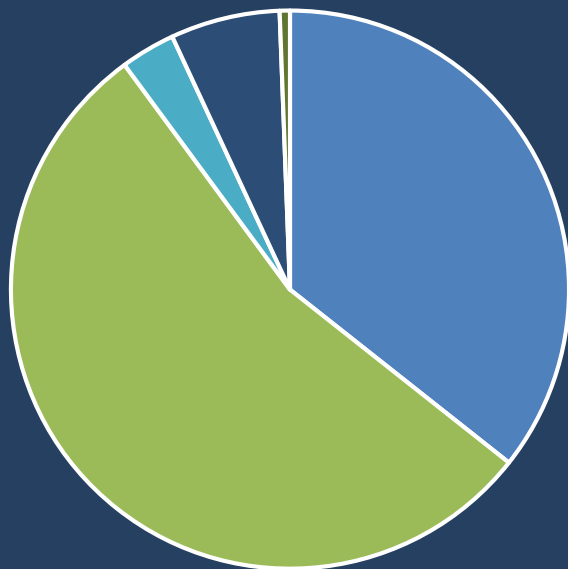
Three Periods of Significance are represented by architecture and physical features in the district are:

**Pre-Development
(Prior to the 19th Century)**

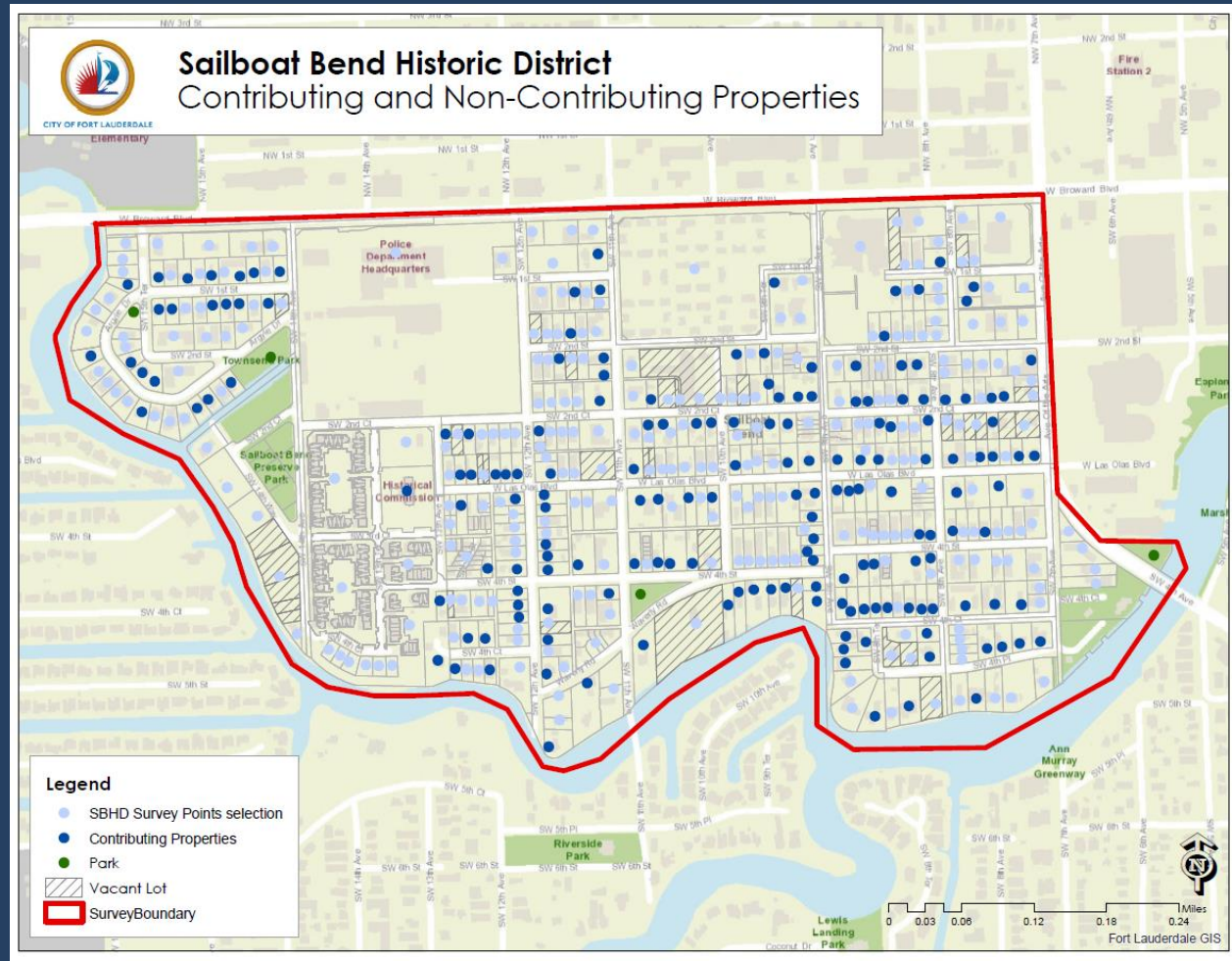
**Pioneer Settlement
(1910 - 1944)**

**Post War
(1945 - 1961)**

Contributing and Non-Contributing Status



- Contributing
- Non-Contributing
- Park
- Vacant Lot
- Parking Lot



Several updates to the current Sailboat Bend Ordinance are being proposed including:

- Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD which identifies treatments to contributing and non-contributing properties as well as commercial properties
- Site Design Standards that are applicable to all properties within the boundaries of the historic district including standards for placement and materials for fencing, as well as for paving and driveways
- Updates to Administrative Approval Process with a 15-day call-up to allow for certain changes to be considered under a streamlined process

SAMPLE REQUEST	CONTRIBUTING			NON-CONTRIBUTING		
	Admin	15-Days	HPB	Admin	15-Days	HPB
WINDOWS AND DOORS (Visible from Right-of-Way)						
IN-KIND REPLACEMENT	X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X		
NEW WINDOWS IN APPEARANCE & FUNCTION			X		X	
NEW DOOR(S) TO MATCH ARCHITECTURAL STYLE BUT NOT ORIGINAL DESIGN		X			X	

WINDOWS AND DOORS (Not Visible from Right-of-Way)						
IN-KIND REPLACEMENT	X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X		
NEW WINDOWS AND DOORS IN APPEARANCE & FUNCTION	X			X		

ROOF (Visible from Right-of-Way)						
IN-KIND REPLACEMENT	X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X		
NEW ROOF MATERIAL			X		X	
SOLAR PANELS ON ROOF		X			X	

This is a sample list of possible requests and the typical review process, depending on the exact nature of an application this process may vary

- Admin* = Administrative Approval During Permitting
- 15-Days* = Administrative Approval with a 15-day call-up period
- HPB* = Application to the Historic Preservation Board for their review at a Public Hearing

SAMPLE REQUEST	CONTRIBUTING			NON-CONTRIBUTING		
	Admin	15-Days	HPB	Admin	15-Days	HPB
NEW CONSTRUCTION						
NEW ADDITION NOT VISIBLE TO RIGHT-OF-WAY <25%*	X			X		
NEW ADDITION VISIBLE TO RIGHT-OF-WAY AND <25%*			X		X	
NEW ADDITION VISIBLE TO RIGHT-OF-WAY AND >25%*			X			X
NEW CONSTRUCTION			X			X

* For a new addition to be eligible for review at an administrative level, the proposed addition must meet the requirements outlined in Section 47-24.11.E and 47-24.11.F (proposed) of the Unified Land Development Regulations

DEMOLITION						
MINOR DEMOLITION NOT VISIBLE TO RIGHT-OF-WAY <25%*	X			X		
MINOR DEMOLITION VISIBLE TO RIGHT-OF-WAY AND <25%*			X		X	
MINOR DEMOLITION VISIBLE TO RIGHT-OF-WAY AND >25%*			X			X
TOTAL DEMOLITION			X			X

* For proposed minor demolitions to be eligible for review at an administrative level, the proposed addition must meet the requirements outlined in Section 47-24.11.E and 47-24.11.F (proposed) of the Unified Land Development Regulations

This is a sample list of possible requests and the typical review process, depending on the exact nature of an application this process may vary

Admin = Administrative Approval During Permitting

15-Days = Administrative Approval with a 15-day call-up period

HPB = Application to the Historic Preservation Board for their review at a Public Hearing

OPTION FOR ADOPTION AND NEXT STEPS

The **Historic Preservation Board (HPB)**, the **Planning and Zoning Board (PZB)**, and the **City Commission** would need to consider a resolution to adopt the proposed “Contributing” and “Non-Contributing” status for each property and an ordinance amending Section 47-16 and 47-17 of the Unified Land Development Regulations (ULDR)

Public Comment Period: Ended October 25th 2020



Historic Preservation Board (HPB): December 2020/January 2021

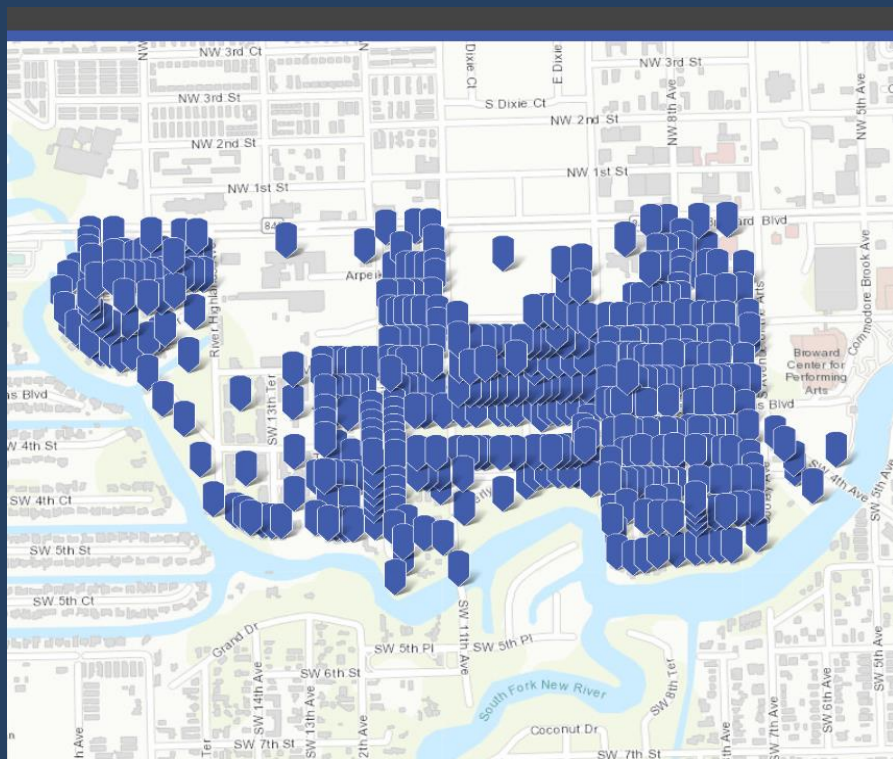


Planning and Zoning Board (PZB): January/February 2021

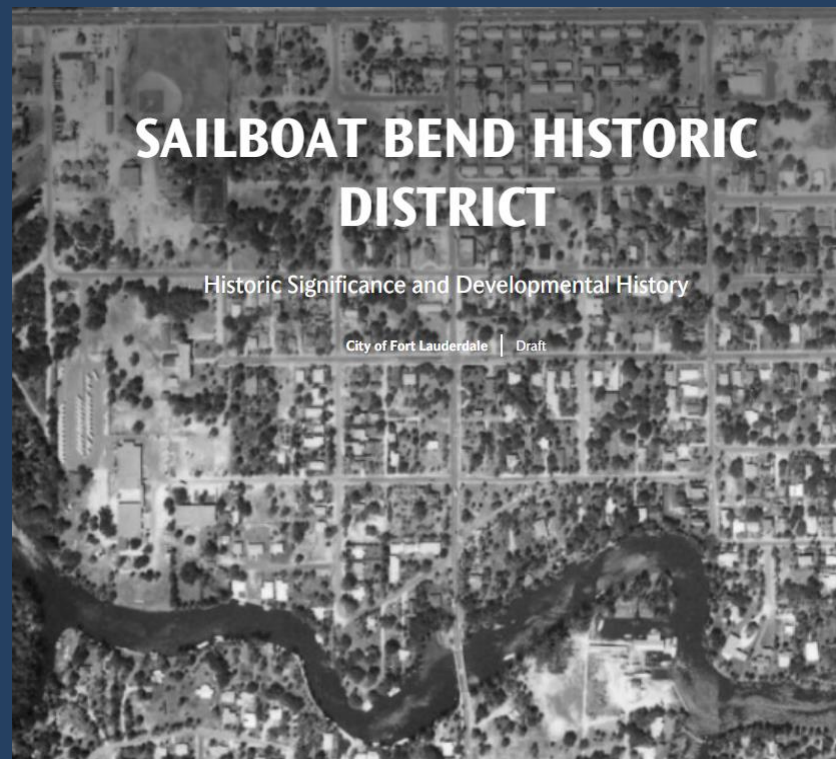


City Commission: February/March 2021

INTERACTIVE MAP OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES



HISTORY STORY MAP OF THE SAILBOAT BEND HISTORIC DISTRICT



Direct Website for Sailboat Bend Historic District
Architectural Resource Survey:

www.tinyurl.com/SBHDupdates

MATERIAL AND DESIGN GUIDELINES

Sec. 47-17.7. - Material and design guidelines.



A. *Applicability.* The SBHD material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for the following:

1. *New construction.* The material and design guidelines shall be used to determine if the new construction is compatible with buildings which were built prior to 1940 and which exhibit the historic character and features of the district as identified in the SBHD study.
2. *Alteration.* The material and design guidelines shall be used in identifying existing features of the original structure and encourage restoration in line with these features and to encourage inclusion of historical features when compatible with the character of the original structure.
3. *Relocation.* The material and design guidelines shall be used to insure that buildings moved to sites within the district are compatible with the surrounding buildings and are suitably situated on the lot.
4. *Demolition.* The material and design guidelines shall be used to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure.

B. *Materials and designs.*

1. *Exterior building walls.*
 - a. *Materials and finish.*

HISTORIC PRESERVATION DESIGN GUIDELINES



City of Fort Lauderdale Historic Preservation Design Guidelines

Items marked below in **RED** are **more restrictive** than the existing regulations

Items highlighted below in **YELLOW** are **equal** to the existing regulations in the proposed updates

Items highlighted below in **GREEN** are **less restrictive** than the existing regulations for all buildings

Items highlighted below in **BLUE** are **less restrictive** than the existing regulations for Non-Contributing Buildings

Items highlighted in **PURPLE** indicates the proposed update is based on the **City of Fort Lauderdale's Historic Preservation Design Guidelines**

Items highlighted in **PINK** indicates the proposed update is consistent with the **Neighborhood Design Criteria Revisions (NDCR)**

Existing Ordinance

47-17.7 - Material and Design Guidelines

1. Exterior building walls.

a. Materials and finish.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

Proposed Ordinance Updates

47-16.8.2

4. Exterior wall materials and finishes.

- a. Traditional building materials such as stucco, wood, or masonry may be used in repair, replacement, or new construction.
- b. Dimensions of siding must match the existing or must not exceed twelve (12) inches in width.
- c. Synthetic siding material may only be used for new additions or for new construction on non-contributing properties. Dimensions of such materials should align with the neighborhood context and should not exceed 12 inches in width.

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Items highlighted below in **YELLOW** are **equal** to the existing regulations in the proposed updates
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Items highlighted in **PURPLE** indicates the proposed update is based on the **City of Fort Lauderdale's Historic Preservation Design Guidelines**
Items highlighted in **PINK** indicates the proposed update is consistent with the **Neighborhood Design Criteria Revisions (NDCR)**

Existing Ordinance

47-17.7 - Material and Design Guidelines

2.Windows and doors.

- a.Materials.
 - i.Glass (clear, stained, leaded, beveled and non-reflective tinted).
 - ii.Translucent glass (rear and side elevations only).
 - iii.Painted and stained wood.
 - iv.Aluminum and vinyl clad wood.
 - v.Steel and aluminum.
 - vi.Glass block.
 - vii.Flat skylights in sloped roofs.
 - viii.Domed skylights on flat roofs behind parapets.

Proposed Ordinance Updates

47-16.8.2

1. Windows and front entry doors.

- a. Horizontal sliding windows may not be permitted on the front elevation or elevations visible from the right-of-way, unless historic documentation shows that they are original to the structure. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.
- b. All glass visible from the right-of-way must be transparent.
- c. All muntins must have a raised profile.
- d. Replacement windows may be aluminum or steel; vinyl windows are not permitted.
- e. Front entrances on new construction must face the primary street frontage and utilize a door or doors appropriate to the style of the structure.
- f. Accordion hurricane shutters are prohibited on the front elevation or elevations visible from the right-of-way but may be placed on rear and secondary elevations that are not visible from the right-of-way. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.

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Existing Ordinance

47-17.7 - Material and Design Guidelines

- b.Configurations.
 - i.Doors: garage nine feet maximum width.
 - ii.Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; limed only to gable ends.

- c.Operations.
 - i.Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.

- d.General.
 - i.Wood shutters sized to match openings (preferably operable).
 - ii.Wood and metal jalousies.
 - iii.Interior security grills.
 - iv.Awnings.
 - v.Bahama shutters.
 - vi.Screened windows and doors.

Proposed Ordinance Updates

47-16.8.2

- 2. Garages, carports, and accessory or secondary structures.
 - a. Location of garage doors. Front facing garage doors shall be set back a minimum of two (2) feet from the primary façade. Garages, including side facing garages, are not permitted to extend in front of the primary façade.
 - b. Size of garage doors. A single car garage door facing the right-of-way located on either the front, corner yard, or corner façade shall be a maximum of 25% of the width of the façade facing the right-of-way. A garage door that does not face a right-of-way may not exceed 18 feet in width. The width shall be measured as the linear dimension of the garage door opening that is visible from the
 - c. Garage door materials. Glazing shall be a maximum of 30 percent of the total area of the garage door.
 - d. Two Car Garage Doors. Front loading two car garage doors or two car garage doors on the front elevation are prohibited.
 - e. Carports. Carports in front of the primary façade are prohibited.
 - f. Accessory structure. Accessory structures must be located in the rear of the primary structure.

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Existing Ordinance

47-17.7 - Material and Design Guidelines

3. Roofs and gutters.

a. Roof—materials.

- i. Terra cotta.
- ii. Cement tiles.
- iii. Cedar shingles.
- iv. Steel standing seam.
- v. 5-V crimp.
- vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
- vii. Fiberglass/asphalt shingles.
- viii. Built up roof behind parapets.

b. Gutters.

- i. Exposed half-round.
- ii. Copper.
- iii. ESP aluminum.
- iv. Galvanized steel.
- v. Wood lined with metal.

c. Configurations.

- i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

Proposed Ordinance Updates

47-16.8.2

5. Roof materials, roof configuration, solar panels, roof appurtenances.

- a. Contributing properties must use a roofing material that is in accordance with the historic style of each individual property. Roofs must be replaced in-kind, using historic documentation to select a roof material, or if another material is proposed, through a Certificate of Appropriateness for Major Alteration.
- b. Non-Contributing properties may replace an existing roofing material with a new roofing material that is consistent with those found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles (3-tab or dimensional shingles); or a built-up flat roof.
- c. New construction may use a roofing material that is found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles; or a built-up flat roof.
- d. Solar panels must be located on side or rear roof pitch of all properties to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. If solar panels are visible from the right-of-way, documentation must be submitted from the installer that there is no other feasible location for placement without compromising maximum functionality.

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Existing Ordinance

47-17.7 - Material and Design Guidelines

5. Garden walls and fences.

- a. Materials and style.
 - i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
 - ii. Wood: picket, lattice, vertical wood board.
 - iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
 - iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.
- b. Configurations.
 - i. Front: spacing between pickets maximum six inches clear.

Proposed Ordinance Updates

47-16.8.2

C. Site Design Standards.

1. Fences, gates, walls, piers, and hedges.

- a. Materials.
 - i. Fences visible from the right-of-way must be either wood, metal picket, or a combination of a low masonry or concrete wall with a stucco finish and metal picket.
 - ii. Vinyl fencing and chain link fences are prohibited, except along a rear property line.
- b. Dimensions. Height limitations of fences, gates, walls, piers, and hedges are provided in Table 1.

Table 1.
 Front of Property
 Fences, gates, walls, piers, and hedges are subject to the following height and visibility limitations:

TYPE	HEIGHT	VISIBILITY
Fence	4'-0"	30%
Gates	4'-8"	30%
Wall	2'-0"	N/A
Piers	4'-8"	N/A
Hedge	3'-0"	N/A

The width of Pedestrian gates may not exceed 3'-6" in width.
 The width of Vehicle gates may not exceed the width of the driveway opening.
Fence, Wall, and Hedge at Side and Rear Property Lines may not exceed the following regulations:
 (If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)

TYPE	HEIGHT	VISIBILITY
Sides parallel to façade	6'-0"	None Required
Sides in front of façade	4'-0"	30%
Sides and Rear	6'-0"	None Required
Secondary frontages	4'-0"	None Required

Front of Property		
TYPE	HEIGHT	VISIBILITY
Fence	4'-0"	30%
Gates	4'-8"	30%
Wall	2'-0"	N/A
Piers	4'-8"	N/A
Hedge	3'-0"	N/A

Pedestrian gate limited to 3'-6" in width

Vehicle gates limited to width of the driveway opening

Fence, Wall, and Hedge at Side and Rear Property Lines		
<i>(If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)</i>		
TYPE	HEIGHT	VISIBILITY
Sides parallel to façade	6'-0"	None
Sides in front of façade	4'-0"	30%
Sides and Rear	6'-0"	None Required
Sides along Right-of-Way	4'-0"	None Required

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Existing Ordinance

47-17.7 - Material and Design Guidelines

4. Outbuildings

a. Materials and finish.

i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.

ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.

iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

Proposed Ordinance Updates

47-16.8.2

Materials for Outbuildings will use section on "Exterior Wall Material and Finishes"

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Existing Ordinance

47-17.7 - Material and Design Guidelines

6.Arcades and porches.

a.Materials and finish.

- i.Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or trowled.
- ii.Wood: posts and columns.
- iii.Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block.
- iv.Metal (at railings only): wrought iron, ESP aluminum.

Proposed Ordinance Updates

47-16.8.2

- Materials for Arcades and Porches will use section on "Exterior Wall Materials and Finishes"

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Existing Ordinance

Proposed Ordinance Updates

NEW SECTION

2. Driveways, Parking, and Paving.

- a. Driveways are limited to a width of ten (12) feet from the back of the sidewalk line to the front of the primary facade, not
- b. Backout parking spaces at multi-family or commercial sites are limited to two (2) consecutive spaces and a total width of twenty (20) feet. A minimum separation of eight (8) feet from the adjacent parking space(s) shall be provided within the same property for the entire length of the parking space. The area between the parking spaces must be a pervious landscaped area. Backout parking must meet all requirements in Section 47-20.15 of the ULDR.
- c. New driveways shall not obstruct the principal structure on the property.
- d. Walkways shall have a minimum separation of four (4) feet from the adjacent driveway.
- e. Paving in the front yard or street-facing side yards must not exceed more than fifty percent (50%) of the total area.
- f. Detailed requirements governing paving and drainage are set forth in Section 47-20.13 of the ULDR, paving and drainage. If a conflict exists between Section 47-20.13 of the ULDR and this Section, the provisions of this Section shall prevail.

PROPOSED AMENDMENTS

1. *New Construction.* In addition to the following standards and the City of Fort Lauderdale's Historic Preservation Design Guidelines, detailed requirements for the new construction of a cluster development, townhouse development, or a duplex are set forth in Section 47-18 of the ULDR, shall be used. If a conflict exists between Section 47-18 of the ULDR and this Section, the provisions of this Section shall prevail. All new construction requires a certificate of appropriateness issued by the HPB.

PROPOSED AMENDMENTS

D. Additional design guidelines for properties in the SBHD fronting Broward Boulevard and SW 7th Avenue.

1. New Construction.

- i. All new construction must comply with both historic preservation design guidelines for new construction as well as neighborhood compatibility requirements set forth in Section 47-25.3 of the ULDR.
- ii. The principal building façade must be oriented towards the primary street frontage.
- iii. Dimensional requirements.
 - a) Height of properties fronting SW 7th Avenue
 1. Structures are limited to a height of six (6) floors.
 2. Heights above six (6) floors and up to twelve (12) floors shall be reviewed subject to the requirements of Section 47-24.3, Conditional Use Permit, of the ULDR.
 - b) Maximum building streetwall length (primary and secondary frontages) is three hundred (300) feet.
 - c) Maximum gross square footage of building tower floor plate size is 10,000 square feet for residential and 16,000 square feet for non-residential.

PROPOSED AMENDMENTS

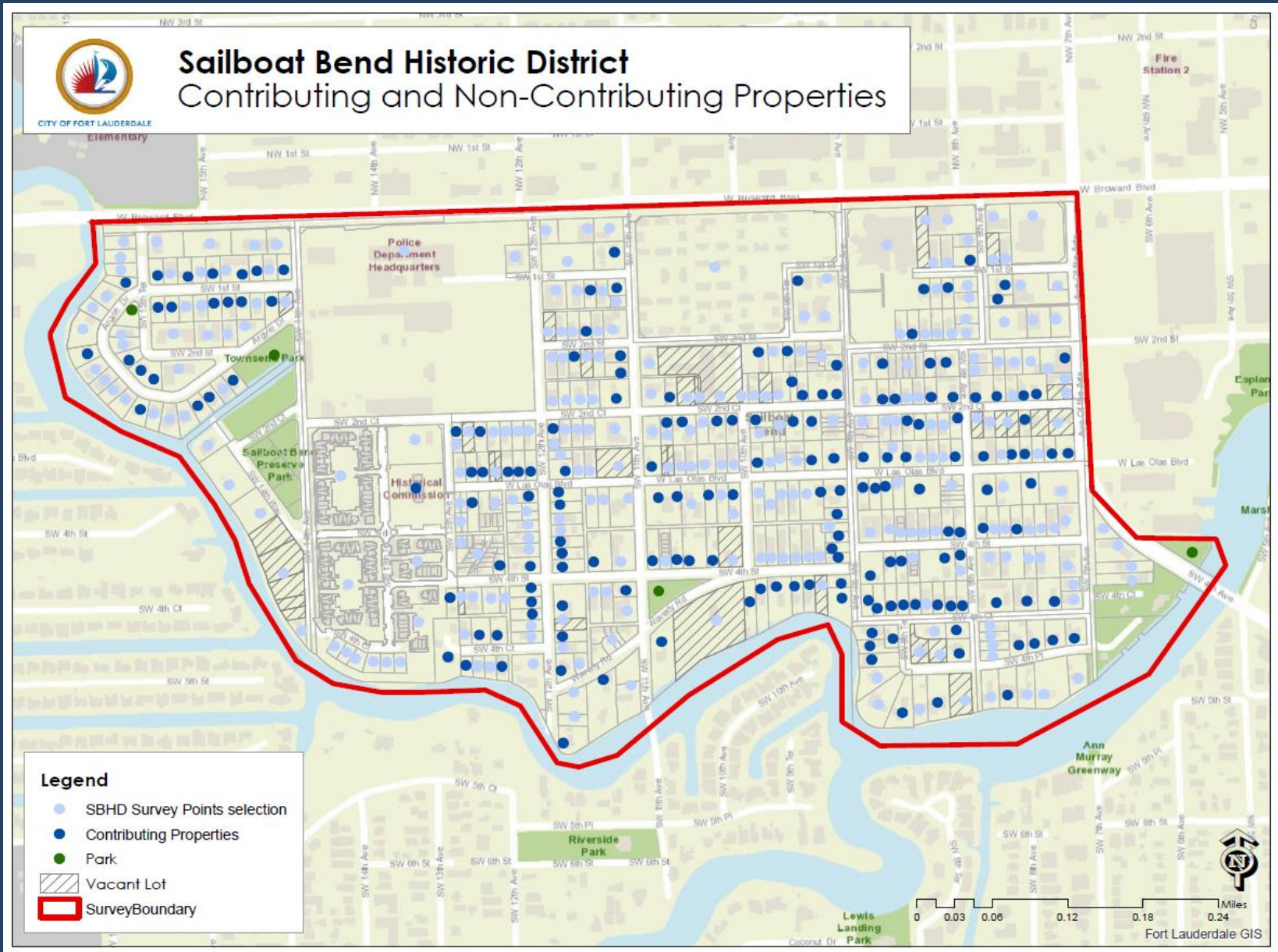
2. Paving, parking, and vehicular entrances.

- i. The allowances for surface parking are secondary to the pedestrian experience; vehicular access must be provided from the secondary street or alley where possible.
- ii. Any changes made to surface parking areas fronting Broward Boulevard or SW 7th Avenue require placement of at least a ten (10) foot wide landscape buffer exclusive of sidewalk regulations.
- iii. Along secondary street frontages at least a ten (10) foot landscape buffer is required exclusive of sidewalk regulations.
- iv. New surface parking areas must be located to the rear of the principal building with access and frontage of parking lots limited to Secondary Streets or alleys.
 - i. A fence, wall, or landscaping must be erected around the perimeter of all surface parking lots. Fences visible from the right-of-way are limited to the use of wood, metal picket, or masonry or concrete wall with a stucco finish. Vinyl fencing, chain link fencing, and materials not listed herein are prohibited.
- v. For lots under one hundred (100) feet in width, the right-of-way frontage must not be paved more than fifty percent (50%).
- vi. For lots over one hundred (100) feet in width, the right-of-way frontage must not be paved more than forty percent (40%).

3. Exterior lighting.

- i. Pole lighting in surface parking areas must not exceed the height of ten (10) feet.

MAP OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES



SAILBOAT BEND HISTORIC DISTRICT OVERVIEW OF PROPOSED ORDINANCE UPDATES



City of Fort Lauderdale
Department of Sustainable Development



In 2019, several updates to the primary Historic Preservation Ordinance were approved that streamlined review processes including the ability for staff to provide additional reviews of proposed alterations at an administrative level.

PROPOSED PROCESS UPDATES IN THE SAILBOAT BEND HISTORIC DISTRICT:

- Align updated Section 47-16 – “Historic Districts” of the ULDR with recent updates to the Section 47-24.11 - Historic designation of landmarks, landmark site or buildings and certificate of appropriateness of the ULDR; and
- Remove “15-Day Administrative Approval” process language from SBHD section and placement into Section 47-24.11.E. of the ULDR to align with all other processes for administrative approval. Section renamed “Sailboat Bend Historic District (SBHD) Administrative Certificate of Appropriateness.”
- Provide for administrative review of minor alterations visible from the right-of-way for all non-contributing properties through a SBHD Administrative Certificate of Appropriateness application.
- Provide for administrative review of solar panels visible from the right-of-way for all properties through a SBHD Administrative Certificate of Appropriateness application.

ORDINANCE UPDATES - PROCESS

SAMPLE REQUEST	EXISTING REGULATIONS			CONTRIBUTING			NON-CONTRIBUTING		
	Admin	15-Days	HPB	Admin	15-Days	HPB	Admin	15-Days	HPB
WINDOWS AND DOORS (Visible from Right-of-Way)									
IN-KIND REPLACEMENT	X			X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X			X		
NEW WINDOWS IN APPEARANCE & FUNCTION			X			X		X	
NEW DOOR(S) TO MATCH ARCHITECTURAL STYLE BUT NOT ORIGINAL DESIGN		X			X			X	
WINDOWS AND DOORS (Not Visible from Right-of-Way)									
IN-KIND REPLACEMENT	X			X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X			X		
NEW WINDOWS WINDOWS AND DOORS IN APPEARANCE & FUNCTION	X			X			X		
ROOF (Visible from Right-of-Way)									
IN-KIND REPLACEMENT	X			X			X		
REPLACEMENT TO MATCH ORIGINAL	X			X			X		
NEW ROOF MATERIAL			X			X		X	
SOLAR PANELS ON ROOF			X		X			X	

This is a sample list of possible requests and the typical review process, depending on the exact nature of an application this process may vary

- Admin* = Administrative Approval During Permitting
- 15-Days* = Administrative Approval with a 15-day call-up period
- HPB* = Application to the Historic Preservation Board for their review at a Public Hearing

Items highlighted in **YELLOW** are **equal** to the existing process in the proposed updates
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ORDINANCE UPDATES - PROCESS

SAMPLE REQUEST	EXISTING REGULATIONS			CONTRIBUTING			NON-CONTRIBUTING		
	Admin	15-Days	HPB	Admin	15-Days	HPB	Admin	15-Days	HPB
NEW CONSTRUCTION									
NEW ADDITION NOT VISIBLE TO RIGHT-OF-WAY <25%*	X			X			X		
NEW ADDITION VISIBLE TO RIGHT-OF-WAY AND <25%*			X			X		X	
NEW ADDITION VISIBLE TO RIGHT-OF-WAY AND >25%*			X			X			X
NEW CONSTRUCTION			X			X			X

* For a new addition to be eligible for review at an administrative level, the proposed addition must meet the requirements outlined in Section 47-24.11.E and 47-24.11.F (proposed) of the Unified Land Development Regulations

DEMOLITION									
MINOR DEMOLITION NOT VISIBLE TO RIGHT-OF-WAY <25%*	X			X			X		
MINOR DEMOLITION VISIBLE TO RIGHT-OF-WAY AND <25%*			X			X		X	
MINOR DEMOLITION VISIBLE TO RIGHT-OF-WAY AND >25%*			X			X			X
TOTAL DEMOLITION			X			X			X

* For proposed minor demolitions to be eligible for review at an administrative level, the proposed addition must meet the requirements outlined in Section 47-24.11.E and 47-24.11.F (proposed) of the Unified Land Development Regulations

This is a sample list of possible requests and the typical review process, depending on the exact nature of an application this process may vary

Admin = Administrative Approval During Permitting

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PROPOSED UPDATES TO THE EXISTING MATERIAL AND DESIGN GUIDELINES IN THE SAILBOAT BEND HISTORIC DISTRICT:

- Remove material and design guidelines from the SBHD section; and
- Insert new section for “**Design Standards for Rehabilitation, Alterations, New Additions, and New Construction in the SBHD**” which identifies treatments to contributing and non-contributing properties as well as commercial properties; and
- Insert new section for “**Site Design Standards**” that are applicable to all properties within the boundaries of the historic district including standards for placement and materials for fencing, as well as for paving and driveways.

The following pages provide a comparison between the Material and Design Guidelines in the existing ordinance and the proposed updates. Each comparison provides indicators of the level of change for each section using the following distinctions:

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Items highlighted in **TURQUOISE** indicates the proposed update is consistent with the **Neighborhood Design Criteria Revisions (NDCR)**

ORDINANCE UPDATES – MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

- 1. Exterior building walls.**
a. Materials and finish.
- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
 - ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.
 - iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

PROPOSED ORDINANCE UPDATES

47-16.8.2

- 4. Exterior wall materials and finishes.**
- a. Traditional building materials** such as stucco, wood, or masonry may be used in repair, replacement, or new construction.
 - b. Dimensions of siding** must match the existing or must not exceed twelve (12) inches in width.
 - c. Synthetic siding material** may only be used for new additions or for new construction on non-contributing properties. Dimensions of such materials should align with the neighborhood context and should not exceed 12 inches in width.

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

2.Windows and doors.

a.Materials.

- i.Glass (clear, stained, leaded, beveled and non-reflective tinted).
- ii.Translucent glass (rear and side elevations only).
- iii.Painted and stained wood. iv.Aluminum and vinyl clad wood.
- v.Steel and aluminum.
- vi.Glass block.
- vii.Flat skylights in sloped roofs.
- viii.Domed skylights on flat roofs behind parapets.

PROPOSED ORDINANCE UPDATES

47-16.8.2

1. Windows and front entry doors.

- a. Horizontal sliding windows** may not be permitted on the front elevation or elevations visible from the right-of-way, unless historic documentation shows that they are original to the structure. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.
- b. All glass visible from the right-of-way must be transparent.**
- c. All muntins must have a raised profile.**
- d. Replacement windows may be aluminum or steel; vinyl windows are not permitted.
- e. Front entrances on new construction** must face the primary street frontage and utilize a door or doors appropriate to the style of the structure.
- f. Accordion hurricane shutters** are prohibited on the front elevation or elevations visible from the right-of-way but may be placed on rear and secondary elevations that are not visible from the right-of-way. Visibility from the right-of-way shall be determined by the Historic Preservation Planner.

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE 47-17.7 - Material and Design Guidelines

- b. Configurations.**
- i. Doors: garage nine feet maximum width.
 - ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends.
- c. Operations.**
- i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.
- d. General.**
- i. Wood shutters sized to match openings (preferably operable).
 - ii. Wood and metal jalousies.
 - iii. Interior security grills.
 - iv. Awnings.
 - v. Bahama shutters.
 - vi. Screened windows and doors.

PROPOSED ORDINANCE UPDATES 47-16.8.2

- 2. Garages, carports, and accessory or secondary structures.**
- a. Location of garage doors.** Front facing garage doors shall be set back a minimum of two (2) feet from the primary façade. Garages, including side facing garages, are not permitted to extend in front of the primary façade.
 - b. Size of garage doors.** A single car garage door facing the right-of-way located on either the front, corner yard, or corner façade shall be a maximum of 25% of the width of the façade facing the right-of-way. A garage door that does not face a right-of-way may not exceed 18 feet in width. The width shall be measured as the linear dimension of the garage door opening that is visible from the street.
 - c. Garage door materials.** Glazing shall be a maximum of 30 percent of the total area of the garage door.
 - d. Two Car Garage Doors.** Front loading two car garage doors or two car garage doors on the front elevation are prohibited.
 - e. Carports.** Carports in front of the primary façade are prohibited.
 - f. Accessory structure.** Accessory structures must be located in the rear of the primary structure.

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

- Items highlighted in **RED** are **more restrictive** than the existing regulations
- Items highlighted in **YELLOW** are **equal** to the existing regulations in the proposed updates
- Items highlighted in **GREEN** are **less restrictive** than the existing regulations for all buildings
- Items highlighted in **BLUE** are **less restrictive** than the existing regulations for Non-Contributing Buildings
- Items highlighted in **PURPLE** indicates the proposed update is based on the **City of Fort Lauderdale's Historic Preservation Design Guidelines**
- Items highlighted in **TURQUOISE** indicates the proposed update is consistent with the **Neighborhood Design Criteria Revisions (NDCR)**

EXISTING ORDINANCE
47-17.7 - Material and Design Guidelines
3. Roofs and gutters.
a. Roof—materials.
i. Terra cotta.
ii. Cement tiles.
iii. Cedar shingles.
iv. Steel standing seam.
v. 5-V crimp.
vi. Galvanized metal or copper shingles (Victorian or diamond pattern).
vii. Fiberglass/asphalt shingles.
viii. Built up roof behind parapets.
b. Gutters.
i. Exposed half-round.
ii. Copper.
iii. ESP aluminum.
iv. Galvanized steel.
v. Wood lined with metal.
c. Configurations.
i. Roof: The pitch of new roofs may be matched to the pitch of the roof of existing structures on the lot. Simple gable and hip, pitch no less than 3:12 and no more than 8:12. Shed roofs attached to a higher wall, pitch no less than 3:12. Tower roofs may be any slope. Rafters in overhangs to be exposed. Flat with railings and parapets, where permitted, solar collectors and turbine fans at rear port.

PROPOSED ORDINANCE UPDATES
47-16.8.2
5. Roof materials, roof configuration, solar panels, roof appurtenances.
a. Contributing properties must use a roofing material that is in accordance with the historic style of each individual property. Roofs must be replaced in-kind, using historic documentation to select a roof material, or if another material is proposed, through a Certificate of Appropriateness for Major Alteration.
b. Non-Contributing properties may replace an existing roofing material with a new roofing material that is consistent with those found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles (3-tab or dimensional shingles); or a built-up flat roof.
c. New construction may use a roofing material that is found throughout the historic district including barrel tile; flat tile; standing seam metal; 5-V crimp metal; asphalt shingles; or a built-up flat roof.
d. Solar panels must be located on side or rear roof pitch of all properties to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. If solar panels are visible from the right-of-way, documentation must be submitted from the installer that there is no other feasible location for placement without compromising maximum functionality.

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE
47-17.7 - Material and Design Guidelines

5. Garden walls and fences.

a. Materials and style.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: picket, lattice, vertical wood board.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.
- iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain

b. Configurations.

- i. Front: spacing between pickets maximum six inches clear.

PROPOSED ORDINANCE UPDATES
47-16.8.2

C. Site Design Standards.

1. Fences, gates, walls, piers, and hedges.

a. Materials.

- i. Fences visible from the right-of-way must be either wood, metal picket, or a combination of a low masonry or concrete wall with a stucco finish and metal picket.
- ii. Vinyl fencing and chain link fences are prohibited, except along a rear property line.

b. Dimensions. Height limitations of fences, gates, walls, piers, and hedges are provided in Table 1.

Table 1.
 Front of Property
 Fences, gates, walls, piers, and hedges are subject to the following height and visibility limitations:

TYPE	HEIGHT	VISIBILITY
Fence	4'-0"	30%
Gates	4'-8"	30%
Wall	2'-0"	N/A
Piers	4'-8"	N/A
Hedge	3'-0"	N/A

The width of Pedestrian gates may not exceed 3'-6" in width.
 The width of Vehicle gates may not exceed the width of the driveway opening.
 Fence, Wall, and Hedge at Side and Rear Property Lines may not exceed the following regulations:
 (If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)

TYPE	HEIGHT	VISIBILITY
Sides parallel to façade	6'-0"	None Required
Sides in front of façade	4'-0"	30%
Sides and Rear	6'-0"	None Required
Secondary frontages	4'-0"	None Required

NOTE:
 Enlarged Table
 on Next Page

Front of Property		
TYPE	HEIGHT	VISIBILITY
Fence	4'-0"	30%
Gates	4'-8"	30%
Wall	2'-0"	N/A
Piers	4'-8"	N/A
Hedge	3'-0"	N/A
<i>Pedestrian gate limited to 3'-6" in width</i>		
<i>Vehicle gates limited to width of the driveway opening</i>		
Fence, Wall, and Hedge at Side and Rear Property Lines		
<i>(If fence not placed in front yard, side fence must begin at least 1'-0" behind the front façade)</i>		
TYPE	HEIGHT	VISIBILITY
Sides parallel to façade	6'-0"	None
Sides in front of façade	4'-0"	30%
Sides and Rear	6'-0"	None Required
Sides along Right-of-Way	4'-0"	None Required

ORDINANCE UPDATES - MATERIAL AND DESIGN GUIDELINES

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EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

4. Outbuildings

a. Materials and finish.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: clapboard, three and one-half (3½) inches to seven inches to the weather; shingles, seven inches to the weather; board and batten, eight inches to 12 inches; shiplap siding smooth face, four inches to eight inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block.

PROPOSED ORDINANCE UPDATES

47-16.8.2

Materials for Outbuildings will use section on "Exterior Wall Materials and Finishes"

EXISTING ORDINANCE

47-17.7 - Material and Design Guidelines

6. Arcades and porches.

a. Materials and finish.

- i. Stucco (at piers and arches only): float finish, smooth or coarse, machine spray, dashed or trowled.
- ii. Wood: posts and columns.
- iii. Masonry (at piers and arches only): coral, keystone or split face block; truncated or stacked bond block.
- iv. Metal (at railings only): wrought iron, ESP aluminum.

PROPOSED ORDINANCE UPDATES

47-16.8.2

Materials for Arcades and Porches will use section on "Exterior Wall Materials and Finishes"

There are three new sections proposed in the ordinance that are based on the existing H-1 Historic Districts, Historic Preservation Design Guidelines, the Neighborhood Design Criteria Revisions (NDCR), and the Downtown Masterplan. These sections include:

- Section 47-16.6 - Sign regulations for historic districts
- Section 47-16.8.C.2 - Driveways, Paving, and Parking
- Section 47-16.8.D – Additional design guidelines for properties in the Sailboat Bend Historic District fronting Broward Boulevard

HISTORIC PRESERVATION INCENTIVES

Several new incentives for historic properties have been approved over the past year and a Transfer of Development Rights (TDR) Program is currently proposed for adoption.

EXISTING INCENTIVES

Ad Valorem Tax Exemption (10-year Tax Exemption)

FEMA Historic Structure Exemptions

Florida Building Code Historic Structures Exemptions

APPROVED IN 2020

Tax Exemption for Commercial Properties (City of Fort Lauderdale and Broward County)

Waivers for Historic Preservation

Parking Reductions and Exemptions for Historic Resources

Elimination of Historic Preservation Board Fees for Residential Properties

Maintained Reduced Historic Preservation Board Fees for Commercial Properties

NOW PROPOSED

Transfer of Development Rights Program (TDRs)

For more information on the Sailboat Bend Historic District Architectural Resource Survey Update and the Proposed Updates to the Ordinance please visit this webpage:

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation/sailboat-bend-historic-district>

Or Contact:

Trisha Logan, Historic Preservation Planner

Phone: 954.828.7101

Email: tlogan@fortlauderdale.gov

**City of Fort Lauderdale
Department of Sustainable Development**



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