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## **HISTORIC PRESERVATION BOARD MEETING**

City Commission Chambers  
City Hall  
100 N Andrews Avenue, Fort Lauderdale, FL 33301  
Wednesday, May 4, 2022  
5:00 PM

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### **AGENDA**

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

II.a Approval of April 4, 2022, Historic Preservation Board Minutes

[Draft April HPB Minutes](#)

**III. PUBLIC SIGN-IN / SWEARING-IN / DISCLOSURES**

**IV. AGENDA ITEMS:**

IV.a Historic Landmark Designation

**CASE:** UDP-HPD22003

**REQUESTS:** Historic Landmark Designation of Castro Convertibles at 2860 N. Federal Highway

**APPLICANT:** City of Fort Lauderdale

**ADDRESS:** 2860 N. Federal Highway

**LEGAL DESCRIPTION:** CORAL RIDGE GALT ADD NO 1 31-37 B POR LOT 3,4 BLK 61 DES AS BEG NE COR LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E 185,SLY 54.63 TO POB AS DESC IN OR 45071/1448

**ZONING DISTRICT:** B-1 - Boulevard Business

**COMMISSION DISTRICT:** 1 - Heather Moraitis

[UDP-HPD21003 - 2860 N Federal Hwy - Castro Convertibles Designation Application and Supporting Documents](#)  
[Castro Convertibles Historic Designation Report](#)

**V. COMMUNICATION TO THE CITY COMMISSION**

**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

VI.a Strategic Historic Preservation Plan Update

VI.b Historic Preservation Month Recognition of Rehabilitation Projects

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**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 at a minimum of 2 days prior to the meeting 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.**



CITY OF FORT LAUDERDALE

**2nd DRAFT**

**HISTORIC PRESERVATION BOARD  
CITY OF FORT LAUDERDALE  
City Commission Chambers  
City Hall**

**100 N Andrews Avenue, Fort Lauderdale, FL 33301  
Monday, April 4, 2022 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2021 through 5/2022</u>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	P	6	2
Arthur Marcus, Vice Chair	A	8	3
Richard Bray	P	3	0
Donald Karney	P	11	0
Barbara Lynes	A	7	4
David Parker	P	11	0
Richard Rosa	P	10	1
Tim Schiavone	P	10	1

**City Staff**

Shari Wallen, Assistant City Attorney  
Trisha Logan, Historic Preservation Planner  
Yvonne Redding, Urban Planner  
Jamie Opplerlee, Recording Secretary, Prototype-Inc.

<u>Index</u>	<u>Owner/Applicant</u>	<u>Page</u>
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3. UDP-HP22009	City of Fort Lauderdale Communication to the City Commission For the Good of the City	<a href="#">6</a> <a href="#">7</a> <a href="#">7</a>

**I. Call to Order/Pledge of Allegiance**

The meeting of the Historic Preservation Board was called to order at 5:01 p.m.

**II. Determination of Quorum/Approval of Minutes**

- a. Approval of Minutes: March 7, 2022

**Motion** made by Mr. Karney, seconded by Mr. Rosa:  
To approve the minutes of the March 7, 2022, meeting as presented.  
In a voice vote, the motion **passed 6-0.**

**III. Public Sign-in/Swearing-In**

All members of the public wishing to address the Board on any item were sworn in.

Chair Blank invited Attorney Wallen to review the Florida Statutes regarding Conflicts of Interest.

Attorney Wallen presented on the Code of Ethics for Public Officers.

In response to a question from Chair Blank, Attorney Wallen clarified a Board member is required, Under Chapter 112, to reveal their reason for abstention whenever there is a financial gain or loss to the Board member, family member, or business associate. She further explained, Under Section 286.012, if the official decision, ruling, or act occurs in the context of a quasi-judicial proceeding, a member may abstain from voting on such matter if the abstention is to assure a fair proceeding free from potential bias and prejudice. Under 286.012 a member does not have to reveal their reason for abstention.

Mr. Bray noted he had a disclosure for an item on tonight's agenda. Chair Black asked him to wait for the agenda item.

**IV. Agenda Items:**

1.

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- REQUEST:**      **Certificate of Appropriateness for New Construction**
- Construction of a Two-Story Single-Family Residence

<b>Case Number</b>	UDP-HP22007	<b>FMSF#</b>	
<b>Owner</b>	Venture Grand View LLC		
<b>Applicant</b>	Eyal Haim		
<b>Address</b>	726 SW 2nd Court		
<b>General Location</b>	Approximately 125 feet east of the intersection of Southwest 8th Avenue and Southwest 2nd Court on the south side of the street.		
<b>Legal Description</b>	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 31		
<b>Existing Use</b>	Vacant Lot		
<b>Proposed Use</b>	Single-Family Residential		
<b>Zoning</b>	RML-25		
<b>Applicable ULDR Sections</b>	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
<b>Landmark/Historic District</b>	Sailboat Bend Historic District		
<b>Authored By</b>	Trisha Logan, AICP, Historic Preservation Planner		

**Board members disclosed communications and site visits for the agenda item.**

Ms. Logan summarized the staff report and concluded with:

**Summary Conclusion:**

Staff finds that the application for a **Certificate of Appropriateness for New Construction** under case number UDP-HP22007 located at 726 SW 2nd Court meets the criterion as outlined in Section 47-24.11.D.3.c.i. of the ULDR and has items that meets the criteria as outlined in Section 47-24.11.D.3.c.iii. of the ULDR, and partially meets the criteria as outlined in Section 47-17 of the ULDR.

Elements included in this application that do not meet the criteria include the following:

- Grey tinted glass for windows does not meet the City's Historic Preservation Design Guidelines.
- Fencing height in the front yard exceeds what is permitted in the City's Historic Preservation Design Guidelines by 8 inches but does provide for visibility into the site with the use of decorative metal panels.

The following conditions for the COA for New Construction are provided for consideration by the HPB if the application is to be approved:

1. All glass shall be clear with an option of Low-e; grey tinted glass is not approved for this project.
2. CMU Wall in rear yard must be finished with stucco or other material that is complementary to the structure.
3. This property is located in an Archaeologically Significant Zone, the applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The shovel test survey and any further preliminary testing recommended by the archeologist must be provided prior to permitting and if monitoring is required, a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison within 45 days following the completion of the ground disturbing work.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

Michael Garrison, President and CEO of Prism Architecture, stated he was there to answer any questions from the Board.

Chair Blank opened the item to public comment. No one came forth to speak on the item. Chair Blank closed the item to public comment.

Chair Blank inquired about the exterior stucco finish.

Ms. Logan clarified the only exterior issue was the metal canopy, not the stucco finish.

Applicant Eyal Haim described the metal canopy design and commitment to historical features. He reviewed the changes to the secondary facades as a result of the staff report. Ms. Logan distributed the updated drawings to the Board.

Mr. Garrison reviewed the changes.

Chair Blank asked Mr. Garrison to clarify his position on the window tint.

Mr. Garrison confirmed they want a window with a tint or non-reflective materials.

Chair Blank noted the window has to be clear.

Ms. Logan said the guidelines state clear glass is the preferred option. She also noted the awning material is not outlined in the material and design guidelines. She reiterated the guidelines state metal should only be used for railings and fencing.

Mr. Bray thanked the applicant for building a single-family home and said the design was thoughtful and considerate. He noted he was not a fan of the garage in the front. He stated he wants to remove the condition of clear glass and permit the tinted glass.

**Motion** made by Mr. Bray, seconded by Mr. Parker:

To approve with staff conditions the resolution for a Certificate of Appropriateness for New Construction under case number UDP-HP22007 located at 726 SW 2nd Court based on facts and findings as outlined in the staff memorandum and discussed during this meeting, and subject to the following conditions:

1. All glass shall be clear with an option of Low-e.
2. CMU Wall in rear yard must be finished with stucco or other material that is complimentary to the structure.
3. This property is located in an Archeologically Significant Zone, the applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The shovel test survey and any further preliminary testing recommended by the archeologist must be provided prior to permitting and if monitoring is required, a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison within 45 days following the completion of the ground disturbing work.
4. This application is subject to the approval of the Building, Zoning, and all ULDR requirements, including landscaping.

In a voice vote, the motion **passed 6-0**.

Mr. Garrison asked for clarification on the staff comment about minor grading and fill. Ms. Logan responded it will have to be addressed with the Flood Plain Manager.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for New Construction for a two-story single-family residence for the property located at 1726 SW 2nd Court, Fort Lauderdale, Florida, in the Sailboat Bend Historic District, case number UDP-HP22007.

[The entire text of the resolution is attached to these minutes for the public record.]

2.

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**REQUEST:**      **Certificate of Appropriateness for New Construction**  
 • Construction of a Two-Story Single-Family Residence

<b>Case Number</b>	UDP-HP22008	<b>FMSF#</b>	
<b>Owner</b>	Venture Grand View LLC		
<b>Applicant</b>	Eyal Haim		
<b>Address</b>	720 SW 2nd Court		
<b>General Location</b>	Approximately 175 feet east of the intersection of Southwest 8th Avenue and Southwest 2nd Court on the south side of the street.		
<b>Legal Description</b>	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 29		
<b>Existing Use</b>	Vacant Lot		
<b>Proposed Use</b>	Single-Family Residential		
<b>Zoning</b>	RML-25		
<b>Applicable ULDR Sections</b>	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
<b>Landmark/Historic District</b>	Sailboat Bend Historic District		
<b>Authored By</b>	Trisha Logan, AICP, Historic Preservation Planner		

**Board members disclosed communications and site visits for the agenda item.**

Ms. Logan summarized the staff report and concluded with:

**Summary Conclusion:**

Staff finds that the application for a **Certificate of Appropriateness for New Construction** under case number UDP-HP22008 located at 720 SW 2nd Court meets the criterion as outlined in Section 47-24.11.D.3.c.i. of the ULDR and has items that meets the criteria as outlined in Section 47-24.11.D.3.c.iii. of the ULDR, and partially meets the criteria as outlined in Section 47-17 of the ULDR.

Elements included in this application that do not meet the criteria include the following:

- Grey tinted glass for windows does not meet the City's Historic Preservation Design Guidelines.
- Fencing height in the front yard exceeds what is permitted in the City's Historic Preservation Design Guidelines by 8 inches but does provide for visibility into the site with the use of decorative metal panels.
- The second story balcony is covered by a black aluminum awning, per the Sailboat Bend Historic District material and design guidelines metal should be used at railings only.

The following conditions for the COA for New Construction are provided for consideration by the HPB if the application is to be approved:

1. All glass shall be clear with an option of Low-e; grey tinted glass is not approved for this project.
2. CMU Wall in rear yard must be finished with stucco or other material that is complementary to the structure.

3. This property is located in an Archaeologically Significant Zone, the applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The shovel test survey and any further preliminary testing recommended by the archeologist must be provided prior to permitting and if monitoring is required, a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison within 45 days following the completion of the ground disturbing work.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements, including landscaping.

Mr. Garrison had not additional comments to add but was available to answer questions.

Chair Blank opened the item to public comment. No one came forth to speak on the item. Chair Blank closed the item to public comment.

Attorney Wallen noted the applicant has provided updated plans with minor modifications. Ms. Logan distributed the updated plans to the Board.

Mr. Bray recommended removing the condition for tinting.

**Motion** made by Mr. Bray, seconded by Mr. Parker:

To approve with staff conditions the resolution for a Certificate of Appropriateness for New Construction under case number UDP-HP22008 located at 720 SW 2nd Court based on facts and findings as outlined in the staff memorandum and discussed during this meeting, and subject to the following conditions:

1. All glass shall be clear with an option of Low-e; grey tinted glass is not approved for this project.
2. CMU Wall in rear yard must be finished with stucco or other material that is complimentary to the structure.
3. This property is located in an Archeologically Significant Zone, the applicant is required to contract with an archeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archeological significance. The archeologist must state within the report if further testing on site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. The shovel test survey and any further preliminary testing recommended by the archeologist must be provided prior to permitting and if monitoring is required, a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison within 45 days following the completion of the ground disturbing work.
4. This application is subject to the approval of the Building, Zoning, and all ULDR requirements, including landscaping.

In a voice vote, the motion **passed 6-0**.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Certificate of Appropriateness for New Construction for a two-story single-family residence for the property located at 1720 SW 2nd Court, Fort Lauderdale, Florida, in the Sailboat Bend Historic District, case number UDP-HP22008.

[The entire text of the resolution is attached to these minutes for the public record.]

**3.** [Index](#)

**REQUEST:**      **Certificate of Appropriateness for Major Alteration**  
 • Installation of a 6-Foot-High Aluminum Picket Fence on East and West Sides of the Property

<b>Case Number</b>	UDP-HP22009	<b>FMSF#</b>	
<b>Owner</b>	City of Fort Lauderdale		
<b>Applicant</b>	Enrique Sanchez, Deputy Director, Parks and Recreation		
<b>Address</b>	1016 Waverly Road		
<b>General Location</b>	Approximately 200 Feet East of the intersection of Waverly Road and SW 11th Avenue		
<b>Legal Description</b>	Waverly Place 2-19 D Lot 1 to 6 BLK101		
<b>Existing Use</b>	Vacant Lot		
<b>Proposed Use</b>	Park		
<b>Zoning</b>	RS-8		
<b>Applicable ULDR Sections</b>	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii; 47-17		
<b>Landmark/Historic District</b>	Sailboat Bend Historic District and Archaeological Site		
<b>Authored By</b>	Trisha Logan, AICP, Historic Preservation Planner		

Chair Blank stated Mr. Bray asked for the item to be called up. He asked for a Board vote because the resolution states "the Board" and not a "Board member" must approve an item to be added to the agenda. He asked for a motion. No one motioned so the item was not heard by the board. Since there was not a motion from the board, the item had already been approved by staff and the call-up period has expired, the fence request is now approved.

Discussion ensued about the process and codifying the procedure.

Chair Blank told Mr. Bray to speak to Ms. Logan and the recusal process.

Mr. Bray requested to read the disclosure. Chair Blank noted it is unnecessary since the item died.

**V.      Communication to the City Commission** [Index](#)

None.

**VI. Good of the City**

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Mr. Bray noted next month is National Historic Preservation Month and recommended acknowledging properties with an award or acknowledging in general that have completed preservation projects.

Chair Blank suggested adding the item for further discussion to next month's agenda under "For the Good of the City" and asked Mr. Bray to provide a list of addresses to consider to Ms. Logan.

**Motion** made by Mr. Bray, seconded by Mr. Karney:

To add Historic Preservation Month recognition opportunities to next month's agenda.

In a voice vote, the motion **passed 6-0**.

**Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 5:3 p.m.

Attest:

Chairman:

\_\_\_\_\_  
Prototype Inc. Recording Secretary

\_\_\_\_\_  
Jason B. Blank, Chair

The City of Fort Lauderdale maintains a [website](#) for the Historic Preservation Board Meeting Agendas and Results:

<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by T. Baclawski, Prototype-Inc.]



**REQUEST: Historic Landmark Designation of Castro Convertibles at 2860 N. Federal Highway**

<b>Case Number</b>	UDP-HPD21003	<b>FMSF#</b>	
<b>Applicant</b>	City of Fort Lauderdale		
<b>Owner</b>	June 36 Properties LLC		
<b>Address</b>	2860 N. Federal Highway		
<b>General Location</b>	Located on the east side of North Federal Highway approximately 1200 feet south of the intersection of East Oakland Park Boulevard and N. Federal Highway		
<b>Legal Description</b>	CORAL RIDGE GALT ADD NO 1 31-37 B POR LOT 3,4 BLK 61 DES AS BEG NE COR LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E 185,SLY 54.63 TO POB AS DESC IN OR 45071/1448		
<b>Existing Use</b>	Commercial - Retail		
<b>Zoning</b>	B-1 – Boulevard Business		
<b>Applicable ULDR Sections</b>	47-24.11.C.		
<b>Landmark/Historic District</b>	Castro Convertibles		
<b>Authored By</b>	Trisha Logan, AICP, Historic Preservation Planner		

This staff memorandum was prepared using excerpts from the attached designation report that provides further information on the history and significance of this property.

**Statement of Significance:**

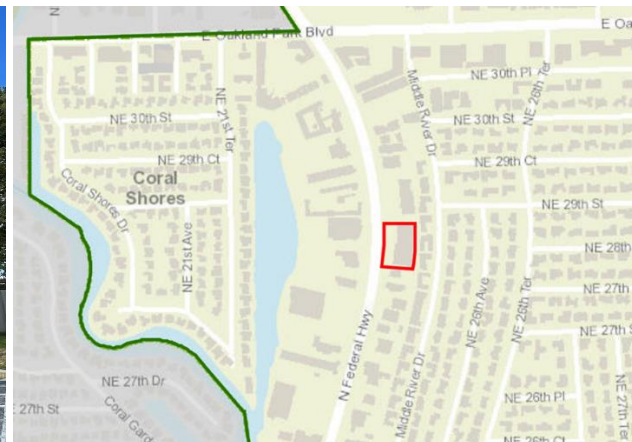
The Castro Convertible Showroom in Fort Lauderdale is significant for both its Mid-Century Modern architectural design by Fort Lauderdale master architect Charles McKirahan and for its association with Bernard Castro, an Italian immigrant who founded the furniture chain “Castro Convertibles” in 1931 beginning with a store in Manhattan. The relationship between noted architect McKirahan, and businessman and artisan Castro reflects the flamboyance and innovation they both shared and appreciated in each other. The high-end product Castro manufactured earned its cachet as a highly desirable and equally fashionable living room focal point. Beginning in the early 1950s Castro and his family in South Florida with a home in Fort Lauderdale (2300 N. Atlantic Boulevard--also designed by McKirahan,) and enjoyed the tropical lifestyle which included a yacht outfitted with Castro’s own furnishings. Displaying his memorable marketing style, Bernard Castro opened the Fort Lauderdale store with great fanfare, and catering to his local clientele, built a replica of a yacht to draw attention to his unique products.

**Request for Historic Landmark Designation**

Historic Landmark Designation is requested for the property located at 2860 N. Federal Highway, commonly known as Castro Convertibles.



Photo of Existing Site



Location Map

**Criteria for Historic Designation**

Pursuant Section 47-24.11.C.7 of the ULDR, 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 criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service.

**ULDR, Section 47-24.11.C.7**

***c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.***

**Response**

The Castro Convertible Showroom is significant for its association with both the owner of the business, Bernard Castro and its architect, Charles F. McKirahan. Bernard Castro has been recognized as an innovator for his contributions to American furniture design, while Charles F. McKirahan has become an acknowledged master of Mid-Century Modern architectural design.

In 2014 Bernard Castro was inducted into the American Home Furnishings Hall of Fame. National in its scope, the Hall of Fame was established to celebrate "...exceptional individuals who have made extraordinary contributions to the U.S. home furnishings industry, and to create a new class of innovation and leadership."

Charles McKirahan achieved prominence for his architectural designs on a statewide level and is acknowledged as one of the architects who created the character of Mid-Century Modern design in Florida.

**Application meets this criterion.**

***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.***

**Response**

Charles F. McKirahan is the subject of considerable scholarship in Florida and is cited as one of the preeminent architects whose work made an indelible impact on Florida's Mid-Century Modern architecture. McKirahan's work is featured in the University of Florida's study "Florida's Mid-Century Modern Architecture (1945-1975)," funded in part by the Division of Historical Resources, Florida Department of State, and published in 2018. The publication selected fifty "flagship" structures that express the hallmarks of Mid-Century Modern design and includes McKirahan's 1960 Birch Tower. McKirahan's work is also featured on individual tours and is included in many scholarly references that address the quality of his architectural design. McKirahan's work is studied for its contribution to the uniqueness of Florida's historic architecture. His considerable, remaining work in Fort Lauderdale pays tribute to his ability to design all types of architecture including residential, both single-family and multi-family, commercial, and resort buildings.

**Application meets this criterion.**



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

**Response**

The character of architecture during the seismic shift that was Post War America is evidenced by the change in building design. Initially influenced by European iconoclasts, America's Mid-Century Modern architectural design is uniquely recognizable. The design represents a departure from historicist references and the influence of a "modern" age.

With its shape, enormous pylon sign, cantilevered roof and emphasis on walls of windows and natural light, the Castro Convertible Showroom is an extraordinary example of Mid-Century Modern design.

**Application meets this criterion.**

**Summary Conclusion:**

In accordance with Section 47-24.11.C of the ULDR, staff finds that the application for Historic Landmark Designation located at 2860 N. Federal Highway under case number UDP-HPD21003 meets criteria (c), (d), and (f) as outlined in Section 47-24.11.C.7 of the ULDR.

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.

**Historic Preservation Board Suggested Motion:**

I move to recommend to **(approve) (deny) (approve with conditions) (continue)** the request for Historic Landmark Designation located at 2860 N. Federal Highway under case number UDP-HPD21003 based on a finding this request **(meets) (does not meet)** criteria (c), (d), and (f) as outlined in Section 47-24.11.C.7. of the ULDR.



# HISTORIC PRESERVATION BOARD APPLICATION

Application Form: Historic Designation Application | Rev. 3/1/2022

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The application form must be filled out accurately and completely. Print or type and answer all questions or indicate N/A if item does not apply. To obtain property information such as land use, zoning, ownership, folio, lot size, etc., please visit <http://gis.fortlauderdale.gov/zoninggis>

A APPLICANT	
Name	City of Fort Lauderdale
Address	100 N. Andrews Avenue
City, State, Zip	Fort Lauderdale, Florida 33301
Phone	954-828-5013
Email	clagerbloom@fortlauderdale.gov
<b>APPLICANT SIGNATURE:</b>	

B PROPERTY INFORMATION	
Proposed Historic Landmark, Archaeological Site, or Historic District Name	Castro Convertibles
Address For a Historic District, please attach a list of properties	2860 N. Federal Highway Fort Lauderdale, Florida 33306
Folio Number(s) For a Historic District, please attach a list of properties	494225044620
Legal Description For Historic Landmark or Archaeological Site	CORAL RIDGE GALT ADD NO 1 31-37 B POR LOT 3,4 BLK 61 DES AS BEG NE COR LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E 185,SLY 54.63 TO POB AS DESC IN OR 45071/1448
Boundary Description For Historic Districts or Archaeological Site with Multiple Parcels	
Zoning	B-1 Boulevard Business
Existing Use of Parcel	Retail
Commission District	District 1 - Heather Moraitis

**APPLICATION TYPES:** Check  the appropriate boxes for application request.

<input checked="" type="checkbox"/> HISTORIC LANDMARK	<input type="checkbox"/> ARCHAEOLOGICAL SITE	<input type="checkbox"/> HISTORIC DISTRICT
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**APPLICANT TYPES:** Check  the appropriate boxes for applicant type.

<input type="checkbox"/> CITY COMMISSION	<input checked="" type="checkbox"/> HPB	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> PROPERTY OWNERS HISTORIC DISTRICT	<input type="checkbox"/> NON-PROFIT CORPORATION
By Motion of the City Commission to Initiate a Historic Designation Application.	By Motion of the Historic Preservation Board to Initiate a Historic Designation Application.	Real Property Owner. Additional documents are required for condominiums and cooperatives.	A simple majority of property owners for designation within the boundaries of a proposed district.	By corporate resolution of a non-profit corporation with a recognized interest in historic preservation.

Specific requirements to support each applicant type are outlined in ULDR Section 47-24.11.C.

**CRITERIA FOR HISTORIC DESIGNATION:** Pursuant to ULDR Section 47-24.11.C.7, the designation of property as a landmark, archaeological site or historic district shall be based on one (1) or more of the following criteria (Check all that apply):

- 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.

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following checklist outlines the necessary items for application submittal to ensure the application is complete. Failure to provide this information will result in your application being deemed incomplete.

- Development Application Form** completed with the applicable information including property owner signature and agent signature.
- Files and Documents** consistent with the applicable specifications for historic designation of a historic landmark, archaeological site, or historic district.



**INFORMATION:** The specifications listed herein are intended to guide applicants with the submittal of a Historic Designation related review. The specifications below are required in order for an efficient and accurate review of applications. Failure to provide the required information will result in the application being deemed incomplete.

**SPECIFICATIONS:** Applicant shall submit digitally one (1) application, and any additional requirements, as specified below. Within thirty (30) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness. Following the receipt of a complete application, the applicant will be required to submit ten (10) copies of the entire submittal to the Urban Design and Planning Division to distribute to the Historic Preservation Board Members.

- **Sketch Map** all sketch maps shall include a scale and a north arrow:
  - **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 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 Chapter 472, Florida Statutes must be provided; or
  - **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
- **Narrative** 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 if applicable, a response to the criteria considerations in Section 47-24.11.C.8 of the ULDR; and
- **Year Built** 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
- **Period of Significance** of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
- **Map** identifying contributing structures within a proposed historic district or features of the individual landmark site; and
- **Color photographs** of all sides of the property and historic photographs, if available; and
- **Legal Description** from Broward County Official Records of landmark and landmark site, or archaeological site; and
- **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
- **Historic District Boundary Map** for 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
- **Narrative** 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.

**PUBLIC NOTICE:**

Historic District Designation applications are required to mail notice requirements as outlined in ULDR Section 47-27. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements. An affidavit can be downloaded on the City's website. The following information is required to be submitted to fulfill mail notice requirements:

- **Tax Map** showing locations of properties to be noticed. Map is available from the City of Fort Lauderdale GIS Mailer Application at (<https://gis.fortlauderdale.gov/mailer>). Neighborhood Association Presidents and Condominium Association Presidents of affected properties are to be clearly shown and delineated. Each property shown on the map must be numbered on the map to cross-reference with Property Owner Notice List.
- **Property Owners Notice List** of properties to be noticed and can be downloaded from the City of Fort Lauderdale GIS Mailer Application at (<https://gis.fortlauderdale.gov/mailer>). List must include property owner name, Folio ID, and complete address of all properties with the proposed boundary, and all homeowners' associations, master associations, municipalities and counties notices, as indicated on the tax roll. **IMPORTANT!!** If the petitioner or Association President(s) own(s) adjacent property, radius of notice must be measured from boundary of adjacent property.
- **Envelopes** showing business size (#10) envelopes addressed (typewritten or labeled – no handwritten addresses) for all addresses along with a copy of the mailing labels before they are affixed to the envelopes shall be submitted to the City with the application. **Stamps only, metered mail will not be accepted.** First class postage required. Overseas addresses to be posted by first class mail only. Contact Post Office for postage amount. Business size envelopes addressed **by certified mail required for all municipalities and/or counties.**

Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 N.W. 19 Avenue, Fort Lauderdale, FL 33311.



**APPLICATION DEADLINE:** Submittals must be received by 12:00 PM on the deadline date that can be found on the City's [Historic Preservation Board](#) webpage. Note: Deadlines for Historic Designation Applications are due at least 45 days in advance of each meeting date.

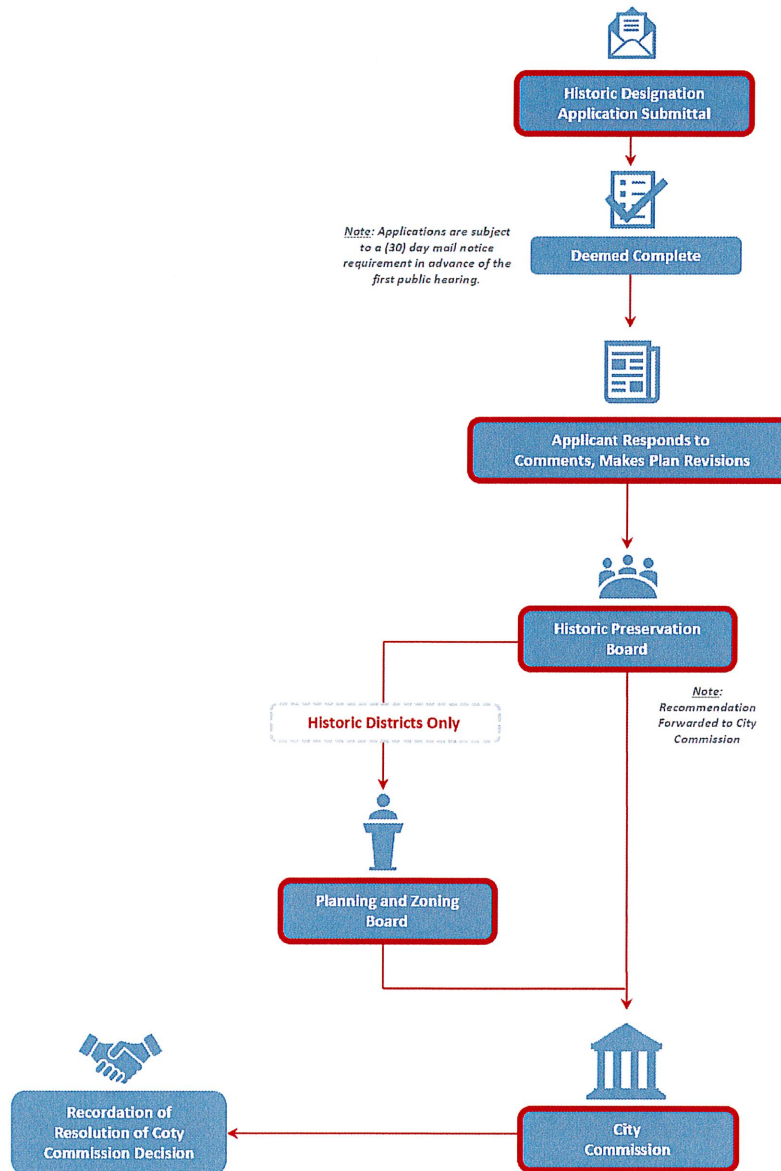
**DETERMINATION OF COMPLETENESS:** Submittals are reviewed for completeness to ensure the application submittal contains all the required information. The City will notify the applicant for a Historic Designation Application within thirty (30) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes.

**PAYMENT OF FEES:** Applicants will receive invoices electronically indicating the applicable fee.

**PUBLIC SIGN NOTICE AND MAIL NOTICE:** Applications are subject to public sign notice and mail notice requirements. Affidavits must be completed and submitted to the City stated compliance that such has been completed. The [affidavit](#) form can be found on the City's website.

**HISTORIC PRESERVATION BOARD MEETING:** Closer to the date of the meeting, staff will provide an agenda for the meeting as well as a copy of the staff report. Meetings are held in person at 5pm at City Hall, 100 N. Andrews Avenue and the applicant or his/her representative must be in attendance. The HPB meeting dates can be found on the City's website at the [Historic Preservation Board](#) webpage.

**HISTORIC DESIGNATION FLOWCHART:** The review process for Historic Designation applications is depicted in the graphic below. Variations in the review process are noted.



**FOR QUESTIONS OR ASSISTANCE REGARDING THE HISTORIC PRESERVATION BOARD CONTACT:**

Urban Design and Planning  
954-828-6520 (select Option 3)  
[planning@fortlauderdale.gov](mailto:planning@fortlauderdale.gov)

**PROPERTY SUMMARY**

<b>Tax Year:</b> 2022	<b>Property Use:</b> 11 - Stores, 1-story	<b>Deputy Appraiser:</b> Commercial Department
<b>Property ID:</b> 494225044620	<b>Millage Code:</b> 0312	<b>Appraisers Number:</b> 954-357-6835
<b>Property Owner(s):</b> JUNE 36 PROPERTIES LLC	<b>Adj. Bldg. S.F.:</b> 27273	<b>Email:</b> <a href="mailto:commercialtrim@bcpa.net">commercialtrim@bcpa.net</a>
<b>Mailing Address:</b> 17701 BISCAYNE BLVD SUITE 300 AVENTURA, FL 33160	<b>Bldg Under Air S.F.:</b>	<b>Zoning :</b> B-1 - BOULEVARD BUSINESS
<b>Physical Address:</b> 2860 N FEDERAL HIGHWAY FORT LAUDERDALE, 33306	<b>Effective Year:</b> 1990	<b>Abbr. Legal Des.:</b> CORAL RIDGE GALT ADD NO 1
	<b>Year Built:</b> 1969	31-37 B POR LOT 3,4 BLK 61 DES AS BEG NECOR
	<b>Units/Beds/Baths:</b> 0 / /	LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E
		185,SLY 54.63 TO POB AS DESC IN OR
		45071/1448

2020 values are considered "working values" and are subject to change.

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$1,209,780	\$3,802,700	0	\$5,012,480	\$5,012,480	
2021	\$1,209,780	\$3,802,700	0	\$5,012,480	\$4,912,050	\$101,489.00
2020	\$1,209,780	\$3,799,070	0	\$5,008,850	\$4,465,500	\$95,654.91

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$5,012,480	\$5,012,480	\$5,012,480	\$5,012,480
Portability	0	0	0	0
Assessed / SOH	\$5,012,480	\$5,012,480	\$5,012,480	\$5,012,480
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$5,012,480	\$5,012,480	\$5,012,480	\$5,012,480

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
05/06/2021	Special Warranty Deed Qualified Sale	\$7,075,000	117274936
01/31/2008	Multi Rerecorded Deed Correction Non-Sale Title Change	\$100	45071 / 1448
06/29/2007	Multi Special Warranty Deed Non-Sale Title Change		44321 / 436
02/01/1986	Special Warranty Deed	\$160,000	13209 / 150

**LAND CALCULATIONS**

Unit Price	Units	Type
\$25.00	48,391 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494225042150	02/16/2022	Warranty Deed	Qualified Sale	\$1,220,000	117945907	2633 NE 30 ST FORT LAUDERDALE, FL 33306
494225043930	02/11/2022	Warranty Deed	Qualified Sale	\$880,000	117965443	2800 NE 26 AVE FORT LAUDERDALE, FL 33306
494225044840	02/07/2022	Warranty Deed	Qualified Sale	\$840,000	117924074	2600 NE 30 ST FORT LAUDERDALE, FL 33306
494225040820	02/01/2022	Warranty Deed	Qualified Sale	\$2,000,000	117919315	2840 NE 27 ST FORT LAUDERDALE, FL 33306
494225044440	02/01/2022	Warranty Deed	Qualified Sale	\$1,625,000	117916344	2625 NE 26 AVE FORT LAUDERDALE, FL 33306

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Commercial (C) 27,273						(F2) 48,413.00		

**SCHOOL**

**Bayview Elementary:** A  
**Sunrise Middle:** B  
**Fort Lauderdale High:** A

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	22	Ted Deutch

**Florida House Rep.  
District**

**Florida House Rep. Name**

**Florida Senator District**

**Florida Senator Name**

**School Board Member**

93

Chip LaMarca

34

Gary M. Farmer, Jr.

Sarah Leonardi

Prepared by:  
Lloyd Granet, P.A.  
2295 NW Corporate Boulevard  
Suite 235  
Boca Raton, FL 33431

### SPECIAL WARRANTY DEED

**THIS INDENTURE** made this 14th day of May, 2021, between **2860 NORTH FEDERAL HIGHWAY LLC, a Florida limited liability company** (“Grantor”), having an office at 95 Forest Avenue, Locust Valley, NY 11560, and **JUNE 36 PROPERTIES, LLC, a Florida limited liability company** (“Grantee”), whose mailing address is 17701 Biscayne Boulevard, Suite 300, Aventura, FL 33160.

#### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee’s successors and assigns forever, that certain real property in the City of Fort Lauderdale, County of Broward and State of Florida (the “Property”), more particularly described on Exhibit “A”, attached hereto and made a part hereof.

Together with all of Grantor’s rights in easements, tenements, hereditaments and appurtenances belonging or in any ways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all of Grantor’s rights in buildings and improvements located on the Property.

Subject only to taxes for the year 2021 and those items contained in Exhibit “B”, attached hereto and made a part hereof (the “Permitted Exceptions”), and which are not reimposed hereby.

Grantor covenants with Grantee that, except for the Permitted Exceptions, the Property is free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

WITNESSES:

[Signature]  
Print Name: JAMIE MONTERA

[Signature]  
Print Name: JESSICA VALCO

GRANTOR:

2860 NORTH FEDERAL HIGHWAY LLC,  
a Florida limited liability company

By: [Signature]  
Bernadette Castro, Manager

STATE OF NY  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 5/6/2021 by Bernadette Castro, in her capacity as Manager of 2860 North Federal Highway LLC, a Florida limited liability company, on behalf of the Company. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

CAROL CHASAN MANKUTA  
NOTARY PUBLIC, State of New York  
No. 01MA4954948  
Qualified in Suffolk County  
Commission Expires Aug. 21, 2021

[Signature]  
Notary Public

**EXHIBIT "A"**

A portion of Lots 3 and 4, Block 61, CORAL RIDGE GALT ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, also being the Southeast corner of said Lot 3; thence Southerly on the East line of said Lot 4, on a curve to the right, with a radius of 2182.08 feet, a central angle of 05° 44' 16", an arc distance of 218.52 feet; thence Westerly, on a radial line from said curve, a distance of 185.00 feet to a point on the West line of said Lot 4; thence Northerly on the West line of said Lots 4 and 3, on a curve to the left, with a radius of 1997.08 feet, a central angle of 07° 10' 20", an arc distance of 250.00 feet; thence Easterly radial to said curve, a distance of 185.00 feet to a point on the East line of said Lot 3; thence Southerly on said East line, on a curve to the right, with a radius of 2182.08 feet, a central angle of 01° 26' 04", an arc distance of 54.63 feet to the Point of Beginning.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

ALL OF THE ABOVE PROPERTY IS ALSO DESCRIBED AS:

SEE EXHIBIT "A" (CONTINUED) ATTACHED HERETO AND MADE A PART HEREOF.

**EXHIBIT "A"** (CONTINUED)

That portion of Lot Four (4), Block Sixty-one (61) of CORAL RIDGE GALT ADDITION #1, according to the Plat thereof recorded in Plat Book 31, Page 37, Public Records of Broward County, Florida, described as follows:

Commence at the Northwest Corner of said Lot 4 and thence Southerly along the West boundary of said Lot 4 an arc distance of 100 feet to the point of beginning, thence Easterly along the line radial to the curve of said West boundary, a distance of 185 feet to a point on the East boundary of said Lot 4, said point being 109.26 feet South of the Northeast corner of said Lot 4; thence Southerly along said East boundary, an arc distance of 109.26 feet, thence Westerly and radial to the curve of said East boundary, a distance of 185 feet to a point on the said West boundary of Lot 4, said point being 200 feet arc distance South of the Northwest corner of said Lot 4; thence North along said West boundary, an arc distance of 100 feet to the point of beginning, said land situate, lying and being in Fort Lauderdale, Broward County, Florida.

**AND**

That portion of Lot Four (4), Block Sixty-one (61) of CORAL RIDGE GALT ADDITION NO.1, according to the Plat thereof recorded in Plat Book 31, Page 37, Public Records of Broward County, Florida, described as follows:

Beginning at the Northwest corner of Lot 4, thence East along the North boundary of said Lot 4, a distance of 185 feet to the Northeast corner of said Lot 4; thence Southerly along the East boundary of said Lot 4, an arc distance of 109.26 feet; thence Westerly on a line radial to the curve of said East boundary; a distance of 185 feet, to a point on the West boundary of said Lot 4; thence North along said West boundary, an arc distance of 100 feet to the point of beginning, said lands situate, lying and being in Fort Lauderdale, Broward County, Florida.

**AND**

That part of Lot 3, Block 61, CORAL RIDGE GALT ADDITION NO.1, according to the Plat thereof recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida, more fully described as follows:

BEGINNING at the Southwest corner of said Lot 3; thence North along the West boundary of said Lot 3, an arc distance of 50 feet; thence East radial to the West boundary of said Lot 3; a distance of 185 feet to the East boundary of said Lot 3; thence South along the East boundary of said Lot 3, an arc distance of 54.63 feet to the Southeast corner of said Lot 3; thence West along the South boundary of said Lot 3, a distance of 185 feet to the Point of Beginning.

**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2021 and subsequent years.
2. Matters appearing on the plat recorded in Plat Book 31, Page(s) 37, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Exhibit "A".
3. Resolution Declaring the Necessity for the Construction of Sanitary Sewers and Appurtenances recorded February 3, 1960 in O.R. Book 1819, Page 629.
4. Resolution Declaring the Necessity for the Construction of Sanitary Sewers and Appurtenances recorded August 30, 1960 in O.R. Book 2018, Page 22.
5. Resolution Declaring the Necessity for the Construction of Storm Sewers recorded August 30, 1960 in O.R. Book 2018, Page 26
6. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).



CITY OF FORT LAUDERDALE

# Property Reporter Map



0 40 80 Feet

# GIS

Fort Lauderdale

# CASTRO CONVERTIBLES SHOWROOM

2860 N. Federal Highway

## HISTORIC LANDMARK DESIGNATION REPORT



**CITY OF FORT LAUDERDALE**  
City of Fort Lauderdale  
Historic Preservation Board  
100 N. Andrews Avenue  
Fort Lauderdale, Florida 33301

REPORT OF THE CITY OF FORT LAUDERDALE  
TO THE HISTORIC PRESERVATION BOARD AND THE CITY COMMISSION  
ON THE POTENTIAL DESIGNATION OF THE PROPERTY NAMED

CASTRO CONVERTIBLES

LOCATED AT

2860 N. FEDERAL HIGHWAY

AS A HISTORIC LANDMARK

Prepared By: Trisha Logan and Ellen J. Uguccione

Passed and Adopted On:

Resolution Number:



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- I. General Information**
- II. Statement of Significance**
- III. Historic Context**
- IV. Architectural Description**
- V. Application of Criteria**
- VI. Planning Context**
- VII. Bibliography**
- VIII. Photographs**

## I. General Information

<u>Historic Name:</u>	Castro Convertibles Showroom
<u>Current Name:</u>	Ferguson Plumbing: Bath, Kitchen & Lighting Gallery
<u>Date of Construction:</u>	1958; Addition 1959
<u>Location:</u>	2860 N. Federal Highway
<u>Original Owner:</u>	Castro Realty Corporation
<u>Present Owner:</u>	June 26 Properties LLC
<u>Present Use:</u>	Commercial
<u>Zoning:</u>	B-1 – Boulevard Business
<u>Folio Number(s):</u>	494225044620
<u>Legal Description:</u>	CORAL RIDGE GALT ADD NO 1 31-37 B POR LOT 3,4 BLK 61 DES AS BEG NE COR LOT 4,BLK 61 SLY 218.52,W 185,NLY 250,E 185,SLY 54.63 TO POB AS DESC IN OR 45071/1448
<u>Setting:</u>	Castro Convertibles is located on the east side of North Federal Highway between Sunrise Boulevard and Oakland Park Boulevard. This area of North Federal Highway contains a variety of commercial uses including retail, restaurant, and hotel. Most of the buildings within the immediate area are small in scale and range from one to two stories. The rear of this building abuts the residential neighborhood of Coral Ridge.
<u>Integrity:</u>	The showroom maintains a high level of integrity even after some additions and alterations. The basic configuration remains the same, expressing the <i>tour-de-force</i> entrance section designed by Charles McKirahan and the rectangular showroom extension that is set back and perpendicular to the entrance. In 1959 (just a year after its original construction,) the firm of Rude, Hosteller and Taylor extended the rectangular showroom into a considerably larger space but maintained the same lines as the original to be virtually indistinguishable. The angled windows of the original showroom were replaced with standard vertical types in 2007, but the most critical character-defining features remain intact.
<u>Period of Significance:</u>	The period of significance extends from construction of the building in 1958 until its sale in 2007, after Bernard Castro had passed and the decision to sell was made by heir, Bernadette Castro. The building remains a highly visible, prominent example of Mid-Century Modern design.

## II. Statement of Significance

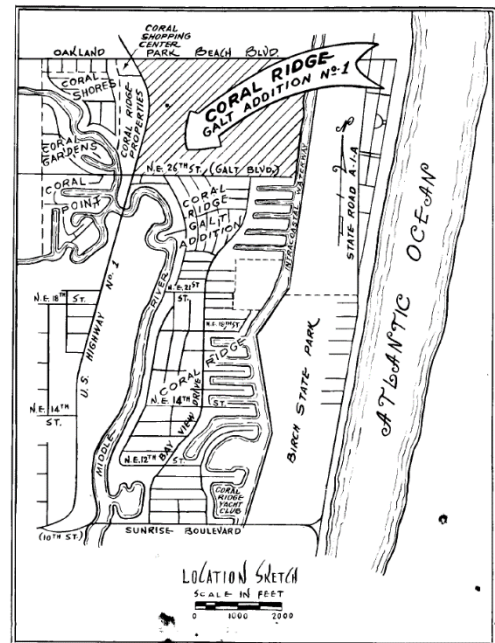
The Castro Convertible Showroom in Fort Lauderdale is significant for both its Mid-Century Modern architectural design by Fort Lauderdale master architect Charles McKirahan and for its association with Bernard Castro, an Italian immigrant who founded the furniture chain “Castro Convertibles” in 1931 beginning with a store in Manhattan. The relationship between noted architect McKirahan, and businessman and artisan Castro reflects the flamboyance and innovation they both shared and appreciated in each other. The high-end product Castro manufactured earned its cachet as a highly desirable and equally fashionable living room focal point. Beginning in the early 1950s Castro and his family in South Florida with a home in Fort Lauderdale (2300 N. Atlantic Boulevard--also designed by McKirahan,) and enjoyed the tropical lifestyle which included a yacht outfitted with Castro’s own furnishings. Displaying his memorable marketing style, Bernard Castro opened the Fort Lauderdale store with great fanfare, and catering to his local clientele, built a replica of a yacht to draw attention to his unique products.

## III. Historic Context

During the period immediately following World War II, South Florida experienced its most extensive “Boom Time” since its actual realization in the early 1920s. Not only had the State of Florida become militarily important throughout that war, (as scores of troops were trained, fed, housed, and medically treated while a number of strategically important bases were also built) but significantly, many of those same troops returned after the war to make the state their permanent home. During the period from 1950-1970, Florida’s population grew by over four million people, almost four times as fast as its growth from 1930-1950.<sup>1</sup> The suburbs quickly subsumed the downtown core.

Construction of innumerable gas stations, drive-in restaurants, drive-in movies, strip malls, motels, and the growth of suburbia are all evidence of a pervasive car-culture—made possible by the economic windfall after the war, allowing for disposable income to create an upward-reaching American middle class. In Broward County growth was explosive. The cost for formerly vacant land was at an all-time premium, and the county pushed westward with the newly created cities of Plantation and Tamarac. Between 1945 and 1955, twenty-two thousand and fifty new homes were constructed.<sup>2</sup>

Amidst this frenetic boom, land between the Middle River and the Intracoastal Waterway was platted in March 1953 by local developers James S. Hunt and Steven A. Calder who were aided by Arthur T. Galt from Chicago who sold them the land. The subdivision was named Coral Ridge, Galt Addition No. 1.



Location Sketch of Coral Ridge, Galt Addition No. 1<sup>3</sup>

<sup>1</sup> Slife, Ericka. “Buildings turning 50, But Are They Historic?” South Florida Sun Sentinel, 12 February 2007. 1B

<sup>2</sup> Ibid.

<sup>3</sup> McLaughlin, J.W., *Coral Ridge Galt Addition No. 1*. Scale 1” = 100’. Fort Lauderdale, Broward County, Florida. Plat Book 31, Page 37. March 1953.

Importantly, the west side of the plat was directly adjacent to land earmarked for a shopping center. The new residents demanded that the products and services once available to them downtown, be brought to suburbia. The new shopping centers not only accommodated this, but also provided expansive, free parking for the shoppers.<sup>4</sup>

### **Bernard Castro (1904-1991) “The First to Conquer Living Space”**

Bernard Castro was yet another example of America’s promise to immigrants who, with grit, determination, and ability could realize financial success and create a legacy for future generations. Bernard Castro exceeded those expectations founding a retail furniture and real estate empire that quickly expanded throughout the United States. Providentially, Castro opened his first store on Fifth Avenue in Lower Manhattan in 1931.



Castro was born in the Italian town of Corleone in the metropolitan City of Palermo in Sicily but came to the United States at age 15 in 1919 following World War I (WWI). Arriving in New York through the immigration station at Ellis Island, the country was welcoming to its immigrant population who had endured the conflagrations of the “Great War.” Castro, whose Italian family had considerable wealth but purportedly lost much of it, was prepared to embrace his new country entirely—learning English at night school as his immediate priority. Graduating from the New York School of Industrial Arts and honing his design sensibilities by visiting the extraordinary collections of fine and decorative arts available in New York City, Castro eventually found himself in the employ of an upholsterer in New York and became a cutter of the heavy fabric.<sup>7</sup>

<sup>4</sup> Weidling, Phillip and August Burghard. *Checked Sunshine—The Story of Fort Lauderdale, 1793-1955*. Wake-Brookehouse. Fort Lauderdale, Florida 1974. p 252

<sup>5</sup> “Rags to Riches” Story On “Conquering of Space.” *Fort Lauderdale News*. Fort Lauderdale, Florida. June 15, 1960. Page 27.

<sup>6</sup> *Ibid.*

<sup>7</sup> Bernadette Castro Oral History Interview of Bernard Castro; *Castro Convertibles*. October 19, 2016. <https://www.homefurnishingshalloffame.com/bernard-castro-castro-convertibles>. Accessed November 30, 2021.

On Valentine's Day, 1942, the 30-year-old Bernard married Theresa Barabas from McKeesport, Pennsylvania. She became an integral part of the business and led the family's generous philanthropic ventures.

In a 2016 oral interview for the *American Home Furnishings Hall of Fame*, daughter Bernadette Castro recalled that while at Mr. Cohen's New York upholstery store Bernard was asked to reupholster davenports.<sup>8</sup> The davenport provided Castro with the idea for an improved sofa that concealed a bed. While the bulky davenport was not heretofore considered a living room piece, Castro's sofas would be so fashionable that they would be welcomed into every living room and easily compete with any standard, sole-purpose the convertible line, incontrovertible proof that the sofa mechanism could be released by the slightest of touches.<sup>9</sup> Castro opened his first store in Lower Manhattan on Fifth Avenue.

Bernadette Castro explained the reason why her father's product earned him such success in the *Hall of Fame* interview:

*They [davenports] opened up but they looked very bulky. I'm thinking that the mechanism was inserted in such a way that it was ridiculously obvious that the sofa opened into a bed. It did not look like a nice living room piece of furniture. The concept of the sofa or seating surface becoming a bed goes back to King Tut's tomb. There was an actual cement bench engineered to expand into a sleeping surface. Then there was a piano that somehow concealed a bed. There's old posters featuring that one. The concept of having something become a sleeping product was not Dad's. He gets credit for the design of a piece of furniture that concealed a bed. A stylish sofa that you could have in your living room.<sup>10</sup>*

Armed with a desirable product, Bernard Castro would become one of the first to use the nascent television media as a major platform for his marketing strategy, selling the new "Castro Convertible."

At the time, the City of New York was served by only three television stations and had virtually no advertisements for local businesses. Castro would pioneer in the medium and create enthusiastic consumers for his product, returning a considerable amount of his early profits into his radio and television advertising.

By 1960, Mr. Castro had six Florida stores, 45 retail stores across the United States, and was earning \$20 million annually.<sup>11</sup> He manufactured his own products which included the initial sofa line as well as dining room tables, coffee tables, and ottomans that also transformed to offer additional utility in size and function. Castro manufactured his own products with three factories located on Long Island, New York,

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<sup>8</sup> The "davenport" was once the name in common usage for a sofa or a writing desk. It was also used as the term to describe a sofa sleeper. The sofa was hinged so that it could extend to become a sleeping surface. The name comes from its manufacturer—the A.H. Davenport Company, active in the 19<sup>th</sup> and 20<sup>th</sup> centuries, who in 1900 created an iconic "boxy" design for their sofa in Cambridge, Massachusetts. The Davenport Company produced high end, custom furniture for such famed New York architects as Stanford White and H.H. Richardson.

<sup>9</sup> Bernadette Castro Oral History Interview of Bernard Castro; Castro Convertibles. October 19, 2016.

<https://www.homefurnishingshalloffame.com/bernard-castro-castro-convertibles>. Accessed November 30, 2021.

<sup>10</sup> Ibid.

<sup>11</sup> "Castro Business at \$20 Million Dollar Mark." *Fort Lauderdale News*. Fort Lauderdale, Florida. June 15, 1960. Page 27.

one in Danbury, Connecticut and another in Boca Raton, Florida.<sup>12</sup> In 1951, Bernard and Theresa Castro purchased a home and began to winter in Fort Lauderdale. They also purchased their 93-foot, six-crew yacht, the “Southern Trail”, which became a floating showroom.<sup>13</sup> The Castro’s also later purchased some 3,500 acres of land in Ocala, Marion County, Florida for their ranch.

### **Bernadette Castro “The Most Televised Girl in America”**

The young girl who opened her father’s fold away bed at the age of 4, became the company spokesperson with a commercial that aired over 40,000 times. Not only did it earn her fame, as perhaps the first child to be featured in a TV commercial, but it also met with the sincerest form of flattery, when both popular comedians Milton Berle and Jackie Gleason made her the subject of their humor.<sup>14</sup> Ms. Castro had a multifaceted career in her adult life, making her mark as a recording artist, a political force, and an astute businesswoman who inherited the family furniture and real estate empire.



**Bernadette Castro “The Most Televised Girl in America”<sup>15</sup>**

Ms. Castro (Mrs. Peter Guida, married in 1979, a second marriage) earned a Bachelor of Arts in Radio and Television, and a Master of Arts in Education from the University of Florida, and has resided during her adulthood in the family home in Lloyd Harbor, Long Island, New York and while growing up at properties located in Fort Lauderdale and Ocala, Florida where her family made their homes. In the 1960s, Ms. Castro became a recording artist and was connected to the family business in several roles, including marketing of the products. She later entered the political realm becoming a rising star in the Republican party.

In 1994, she ran against Daniel Patrick Moynihan who was running for his fourth term in the U.S. Senate. Though unsuccessful, Ms. Castro had enormous support for the campaign and became a well-known and respected political figure. In 1995, she was appointed to the Cabinet of New York Governor George E. Pataki who named her as Commissioner of Parks, Recreation, and Historic Preservation. She held the post for 12 years. In 2001, President George W. Bush appointed her as Vice-Chairman of the national Advisory Council on Historic Preservation. She remains a member of the advisory board of the New York Landmarks Conservancy.<sup>16</sup>

After her father’s death in 1991, Ms. Castro sold the Castro Convertible business to Krause Furniture, a California based chain. Later, in 2009 she and her family bought back the Castro Convertibles furniture business and the company now sells two different sizes of ottomans that convert into a single bed. Ms. Castro has been honored with numerous awards for her work in conservation and historic preservation and is a well-known philanthropist in a number of charities, some founded by her mother.

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<sup>12</sup> Ibid.

<sup>13</sup> “Roomy Yacht is Comfortable.” Fort Lauderdale News. Fort Lauderdale, Florida. March 8, 1959. Page 94.

<sup>14</sup> Barron, James. “The Girl from’ Castro Convertibles’ Early Commercials is Back.” The New York Times. New York, New York. June 11, 2012.

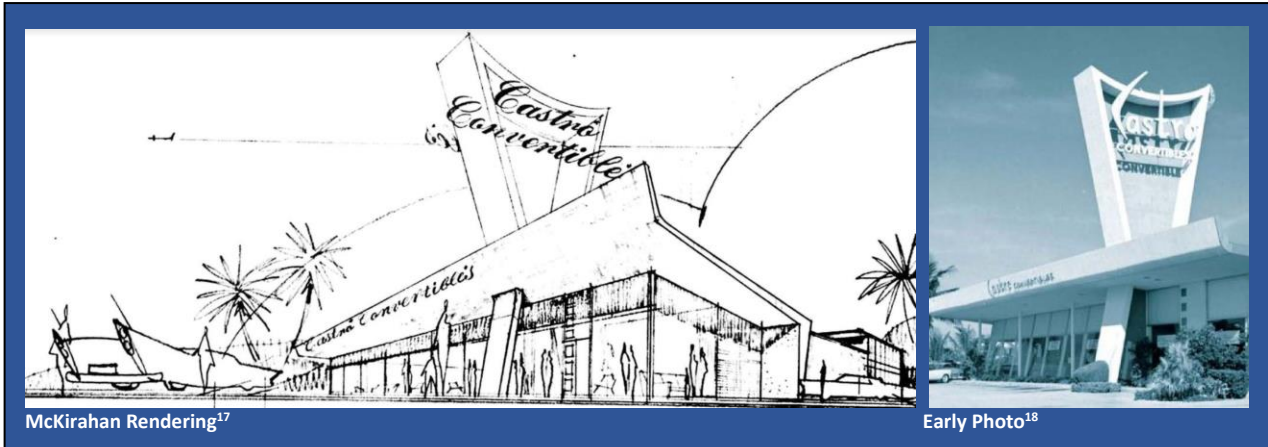
<sup>15</sup> <https://www.castroconvertibles.com/videos/>. Accessed January 28, 2022.

<sup>16</sup> Bernadette Castro. [https://en.wikipedia.org/wiki/Bernadette\\_Castro](https://en.wikipedia.org/wiki/Bernadette_Castro). Accessed January 14, 2022

#### IV. Architectural Description

##### Building Design

Built in 1958 of concrete block, poured concrete and steel—the building’s design elements defy the very rigidity of the materials themselves. The main elevation (west) features a soaring, cantilevered concrete canopy that extends out horizontally beyond the (originally) angled plate glass windows of the showroom to terminate in an upturn. The preeminent feature of the building is its magnificent pylon sign—not only because of its prominence—but as an integrated design feature of the overall plan.



McKirahan Rendering<sup>17</sup>

Early Photo<sup>18</sup>

At approximately two-thirds of the way across the area occupied by the rectangular storefront, the sign, which extends to a height of fifty feet, is buttressed on the ground floor and then extends at an opposite angle to the buttress above the roof canopy. Its triangular (hourglass) shape is infilled with a solid material and the original letters attached on slats that created depth and shadow, spelling out “Castro Convertibles” in a typescript that architect McKirahan had used before for his projects at Birch Tower (3003 Terramar Street) and the Bayview Building (1040 Bayview Drive).



Faded Billboard Sign in New York<sup>19</sup> Quote<sup>20</sup>

“... my Dad was a firm believer in signage. When he first started, decades earlier, my father had very little money. His first \$400 was put into signage. Eventually we had that giant sign in Times Square.”



Times Square Billboard<sup>21</sup>

<sup>17</sup> Charles F. McKirahan Collection, Fort Lauderdale Historical Society

<sup>18</sup> Tropic Florida Living and Design. Fort Lauderdale, Florida. March, 2017. Page 66-68.

<sup>19</sup> Forgotten New York. [www.forgottennewyork.com](http://www.forgottennewyork.com). Accessed January 6, 2022.

<sup>20</sup> Tropic Florida Living and Design. Fort Lauderdale, Florida. March, 2017. Page 66-68.

<sup>21</sup> What Life Was New York City 100 Years Ago. <https://stacker.com/stories/3941/what-life-was-new-york-city-100-years-ago>. Accessed January 6, 2022.

The second floor of the building extended eastward on the lot housing Mr. Castro's penthouse, and from there a rooftop "garden" became a gathering spot. Because of its location, the second-floor mass was less visible from the front of the building. Today, the custom planters in the front that were once a part of the overall design are gone, as is the rooftop fountain. The visual impact of the building was also lessened when Federal Highway was widened, decreasing the space between the building and the roadway.

### **Charles Foster McKirahan (1919-1964)**

Charles F. McKirahan was born in Tulsa, Oklahoma and began his studies at Oklahoma State University. As a Captain with the U.S. Army Corps of Engineers during World War II (WWII), McKirahan was assigned to the Pacific Theater and was stationed in multiple ports of call including Australia, Hawaii, and Japan. McKirahan would use this first-hand knowledge of these exotic and foreign places to good end in his career as a designer.



Architect Charles F. McKirahan<sup>23</sup>

Upon his return stateside, McKirahan completed his studies at the University of Illinois earning a Bachelor of Science in Architecture in 1947. McKirahan began his Fort Lauderdale career shortly after his college graduation as a draftsman in the office of Gamble, Pownall & Gilroy. By 1951, he had formed a partnership becoming Wilmer & McKirahan, and by 1953 had started his own firm.<sup>22</sup>

An early work (1953) which became one of his most well-known is the Mai Kai Restaurant in Fort Lauderdale (listed in the National Register of Historic Places). Clearly, McKirahan's wartime experiences gave him both the inspiration and the first-hand knowledge to create this Polynesian sense-of-place. But his enormous reputation as a designer came from his designs which reflected "modern" sensibilities—a total departure from any historicist references or any particular culture, and one which embraced the capabilities and versatility of new materials and a space age where technological innovations were so quick in coming that the world changed almost overnight.

McKirahan became a leader in the design for a variety of projects which included commercial, residential, retail, and resort properties. They included: the Premiere Hotel, 625 North Fort Lauderdale Beach Boulevard; the Sea Chateau (now the Alcazar Resort), 543 North Birch Road; Manhattan Tower, 701 Bayshore Drive; Birch Towers, 3003 Terramar Street; The Jolly Roger (now the Ramada Sea Club), 619 N. Atlantic Boulevard; Coral Reef Yacht Club, 2800 Yacht Club Boulevard; Coral Ridge Country Club, 3801 Bayview Drive; Breakwater Towers, 1900 South Ocean Drive; and the Ocean Manor Resort, 4040 Galt Ocean Drive.

<sup>22</sup> "Uncovering McKirahan." Tropic Magazine. April 2015. Pages 18-25.

<sup>23</sup> "Architect." The Miami Herald. Miami, Florida. Sunday, July 21, 1963. Page 10-BR.

## Mid-Century Modern Design

It was a new age, no longer were there the physical constraints of an “earth-bound” planet--- the world entered a space race with limitless expectations, and by 1969 the United States had actually landed on the moon. Technologies were increasingly changing lives—in Florida during the 1950s, economically available air conditioning would enable an exponential growth in the state. Ever-increasing economies and innovation in manufacturing allowed for the fabrication of housing in record time.

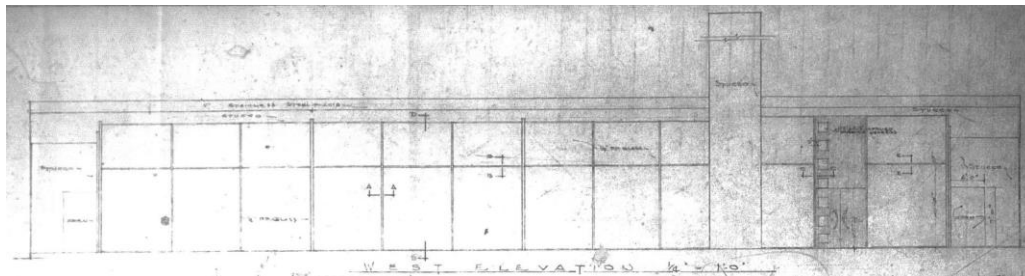
In architecture, European emigres Walter Gropius and Mies van der Rohe influenced countless architecture students at Harvard and the Illinois Institute of Technology in assuming their positions in 1938 and 1939, respectively. Both are considered Modernists who challenged traditional designs, methods and modes of construction, freeing designers from historicist conventions. By the 1950s, simpler, minimalistic forms were favored along with large expanses of glass and the manipulation of the structure itself into malleable, moldable forms. In Florida, particularly in resort architecture, whimsy, color, and playfulness was mastered to create formerly unimaginable works of design.

The method of construction also changed during the period following WWII which allowed for innovative design solutions. Mass manufacturing and standardization allowed for buildings to be constructed with precast concrete, modular units, and pre-fabricated assemblies. Key features associated with these new building technologies include: modular concrete screen block, sculptural concrete entrance canopies, concrete tray balconies, and curtain wall and window wall assemblies.<sup>24</sup> (Quote)<sup>25</sup>

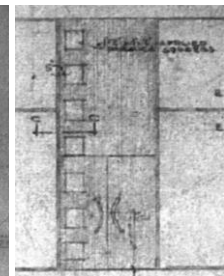
**“The Architect had a bravura style that often threw caution to the wind in favor of visual excitement. What could have been a bland showroom took [sic] became vibrant with windows canted at an 80-degree angle to match the bottom line of the hourglass-shaped pylon.”**

McKirahan specified everything on the final drawings from the stainless-steel cladding of the fascia to the elongated “C” shaped door handles and glass mosaic tiles. He used a stylized lettering for the Castro logo, similar to that used in Birch Tower (3003 Terramar Street) and the Bayview Building (1040 Bayview Drive).

The repeated square motif by the front entrance, that is no longer extant, echoed that used in McKirahan’s Patton’s Insurance Building on NE 4th Avenue finished in 1958. When asked about his choice of an architect who was known for an innovative form of Modernism Bernadette explains “This was a big project and a significant investment at the time. My father was NOT afraid of change. He truly wanted to make a statement.”<sup>26</sup>



Original Plans: West Elevation (Facing N. Federal Highway)



Close-up of Entrance

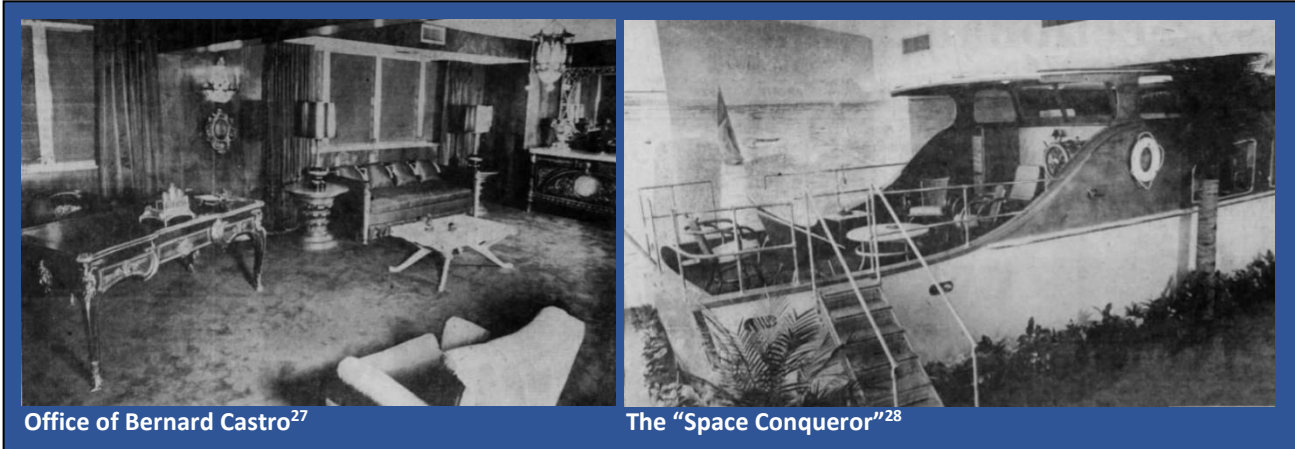
<sup>24</sup> “Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida.” Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

<sup>25</sup> Tropic Florida Living and Design. Fort Lauderdale, Florida. March, 2017. Pages 66-68.

<sup>26</sup> Ibid.

### **Showroom Interior**

The Castro Convertible Showrooms were themselves an experience. The showrooms featured the Castro products of course but were outfitted with the finest of furnishings and finishings to further enhance the shopper's appreciation. Period-style furniture, tile floors, or extravagant carpets and wall hangings were set-up to create enviable "living" rooms.



Opened on January 30, 1959, the 10,000 square foot Fort Lauderdale store included a European antique store, a Penthouse, Italian tile floors, a Polynesian Room, Colonial Room, and French Provincial Room.<sup>29</sup> Keeping in mind his target audience with his space-saving furniture, Castro appealed to the boating community. To illustrate its practicality as well as desirability, Castro constructed and furnished thirty feet of a forty-eight-foot yacht. A reporter noted "[the yacht] is docked there at a patio into which the craft is headed."

### **The Closing of the Fort Lauderdale Showroom**

Castro Convertibles, the furniture business, was sold to Krause's Furniture and the Fort Lauderdale Showroom remained operational as "Castro Convertibles" until 2001. In 2002, the interior space was divided to accommodate two tenants that would take over the space.

In 1986, 2860 N. Federal Highway was sold by Bernard and Theresa Castro to Bernadette Castro. Bernadette then sold the building in 2007 to 2860 N. Federal Highway, LLC.

### **Summary of Additions and Alterations**

<b>1959</b>	8,000 Square Foot Addition <sup>30 31</sup>	<b>2002</b>	Divide space for Two Tenants
<b>1967</b>	Remodel, Interior	<b>2007</b>	New Storefront and Windows/Doors
<b>1994</b>	Interior Alterations: Krause Sofa Factory	<b>2019</b>	Ferguson Showroom Interior Remodel

<sup>27</sup> Wilson, Wanda "New Castro Showroom Is Unique, Exciting." Fort Lauderdale News. Fort Lauderdale, Florida. January 25, 1959. Page 88.

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

<sup>30</sup> Arthur Rude, Architect (Rude, Hostettler and Taylor. The addition which extends northward is rectangular in plan and is attached at a perpendicular to the 1958 showroom, almost doubling the original space. The addition included additional showroom space, offices for Vice-President, Paul J. Barabas and a workroom.

<sup>31</sup> "Castro Expands." Fort Lauderdale News. *Fort Lauderdale, Florida*. 22 November 22, 1959. Page 54.

## V. Application for Criteria for Designation

As per Unified Land Development Regulation (ULDR) Section 47-24.11.C.7, the designation of property as a landmark shall be based on one or more of the criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service. For this application, the following criteria are applicable:

### **c. Its identification with a person or persons who significantly contributed to the development of city, state, or nation.**

The Castro Convertible Showroom is significant for its association with both the owner of the business, Bernard Castro and its architect, Charles F. McKirahan. Bernard Castro has been recognized as an innovator for his contributions to American furniture design, while Charles F. McKirahan has become an acknowledged master of Mid-Century Modern architectural design.

In 2014 Bernard Castro was inducted into the American Home Furnishings Hall of Fame. National in its scope, the Hall of Fame was established to celebrate “...exceptional individuals who have made extraordinary contributions to the U.S. home furnishings industry, and to create a new class of innovation and leadership.”<sup>32</sup>

Charles McKirahan achieved prominence for his architectural designs on a statewide level and is acknowledged as one of the architects who created the character of Mid-Century Modern design in Florida.<sup>33</sup>

### **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.**

Charles F. McKirahan is the subject of considerable scholarship in Florida and is cited as one of the preeminent architects whose work made an indelible impact on Florida’s Mid-Century Modern architecture. McKirahan’s work is featured in the University of Florida’s study “Florida’s Mid-Century Modern Architecture (1945-1975),” funded in part by the Division of Historical Resources, Florida Department of State, and published in 2018. The publication selected fifty “flagship” structures that express the hallmarks of Mid-Century Modern design and includes McKirahan’s 1960 Birch Tower. McKirahan’s work is also featured on individual tours and is included in many scholarly references that address the quality of his architectural design. McKirahan’s work is studied for its contribution to the uniqueness of Florida’s historic architecture. His considerable, remaining work in Fort Lauderdale pays tribute to his ability to design all types of architecture including residential, both single-family and multi-family, commercial, and resort buildings.

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<sup>32</sup> Bernadette Castro Oral History Interview of Bernard Castro; Castro Convertibles. October 19, 2016. <https://www.homefurnishingshalloffame.com/bernard-castro-castro-convertibles>. Accessed November 30, 2021.

<sup>33</sup> University of Florida, College of Design, Construction and Planning ( Historic Preservation) “Florida’s Mid-Century Modern Architecture ( 1945-1975)”, Gainesville, Florida, October 2018, 26.

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

The character of architecture during the seismic shift that was Post War America is evidenced by the change in building design. Initially influenced by European iconoclasts, America's Mid-Century Modern architectural design is uniquely recognizable. The design represents a departure from historicist references and the influence of a "modern" age.

With its shape, enormous pylon sign, cantilevered roof and emphasis on walls of windows and natural light, the Castro Convertible Showroom is an extraordinary example of Mid-Century Modern design.

**VI. Planning Context**

Castro Convertibles is located on the east side of North Federal Highway between Sunrise Boulevard and Oakland Park Boulevard. This area of North Federal Highway contains a variety of commercial uses including retail, restaurant, and hotel. Most of the buildings within the immediate area are small in scale and range from one to two stories. The rear of this building abuts the residential neighborhood of Coral Ridge.

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VIII. Photographs



Front Elevation Looking Southeast



Front Elevation Looking Northeast



Front/South Elevation Looking Northeast



Front Elevation View from Street

