



HISTORIC PRESERVATION BOARD MEETING

City Commission Chambers
City Hall
100 N Andrews Avenue, Fort Lauderdale, FL 33301
Monday, November 7, 2022
5:00 PM

AGENDA

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
 - II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
 - II.a Draft Minutes for August 1, 2022 HPB Meeting
[Draft October HPB Minutes](#)
 - III. PUBLIC SIGN-IN / SWEARING-IN / DISCLOSURES**
 - IV. AGENDA ITEMS:**
 - V. COMMUNICATION TO THE CITY COMMISSION**
 - VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**
 - VI.a 2023 HPB Meeting Schedule Discussion: Consideration of Alternate Dates for January and July
[HPB Meeting Dates Handout 2023](#)
 - VI.b Presentation on the Strategic Historic Preservation Plan
[Strategic Historic Preservation Plan - Staff Report](#)
[Strategic Historic Preservation Plan](#)
-

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE HISTORIC PRESERVATION BOARD 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

DRAFT

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

**100 N Andrews Avenue, Fort Lauderdale, FL 33301
Monday, October 17, 2022 - 5:00 P.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2022 through 5/2023</u>	
		<u>Present</u>	<u>Absent</u>
Jason Blank, Chair	A	2	2
Arthur Marcus, Vice Chair	P	4	0
Richard Bray	P	4	0
Allen Jones	P	1	0
Donald Karney	P	4	0
Barbara Lynes	A	3	1
Richard Rosa (at 5:12 p.m.)	P	3	1
Tim Schiavone	P	2	2

City Staff

Shari Wallen, Assistant City Attorney
Trisha Logan, Principal Urban Planner
Deandrea Moise, Urban Planner II
Amanda Foor, Planning Assistant
Jamie Opperlee, Recording Secretary, Prototype Inc.

Communication to the City Commission

Motion made by Mr. Rosa, seconded by Mr. Jones to provide a Communication to the City Commission to affirm that the Board greatly appreciated the presentation brought forward, and after having a better look at the proposed design, the majority of the Board is comfortable with what was brought forth, including incorporating the undulating design, historic photos, and a plaque.

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

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I. Call to Order/Pledge of Allegiance

The meeting of the Historic Preservation Board was called to order at 5:01 p.m. New Board member Allen Jones introduced himself briefly.

II. Determination of Quorum/Approval of Minutes

a. Approval of Minutes: August 1, 2022

Ms. Logan noted a proposed correction on page two, amending “which is attached to the record” to “which is made part of the record.”

Motion made by Mr. Karney, seconded by Mr. Schiavone:
 To approve the minutes of the August 1, 2022, meeting as amended.
 In a voice vote, the motion **passed 5-0.**

III. Public Sign-in/Swearing-In

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

Board members disclosed communications and site visits for each agenda item.

IV. Agenda Items:

Item four was heard prior to item one.

1.

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REQUEST: Amendment to Certificate of Appropriateness for New Construction

- Amendment to HPB Case No. UDP-HP22007 for the New Construction of a Two-Story Residence located at 726 SW 2nd Court to Request the Removal of Condition No. 1.

Case Number	UDP-HP22022	FMSF#	
Owner	Venture Grand View LLC		
Applicant	Eyal Haim		
Address	726 SW 2nd Court		
General Location	Approximately 125 feet east of the intersection of Southwest 8th Avenue and Southwest 2nd Court on the south side of the street		
Legal Description	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 31		
Existing Use	Vacant Lot		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 7, 2023	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan explained items one and two would be covered in the same staff review. She summarized the staff report and concluded the report with:

Staff finds that the application for an **Amendment to a Certificate of Appropriateness for New Construction** under case number UDP-HP22022 located at 726 SW 2nd Court meets the criterion as outlined in Section 47-24.11.D.3.c.i. 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.

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 other conditions of the previously approved Certificate of Appropriateness (UDP-HP22007) remain in effect.

Eyal Haim, property owner, discussed confusion over the original motion in April 2022. He stated he had worked closely with Ms. Logan to ensure the project was respectful and fit the neighborhood. He asserted that in reviewing the YouTube video of the meeting, he believed the windows had been approved.

Attorney Wallen reviewed the discussion from the April 2022 HPB meeting and explained the question at issue was whether the Board wanted a colored tint on the glass.

Mr. Rosa arrived at 5:12 p.m.

Mr. Haim stated the tint on the windows were tinted grey.

Vice Chair Marcus opened the item to public comment, however there being none to speak, he closed the item to public comment.

Mr. Karney asked whether the windows had been ordered. Mr. Haim stated he had not, but the grey was less expensive, energy efficient, and he did not think it was incompatible with the neighborhood.

Mr. Bray asserted he had asked that the tint requirement be removed from the staff conditions. He stated there had been tinted windows for 100 years and there are contributing and non-contributing homes in Sailboat Bend which have tinted windows.

Mr. Rosa asserted the intent of the original motion was to allow for tint.

Attorney Wallen provided additional explanation. Ms. Logan explained the design guidelines stated the glass must be clear. She noted this was typical of historic preservation.

Discussion ensued as to the intent of the original approval and the interpretation of tinted windows within the historic district.

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving an Amendment to a Certificate of Appropriateness for New Construction for the property located at 726 SW 2nd Court, Fort Lauderdale, Florida under case number UDP-HPD22022 *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Karney, seconded by Mr. Bray to approve the resolution for an Amendment to a Certificate of Appropriateness for New Construction under case number UDP-HP22022 located at 726 SW 2nd Court to allow for windows with grey tint based on the discussion. In a voice vote, the motion **passed 4-2**. Mr. Marcus and Mr. Jones voted no.

2.

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REQUEST: Amendment to Certificate of Appropriateness for New Construction

- Amendment to HPB Case No. UDP-HP22008 for the New Construction of a Two-Story Residence located at 720 SW 2nd Court to Request the Removal of Condition No. 1.

Case Number	UDP-HP22023	FMSF#	
Owner	Venture Grand View LLC		
Applicant	Eyal Haim		
Address	720 SW 2 nd Court		
General Location	Approximately 175 feet east of the intersection of Southwest 8 th Avenue and Southwest 2 nd Court on the south side of the street		
Legal Description	BRYAN SUB OF BLK 22 FT LAUD 1-29 D LOT 29		
Existing Use	Vacant Lot		
Proposed Use	Single-Family Residential		
Zoning	RML-25		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 7, 2023	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Attorney Wallen read the resolution:

A resolution of the Historic Preservation Board of the City of Fort Lauderdale, Florida, approving a Amendment to a Certificate of Appropriateness for New Construction for the property located at 726 SW 2nd Court, Fort Lauderdale, Florida under case number UDP-HPD22023 *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Karney, seconded by Mr. Bray to approve the resolution for an Amendment to a Certificate of Appropriateness for New Construction under case number UDP-HP22022 located at 726 SW 2nd Court to allow for windows with grey tint based on the discussion.

In a voice vote, the motion **passed 4-2**. Mr. Marcus and Mr. Jones voted no.

3.

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REQUEST:

Certificate of Appropriateness for Major Alterations

- After-the-Fact Alterations including Installation of Two Signs, Decorative Tile, and Turf in Courtyard.

Case Number	UDP-HP22021	FMSF#	BD01976
Owner	Urban North, LLC		
Applicant	Jay Adams		
Address	901 Progresso Drive		
General Location	Northeast corner of NE 3rd Avenue and Progresso Drive		
Legal Description	PROGRESSO 2-18 D TRIANGULAR TR LYING S OF BLK 214 & E OF BLK 256		
Existing Use	Mixed-Use		
Proposed Use	Mixed-Use		
Zoning	NWRAC-MUne		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii		
Landmark/Historic District	Progresso Plaza		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 22, 2022	Not Applicable	
Authored By	Trisha Logan, AICP, Historic Preservation Planner		

Ms. Logan summarized the staff report and concluded the report with:

Staff finds that the application for a COA for Major Alterations under case number UDP-HP22021 located at 901 Progresso Drive does not meet the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and partially meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR.

Dylan Lagi, project manager, presented regarding the project. He stated the sign contractor had gone through the sign permit process as part of the installation. Continuing, he explained the turf was installed due to concerns with mud and the decorative tile was placed to protect the stucco surface. He asserted it was a permitted project.

Ms. Logan explained the signs were not brought the HPB or the Development Review Committee (DRC) for review and approval. She stated the pergola was approved by the HPB, however the tile applied did not match the approval, so it could not be administratively approved. She added that the addition of turf in a front courtyard was considered an alteration that was not appropriate in a historic structure.

Mr. Lagi stated there was a DRC review with regards to outdoor dining happening concurrently. He provided further detail on the request for turf as it was a commercial use.

Vice Chair Marcus opened the item to public comment, however there being none to speak, he closed the item to public comment.

Mr. Schiavone asked for clarification on the applicant's request. Mr. Lagi responded that the applicant's request was to keep the signs, tile, and turf as currently installed.

Vice Chair Marcus asked how the decorative tile had been installed rather than the smooth stucco as approved. Mr. Lagi stated there had been a discussion regarding protection.

Jay Adams, owner, noted the pergola was not historic. He stated people's feet hit the stucco under the bar, so the tile had been installed to protect it. Mr. Adams commented on the length of the process and asserted the signage was critical to make it as a business and save the building.

Mr. Schiavone stated he understood it should be grass, but he thought the turf was practical. He added that he understood the tile would protect underneath the bar, and he did not believe it diminished the historical value. He stated he was especially in support of the signage. He asserted the building was beautiful and maintained its historic presence.

Mr. Karney expressed support for all three aspects of the case. He stated a bit of slack was needed to utilize the property for commercial purposes.

Mr. Jones stated he appreciated the challenges of bringing the business up, but there was a process to be followed and he was opposed to the resolution.

Mr. Bray asked whether the fact that the elements were permitted meant it was an administrative oversight which brought the item up after-the-fact. Mr. Lagi stated this was correct.

Ms. Logan clarified that the turf and tile were not permitted but were added after the fact. She stated the permit had been reviewed by staff and included the smooth stucco. She confirmed the signage permit was not referred to Historic Preservation by Zoning at the time of permitting, but the applicant still needs to follow the correct process.

Mr. Bray asked whether the permits had been closed out. Mr. Lagi stated they were, and there was a Certificate of Occupancy on the property. He explained an administrative review of the outdoor dining was not yet complete.

Mr. Bray stated the Board should not punish the applicant for the City's oversight.

Mr. Rosa referenced the illumination of the sign. He asked whether there was any lighting on the street corner. Mr. Adams stated the building had been hit by cars four times because the lighting is awful.

Mr. Bray read from the Historic Preservation Guidelines and stated he could see that the illuminated signage fit the exception. He asked whether the tile could be seen from the street. Mr. Adams stated it could not. He asserted the turf also could not be seen.

Discussion ensued regarding the use of turf.

Mr. Marcus stated he believed it was a great addition to the neighborhood and good use of a historic building. He noted he had no issue with the turf as it was practical and not visible. He explained he found the tile to be reminiscent of the historic period. He acknowledged the need

for additional light and stated his concern would be the sign. He noted he would have liked to see the sign follow the Code to be more historically accurate.

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 Major Alterations located at 901 Progresso Drive, Fort Lauderdale, Florida under case number UDP-HPD22021. *[The entire text of the resolution is attached to these minutes for the public record.]*

Motion made by Mr. Schiavone, seconded by Mr. Rosa to approve the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP22021 located at 901 Progresso Drive based on the findings of fact that the turf and tiles are not visible from the right-of-way; the turf is more practical; and the signage is supported by the Historical Preservation Guidelines.

In a voice vote, the motion **passed 5-1**. Mr. Jones voted no.

Item four was heard prior to item one.

4.

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REQUESTS: **Certificate of Appropriateness for Demolition**
 • Demolition of a One-Story Accessory Structure

Case Number	UDP-HP22018	FMSF#	
Owner	City of Fort Lauderdale		
Applicant	Enrique Sanchez, Deputy Director, Parks and Recreation		
Address	1016 Waverly Road		
General Location	Approximately 200 Feet East of the intersection of Waverly Road and SW 11th Avenue		
Legal Description	Waverly Place 2-19 D Lot 1 to 6 BLK101		
Existing Use	Vacant Lot		
Proposed Use	Park		
Zoning	RS-8		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.4		
Landmark/Historic District	Sailboat Bend Historic District and Archaeological Site		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	January 9, 2023	Not Applicable	
Authored By	Deandrea Moise, Urban Planner II		

Enrique Sanchez, Deputy Director of Parks and Recreation, asked that the item be deferred to allow staff to follow up on new information received.

Motion made by Mr. Karney, seconded by Mr. Jones to defer HPB Case No. UDP-HP22018 to the December 5, 2022, meeting.
 In a voice vote, the motion **passed 5-0**.

5.

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

Case Number	UDP-HP22011	FMSF#	
Owner	SB 819 LLC		
Applicant	SB 819 LLC		
Address	819 SW 1st Street		
General Location	Approximately 200 feet west of the SW 8th Avenue and SW 1st Street intersection on the north side of street.		
Legal Description	SUB OF LOTS 3,4 BLK 20 FT LAUD 3-15 D LOT 10, TOG WITH S1/2 OF THAT VACA 10' ALLEY, AS DESC IN OR 27529/568, LYING B/W LOTS 9 & 10		
Existing Use	Residential (Two-Family)		
Proposed Use	Residential (Two-Family)		
Zoning	RMM-25		
Applicable ULDR Sections	47-24.11.D.3.c.i, 47-17.7.B		
Landmark/Historic District	Sailboat Bend Historic District		
Section 166.033, Florida Statutes	180-day Expiration Date	Extension Date (s)	
	February 6, 2023	Not Applicable	
Authored By	Trisha Logan, AICP, Principal Urban Planner		

Ms. Logan explained the application for case number UDP-HPD22021 had been withdrawn.

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

Motion made by Mr. Rosa, seconded by Mr. Jones to provide a Communication to the City Commission to affirm that the Board greatly appreciated the presentation brought forward, and after having a better look at the proposed design, the majority of the Board is comfortable with what was brought forth, including incorporating the undulating design, historic photos, and a plaque.

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

VI. For the Good of the City of Fort Lauderdale [Index](#)

a. Review Proposed Florida State Marker Text for West Side Fire Station

Mr. Marcus asked staff for the status of the Castro Convertibles designation. Ms. Logan stated the Castro Convertible building designation would be going before the City Commission the following day. Discussion ensued.

Ms. Logan provided a brief background on the designation of the West Side Fire Station as a historic landmark and read the proposed marker text as follows:

Constructed in 1927, West Side Fire Station No. 3 served Fort Lauderdale's Fire Department until 2003, and then was restored by volunteers as the Fort Lauderdale Fire and Safety Museum. Built following the cataclysmic hurricane of 1926, its construction reassured hard-hit residents that the City was rebuilding. Designed by Francis Abreu, a prominent local architect responsible for other significant residential and civic structures. Blending into the surrounding neighborhood, this one-story Mediterranean Revival style structure extends at angles from the central multi-sided tower serving as the front entryway. Rich in detail, the building features a tile roof, arched window and door openings, decorative ornaments, turned stone columns, exposed rafter tails with corbels, and roof eave extensions over windows with turned supports. A decorative tile fountain was actually a watering trough for horses and mules pulling wagonloads of produce to sailing ships at the then nearby New River freight docks. The restored interior includes crown molding, a fireplace, and a glass-walled kitchen and bathroom. West Side Fire Station was designated a Historic Landmark in 1991 and as part of the Sailboat Bend Historic District in 1992.

Ms. Logan stated she did not yet know the location for the marker and noted the Board would not vote on the text but could provide comment.

b. Wells Fargo Building Presentation

Ms. Logan stated the Board had sent a Communication to the City Commission asking for a representative of the development for the Wells Fargo building attend a meeting to provide an overview of the proposed development.

Attorney Stephanie Toothaker introduced architect Tamara Peacock to present on behalf of the North Broward Hospital District.

Ms. Peacock provided a brief history of the building and the sections later added.

Moe Marks, who also works as an architect on the project, shared photos of the building and examples of the undulated roof typical of the time and examples of "masters" which would require restoration.

Ms. Peacock showed efforts within the design to pay homage to the undulation of the original building and stated the plan included a plaque on the front wall to recognize the architecture.

Mr. Marcus inquired as to next steps for the Board. Ms. Logan explained a Communication to the City Commission to resolve the prior communication may be warranted.

Mr. Marcus expressed disappointment that the undulation typical of the period could not be incorporated. He stated he appreciated the recollection of the historic design being included. Ms. Peacock explained the team's multiple iterations in an effort to save the element and stated it had not been successful.

Discussion ensued regarding the overall site improvements planned for the property.

Mr. Marcus asked whether the building was designated historic. Ms. Toothaker stated it was not and explained how the item had come to the attention of the HPB.

Mr. Rosa asked whether other Board members wanted to address Ms. Logan's suggestion regarding Communication to the Commission, and whether they were satisfied their concerns had been addressed.

Mr. Marcus stated he was still concerned that part of the canopy could not be incorporated. Mr. Rosa responded that he thought the designs looked great and was not sure how that would happen, practically speaking.

Mr. Bray pointed out that had the building been designated historic, it would have been positive to incorporate the canopy. He stated he liked the homage to it. Consensus was that the Board agreed. Mr. Marcus stated he did not agree.

Motion made by Mr. Rosa, seconded by Mr. Jones to provide a Communication to the City Commission to affirm that the Board greatly appreciated the presentation brought forward, and after having a better look at the proposed design, the majority of the Board is comfortable with what was brought forth, including incorporating the undulating design, historic photos, and a plaque.

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

c. Review Proposed Florida State Historic Parker Text for Parker Playhouse

Ms. Logan provided a brief background on the Parker Playhouse. She stated it did not qualify for historic designation, but the City was submitting an application to the Florida State Historic Preservation Office for a state marker at the site. She read the proposed marker text as follows:

The Parker Playhouse, built on land donated by the City of Fort Lauderdale in Holiday Park, opened in 1967. The sole benefactor was Dr. Louis W. Parker (1906-1993), whose contributions to groundbreaking technology advanced the television and space industries. Parker partnered with producer Zev Buffman to bring legendary performers to the venue. Resplendent with marble, red velvet, crystal, and elaborately painted ceiling panels, the almost 1,200 seat, million-dollar theater was designed by influential and prolific Palm Beach County architect John L. Volk (1901-1984). Volk began working in the 1920s during Florida's real estate boom and during his long career he designed many impressive residential, civic, and public buildings. The theater operated continuously for over forty years playing host to innumerable theatrical and musical events that immeasurably enriched the City's cultural climate. In 2021, the Parker Playhouse underwent extensive renovations including a front addition, partial retention of the original front façade in the newly created lobby, restoration of decorative painted and coffered ceilings in the side lobbies, and the refurbishment of the main theater space.

Ms. Logan noted a correction, pointing out it should say 50 years in operation rather than 40 years.

d. 2023 Meeting Schedule Discussion and Adoption, Schedule Modifications Include: January meeting to be held on Monday, January 9, 2023; July meeting to be held on Monday, July 10, 2023; September meeting to be held on Wednesday, September 6, 2023.

Ms. Logan presented the proposed calendar for 2023. She stated with the exception of January, July, and September, the Board would meet on the first Monday of each month.

Motion made by Mr. Karney, seconded by Mr. Jones to approve the 2023 dates as presented. 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 6:14 p.m. The next regular meeting of the HPB is scheduled for Monday, November 7.

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:

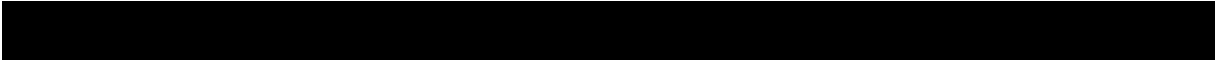
<http://www.fortlauderdale.gov/departments/city-clerk-s-office/board-and-committee-agendas-and-minutes/historic-preservation-board>

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



CITY OF FORT LAUDERDALE

HISTORIC PRESERVATION BOARD MEETING DATES 2023



◆ **Tuesday, January 3, 2023 or Monday, January 23, 2023**

Monday, February 6, 2023

Monday, March 6, 2023

Monday, April 3, 2023

Monday, May 1, 2023

Monday, June 5, 2023

◆ **Thursday, July 6, 2023 or Monday, July 17, 2023**

Monday, August 7, 2023

◆ **Wednesday, September 6, 2023**

Monday, October 2, 2023

Monday, November 6, 2023

Monday, December 4, 2023

All meetings start at 5:00 PM

- ◆ Please note: Due to the New Year Holiday, the January meeting will be held on TBD
- ◆ Please note: Due to the July 4th Holiday, the July meeting will be held on TBD
- ◆ Please note: Due to the Labor Day Holiday, the month of September meeting will be held on Wednesday, September 6, 2023.

In the case of historic designation, appeal of an HPB decision, or CC call-up, the property owner shall receive mail notice at least 30 days prior to the hearing date.



ADVANCE FORT LAUDERDALE



RESILIENT HERITAGE - STRATEGIC HISTORIC PRESERVATION PLAN

BACKGROUND

In June 2020, the City applied for a Small Matching Grant from the Florida Department of State's Division of Historical Resources to obtain funding to prepare a Strategic Historic Preservation Plan. Preparation of this plan was identified as a goal within the most recent update to the City's Comprehensive Plan. We were awarded \$50,000 for this effort which was accepted by the City Commission on August 17, 2021. Services of an external qualified professional, the Craig Group LLC, were procured to move forward with preparing a Strategic Historic Preservation Plan.

PUBLIC OUTREACH

A community values survey was launched in February 2022 to engage community members in developing a Strategic Historic Preservation Plan. The purpose of this survey was to help better inform efforts in protecting Fort Lauderdale's historic assets. A set of 15 questions were asked touching on a number of historic preservation and resilience topics. The information solicited was specific to attitudes towards historic preservation, priorities for protecting historic resources, effective tools to promote preservation, interest in engaging in preservation efforts and concerns for the impact of disasters on historic preservation.

Two additional public engagement events were conducted to provide background and educational information, an overview of the survey results, and to collect additional feedback from the community.

Staff posted signs in several locations with details on how to participate in the survey and the engagement events; reached out to community stakeholders, civic association presidents, and local preservation professionals through email; and posted the information on the historic preservation website.

Follow-up interviews were conducted with key stakeholders which included representatives of neighborhood civic organizations, museums, and archaeology communities. Questions posed to those individuals pertained to their preservation priorities, the proposed goals and possible actions. Ultimately a draft of goals, objectives, and action items was developed, and a second community survey was conducted to obtain feedback on the draft.

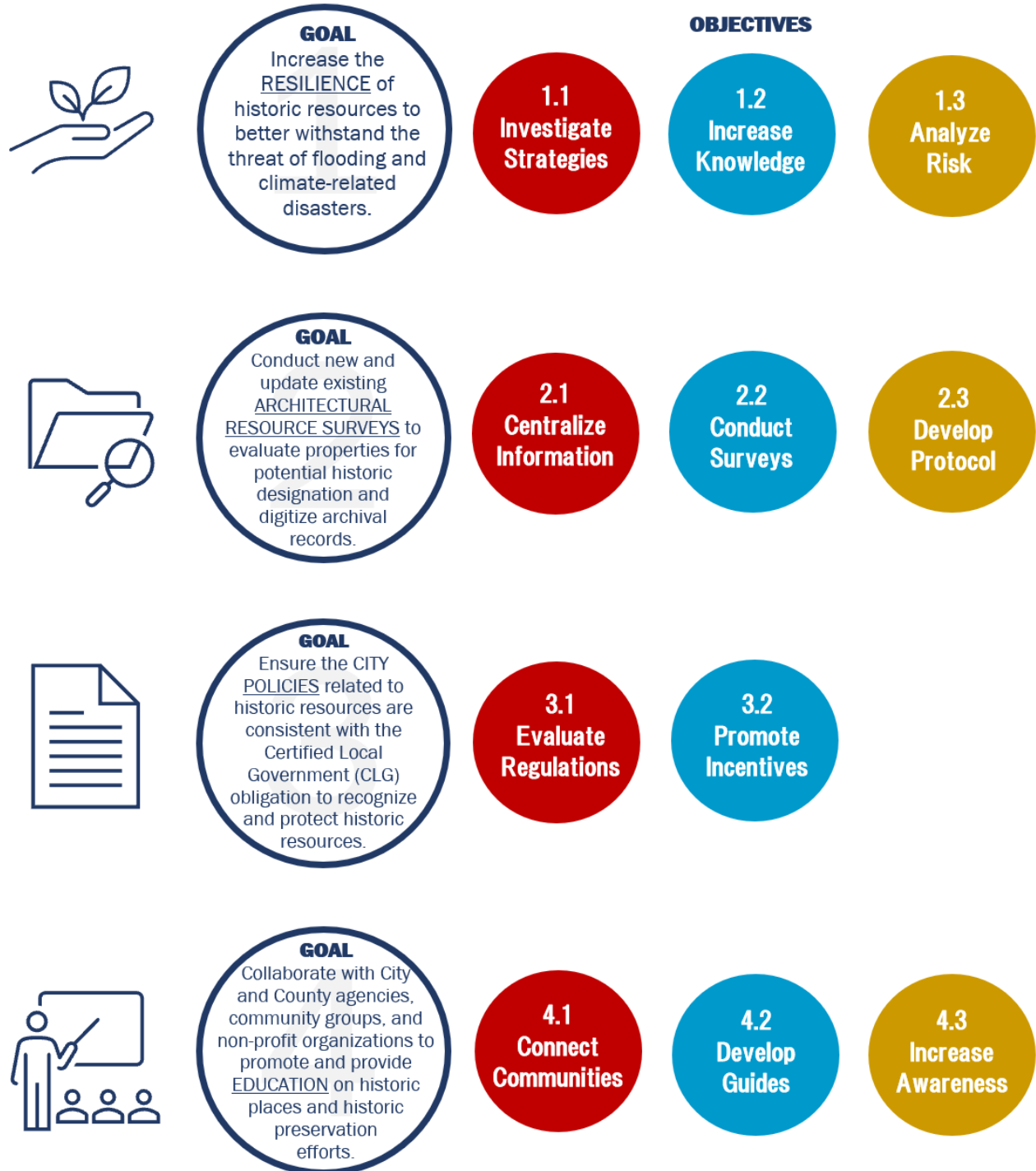
FINAL VERSION

A final version of the Strategic Historic Preservation Plan, with a set list of Goals, Objectives, and Action items, has been prepared and will be utilized over the next five to ten years to guide the City's Historic Preservation Program. Action items are prioritized as either High, Medium, or Low to provide direction as to the order in which items are addressed.



GOALS, OBJECTIVES, AND ACTION ITEMS

The following goals and objectives were developed after a collaborative effort to obtain community input and feedback. The Strategic Historic Preservation Plan outlines the methodology used to formulate this list as well as a complete list of the Goals, Objectives, and Action Items.





NEXT STEPS

The Strategic Historic Preservation Plan is available on the City's Historic Preservation website and will be shared directly with the Sailboat Bend Civic Association, the Council on Fort Lauderdale Civic Associations, and preservation stakeholders. This guiding document will also be shared with the City Commission for their review and will be scheduled as a resolution for adoption on an upcoming City Commission agenda.

Web Address:

REPORTING

Staff is in the process of creating a method to track progress on all action items. Monitoring and evaluation of the Strategic Historic Preservation Plan will occur periodically as part of regularly scheduled HPB meetings and on an annual basis through the development of an annual report.

ADVANCE

FORT LAUDERDALE



RESILIENT HERITAGE - STRATEGIC HISTORIC PRESERVATION PLAN



This plan was developed by the City of Fort Lauderdale in partnership with The Craig Group Partners LLC and Taylor Engineering.





CITY OF FORT LAUDERDALE

ACKNOWLEDGMENTS

In accordance with National Park Service Preservation Planning Standards and in recognition of further goals of the Florida Division of Historical Resources comprehensive statewide preservation plan. This project is sponsored in part by the Department of State, Division of Historical Resources, and the State of Florida.

FORT LAUDERDALE CITY COMMISSION

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

CITY OF FORT LAUDERDALE ADMINISTRATION

Greg Chavarria, City Manager
Anthony Greg Fajardo, Assistant City Manager
Susan Grant, Assistant City Manager

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CITY OF FORT LAUDERDALE

ACKNOWLEDGMENTS

Thank you to everyone who participated in the various public events and activities that resulted in the completion of the Fort Lauderdale Strategic Historic Preservation Plan

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IMPORTANT ACRONYMS

In drafting this plan, every effort has been made to spell out the full name of agencies, programs, organizations or legislative terms. To orient the reader with some of these acronyms, most frequently used in the plan, a list is provided below. A Glossary is also provided at the end of the plan with a fuller description.

ACRONYMS	MEANING
A&E	Arts and Entertainment
CAMP	Commissions Assistance and Mentoring Program
CIP	Community Investment Plan
CLG	Certified Local Government
COA	Certificate of Appropriateness
COVID	Coronavirus
DSD	Development Services Department
DHR	Department of Historical Resources
FEC	Florida East Coast Railroad
FEMA	Federal Emergency Management Agency
GIS	Geographical Information Systems
HOME	HOME Investment Partnership Program
HPB	Historic Preservation Board
HUD	Housing and Urban Development
IC	Intergovernmental Coordination
NAACP	National Association for the Advancement of Colored People
NAPC	National Association of Preservation Commissions
NAS	Naval Air Station
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
PR	Parks, Recreation, and Open Spaces
SHPO	State Historic Preservation Officer
TDR	Transfer of Developmental Rights
ULDR	Unified Land Development Regulations



ADVANCE | RESILIENT HERITAGE - *FORT LAUDERDALE* STRATEGIC HISTORIC PRESERVATION PLAN





CHAPTER 1: INTRODUCTION

Historic preservation is an active way to help safeguard a community's heritage and historic places for future generations. Preserving historic places, from Mid-Century Modern commercial buildings to Vernacular housing, helps retain the architectural character that distinguishes Fort Lauderdale while providing a tangible way to share the City's heritage with residents and visitors. Historic preservation seeks to steward those places that embody daily life - the family homes, the public parks and neighborhoods, the iconic downtown streetscapes - while accommodating sensitive growth and encouraging economic vitality.

A historic preservation plan is a city planning document that identifies potential issues within the city's historic preservation program and charts a path forward. The plan is the result of a collaborative process to identify a vision, goals, and action plan for historic preservation in Fort Lauderdale in order to advance the City's progress in a managed and equitable manner.

An aerial photograph of a coastal town, likely Fort Lauderdale, showing a mix of residential buildings, palm trees, and a sandy beach along the ocean. The water is dark and textured. A semi-transparent white box is overlaid on the lower-left portion of the image, containing text.

VISION

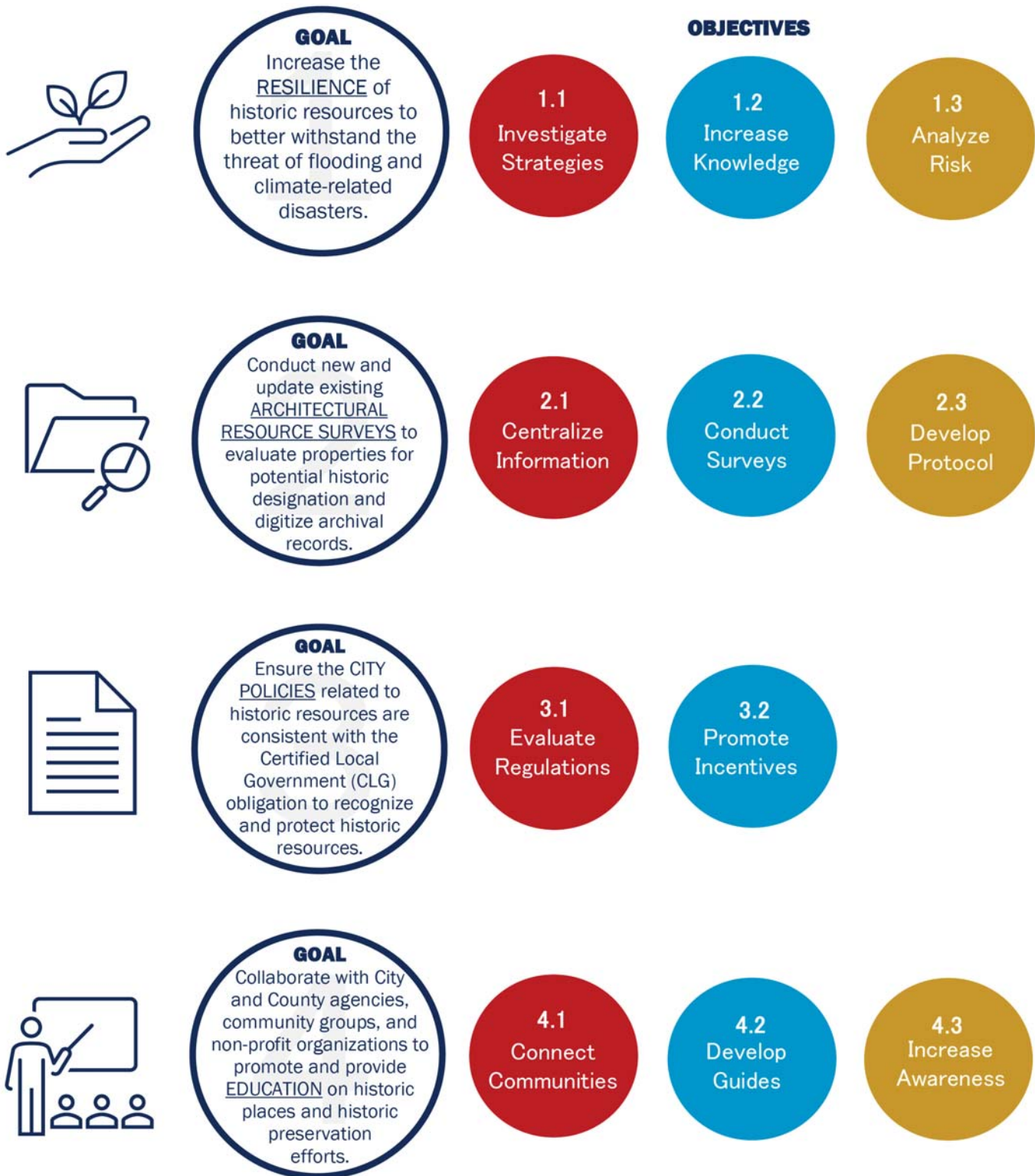
The Historic Preservation Program will implement good public policy that ensures a high quality of life for all those living, working and visiting Fort Lauderdale through identifying, preserving and promoting the City's historic resources and cultural heritage.

PURPOSE

The general purpose of the Fort Lauderdale Strategic Historic Preservation Plan is to establish priorities and goals for historic preservation within a common framework that engages all those stakeholders with an interest and investment in the city's heritage. Specifically, the City's purpose for the preservation plan is outlined in *Advance Fort Lauderdale: 2040 Comprehensive Plan City of Fort Lauderdale* (Comprehensive Plan). Goal 1 of the Neighborhood Enhancement | Historic Preservation Element of the Comprehensive Plan states "The City shall prepare and adopt a long-term approach to historic preservation which identifies and evaluates the City's historic resources."

SUMMARY OF GOALS AND OBJECTIVES

The following goals and objectives were developed after a collaborative effort to obtain community input and feedback. The methodology used to formulate this list is provided on the following pages. A complete list of these priorities and action items are further defined in Chapter 6 of this document.



METHODOLOGY

With a specific Comprehensive Plan goal to develop a *Strategic Preservation Plan for the City of Fort Lauderdale*, the City of Fort Lauderdale Development Services Department (DSD) hired The Craig Group Partners, LLC (The Craig Group) in 2021 to develop the City's first preservation plan. The consultants began by collecting relevant Geographic Information Systems (GIS) data related to historic districts and locally designated landmarks, as well as data pertaining to projected sea level rise and climate impacts. This was due to the need for the City to address the ever-increasing threat of extreme storm events and future environmental conditions that may cause significant inundation of historically and economically significant areas of the city.

The core preservation planning team consisted of The Craig Group consultants and Trisha Logan, AICP, Historic Preservation Planner and Historic Preservation Board (HPB) Liaison. The team met virtually each week to discuss the plan process, provide updates, and develop a schedule for community surveys, interviews and workshops as well as defining plan deliverables.

The planning team began with reviewing the goals and objectives for historic preservation established in the Comprehensive Plan. Typical to most preservation priorities, the Comprehensive Plan emphasized the need to identify significant resources through historic surveys, to maintain a digital records or inventory of those resources, provide incentives and funding, develop educational tools, ensure compliance with preservation policies and regulations, demonstrate effective stewardship of city-owned resources, coordinate with the appropriate public agencies and seek partnerships with heritage related non-profits. An important and critical goal in Fort Lauderdale, as with other Southeast Florida cities, and aligning with Broward County's own integrated planning efforts, is the inclusion of climate resilience as a preservation priority.

Documents and digital resources related to the City's historic preservation program, including relevant ordinances, design guidance, survey information and National Register of Historic Places (National Register).

documentation were reviewed. Existing planning documents crafted by City agencies and local and regional cultural institutions were reviewed. Additionally, the State of Florida's Preservation Plan served as a reference as well as preservation plans which incorporated climate resilience within their goal set. Outside research was conducted to assist with summarizing the City's history, organizing it within development periods, and identifying architectural trends.

A community survey was launched to collect data and community viewpoints on the perception of historic preservation and the concern for environmental impacts on Fort Lauderdale's heritage assets. Flyers were created that included links to the survey and were distributed electronically and at the Fort Lauderdale History Museum. Paper copies of the survey were available at the DSD, City Hall, and at History Fort Lauderdale. The Craig Group worked with the project manager, Trisha Logan, to identify additional stakeholders for one-on-one interviews.

The Craig Group followed this initial planning and online outreach with on-site workshops with city agency staff, Historic Preservation Board members and community stakeholders. Members of the team discussed the needs and values of heritage with planning and economic development staff and the Assistant Public Works Director, the Chief Resilience Officer.

Following those discussions and an analysis of the community survey responses, the planning team drafted a set of preservation goals, objectives and actions aligning with the Comp Plan goals and objectives. More detailed objectives and actions were identified to provide greater focus on how to achieve the Comp Plan goals. The Commission refined the resulting preservation plan goals, objectives, and actions. Following this exercise, a second online survey was conducted to seek stakeholder and community input on goal priorities.

The final plan was authored and submitted to DSD staff and the HPB for review and comment prior to submission to the Fort Lauderdale City Commission for action.

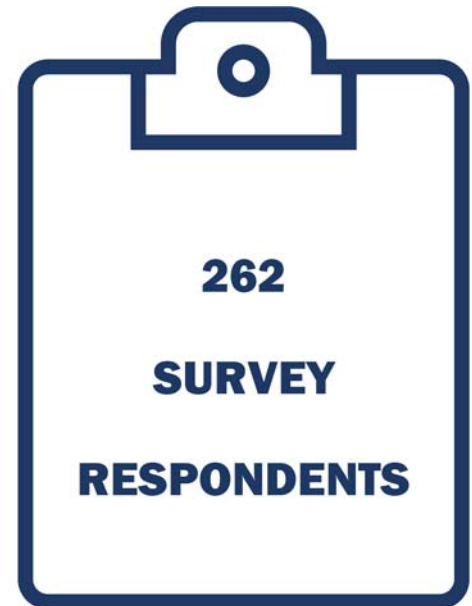
COMMUNITY ENGAGEMENT

Several community engagement activities took place between February 2022 through June 2022 to guide the preparation of this document. Outlined below are details concerning these efforts.

COMMUNITY SURVEY

Initial outreach was conducted through online and paper surveys to obtain community feedback. This community survey was conducted online via a SurveyMonkey tool. A set of 15 questions were asked touching on a number of historic preservation and resilience topics. The information solicited was specific to attitudes towards historic preservation, priorities for protecting historic resources, effective tools to promote preservation, interest in engaging in preservation efforts and concerns for the impact of disasters on historic preservation.

A summary of the survey responses is provided in Appendix A.



WORKSHOPS

Two workshops followed the survey and included representatives from the Historic Preservation Board (past and present members), the Broward Trust for Historic Preservation, the City of Fort Lauderdale, the Florida Public Archaeology Network, and homeowners and business owners in the historic districts. After a presentation on the Comprehensive Plan Historic Preservation Elements and climate-related risks to Fort Lauderdale, these individuals broke into small groups for a facilitated discussion on a number of topics.

Workshop Topics

- Updates to existing architectural, archaeological, and cultural resource surveys.
- Incentives for promoting property designation and historically appropriate alterations.
- Prioritization of City-owned historic resources for documentation / adaptation based on flooding and disaster vulnerability.
- Protection of archaeological resources and integration into open space.
- Promotion of historic resources using a marker program or the City's database of historic resources.
- Ultimate priorities for the protection of historic places in Fort Lauderdale.

Responses to these questions were combined with the responses from the online survey to inform the development of a vision and corresponding goals, objectives, and actions.

Workshop Questions

- What actions should the City take with the support of community members to update existing architectural, archaeological, and cultural resource surveys in Fort Lauderdale?
- What incentives would be helpful in promoting property designation and historically appropriate alterations?
- What city-owned historic buildings, structures or archaeological resources should be prioritized for documentation / adaptation based on flooding and disaster vulnerability?
- How can archaeological resource protection best be integrated into open space and green space areas?
- What designated historic places in Fort Lauderdale should be incorporated into the Historical Society or State of Florida historic marker program?
- How can the City's database of existing historically significant resources and adjacent development proposals be better promoted to the public?
- Of the above, what is the highest next step priority for the protection of historic places in Fort Lauderdale?

Interview Questions

- What is your position and is there anything that may relate to historic preservation or increasing resilience to protect historic places in Fort Lauderdale?
- Are any of the four draft goals relevant to your organization or its needs?
- What actions do you believe the City should take to move these objectives forward?
- What actions would you or your organization be willing to take in partnership with the City to accomplish these objectives?

INTERVIEWS

Follow-up interviews were then conducted with key stakeholders which included representatives of neighborhood civic organizations, museums, and archaeology communities. Questions posed to those individuals pertained to their preservation priorities, the proposed goals and possible actions.

SECOND COMMUNITY SURVEY

A comprehensive list of draft goals, objectives, and actions were developed and submitted to the HPB and relevant City staff for review and editing. The final edited goals and objectives were then provided to all the participating stakeholders via an online survey requesting prioritization of the goals and objectives and other potential action items.

A number of presentations were made at HPB meetings to keep the public informed of the planning process and workshops, goal-setting activities, and the final draft plan.

A summary of the survey responses is provided in Appendix A.

INITIAL SURVEY RESULTS

Prioritization of Goals Following the Initial Community Survey



**ARCHITECTURAL
RESOURCE SURVEYS**



EDUCATION



POLICIES



RESILIENCE

SECOND SURVEY RESULTS

Prioritization of Goals Following the Second Community Survey



RESILIENCE



**ARCHITECTURAL
RESOURCE SURVEYS**



POLICIES



EDUCATION

The goals were developed using the results of the first survey, the workshop input, and stakeholder engagement. In order to further prioritize the developed goals, a second community survey was launched. In the image (above or below) the survey was conducted with the goals ordered matching the “Initial Survey” column. As results came in from the twenty-two participants, the goals were reordered into the priority from high to low. The middle column shows which direction the goals traveled in order to give us the “Post Survey” column, which is how the goals are ordered in this Plan. The same survey also provided prioritization of the objectives in the same manner. Both surveys were anonymous, and did not ask where respondents were located as it was not relevant to the surveys’ focus.

CREATING AND INTEGRATING THE PRESERVATION PLAN

Preservation plan goals and priorities must be integrated with other planning efforts. Since historic properties are irreplaceable, activities that support their protection should be heavily weighted to discourage the destruction of significant properties while maintaining compatibility with the primary land use.

The City of Fort Lauderdale has a significant number of planning initiatives to support the sustainable growth of the City. Historic preservation is included along with livability, urban revitalization, and growth management in planning priorities. The following plans provide opportunities to leverage historic resources to support a mix of uses, quality design and the protection of neighborhood character.

Downtown Master Plan – This plan provides guidance for development of the downtown that aligns with the City’s vision to create an active urban center with a variety of public spaces and transportation options, and a mix of housing, shopping, office space, and entertainment uses. The plan’s “Heritage and Legacy” section includes the following goals:

- Encourage preservation of historic features related to Fort Lauderdale’s urban form;
- Encourage preservation of existing designated historic structures and interiors;
- Encourage preservation of existing, non-designated structures and interiors of architectural or cultural significance;
- Encourage preservation of historic and significant landscapes.

Downtown New River Master Plan – This document incorporates design guidelines for future development and open space improvements within the Riverwalk District. Concepts include:

- Envisioning the river as a center connecting uses and destinations to and across the river;
- Encouraging life and activity to complement special events for locals and tourists;
- Allowing for a variety of experiences balancing

river based activity with land based activity, including culture, housing, recreation, entertainment, and commerce;

- Strengthening links to surrounding neighborhoods and destinations; and
- Improving the visual experience with exceptional architecture, landscape and streetscape design.

Riverwalk District Plan - The Riverwalk District Arts & Entertainment (A&E) / Public Realm Plan vision is to establish the Riverwalk District as an urban center for Broward County and improve and enhance the Riverwalk and the blocks north and south of the New River by:

- Strengthening and expanding the identity and presence of arts, cultural and entertainment uses within the Riverwalk District;
- Creating lively, safe, attractive and comfortable public spaces, that draw people and activity to Introducing a management strategy for operating, marketing, programming, evaluating, improving, and ensuring the sustainability of the Riverwalk District.

As the City experiences the impacts of flooding events and future sea level rise, it’s important to reference other city or county planning documents that would support planning for greater resilience of historic resources.

Enhanced Local Mitigation Strategy for Broward County - Integrating the preservation plan priorities into the *Enhanced Local Mitigation Strategy for Broward County* would be a first step toward increasing access to funding and technical assistance to support adaptation strategies for publicly owned historic assets (Goal 1, Objective 1.3). This would also coincide with the ability to create educational materials for public awareness and education, encouraging property owners to take action to protect their historic properties through preservation-sensitive adaptation strategies (Goal 1, Objective 1.2). The City’s Sustainability Division, Floodplain Management, and Historic Preservation staff can coordinate and assist in providing outreach to property owners in designated historic districts to inform about the risks of flooding to historic neighborhoods and promote the prioritization of infrastructure, and stormwater replacement (Goal 1,



CHAPTER 2: BACKGROUND

BENEFITS OF HISTORIC PRESERVATION

The City of Fort Lauderdale recognizes that the character and quality of life enjoyed by residents and visitors is tied to the City's rich architectural heritage, its beautiful landscapes and its water-dependent environmental setting. The City and the Historic Preservation Board (HPB) work together to ensure that architectural, cultural and natural heritage is sustained to support the City's societal and economic values, not just for today's citizens, but for future generations. The designation of Local Historic Districts and Landmarks has been found to:

- Increase **neighborhood stability** and **property values**
- Preserve the **history** of an area
- **Promote** an appreciation of the **physical environment**
- Foster **community pride** and self-image by recognizing a unique **sense of place** and **local identity**
- Increase the awareness and **appreciation of local history**
- Increase **tourism**; and
- Drive **economic investment** and Attract potential customers to businesses

In the most recent Florida assessment of the economic benefits of historic preservation (2010) reported, it was found that historic preservation activities in Florida, including the rehabilitation of historic buildings, heritage tourism, the operation of history museums and activities generated by Florida Main Street programs, contribute some \$6.3 billion annually to the State. These beneficial impacts include the creation of jobs, income to Florida residents, an increase in the gross state product, increased state and local taxes, and increased in-state wealth.

Finally, as concerns for energy sustainability and climate resilience increase, the benefits of reusing buildings are especially important. Historic buildings exemplify the phrase popularized by noted preservation architect, Carl Elefante, “the greenest building is the one which already exists.” Reuse of historic buildings is substantially more beneficial to the environment than new construction as identified in the Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan (Goal 3, Objective 3.1, Action 3.1.3). Preservation and rehabilitation minimize the wasteful loss of materials through a variety of means:

- Since historic buildings and structures exist already, the energy required to fabricate the lumber, bricks and construction was expended in the past;
- New construction includes demolition of existing buildings, thus, with construction waste; already filling approximately 25% to 30% of landfills and new waste being produced with the fabrication of construction materials, historic rehabilitation reduces landfill waste; and
- Preservation projects often require the use of traditional materials, primarily organic in nature, rather than non-biodegradable manufactured products such as vinyl and plastics that are wasteful to produce and harmful to the environment.

FORT LAUDERDALE INCENTIVES FOR HISTORIC RESOURCES

Fort Lauderdale has been proactive in establishing and promoting incentives for the rehabilitation of historic buildings. In recent years the HPB has adopted numerous recommendations and the City Commission has approved ordinances creating financial incentives or offsets for historic property redevelopment, including tax exemptions, parking reductions and exemptions, waivers for setback and distance separation requirements, and an establishment of a Transfer of Development Rights Program. These incentives joined the already established Historic Building code exemptions and FEMA exemptions for historic structure substantial improvement in flood prone areas. Opportunities to promote existing incentives and to research the feasibility of implementing programs are outlined in this Strategic Historic Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan Preservation Plan (Goal 3, Objective 3.2).

LEGAL BASIS FOR HISTORIC PRESERVATION

The Florida Department of State, Division of Historical Resources is primarily responsible for state policy and programs. The Bureau of Historical Resources is responsible for Florida's preservation policy and for the cooperation and assistance provided to local governments.¹ The Bureau of Historical Resources works with the National Park Service to run the Certified Local Government (CLG) Program in Florida.

The CLG Program was established under the National Historic Preservation Act (NHPA) and is administered jointly by the National Park Service and state preservation offices. Under the NHPA, local governments which have established historic preservation programs meeting certain federal and state requirements may participate in the Certified Local Government (CLG) program. Benefits of CLG participation include eligibility for special grants, technical assistance and training, and participation in the National Register nomination process for local properties. On September 30, 2010, Fort Lauderdale was certified and fulfills program requirements to retain its status and associated benefits .

Regarding the basis for establishing a local government historic preservation program, Florida's Home Rule authority allows the State to delegate power to local governments, both counties and cities, if the actions taken are not forbidden by state law. Additionally, under Florida law, historic resources are required for inclusion in comprehensive plans within the Future Land Use and Housing Elements. Fort Lauderdale's Comprehensive Plan contains a separate Historic Preservation Element.

Additionally, as referenced in Florida Administrative Code R. 1A-38.007 (1997), "any local government seeking to certify its historic preservation program must adopt an historic preservation ordinance..." In 1997 the City of Fort Lauderdale passed Ordinance Number C-97-19 establishing Historic Preservation districts in the City. Since the enactment of the Ordinance, the City of Fort Lauderdale has worked to preserve historical sites, buildings, landscapes, structures, and archaeological remains. The City promotes preservation through the documentation of historic properties, protection of historic public properties, education programs on preservation, and preservation regulations.

Florida CLG Program Requirements

- Maintain an active preservation board.
- Review National Register Nominations for properties within Fort Lauderdale.
- Maintain an ongoing system of architectural resource survey.
- Submit amendments to the State Historic Preservation Officer for review and comment.
- Submit an annual report outlining all new historic designations and changes to the board.
- Participate in CLG evaluation at least once every four years.



CHAPTER 3: HISTORIC PRESERVATION IN FLORIDA

STATE HISTORIC PRESERVATION PLAN

The 2017-2021 Statewide Comprehensive Historic Preservation Plan provides an introduction and invitation to historic preservation and a robust set of goals and recommendations for those interested and invested in preservation efforts. The plan provides a framework for preservationists, archaeologists, historians, and others interested in preserving Fort Lauderdale's past for the future. Preservation instills a sense of place to communities and fosters appreciation of the past, welcoming all Floridians to make historic properties the preferred places to work, live, and play.

As the plan states, "Historic preservation in Florida is about education, employment, environment, development, investment, and empowerment. Far from being an impediment to growth, preservation can – and should – be a key component of planning and development."

Entitled "The Past, Present, and Future of Preservation in Florida," the plan outlines a set of broad goals, refined into more specific objectives and strategies that are accessible to a wide range of people, places, and circumstances. The goals and objectives identified were considered in the development of the City of Fort Lauderdale's Strategic Preservation Plan and in some instances align directly with the DHR planning priorities.

Statewide Goals and Objectives

Identify, Document and Preserve Florida's Historic Places

- Bolster Identification and Evaluation of Historical Resources
- Enhance Recognition and Contributions of Underrepresented Groups in Florida History
- Encourage Cooperation and Collaboration to Enhance Historic Preservation
- Improve the Management of Archaeological Resources
- Address Long Term Threats to Historic Properties

Expand and Encourage Public Participation in Historic Preservation

- Encourage Preservation Outreach Efforts
- Promote and Facilitate Economic Benefits of Historic Preservation
- Expand Geographic Outreach Efforts

Foster Pride in Florida's History and Build a Preservation Ethic

- Share a Positive and Enabling Preservation Message
- Encourage Hands-on Strategies for Teaching Florida History
- Recognize Preservation Success Stories

Promote Historic Preservation at the Local and Regional Levels

- Integrate Historic Preservation into Local and Regional Planning and Decision Making
- Build Support for Historic Preservation Among Officials and Developers
- Foster a Network of Preservation Advocates and Allies





CHAPTER 4: HISTORIC PRESERVATION IN FORT LAUDERDALE

HISTORY OF FORT LAUDERDALE

People of the prehistoric “Glades Culture,” and the early historic period of the area, the Tequesta, are the first recorded occupants in the New River area by archaeologists.² By the late eighteenth century the aboriginal settlers were gone. The Seminole Indians migrated to the region in the early nineteenth century along with the earliest Anglo-European settlers. Conflict erupted, and in 1838 during the Second Seminole War, Major William Lauderdale oversaw construction of fortifications around the New River. Altogether, three Fort Lauderdales were built: the first at the fork of New River; the second west of Tarpon Bend; and the largest on the site of today’s Bahia Mar.

After the war, in 1892, the Dade County government authorized a road between Lantana and Lemon City (North Miami) and, subsequently, a ferry crossing was established on New River. Pioneers Frank and Ivy Stranahan established a trading post with the local Seminoles and by 1895, Stranahan’s Store (the National Register of Historic Places - Stranahan House) served as a provisioning destination for travelers and area settlers.

In 1896, Henry Flagler had completed the Florida East Coast Railway through Fort Lauderdale bringing more inhabitants to the area. In 1811, the City of Fort Lauderdale incorporated, and in 1915, the State of Florida established Broward County in memory of former Governor and Florida Legislator Napoleon Bonaparte Broward (1857-1910), who had initiated a massive project to foster agricultural cultivation by draining the Everglades. Canal construction provided a means to ship produce, and Fort Lauderdale became a major center for shipping fruits and vegetables.

In the 1920s, Fort Lauderdale became a resort community, and the population tripled. During this era, some of the City’s architecturally important residences were built. Prosperity ended with the Miami Hurricane of September 18, 1926. The storm killed hundreds and destroyed thousands of buildings. Many residents relocated, and soon after South Florida and the nation entered the Great Depression.



HISTORY OF FORT LAUDERDALE

World War II brought local training facilities and thousands of service members to the region. After the war many former military personnel returned to Fort Lauderdale, and the city grew again. Hurricanes continued to impact the region including direct hits from the Fort Lauderdale Hurricane of 1947, Hurricane King in 1950, and Hurricane Cleo in 1964.

The City continued to grow, in part as a haven for winter snowbirds from the northeast. By 2010, the City's population was 180,000 making it the seventh largest city in the state.

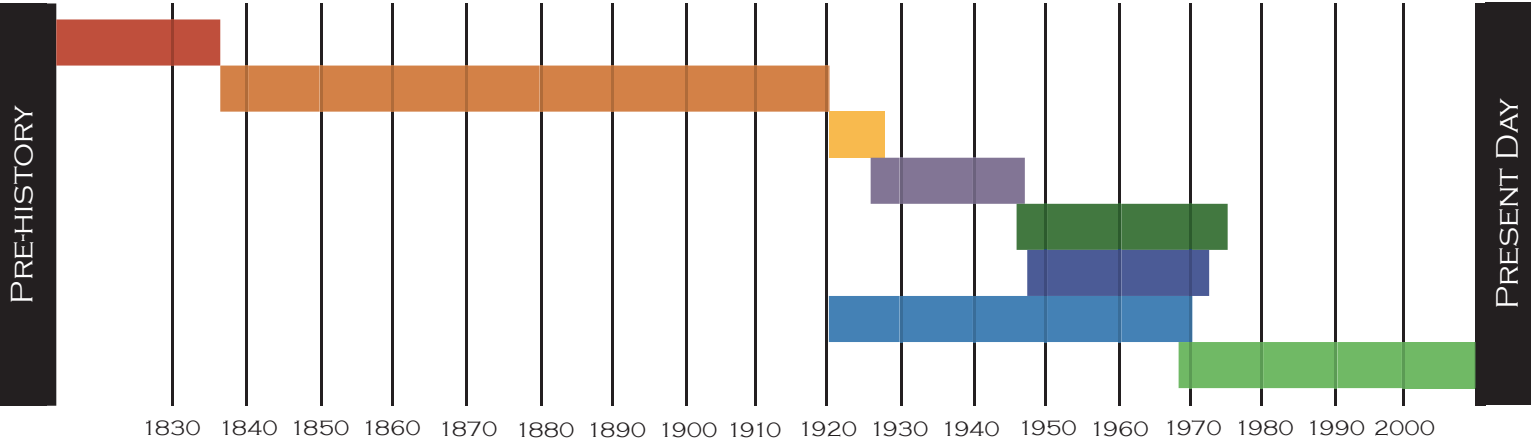
Today, Fort Lauderdale is interlaced with recreational waterways, creating a busy marine industry. The City's beaches and role as a yachting center support its reputation as a residential resort and one of the nation's largest tourist destinations. The impact of hurricanes on tourism remains a concern, particularly in the aftermath of recent storms that affected the City directly, including Hurricanes Katrina in 2004, Wilma in 2005, and Irma in 2017.³

Nonetheless, Fort Lauderdale visitors are enjoying a more diversified travel experience which takes them beyond the beaches and waterways into the City's historic districts. The Riverwalk and the Arts & Entertainment District showcases for some of South Florida's most authentic and historic architecture.

Following the Riverwalk, visitors and residents can experience early Fort Lauderdale at the New River Inn, which operates a museum complex representing the oldest remaining architecture in Broward County.

DEVELOPMENT PERIODS TIMELINE

- FIRST PEOPLES AND COLONIZATION
Pre-historic - 1837
- AIR TRAVEL AND TOURISM
1946-1961
- SETTLEMENT AND EARLY TRANSPORTATION
1838-1920
- SEGREGATION TO DESEGREGATION
1920-1970
- LAND BOOM
1920-1926
- MID-CENTURY BUILDING BOOM
1945-1975
- DISASTER, DEPRESSION AND WORLD WAR II
1926-1947
- HISTORIC PRESERVATION
1969-Present



DEVELOPMENT PERIODS

HISTORIC PRESERVATION (1969 – PRESENT)

In 1969, the non-profit Fort Lauderdale Historic Preservation Council, Inc., was founded with an historical and educational mission to acquire and restore buildings by outright purchase or through bond sales. The organization focused on those historic buildings located west of the Florida East Coast (FEC) Railway on the north bank of New River, and early 20th century residential and commercial properties associated with the pioneering Bryan family.⁴

During the early 1970s, three projects were sponsored with support of public and private organizations:

King-Cromartie House - The Junior League relocated the 1907 King-Cromartie House to the New River in 1971 and with support of the City, in 1973 completed a rehabilitation of the property. After which, the Fort Lauderdale Historical Society and the Broward County School Board opened the building to the public.

New River Inn - The Junior League also worked with the City in 1977 to convert the New River Inn into the Discovery Center, a children’s museum.

Post Office - A publicly supported project, the reopening of a post office in the 1927 Post Office building on SW Second Street was completed by the City of Fort Lauderdale. The property had been used as an A&P supermarket from 1937 to 1971 when the City purchased the property and signed a lease with the U.S. Postal Service. At the 1974 dedication ceremony it was stated that “reactivation of historic buildings in the City is a unique way of preserving our historical heritage and utilizing restored areas in a practical way that serves the present and future residents of the area.”⁵ Unfortunately, preservation of the building succumbed to development pressure. In 1998, the Post office relocated, and the historic building was demolished.

Today, the City maintains a rich architectural heritage that comprises three historic districts, 62 individually designated historic landmarks sites, and 17 sites in the National Register of Historic Places. The architectural styles and representative properties associated with those styles are referenced in Appendix C.



FORT LAUDERDALE HISTORIC PRESERVATION PROGRAM

The development of Fort Lauderdale's historic preservation movement, previously referenced, resulted in the codification of historic preservation as a necessary component of the City's land use laws. As early as 1971, the City Commission designated the New River Inn area as a "historical area to be protected and developed by the City."⁶ In 1975, the City passed an Ordinance that established the Himmarshee Historic District. This five-block area is bounded by SW Second Avenue on the east, SW Fifth Avenue on the west, the New River on the south, and the rear lot lines of properties facing SW Second Street on the north.

At that time the Historic Preservation Board was created with review authority over exterior alterations to buildings, demolitions, relocations of buildings, and new construction in the district. Also, the Board had the authority to designate historic buildings outside the district.

The first systematic historic resource survey, undertaken in 1975, identified 44 buildings in the historic district. In 1979, prompted by the National Historic Preservation Act's Section 106 process, the Bolge and Megna reconnaissance study focused on 20 buildings in the "Near Northwest" neighborhood, a five block Housing and Urban Development (HUD) redevelopment project area. The neighborhood was significant for its historical association with Fort Lauderdale's Black community. This resulted in the recommendation to expand the historic district west to SW Seventh Avenue and north to West Broward Boulevard; however, this expansion did not move forward, and the district remained with its original boundaries.

In 1979, the Himmarshee Historic District was determined eligible for National Register listing to make commercial property owners in the district eligible for Federal preservation tax benefits. In the following year, the City initiated a study to find ways "to develop a historic district which is historically sound, economically and culturally viable, and aesthetically pleasing."

The 1984 - 1985 survey of Fort Lauderdale's Original Town Limits resulted in the identification of 310 buildings in the Florida Master Site files within a 1.5 square mile area surveyed in 1895 by Henry Flagler's engineer, A.L. Knowlton. As part of the 1985 survey, the original Sailboat Bend Historic District was identified as an area eligible for local designation.⁷

The Historic Committee of the Sailboat Bend Civic Association was formed in 1986 in response to the survey's findings, which described the district as "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."⁸

In 1989, the Sailboat Bend Civic Association contracted with Duany Plater-Zyberk (DPZ) to complete a Neighborhood Master Plan. In 1991, the Sailboat Bend Civic Association released the "Sailboat Bend Historic District Study" (SBHD Study). The study's Statement of Significance called out Sailboat Bend as "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 Sailboat Bend Historic District was approved by the City Commission in 1992 under Ordinance No. C-92-49. In the 2009 and 2020 survey's the benchmark for designation moved to meet the established fifty-year guideline. Thus, buildings constructed from 1970 or earlier that still conveyed their architectural style were assessed and the Period of Significance was updated to between 1910 and 1961.⁹

In 2003, the City updated six existing surveys, conducted between 1977 and 1993, covering more than 1,000 properties in the central portions of the City. The updated surveys determined that one-third of the buildings and structures identified as potentially eligible for designation had been demolished. A total of 669 sites remained. Additionally, 130 - 150 sites were

recorded as requiring future updating. Of particular interest were those Mid-Century Modern buildings identified as candidates for local designation. These buildings were identified as significant resources because they represented the “definitive style” for a historically modern Fort Lauderdale, now threatened by development activity occurring in beach areas proximate to these Mid-century Modern landmarks.

Another mid-twentieth century architectural phenomenon is the Lustron house. The City has two documented examples of this post-World War II, prefabricated, steel house manufactured in Columbus, Ohio, and shipped nationwide for on-site construction. Both examples date from ca. 1950, the end of the trend. The Alfred and Olive Thorpe Lustron House was listed in the National Register November 1, 2007.

Today, there are 17 properties in Fort Lauderdale listed in the National Register, three designated local historic districts and 62 individually designated historic landmark sites. The Historic Preservation program continues to support the local designation and National Register listing of additional properties. Certificate of Appropriateness (COA) applications for modifications proposed to designated historic landmarks and for properties within historic districts are considered regularly by the Historic Preservation Board.



FORT LAUDERDALE COMPREHENSIVE PLAN

The *Advance Fort Lauderdale Comprehensive Plan* provides the City with long-term direction through goals, objectives, and policies for future land use and serves as the basis for the City’s zoning and land development regulations. As stated in the plan’s introduction, the land use map and accompanying strategies “guide the designation of proposed future land use distribution, location, and intensity, while meeting social, economic and environmental needs, providing for adequate services and facilities, and ensuring compatibility of land uses.”¹⁰

The plan anticipates infrastructure and growth pressure which can result in significant impacts, both positively and negatively, upon the future of historic and cultural resources in the City. The Historic Preservation Element of the Comprehensive Plan is the basis of this Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan and the initiatives defined further within Chapter 6 of this document.

Non-Historic Preservation Elements of the plan that have the potential to impact and/or benefit historic and cultural resources have also been considered as part of the preparation of this plan and include the following:

Future Land Use

- Historic areas and buildings are specifically identified as community facilities that serve the social needs of the city’s residents.
- Natural Reservation for conservation includes properties with historic significance such as Birch State Park and the Bonnet House, both valued for their natural and cultural heritage and their historic importance.
- Neighborhood resilience (Objective FLU 2.2) incorporates the need to increase protection of historic neighborhoods vulnerable to flooding (Policy FLU 2.2.1) and the potential to adopt regulations to administer a TDR to protect vulnerable historic resources. (This is referenced in the Historic Preservation Program accomplishments for 2021.)

- In implementing the Future Land Use Map and Comprehensive Plan (Objective LU 3.2), amending the ULDR to allow a maximum freeboard requirement without penalty for height allows flexibility for historic properties to elevate their properties in a preservation sensitive manner to reduce flood risk from sea level rise. (Policy FLU 3.2.4a)

Housing

- Programs that create affordable housing (Objective HS 1.2) and promote the maintenance of existing affordable housing, including structural and aesthetic improvements, are promoted, including a review of opportunities to use older and historic houses for affordable housing. (Policy 1.2.11)
- Neighborhood livability (Objective HS 2.1) is highlighted, historically significant assets are encouraged for conservation and reuse based on their “cultural and historic significance” to the city. (Policy HS 2.1.3 (a))

Economic Development

- Tourism support (Objective ED1.2) is an opportunity to make historic areas and buildings both compatible with business attractions (Policy ED 1.2.3) and accessible destinations in themselves. (Policy ED 1.2.4a)

Parks, Recreation and Open Space

- Providing for park space (Objective PR 1.1) incorporates the importance of greenways along natural corridors, such as the riverfront where linkage can occur between parks, cultural features, and historic sites. (Policy PR 1.1.1)
- Protecting historic trees (Policy PR 1.1.6) from the impacts of golf course development, while not a specific authority of the HPB, is an opportunity to recognize and educate the public and property owners/developers on the importance of Fort Lauderdale’s historic natural resources.
- Park beautification and preservation (Objective PR 3.1) necessarily involves evaluation of new

park development or improvements that have the potential to impact historic, cultural, or archaeologically significant resources. An example is the recent nomination of Rivermont to the National Register for its association with the historic Tequesta peoples.

Intergovernmental Coordination

- Coordinating with Broward County, the Bureau of Historic Resources and other state and federal agencies is a mainstay of CLG programs. Development impacts to historic resources that may result from implementation of the Comprehensive Plan (Objective IC 1.1) will require engaging partners to both provide solutions and funding related to affordable housing, historic and natural resource protection, and resilience. (Policy IC 1.3.2a)

Climate Change

- Incorporating Resilience as an objective in the Historic Preservation Element, necessarily integrates with the Climate Change objective of Resiliency and Efficiency (Objective CC 2.2). As previously discussed, the “greenest building is the one which already exists.” Hence, encouraging the adaptive use of historic buildings and using energy-efficient and climate-resilient construction will increase resilience to intense storm and increased flood events (Policy CC 2.2.1g) for historic properties. (Guidance for flooding adaptation is provided in the Secretary of the Interior’s Guidelines on Flooding Adaptation for Historic Buildings.)
- Stormwater Management (Objective CC 2.3) calls for incorporating sea level rise projects into Flood Hazard Mitigation. Ensuring that historic districts vulnerable to sea level rise are prioritized in Hazard Mitigation Plans and the Stormwater Management Plan (Policy CC 2.3.1) can offer protection to those historically and culturally significant districts and buildings.



FORT LAUDERDALE HISTORIC PRESERVATION ORDINANCE

Historic Preservation in the City of Fort Lauderdale is regulated through the City's Unified Land Development Regulations (ULDR) and through the Historic Preservation Element of the City's Comprehensive Plan. In addition to the ULDR, decisions and recommendations by the Historic Preservation Board (HPB) and the Historic Preservation Board Liaison are guided by the Historic Preservation Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Purpose, Responsibilities and Duties

As stated in Section 47-32.1 Establishment of the City of Fort Lauderdale ULDR, the purpose of the Historic Preservation Board is "to implement the City's historic preservation regulations which 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 or architecturally worthy structures."

Proposed work that affects an individually designated historic landmark or is within a designated historic district requires review by the City's Historic Preservation Board

Liaison to determine if the request can be approved administratively or requires review by the Historic Preservation Board.

If proposed work includes alterations, an addition, or new construction, the project will require the issuance of a Certificate of Appropriateness by the Historic Preservation Board. The process for designating new Historic Landmarks and Historic Districts within the City of Fort Lauderdale is outlined in ULDR Sections 47-24.11 Historic designation of landmarks, landmark site or buildings and certificate of appropriateness, 47-32 Definitions, 47-16 Historic Preservation District, and 47-17 Sailboat Bend Historic District. Preservation within the City of Fort Lauderdale is enhanced through the identification and designation of these representations of the past. First, applications for designation must be submitted to the Historic Preservation Board, and the property must qualify under at least one criteria as listed within the ULDR Section 47-24.11.C.7.



FORT LAUDERDALE HISTORIC PRESERVATION ACCOMPLISHMENTS

Since the passage of the historic preservation ordinance in 1975 to protect the Himmarshee Village district, the historic preservation program has accomplished a number of objectives tied to the program's purpose as reviewed in its history. More recent accomplishments include the following:

- Adoption of a new ordinance for the Transfer of Development Rights (TDR) Program including development of public outreach materials and an overview video posted on the City website.
- Adoption of a Resolution for the Sailboat Bend Historic District Update Report and assignment of Contributing and Non-Contributing statuses to all properties within the district.
- Creation of StoryMaps, a web-based application that allows users to view maps in the context of narrative text and other multimedia content, and posting of historic property information on the City website.
- Completion of an Architectural Resource Survey for seven neighborhoods using a \$50,000 grant from the Florida Department of State, including display of current and past Architectural Resource Surveys on City website.
- Completion of an Architectural Resource Survey for Croissant Park and Poinciana Park using a \$10,000 grant from the Florida Department of State, including display of current and past Architectural Resource Surveys on the City website.
- Award of a \$50,000 grant from the Florida Department of State to prepare a Strategic Historic Preservation Plan.
- Historic Designation of Rivermont as a local Archaeological Site and listing of the site on the National Register of Historic Places.
- Identification of designated individual landmark or historic district landmark status for properties on the Broward County Property Appraiser's website.
- Creation of an interactive WebGIS StoryMap of historically designated properties, posted online and shared with interested members of the community.
- Adoption of an amendment to Section 47-20.3 Reductions and exemptions of the ULDR to provide Parking Reductions and Exemptions for Historic Resources.
- Adoption of an amendment to Section 47-24.11 Unified Land Development Regulations - State law Reference Table of the ULDR to allow for a waiver to promote and encourage preservation of historic resources.
- Adoption of an amendment to Section 47-24.11 Unified Land Development Regulations - State law Reference Table of the ULDR to provide a local tax exemption for commercial properties.
- Adoption of an amendment to Section 47-24.11 Unified Land Development Regulations - State law Reference Table of the ULDR to update and streamline processes for the Historic Preservation program, including the addition of an administrative review process.



CHAPTER 5: ASSESSMENT OF RESOURCES, TRENDS, AND OPPORTUNITIES

ASSESSMENT OF RESOURCES

National Register of Historic Places Listed Properties

The National Register of Historic Places is the United States government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation. The National Register is administered by the National Park Service, a division of the Department of the Interior. Listing in the National Register does not restrict property rights of individual owners, but listing does afford an opportunity for owners to take advantage of financial incentives including tax credits for expenses incurred preserving an income-producing property, conservation easements, Florida's historic preservation tax exemption, or local incentives. Agencies implementing federal undertakings must consider the effect of proposed actions on historic resources.

National Register properties in Fort Lauderdale represent a variety of architectural styles and uses. Below is a complete listing with select properties addressed in greater detail. A detailed summary of the 17 National Register properties is provided in Appendix C.

Locally Designated Historic Districts and Landmarks

Designation of a Historic District or Landmark in Fort Lauderdale is intended to promote the preservation and protection of historically worthy structures. Most of the regulated historic properties in the City of Fort Lauderdale are found within Local Historic Districts. Local Historic Districts and Local Landmarks are created through a collaborative process with the HPB, the community and the City Commission. All exterior work or repairs to individual Landmark properties or to properties within Local Historic Districts requires the review and approval of the Fort Lauderdale HPB or DSD Staff.

Fort Lauderdale Historic Districts

As previously mentioned, Fort Lauderdale has three locally designated historic districts - The Sailboat Bend Historic District, the Himmarshee Historic District, and the Stranahan House District.

The **Sailboat Bend District** is located in the southwestern section of the city. It is the largest of the three districts and includes more than 550 buildings. It is also the oldest neighborhood in Fort Lauderdale, dating from the early 1900s until the 1950s. Most of the houses are small, one-story, vernacular residences with Bungalow, Mission, or Mediterranean Revival style details. These were popular elements found in adjacent communities in Florida and throughout the United States. The inventory also includes some larger homes located along the New River. There are several key contributing properties associated with the growth of this community, including the Swing Bridge, the West Side Fire Station, and the West Side School. These last three sites are listed as local individual historic landmarks as well.

The **Himmarshee Historic District** is the oldest section of the commercial downtown. It includes early 20th century businesses located along the north and south sides of Himmarshee Street. The district is bounded on the east by the railroad tracks, on the south by the New River, and the west by Nugent Ave. and portions of the north side of SW 2nd St. There are 17 properties here, including the Fort Lauderdale Historical Society in the Hoch Heritage Center, the Philemon Bryan House, the King-Cromartie House, and the restored New River Inn, which operates as an historical museum. In addition, the historic Bryan Homes operates as the River House Restaurant. A replica of the first Fort Lauderdale schoolhouse has been reconstructed within the district.

The **Stranahan House District** was created in 1982 when the city rezoned the Stranahan House and property as an H-1 district to protect the area from development.

Fort Lauderdale Local Historic Landmarks

A complete list of designated local historic landmarks is provided in Appendix D. The list provides some details regarding the properties and/or how they typify the City's architectural, historical and cultural heritage.

Architectural Resource Surveys

The City has supported the completion of a number of architectural resource surveys recently. In 2020 and 2021 Architectural Resource Surveys were conducted for eight different areas in the City. These surveys serve as a planning tool, providing data to assist City staff and the HPB in making informed decisions. The survey documentation provides important information about Fort Lauderdale's history for use by any organization or property owner.

As a CLG, the City is committed to protect its historic resources and improve its historic preservation efforts, including the identification of historic properties within the jurisdiction. Surveys are not designations, but they provide critical information for both local landmark and National Register nominations for property owners wishing to undertake such nomination processes.

A complete listing of those areas that have been surveyed and resources identified as potentially eligible for historic designation are included as Appendix F.



UNDERREPRESENTED AREAS OF SIGNIFICANCE

Archaeological Studies

As has been referenced in surveys completed in just the past few years, there is a greater diversity of historic contexts for development in Fort Lauderdale than previously known. The importance of the Tequesta to the region's early history, extending to the Glade Culture in its prehistory, needs additional research to identify areas for potential archaeological significance. The relationship between the Tequesta and the natural resources of the area could provide valuable information on traditional land use practices that might educate the public and inform contemporary strategies for reducing risk from flooding or extreme climate-related events. Identified as Goal 2, Objective 2.3, Action 2.3.4, in the Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan, is the development of a thematic Native American context study. This can be completed through an update to the "Archaeological Survey of Broward County," conducted by the Archaeological and Historical Conservancy, Inc. for portions of the survey that cover the City of Fort Lauderdale and the creation of an archaeological sensitivity map.

Black History

A critical opportunity for greater research, survey, and designation is available through the study of Black history. The difficult stories that led to and underlie racial segregation and desegregation in Fort Lauderdale is another context study worthy of completion. This would assist in understanding development patterns in the city and enable a better understanding of the valuable role the Black community played in the city's historic settlement, growth as an agricultural and shipping center, and reputation as a travel and leisure destination today. The homes and businesses affiliated with leading members of the Black community must be identified and a context established for the designation of individual resources and districts in Fort Lauderdale tied with this rich cultural history. This is identified as Goal 2, Objective 2.3, Action 2.3.4, in the Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan.

Mid-Century Modern Architecture

Mid-century Modern architecture in Fort Lauderdale is well recognized as some of the best in Southeast Florida. Developing a more thorough contextual understanding of those resources, the architects, builders, and developers associated with those properties, and how Fort Lauderdale fits into the larger context of this design phenomenon in Florida and nationally, is an important step towards encouraging and supporting the designation of these eligible historic properties in Fort Lauderdale. This is identified as Goal 2, Objective 2.3, Action 2.3.4, in the Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan.



CURRENT AND FUTURE TRENDS AFFECTING FORT LAUDERDALE'S HISTORIC RESOURCES

One important aspect of the Advance Fort Lauderdale: Resilient Heritage planning process is the identification of current and future trends that may impact historic properties. Impacts can come from mounting development pressure as more people move to the area, and additional housing is necessary. Also, environmental conditions, such as extreme disasters or increases in sea level rise, will threaten natural and historic resources. Changes in the economy can negatively impact investment in the rehabilitation of older and historic buildings. This is identified as Goal 2, Objective 2.3, Action 2.3.4, in the Advance Fort Lauderdale: Resilient Heritage Strategic Historic Preservation Plan and text to some of those trends including population, housing, the economy, the environment, and disaster resilience. Data and research regarding these trends are contained in Appendix G.

OPPORTUNITIES FOR PARTNERSHIP TO PROVIDE EDUCATION

Goal 4 centers the themes of collaboration and education strongly within the Preservation Plan. There are many opportunities to achieve this goal and fulfill the objectives and actions, those listed below are just a sampling of what is possible to engage and educate.

Host

- Primary school workshop for educators on historic preservation and Fort Lauderdale History.
 - Partnerships Possible: Fort Lauderdale Historic Society, University of Florida Historic Preservation Program, Florida Public Archaeology Network, Broward County Library, Florida Trust for Historic Preservation, and/or Broward Trust for Historic Preservation
- Videos or brief presentations concerning best practices for maintenance of historic properties and sites.
 - Partnerships Possible: Historic sites undergoing a standard treatment, local trades and crafts people, architects, contractors, and/or local property owners who previously underwent maintenance aligning with treatment standards
- National Alliance of Preservation Commissions' Commissions Assistance and Mentoring Program (CAMP) trainings in historic preservation and resilience training for City staff, HPB members, and other organizations.
 - Partnerships Possible: National Alliance of Preservation Commissions, Florida Department of Historical Resources, Broward Trust for Historic Preservation, and/or Florida Public Archaeology Network

Create

- Thematic infographics for visitors who may be interested in certain topics or periods of history, including sites and tours which touch on or center around that theme.
 - Partnerships Possible: Fort Lauderdale Historic Society, local historic sites open to the public, high school students, Broward County Library, and/or Florida Public Archaeology Network
- One-page resource guides with common questions, such as outlining the process of obtaining a COA, what to do if an artifact is unearthed, or who lived here before me.
 - Partnerships Possible: Fort Lauderdale Historic Society, Florida Public Archaeology Network, Broward Trust for Historic Preservation, Florida Department of Historical Resources, and/or Florida Trust for Historic Preservation
- Resource lists of architects, contractors, structural engineers, property managers, and facility managers who are experienced in the care and maintenance of historic properties.
 - Partnerships Possible: Realty offices, local trades and crafts people, contractors, architects, property owners recommendations, Broward Trust for Historic Preservation



CHAPTER 6: FORT LAUDERDALE STRATEGIC PRESERVATION PLAN

In developing the goals, objectives and action items for Advance Fort Lauderdale: Resilient Heritage a number of opportunities and challenges were identified from research and community engagement activities. Thus, the plan reflects information and priorities assessed from existing City and State planning documents, from community member input through online surveys, workshops and interviews, and from review of architectural surveys and other online resources discussing the City's development and pressures on historic assets.



4 GOALS



11 OBJECTIVES



39 ACTION ITEMS

CONSIDERATIONS FOR IMPLEMENTATION

In considering how to implement the actions identified, it is important to understand that to accomplish the objectives for each preservation plan goal, each action will require a lead agency or organization, sufficient resources (i.e. funding, staffing, technology), and a schedule for implementation. This will require meetings with partner organizations to discuss each goal and objective to determine how they align with existing organizational plans and priorities. Also, partners will need to agree on resources needed for the execution of each action. A simple action plan framework can be developed with time frames, budget, tasks and responsibilities for each goal and objective.

Annual work plans for both City staff and for the Historic Preservation Board should indicate specific objectives or actions to be accomplished in that year.

Inter-agency agreements or Memorandums of Understanding may need to be executed with stipulations as to the duties to be assumed by the partnering organizations.

Grant funding for a number of these actions may come via State or Federal agency programs, which may require matching funds from City sources or from partner organizations.

Regarding **survey activities**, consultants might be retained through grant funds, to work with City staff and the community, engaging residents to provide cultural context for the area's history, and at the same time share information on the architectural and historical development of their own communities. To that end, in conducting surveys or developing educational materials for print or online publication, information should be available in

Spanish due to the large number of Spanish-speaking residents and visitors in the city.

Regular **plan updates** at HPB meetings regarding progress made towards each action should be added to the monthly meeting agenda to provide both the HPB and the public information on progress towards meeting the preservation goals.

Monitoring and evaluation of the Strategic Preservation Plan must occur on an annual basis and can be included in the annual report to the HPB and the City Commission.

As a final note, the plan anticipates that success in implementation will rely on City staff, neighborhood and civic groups, arts and cultural organizations, historic sites and museums, and historic property owners who steward Fort Lauderdale's critical assets – its historic and cultural resources.

The following pages outline established Goals, Objectives, and Action items to work towards accomplishing these efforts. Each goal along with the corresponding objectives are listed in the order of importance based on feedback received from the Historic Preservation Board and the second community survey intended to prioritize the draft version of the elements to be included in the strategic historic preservation plan. Action items are prioritized as either High, Medium, or Low to provide direction as to the order in which items are addressed.

DEVELOPING GOALS / OBJECTIVES / ACTIONS

In developing Advance Fort Lauderdale: Resilient Heritage goals, specific challenges and opportunities for historic preservation were identified including:

- Making historic resource information available to the public;
- Reusing and rehabilitating of historic properties for affordable housing;
- Protecting both designated and potentially eligible historic properties from development pressure;
- Promoting the use of local and federal tax incentives for rehabilitation;
- Engaging underrepresented communities in the identification, designation and protection of historic places;
- Adapting to flooding events and sea level rise;
- Creating relevance for historic preservation; and
- Securing the necessary resources for plan implementation.

A goal is a statement of preferred strategies for accomplishing the vision. In the case of historic preservation, the goal statements are oriented toward the protection of historic properties and cultural resources. Goals represent a coherent statement of the direction for the preservation program. Each goal statement is accompanied by objectives and actions that address:

- Target audience to benefit from the action;
- Potential types of partnerships to achieve the best possible outcome; the context and historic resource types
- Geographical area in which resources are located;
- The suggested activities, methods, or strategies for carrying out the actions required;
- Methods or strategies for carrying out the actions;
- Effort required to accomplish the goal; and
- A way to evaluate progress.

While the plan does not anticipate providing solutions to every challenge, each of the goals and associated objectives demonstrate the City's and stakeholders interest in working together on actions that will minimize negative impacts and increase community value for the protection of the community's historic assets.

Goal Priority

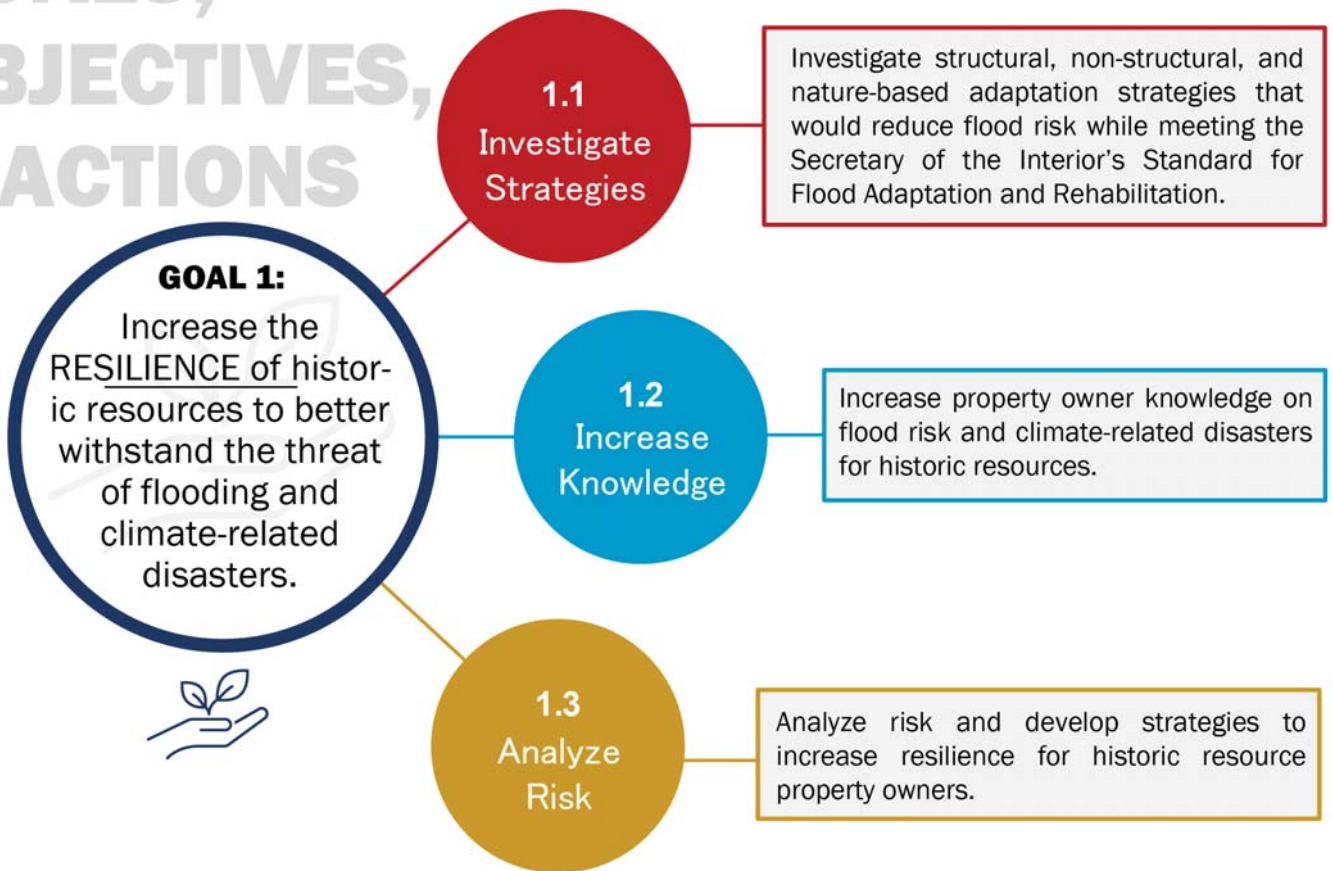
Near Term

Mid Term

Long Term

**Ongoing/
Recurring**

GOALS, OBJECTIVES, & ACTIONS



Action 1.1.1: Partner with higher educational institutions (i.e. University of Florida; Florida Atlantic University; University of Miami) and others already working in the field of historic preservation and resilience to assist in feasibility, economic, regulatory, and planning studies, and to conduct a design workshop or competition on flooding adaptation strategies to protect historic resources located in the Adaptation Action Areas or Special Flood Hazard Areas.

Action 1.1.2: In coordination with members of the Southeast Regional Climate Change Compact and the City's Sustainability Division, identify case studies and successful flooding adaptation, rehabilitation, road repair, seawall, and stormwater improvement projects that could be applied to historic resources to showcase as best practices.

Action 1.1.3: Partner with FEMA Region 4, the Florida State Floodplain Management program, and flood insurance providers to host demonstration projects, workshops, and provide materials to property owners regarding flood risk and the National Flood Insurance Program (NFIP).

Action 1.2.1: Encourage disaster preparedness and adaptation for historic resource owners and promote the benefits of the City’s Community Improvement Projects (CIP) underway in flood hazard areas to reduce flood risk to historic properties.

Action 1.2.2: Develop a toolkit and resource list for property owners, contractors, realtors, insurance providers and others as to how best to adapt historic resources to flooding and other disasters

Action 1.2.3: Partner with the Chief Resilience Officer of Broward County, the Sustainability Division, and the Floodplain Program to disseminate information to citizens on FEMA’s Community Rating System (CRS) and the National Flood Insurance Program (NFIP). Work together to increase flood resilience for historic resources that could reduce costs for NFIP policyholders.

Action 1.2.4: Encourage property owners to plant more salt-water resistant trees, reduce the creation of new impervious surfaces, and install rain gardens or berms as flood protective measures. Provide resources on the historic preservation website, train applicable staff who perform plan reviews to assist property owners who undertake property improvements, perform an update of the historic preservation design guidelines, provide resources on the historic preservation website and update the historic preservation design guidelines accordingly.

Action 1.2.5: Develop and incorporate a common language for adaptation and resilience in preservation documents, design guidelines, and communications consistent with other City agencies’ plans and ordinances.

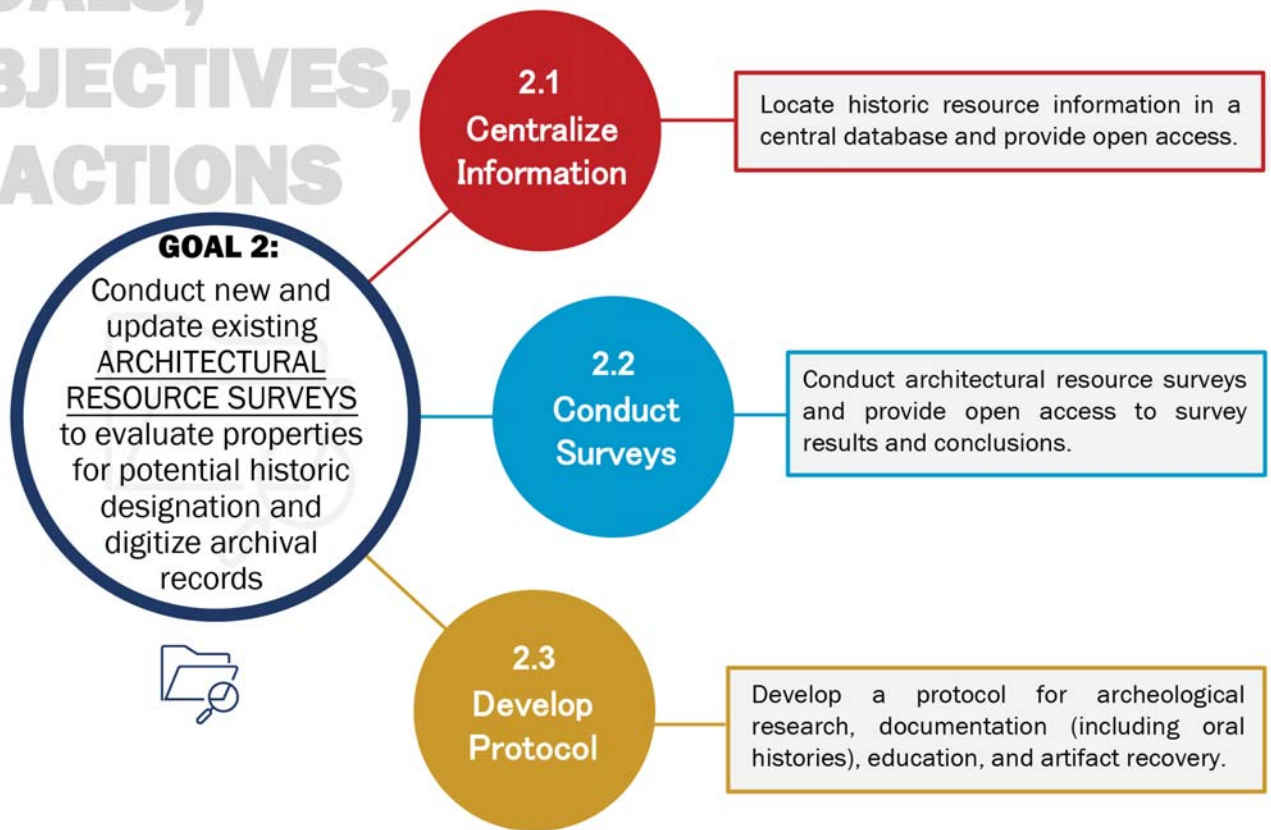
Action 1.3.1: Apply for grant funding to develop adaptation strategies and prepare elevation certificates for all historic and archaeological resources. Encourage property owners to seek funding to implement solutions.

Action 1.3.2: Conduct intensive level architectural resource surveys of properties most at risk of loss due to new development pressures and from natural disasters, as determined by a vulnerability risk assessment.

Action 1.3.3: Analyze current infrastructure improvements using the CIP’s LauderWorks interactive GIS map to determine any adverse impacts to historic resources that could be mitigated through consultation with the Floodplain with Floodplain Manager and the Sustainability Division.

Action 1.3.4: Explore possible grant funding to conduct an economic analysis of the value of historic assets within the Special Flood Hazard Area to Fort Lauderdale’s economy including assessing the revenue impact of flooding disasters.

GOALS, OBJECTIVES, & ACTIONS



Action 2.1.1: Continue digital documentation of existing archival and survey paper records related to historic resources held by the City of Fort Lauderdale to incorporate into an ArcGIS database.


Action 2.1.2: Apply for a grant to digitize, archive, and display Sailboat Bend Civic Association Archives

Action 2.2.1: Provide access to survey results and conclusions on the City’s website, including an ArcGIS StoryMap to visually display information and allow for ease of searching.

Action 2.2.2: Continue to apply to grants, including the Small-Matching Grant offered through the Florida Division of Historical Resources, to conduct architectural resource surveys towards the completion of a city-wide survey.

Action 2.2.2(a): Prioritize funding for architectural resource surveys of historically Black communities in Fort Lauderdale and utilize the African-American Research Library and Cultural Center as a resource in identifying and promoting this aspect of the City’s architectural and cultural heritage.

Action 2.2.2(b): Identify and record oral histories of individuals knowledgeable of Fort Lauderdale’s Black history.



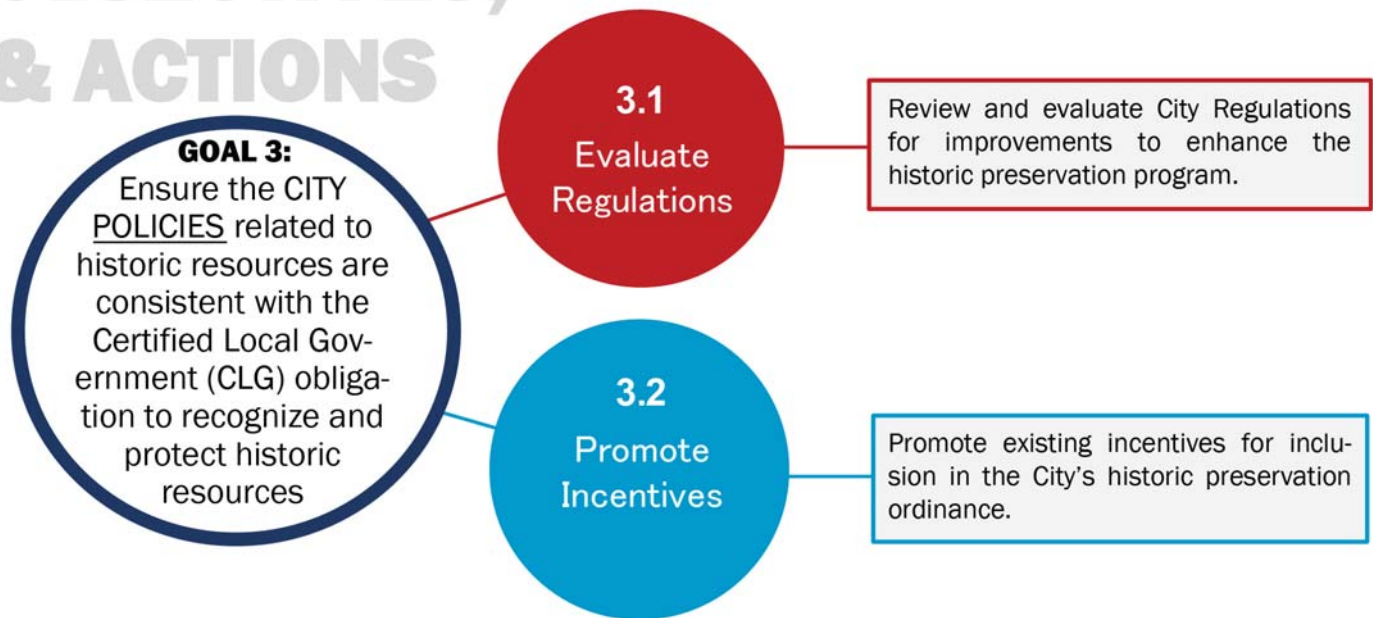
Action 2.3.1: Partner with Florida Public Archaeology Network (FPAN) to identify a means to collect and store archaeological data collection and artifact recovery into a centralized ArcGIS database.

Action 2.3.2: Partner with FPAN to develop educational activities focused on documented sites of tribal significance and assist in the promotion of the annual Public Archaeology Month.

Action 2.3.2(a): Prepare an amendment to the historic preservation ordinance to establish a Certificate to Dig (CTD) process.

Action 2.3.4: Apply for a grant to conduct a review of the “Archaeological Survey of Broward County,” originally conducted by the Archaeological and Historical Conservancy, Inc., to update portions related to the City of Fort Lauderdale, and to create an archaeological sensitivity map.

GOALS, OBJECTIVES, & ACTIONS



Action 3.1.1: Amend the Sailboat Bend Historic District ordinance to provide greater clarity on design guidance for historic properties and their surrounding environment.

Action 3.1.2: Amend the Historic Preservation District ordinance to provide a general update to align this section with other ULDR sections and provide greater clarity within the existing text.

Action 3.1.3: Review regulations in the City's ULDR and consider changes to disincentivize destruction of historic resources.

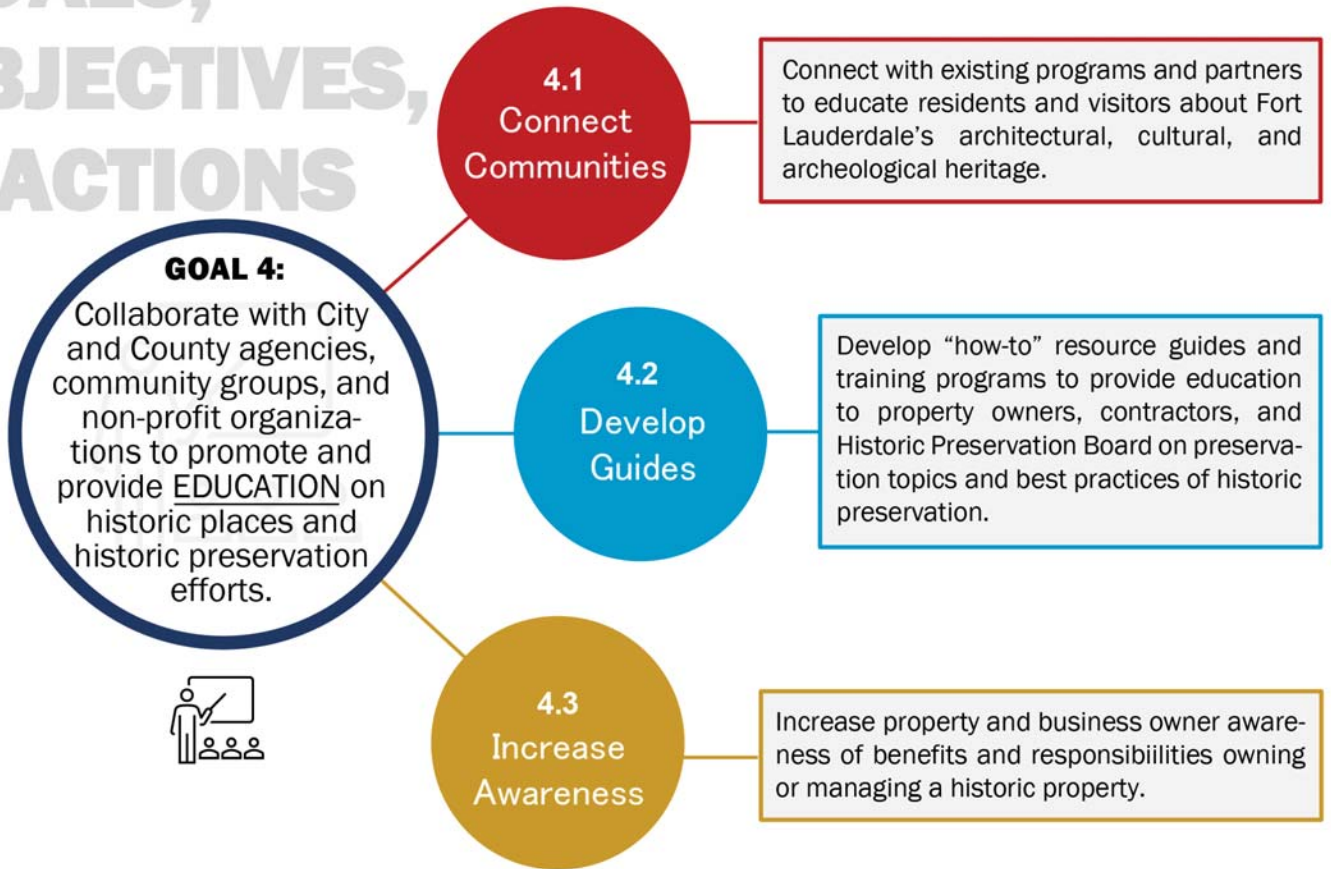
Action 3.2.1: Promote the State Historic Property Tax Abatement program and the Federal Rehabilitation Tax Credit program through a variety of online sources, including as a question on the Certificate of Appropriateness application

Action 3.2.2: Research and determine the feasibility to create a new local tax incentive for property and structural improvements that reduce historic resource flood risk.

Action 3.2.3: Research and determine the feasibility of establishing a grant or loan program for the rehabilitation of historic resources.

Action 3.2.3: Coordinate with the Housing and Community Development (HCD) Division, determine the feasibility and usefulness of a residential historic revolving loan fund using the Community Development Block Grant (CDBG) to support historic resources and affordable housing.


GOALS, OBJECTIVES, & ACTIONS



Action 4.1.1: Encourage the Fort Lauderdale Historic Society to support school curriculum on Florida history to providing information and resources to teachers on historic places in Fort Lauderdale

Action 4.1.2: Support efforts of the Broward Trust for Historic Preservation to promote National Historic Preservation Month.

Action 4.1.3: Explore possible grants to develop interpretive panels, historic markers, street signs and/or street sign toppers, and audio tours to highlight the City’s architectural, cultural, and archaeological heritage. Consider a partnership with Riverwalk, Inc. to develop a signage program along the New River.




Action 4.2.1: Partner with the Florida State Historic Preservation Office to invite the National Alliance of Preservation Commissions (NAPC) to conduct a Commissions Assistance and Mentoring Program (CAMP) training for City staff, Historic Preservation Board (HPB) members, and local preservation organizations.

Action 4.2.2: Develop and provide brief presentations by subject matter experts or other city agency staff at HPB meetings on historic preservation related topics of interest.

Action 4.2.3: Develop a resource guide to assist property owners in researching the history of their building.

Action 4.2.4: Coordinate with other local government historic preservation offices to develop a resource guide and training for contractors in the construction trades on historic rehabilitation practices.



Action 4.3.1: Continue to provide an inclusive approach to communicating the value of Fort Lauderdale's architectural and cultural heritage by utilizing paper, electronic, and social media as appropriate to the selected audience.

Action 4.3.2: Develop a resource list of architects, contractors, structural engineers, property managers, and facility managers who are experienced in the proper rehabilitation and upkeep of historic properties.

Action 4.3.3: Continue to provide updates and maintain a dialog with civic associations containing historic districts on proposed amendments to the ULDR, the benefits of historic preservation, and potential improvements that would ensure the long term vitality of each historic district.

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GLOSSARY



CITY OF FORT LAUDERDALE

Base Flood Elevation (BFE): A base flood elevation is the level surface water is anticipated to reach during a base flood. “Base flood” refers to a flood that has a one percent chance of being either equaled or exceeded in a given area in a given year.

Certificate of Appropriateness (COA): A certificate issued by the historic preservation board indicating its approval of plans for alteration, construction, removal, or demolition of a Landmark, Landmark Site, Archaeological Site, or a Structure within a Historic District.

Design Flood Elevation (DFE): The elevation of the highest flood (generally the BFE including freeboard) that a retrofitting method is designed to protect against. Also referred to as Flood Protection Elevation.

Disaster Resilience: The ability of individuals, communities, organizations and states to adapt to and recover from hazards, shocks, or stresses without compromising long-term prospects for development.

Freeboard: An additional amount of height above the Base Flood Elevation used as a factor of safety (e.g., 2 feet above the Base Flood) in determining the level at which a structure’s lowest floor must be elevated or flood-proofed to be in accordance with state or community floodplain management regulations.

Heritage: The cultural legacy which we receive from the past, which we live in the present and which we will pass on to future generations.

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.

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.

Landmark: A property or structure designated as a “Landmark” by resolution of 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.

National Register of Historic Places: The official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service’s National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archaeological resources.

Rehabilitation: A treatment method for historic properties, rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Resilience: The ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform, and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions through risk management.

Endnotes

- 1 Florida Environmental and Land Use Law June 2008. Summary of Florida Historic Preservation Law Copyright 2008 The Florida Bar, Tallahassee, Florida § 267.031(5), Fla. Stat. (2008). The Bureau identifies and nominates properties for inclusion in the National Register of Historic Places and assists local governments with applications for listing. The Bureau is charged with preparing the historic preservation element of the Florida Comprehensive Plan and with working with the Department of Community Affairs to review Historic Preservation Elements of local comprehensive plans.
- 2 Milanich, Jerald T. (1994). *Archaeology of Pre-Columbian Florida*. Gainesville, Florida: University Press of Florida.
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- 4 Neighborhood Details: Shady Banks. Erica Mollon Consulting. <https://www.fortlauderdale.gov/home/showdocument?id=52773>
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- 7 Updated Sailboat Bend Architectural Resource Survey. pg. 6 <https://www.fortlauderdale.gov/home/showpublisheddocument/52159/637339570787930000>
- 8 Ibid.
- 9 Ibid.
- 10 Later, this land became Hugh Taylor Birch State Park, a 180-acre park along the beach. Development
- 11 The Bonnet House complex is listed in the National Register of Historic Places and is a city of Fort Lauderdale historic landmark.
- 12 "National Register Information System – Williams House (#05001089)". National Register of Historic Places. National Park Service. July 9, 2010.
- 13 Boulton, Alexander O. (May 1990). "Tropical Twenties". *American Heritage Magazine*. Retrieved November 26, 2014.
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- 20 Deborah Work, *My Soul Is a Witness: A History of Black Fort Lauderdale*, pp. 138-48
- 21 "History of Segregation & Resistance in Fort Lauderdale: Extracted from My Soul is A Witness: A History of Black Fort Lauderdale by Deborah Work"
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- 26 "Broward Tops Buildings Mark," *The Miami News*, January 3, 1952.
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- 29 William Morgan: Federal Building / United States Courthouse 1975-1979. <https://www.sosbrutalism.org/cms/16448826>
- 30 All demographic information is based on U.S. Census 2020 data.
- 31 Risk, Resilience and Sustainability: A Case Study of Fort Lauderdale. The Center for Environmental Studies, Florida Atlantic University.
- 32 Pre-Disaster Recovery Planning Guide for Local Governments (February 2017)

APPENDIX A

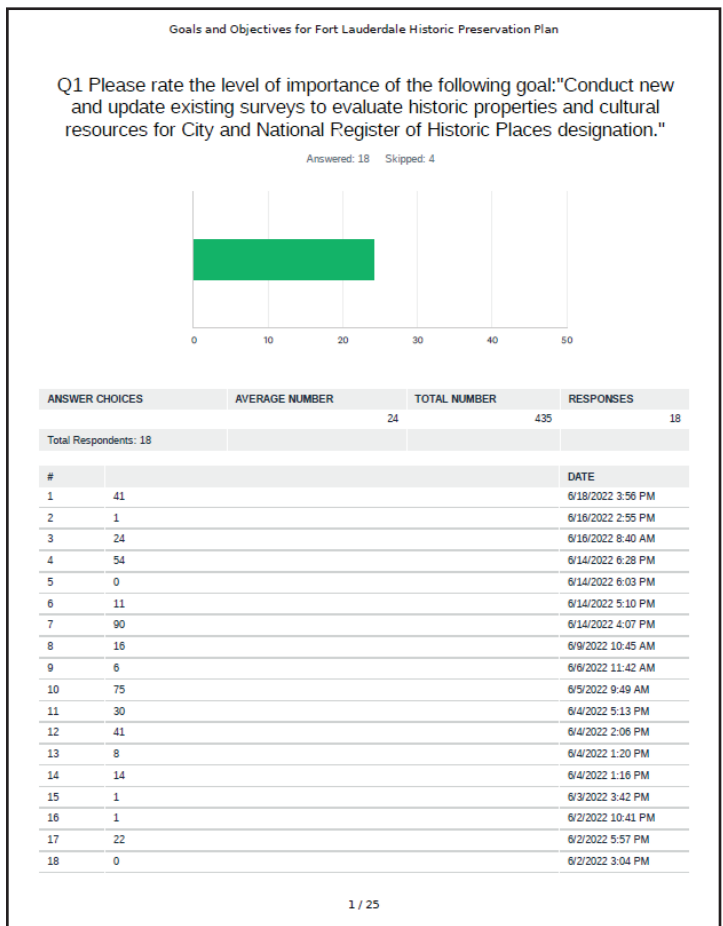
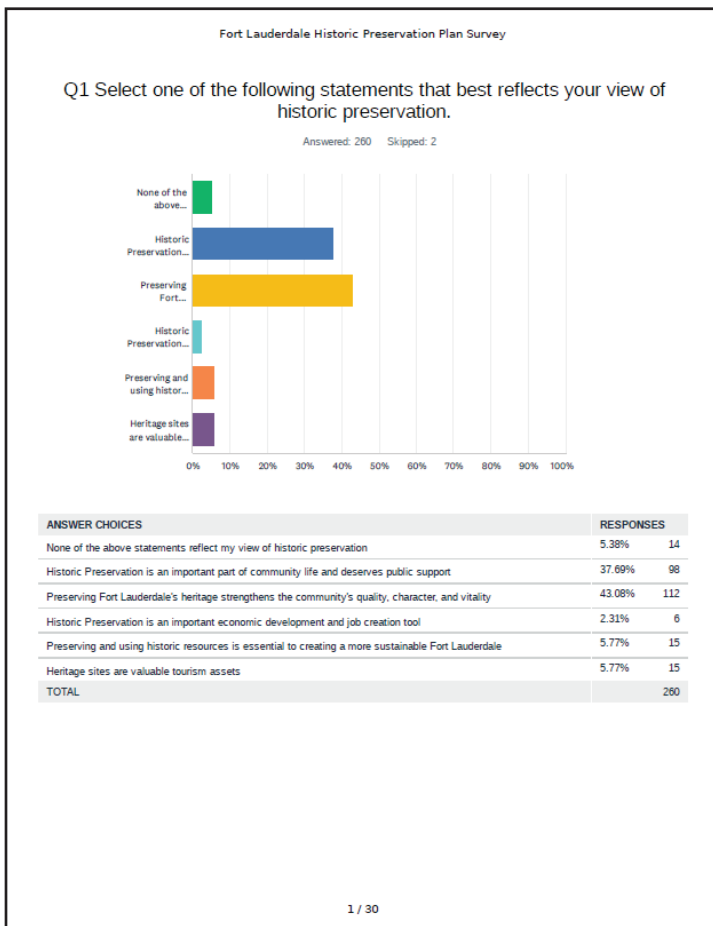
COMMUNITY VALUES AND PRIORITIES SURVEYS



CITY OF FORT LAUDERDALE

PROPERTIES INCLUDED IN ARCHITECTURAL RESOURCE SURVEYS [\[click to view results\]](#)

COMMUNITY SURVEY RESULTS [\[click to view results\]](#)



APPENDIX B

DEVELOPMENTAL PERIODS



CITY OF FORT LAUDERDALE

FIRST PEOPLES AND COLONIZATION (PRE-HISTORIC — 1837)

The land area that encompasses Fort Lauderdale was first inhabited by the prehistoric peoples of the “Glades Culture.” After that and for more than two thousand years, the region was home to the Tequesta Indians. With the arrival of Spanish explorers in the 16th century, diseases such as smallpox proved disastrous for the Tequesta people. In addition, the conflict with their Calusa neighbors contributed to their decline over the next two centuries. The few Tequesta left in Florida were evacuated to Cuba when the Spanish ceded Florida to the British in 1763 under the terms of the Treaty of Paris and the conclusion of the Seven Years’ War. Control of the area changed between Spain, the United Kingdom, the United States, and the Confederate States of America in subsequent years, remaining largely undeveloped until the 20th century.

Known as the “New River Settlement” during that period, by 1830 there were approximately 70 settlers living along the New River. William Cooley, the local Justice of the Peace, was a farmer and wrecker, who traded with the Seminole Indians. On January 6, 1836, leading an attempt to salvage a wrecked ship. His farm was attacked by the Seminoles in his absence and his entire family killed. As a result, the other farms in the settlement were abandoned and families fled to the Cape Florida Lighthouse on Key Biscayne, and then to Key West.

SETTLEMENT AND EARLY TRANSPORTATION (1838 — 1920)

The first United States stockade named Fort Lauderdale was built in 1838 and was a site of fighting during the Second Seminole War. Named for its commander, Major William Lauderdale, the first of what would be three forts was constructed at the fork of the New River. Abandoned after the war in 1842, the area remained

unpopulated until the 1890s. Frank and Ivy Stranahan arrived in the area in 1893 to operate a ferry across the New River. The permanent settlement of Fort Lauderdale was laid out in 1895. The following year Henry Flagler’s Florida East Coast Railroad (FEC) arrived at the New River.

Hugh Taylor Birch came to Florida in 1893 and purchased ocean-front property, eventually owning a 3.5-mile stretch of Fort Lauderdale beach-front. (Later, this land became Hugh Taylor Birch State Park, a 180-acre park along the beach.) In 1919 Birch gifted the Bonnet House to his daughter, Helen, and her husband, Chicago artist Frederic Clay Bartlett.¹¹

Several of the City’s oldest remaining structures were built during this period. The 1901 Stranahan House is the oldest surviving structure in Broward County. Built during the founding years of Fort Lauderdale by Fort Lauderdale pioneers, Frank and Ivy Stranahan, the property served as a trading post and community hall. The two-story wooden house features a wrap-around veranda and a sprawling porch where Mrs. Stranahan taught Seminole children. The New River Inn was constructed in 1905, built by Edwin T. King and commissioned by Philemon Nathaniel Bryan. He was commissioned by Flagler to supervise construction of the FEC in the area.

In 1906 these Fort Lauderdale’s pioneering families welcomed the construction of the first canals intended to “drain the Everglades,” for farming land. The North New River Canal was to join Fort Lauderdale to Lake Okeechobee and eventually, Fort Myers and the Gulf of Mexico. The canal quickly became a major transportation route for new farmers from the lake south and a downtown began to grow where New River and the F.E.C. Railway met. Citrus, vegetables, and tomatoes were the staples of the local economy. By 1911, the area’s first land boom forced the locals to incorporate.

DEVELOPMENT PERIODS

During the 1910s, Fort Lauderdale quickly established its reputation as a key vegetable shipping capital, earning it the description “Gateway to the Everglades.” By 1915, the Dixie Highway was completed through what was now a new county, Broward, named in honor of Governor Napoleon Bonaparte Broward, principal proponent of the Everglades drainage project. Fort Lauderdale became the Broward County seat.

The Everglades drainage project was a failure. By 1921, the canals that had served as important transport routes silted to the point that steam travel ceased. But the end of World War I also brought the age of the automobile and new interests for local businessmen—real estate and tourism.¹²

LAND BOOM (1920 — 1926)

The Florida Land Boom brought tremendous growth to Fort Lauderdale. New developments arose at the beach, on newly developed “isles” off Las Olas Boulevard, and along New River. In February 1925, a state-commissioned census recorded 5,625 people in Fort Lauderdale. While the land rush was focused on the Miami area, communities throughout the region, including Fort Lauderdale, Pompano Beach and Boca Raton were swept up in the speculative buying frenzy. A census undertaken by the city during the first week of December 1925 counted a population of 15,315, an increase of 300% in less than 10 months.

By the end of the year, however, the region’s infrastructure, unable to cope with the sudden influx, began to crack under the strain. Faced with a supply of materials which far exceeded its shipping capacity, the FEC instituted an embargo on shipping in August 1925, restricting transport to fuel, petroleum, livestock, and perishable goods. Then in October all shipments except foodstuffs were eliminated, to reduce the transport backlog. In 1926, the Miami Hurricane struck, and residents began to relocate.

DISASTER, DEPRESSION AND WORLD WAR II (1926 — 1947)

The Florida land boom collapsed in 1926. At that time, the only way supplies could be brought into the area were on the FEC’s single track or through the Port of Miami, as Port Everglades was not yet completed. On January 10, 1926, the schooner Prinz Valdemar sank in the channel of the Port of Miami, blocking the port.¹³ The Miami Hurricane of 1926, with the highest sustained winds ever recorded in the state of Florida, was the final blow. Fort Lauderdale suffered extensive damage from the hurricane, which killed 50 people and destroyed an estimated 3500 structures in the City.¹⁴

The City had just begun to recover from the 1926 hurricane when another smaller, but still devastating hurricane struck, this time to the north, in Palm Beach County. The 1928 Okeechobee Hurricane only slightly damaged Fort Lauderdale, causing roof and window damage and downed power lines, but the enormous death toll (2,500 people) contributed to the perception that Florida was not the paradise that had been promoted by developers.¹⁵ At the start of the Great Depression struck in 1929, it had little effect on the City, which was already in a depression from the real estate bubble burst three years earlier.

While the collapse of the land boom and the depression had reversed the sharp growth of 1925, the population of the City began to grow at a moderate pace. In 1930, there were 8,666 people in the City. That number had risen to 17,996 by 1940.

The United States did not enter World War II until 1941, but Fort Lauderdale felt the effect as early as 1939, when a British cruiser chased the German freighter Arauca into Port Everglades, where the ship remained, seized by the United States when Germany declared war in 1941.¹⁶

DEVELOPMENT PERIODS

By mid-1942, the United States Navy had converted Merle Fogg Field into Naval Air Station (NAS) Fort Lauderdale and had constructed two satellite landing fields, one at West Prospect Field, and the other in Pompano Beach. By the end of the war, the station had trained thousands of Navy pilots, including future Congressman, United Nations Ambassador, Director of Central Intelligence, and President of the United States, George H. W. Bush.

Another noteworthy service member was a graduate of Fort Lauderdale High School, Second Lieutenant Alexander R. Nininger Jr. He was posthumously awarded World War II's first Medal of Honor on January 29, 1942 for his actions during the Japanese invasion of the Philippines.

In 1947 the Fort Lauderdale Hurricane (a Category 4 hurricane) caused extensive flooding and property damage. The extreme rainfall from this slow-moving storm left the Fort Lauderdale area under several inches of water for weeks.

AIR TRAVEL AND TOURISM (1946 — 1961)

In 1946, the Navy decommissioned its airfields. NAS Fort Lauderdale became Broward County International Airport (later Fort Lauderdale-Hollywood International Airport). West Prospect Field became Fort Lauderdale Executive Airport, the eleventh-busiest general aviation airport in the country.¹⁷

Fort Lauderdale's popularity as a destination for spring breaks began in 1935 when the city hosted the annual National Collegiate Aquatic Forum to attract college students on school vacations. By the 1950s, the city was a favorite destination for college students, a tradition immortalized in the 1960 film "Where the Boys Are." Every spring, tens of thousands of college students flooded in to relax at the beaches and socialize along A1A. However, with tens of thousands of college students creating havoc during the 1970s and 1980s, the City passed laws to prevent disorder.¹⁸

Thus, college visitors diminished significantly over just a few years, from 350,000 in 1985 to 20,000 by 1989.

SEGREGATION TO DESEGREGATION (1920 — 1970)

Fort Lauderdale's Black businesses began forming in 1910. Recorded by Deborah Work in her work My Soul is a Witness, there was a Black employment agency, grocer, shoemaker, restaurant, seamstress and other enterprises.

During the Florida land boom in the 1920s, contractors built 56 new cottages in the northwest section. In 1922, Dr. James Sistrunk arrived as Fort Lauderdale's first African American doctor. In 1925, T.S. Cobb founded a successful mattress and sleep goods factory named Bedd-O-Rest. But by 1927, concerns were expressed by white leaders that the mingling of races was bad for tourism and the city enacted laws restricting Black homes and businesses to the northwest section in a system of quadrants.¹⁹

Other segregation practices included Black and White entrances and water fountains. The Black population was not allowed use of the library or admittance to the hospital. They were restricted to a Black only beach with difficult access, only open two days per week.²⁰

During the 1930s the segregated Dillard School (constructed in 1924) received no funding for supplies, and black students weren't allowed on White school buses for transportation to the school. This was made even more difficult since Black neighborhoods had no sidewalks.²¹

Violence against the Black population was on the rise. In July 1935, Rubin Stacy, an African American man, was accused of robbing a white woman at knife point. Upon his arrest and transport to jail, a group of 100 white men ran police off the road and lynched and shot Stacy.²² (He is interred at the National Register listed North Woodlawn Cemetery near Sunrise Boulevard.)

DEVELOPMENT PERIODS

In 2021 the Broward County Historical Commission acknowledged Stacy's importance by adding commemorative signage to a 2-mile stretch of Davie Boulevard with a second name: Rubin Stacy Memorial Boulevard.²³

Even as this oppression continued, Black professionals arrived in Fort Lauderdale. Dr. Von D. Mizell arrived in 1937, followed by Dr. James L. Bass, Fort Lauderdale's first Black dentist. Dr. Mizell began an effort to open public places for Black families to use. He requested access to the library, parks, and beaches. He advocated for Black neighborhoods to receive sanitary sewer systems and to increase police protection. Provident hospital for the Black Community only was created in 1940. In 1945 Dr. Mizell founded the Fort Lauderdale NAACP chapter to fight against the police practice of arresting Black members of the community at random and making them work in the fields if they could not pay fines.²⁴

Until July 1961, only members of the White community were allowed on Fort Lauderdale beaches. In Broward County "The Colored Beach" was opened in 1954 at Dania Beach, but with no road constructed to access it until 1965. (The property is now known as Dr. Von D. Mizell-Eula Johnson State Park, named after that same man who advocated in the early 1940s for open beaches.) On July 4, 1961, African Americans started wade-ins to protest White-only beaches. On July 11, 1962, a court decision went against the City's policy of racial segregation of public beaches, and Broward County beaches were desegregated in 1962.²⁵ Yet, integration would take years, not until local civil rights lawyer, Alcee Hasting, sued hotels and restaurants and the 1969 Fort Lauderdale riot, did desegregation occur.

MID-CENTURY BUILDING BOOM (1945 — 1980)

Many of those service members stationed or trained in Florida during World War II, stayed or returned to the state so that by 1950 the permanent population of

Florida had nearly doubled from 1.9 million in 1940 to 2.8 million in 1950. Broward County realized \$55 million in new construction between 1945 and 1952 including housing for more than 20,000 new people.²⁶

During the 1960s, construction of multi-family apartment complexes was made possible because of the advent of central air conditioning. In Fort Lauderdale, Birch Tower, designed by architect Charles McKirahan, who took advantage of the latest technology, making it only the second building in the country to use the system.²⁷

Residential neighborhoods such as the Shady Banks neighborhood are representative of the mid-century development boom taking place in post-war Fort Lauderdale.²⁸ As discussed by Erica Mollon in the Architectural Resource Survey of Shady Banks and other post-war historic resources, these districts represent not just the growth in housing subdivisions, but "the corresponding shifts in method of construction and architectural expression." Speaking to residential housing construction in multiple neighborhoods, Mollon comments on the introduction of cul-de-sacs, the use of concrete block construction and the more modernist aesthetic of the International style influencing residential design throughout the 1950s and 1960s.

By 1975, Florida had 152 people per square mile – the highest density of any of the southeastern states. Fort Lauderdale was one of the top five areas for population growth in the nation. One of the last monumental works of public architecture in Mid-Century Modern Fort Lauderdale was designed by architect William Morgan. The Federal Building and Courthouse constructed between 1975 - 1979 was inspired by the monumental, masonry structures of Mayan and other pre-Columbian cultures. The Brutalist style courthouse was one of Morgan's most prominent commissions.²⁹

APPENDIX C



CITY OF FORT LAUDERDALE

HISTORIC PROPERTY TYPES AND ARCHITECTURAL STYLES

Reflected in the development of these districts and landmark properties, the architecture of Fort Lauderdale includes both high style and vernacular buildings. As discussed in the *City of Fort Lauderdale Historic Preservation Design Guidelines*, the term “vernacular” suggests that they were based upon traditional or regional forms without being designed by an architect or similarly trained individual. As a result, many vernacular buildings are relatively simple with embellishments that are reflective of the period or popular styles of the day.

As owners prospered and their family needs grew, buildings were enlarged, and houses updated to meet contemporary tastes. Virginia McAlester in her seminal publication *A Field Guide to American Houses* addresses this concept as “additive” with many smaller elements joined together as a house grows over time. This is a hallmark of the American Vernacular style with original buildings integrated into new construction or expanded and updated for current styles.

Vernacular

Wood frame dwellings in Fort Lauderdale are typically of balloon frame or light bracing, wood clapboard siding and simple floor plans and forms. These include mostly Front-Gabled Roof, Side-Gabled Roof, Hipped-Roof, and Cross-Gabled Roof. They are typically 1-story, occasionally 2-story with narrow or overhanging eaves, single or grouped double-hung windows and are characterized by mass-produced materials.



Masonry buildings constructed throughout the 20th century are also primarily 1-story structures, some two story, stucco-finished with gable or hipped tile roofs and single or grouped double-hung windows. The National Register listed Bryan Building with its brick façade is an important example of the Masonry Vernacular style. Built by Thomas Bryan in 1914 in the heart of Fort Lauderdale’s commercial district, the Bryan Building held a US Post Office and the Fort Lauderdale Bank and later served as a hotel.



Mission Revival

The Mission Revival style appears in the southeast between 1890 and 1920. The style is popularized with the design of the California building at the 1893 World’s Columbian Exposition and was adopted for Southern Pacific railroad stations and resort hotels out West. Most examples have prominent one-story porches at the entry or covering the full façade, sometimes with arched roof supports and Mission-like bell towers. The building can be either symmetrical or asymmetrical in form and façade with hipped or gabled, tiled roofs and a stucco wall treatment. Also, they can include Mission shaped dormers or a roof parapet. Windows are typically double hung and grouped.

HISTORIC PROPERTY TYPES AND ARCHITECTURAL STYLES



The **Croissant Park Administration Building** is a commercial version of the Mission Revival Style constructed in 1923 purportedly by architect Francis Abreu who designed many Fort Lauderdale buildings during the 1920s. The L-shaped two-story poured concrete building features a textured stucco exterior and concrete lamps on the roof corners. The building has a cut corner entrance and a flat roof with parapets. G. Frank Croissant used this building as headquarters for sales of the Croissant Park development, one of the largest Fort Lauderdale developments during the Florida land boom of the 1920s. The Croissant Park Administration Building is listed in the National Register.

Bungalow / Craftsman

Typically, there are four subtypes of bungalow, or craftsman, style buildings in domestic architecture, distinguished by their roof forms - front-gabled, cross-gabled, side-gabled and hipped. The dominant style for smaller houses during the early part of the 20th century, the style originated in southern California, but spread throughout the country through pattern books and popular magazines. In Fort Lauderdale this design type is expressed as one to one and a half stories, gable-roofed with exposed rafters and overhanging eaves, a prominent chimney, porches supported by posts which extend to the ground, single or grouped multi-paned windows, and simple detailing with natural materials.

Mediterranean Revival / Spanish Eclectic

The Mediterranean Revival or Spanish Eclectic as it is sometimes known in Florida, was prevalent between 1915 and 1940. It is typically constructed with a low-pitched roof, with little or no overhanging eave, and red tile roofing. Examples exist with in side-gabled, cross-gabled, hipped and flat roof forms. Arches are prominent and most often the buildings are asymmetrical with stucco wall treatments.

The National Register listed **Fort Lauderdale Woman's Club** is a refined example of the Mediterranean Revival style. Constructed in 1916, it was designed by prominent architect August Geiger and was the first architect designed building in the city. Noted for its role as a social club that gave women a place to learn and talk about politics, education, and literature, the structure served as the first Red Cross headquarters and the location for the city's first Girl Scout Troop.



Typical of the residential version of the Mediterranean Revival style is the Williams House. Listed on the National Register, the property's exterior is smooth stucco over concrete block. The roof brackets, gable vents and decorative cartouches are made of cast concrete. The building has an irregular footprint and asymmetrical façade.

Monterey

The Monterey is an Anglo-influenced Spanish Colonial house with key identifying features including the full-width cantilevered balcony (occasionally a two-story porch) which was derived from house forms built in the southeastern United States, the Caribbean, and the Bahamas. Early examples from 1925 to 1940 have Spanish detailing while those from the 1940s and 1950s include English Colonial details. In Fort Lauderdale this style tends to be two-stories in height with a low-pitched gable or hipped roof and a second story balcony, often cantilevered and covered by the principal roof.



Art Deco

Part of the Modernistic era of design between 1920 and 1940, the Art Deco style was most common in public and commercial buildings constructed in the 1920s and early 1930s. This included apartment houses, and a few examples of single-family residences. Typical of the Art Deco style are flat roofs with vertical projections above the roof line, smooth stucco wall surfaces and geometric designs.



Art Moderne

After 1930, the Art Moderne style became the predominant form of Modern style. Influenced by the streamlined industrial design of ships, airplanes, and automobiles, this style includes smooth surfaces, curved corners, and a horizontal emphasis. The style incorporates a flat roof with some ledge or coping at the roof line, an asymmetrical facade, grooves or lines to emphasize the horizontal, wrap around corners or windows and a horizontal balustrade.



Mid-Century Modern

Mid-century Modern in Fort Lauderdale boasts both architect-designed master works and more humble buildings, all aesthetically evocative. Architects Dan Duckham, Charles McKirahan and Donald Singer were some of the most prominent designers associated with the style in Fort Lauderdale.



HISTORIC CONTEXT / PERIOD OF DEVELOPMENT

Smaller retail buildings and homes were built across the city including the small North Beach Village condos and two-bedroom homes in South Middle River. Mid-century Modern design details in Florida include orienting buildings towards ocean breezes, intricately designed breezeblocks that let in the breeze and keep out the sun, eyebrow windows, and overhangs. Other design details include flat, shed or butterfly roofs, large expanses of metal windows, asymmetrical facades and open floor plans.

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Sub-Tropical Modern

Part of a unique modernistic trend in Florida and other parts of the Caribbean, the sub-tropical modern style incorporates sun shading at windows, exterior galleries, stairs and courtyards, stucco walls with decorative patterns and accent materials including mosaic tiles and large expanses of glass.



APPENDIX D



CITY OF FORT LAUDERDALE

LISTING OF LOCAL LANDMARK PROPERTIES

National Register of Historic Places Listed Sites

Name	Date listed
Bonnet House	July 5, 1984
Bryan Building	October 30, 1997
Croissant Park Administration Building	July 25, 2001
Fort Lauderdale Woman's Club	February 4, 2019
Sam Gilliam House	March 29, 2001
Dr. Willard Van Orsdel King House	February 21, 2006
Link Trainer Building	May 20, 1998
The New River Inn	June 19, 1972
North Woodlawn Cemetery	November 29, 2017
Old Dillard High School	February 20, 1991
Rivermont	April 2022
St. Anthony Catholic School	September 26, 1997
South Side School	July 19, 2006
Stranahan House	October 2, 1973
Alfred and Olive Thorpe Lustron House	November 1, 2007
Old West Grade School	September 19, 2012
The Williams House	September 28, 2005

Fort Lauderdale Historic Districts

Name	Period of Significance
Sailboat Bend Historic District	1900-1950s
Himmarshee Historic District	Early 20th Century
Stranahan House District	Created in 1982

Fort Lauderdale Local Landmarks

Name	Date listed
P.N. Bryan House	1906
Coca Cola Bottling Plant	1938
Lauderdale Beach Hotel/ Las Olas Beach Club	1936
Leonard Glasser Model Home/ Robinson/ Cobb	1952
Knapp House	1911
Avis McSmith House	1944
Walter E. Peele Dixie Water Plant	1926
Warfield Park	1911

National Register of Historic Places Listed Sites

Bonnet House (Listed July 5, 1984)

The Bonnet House and its surrounding 35-acre estate was designed and built in 1920-21 by noted American artist Fredrick Clay Bartlett. The principal buildings of the estate are located around a landscaped open courtyard and include the main residence, (the Bonnet House), an art studio and a music studio and guest house. The main residence is a two-story, L-shaped building of cinder block construction with a wide second story gallery. The house suggests the southern plantation house type but, like the other buildings on the estate, is of no set architectural style. Immediately to the north of the residence are the service buildings of the estate (garages, groundskeepers', and maids' residences, etc.). The estate is lushly landscaped with many tropical exotics and palms, but was created without any formal program of landscaping.

Bryan Building (Listed October 30, 1997)

The Bryan Building was built by Thomas Bryan after the 1912 fire in downtown Fort Lauderdale and it is the least altered building of its era in the area. Thomas was the son of Nathaniel Bryan who supervised construction of the extension of Henry Flagler's Florida East Coast Railway from West Palm Beach to Miami. He was active in the development and city affairs of Fort Lauderdale and his activities helped lead to the establishment of Broward County.

Croissant Park Administration Building (Listed July 25, 2001)

Is a Mission Revival Style commercial building constructed in 1923 purportedly by architect Francis Abreu who designed many Fort Lauderdale buildings during the 1920s.

Fort Lauderdale Woman's Club (Listed February 4, 2019)

Designed by architect August Geiger in 1916 on land donated by Ivy and Frank Stranahan, this simple Mediterranean Revival Style building was dedicated in May 1917. The first recorded city planning meeting was hosted by the Woman's club in April 1926 for the city's first planner, Richard Schermerhorn.

Sam Gilliam House (Listed March 29, 2001)

Built for lumberyard owner Sam Gilliam, the building is an example of the Mission style. In 1998, the building was moved to Victoria Park to save it from demolition.

Dr. Willard Van Orsdel King House (Listed February 21, 2006)

Constructed in 1951 in a Mid-century Modern design by William F. Bigoney, this three-bedroom home has a large central room with two walls of windows as the central axis of the building. It was built in the Harbor Beach neighborhood at the beginning of the post war development boom for entomologist Willard Van Orsdel King who worked in mosquito control.

Link Trainer Building (Listed May 20, 1998)

Also known as the Fort Lauderdale USNAS Building #8 and currently the Naval Air Station Fort Lauderdale Museum, the wood frame vernacular building was built in 1942 as part of the Naval Air Station Fort Lauderdale. It was used to train torpedo bomber pilots during World War II using Link Trainer flight simulators.

The New River Inn (Listed June 19, 1972)

The New River Inn was constructed in 1905 by the area's first contractor Edwin T. King. It was commissioned by Nathan Philemon Bryan, a Jacksonville native and US senator. It is one of the very earliest hotels in the Fort Lauderdale area.

North Woodlawn Cemetery (November 29, 2017)

An African-American cemetery established in the 1920s, Woodlawn cemetery is where lynching victim Reuben Stacy was buried in 1935.

Old Dillard High School (Listed February 20, 1991)

Also known as Walker Elementary, Old Dillard High School was the first school building in Broward County for Black students. Built in 1924 by Cayot & Hart from a design by the architect John Morris Peterman, it is the oldest surviving Black school in Fort Lauderdale, and is named for black education advocate James H. Dillard.

Rivermont (Listed April 2022)

Located along the New River, the site contains intact prehistoric artifacts and features associated with the indigenous Tequesta culture. The Tequesta predated the Seminole and Miccosukee tribes. The site represents the most intact and deepest surviving black earth midden along the New River, with at least 2000 years of prehistoric occupation. It is likely the best-preserved prehistoric site in eastern Broward County. Rivermont's Tequesta material can allow for the reconstruction of prehistoric diet, technology, settlement patterns, and environmental information on prehistoric ecology, fauna, flora, and possibly climate changes through time.

St. Anthony Catholic School (Listed September 26, 1997)

Saint Anthony Catholic School is the parochial Catholic school of St. Anthony Catholic Church in Broward County. The St. Anthony School is a complex of five buildings, three of which are contributing. St. Anthony School building was built in 1926 by John Olsson. The architect, Francis Abreu, designed in a Spanish Colonial Revival style. The convent was built in 1938 and the gymnasium was built in 1940.

South Side School (Listed July 19, 2006)

Due to Florida's 1920s land boom, there was a need for new elementary schools in the city. Opened in 1922, the South Side School was designed by architect John Peterman and constructed by Cayot and Hart. In 1949 the school was expanded and enlarged again in 1954. South Side School was changed from an elementary school in 1967 to be a school for special needs children. In the 1990s the school was closed.

Stranahan House (Listed October 2, 1973)

The oldest surviving structure in Broward County, in 1901, Fort Lauderdale pioneers Frank and Ivy Stranahan constructed the building as a trading post. In 1906, the Stranahans converted the structure into their residence.

Alfred and Olive Thorpe Lustron House (Listed November 1, 2007)

This historic prefabricated Lustron house was onsite in 1951, the year after manufacture of the steel structures ended. Alfred and Olive Thorpe purchased this model, the two-bedroom "Westchester Deluxe Model 2" from Lustron Corporation distributor, the Craftsman Home Corporation. It is a one-story, side gabled, Ranch style house constructed of porcelain enameled steel panels bolted to a steel frame and anchored to a concrete slab.

Old West Grade School (Listed September 19, 2012)

The West Side Grade School, constructed in 1923, was designed by Morris Peterman. It was the second elementary school constructed in the Fort Lauderdale School District, and it operated until 1961. The building then became home to the Broward County Historical Commission.

The Williams House (Listed September 28, 2005)

This two-story masonry dwelling was constructed circa 1926 in the Mediterranean Revival style long the Tarpon River by architect Courtney Stewart as a private residence for Mrs. Anna C. Williams, and later owned by E. Gex Williams, then president of the Williams-McWilliams Ice Cream Company. The exterior is smooth stucco over concrete block. The roof brackets, gable vents and decorative cartouches are made of cast concrete.

APPENDIX E

SELECT FORT LAUDERDALE LOCAL HISTORIC LANDMARKS



CITY OF FORT LAUDERDALE

Philemon Nathaniel P.N. Bryan House (1906) is located in the historic district and was the home of the patriarch P.N. Bryan. Built of plain exposed concrete block it is in an architectural style designed for permanence.

Coca Cola Bottling Plant (1938) is an outstanding example of Mediterranean Revival style architecture; designed by noted Fort Lauderdale architect, Stewart Courtney. The property served as a bottling plant until 1972 and then a sales and distribution center for the next four years until operations relocated.

Lauderdale Beach Hotel/ Las Olas Beach Club (1936) was the first large resort hotel built on Fort Lauderdale beach. The building was esigned by architect Roy M. France and built by James and Charles Knight. From June 1943 to January 1946, the U.S. Navy Radar and Range Finder School occupied the Hotel and the neighboring Trade Winds Hotel.

Leonard Glasser Model Home/ Robinson/ Cobb (1952) was constructed by Leonard Glasser, a contractor, architect, and developer as a model home for his Land of Sun Homes, Inc. development.

Knapp House (1911) was constructed for Henry Knapp who was attracted to the area by the Everglades Drainage project. The house is a vernacular or folk style. The builder used indigenous materials, i.e. coral rock, later (1956) replaced with poured concrete.

Avis McSmith House (1944) was constructed as a single-family dwelling by John McSmith, who created the blueprints and made the bricks by hand. The house and an additional building on site was used as a school house, for himself and his wife Avis. Avis McSmith was an important educator in the Fort Lauderdale African American community, as well as an activist who advocated for sanitary and safety facilities within the neighborhood. She graduated from Bethune Cookman College in Daytona Beach in 1937 and ran the “Avis McSmith” nursery school at this location for several decades, providing pre-school education to future leaders of Fort Lauderdale.

Walter E. Peele Dixie Water Plant (1926) was designed and constructed at the end of the Florida Land Boom, the structure exhibits significant Mediterranean Revival features, most of which have been unaltered. The City began restoration efforts in 1994 which have been completed. The building is one of only a handful of architecturally significant utility buildings remaining in South Florida.

Warfield Park (1911) is the oldest platted city park in Broward County, named for Davies Warfield, President of the Seaboard Airline Railway.

APPENDIX F

ARCHITECTURAL RESOURCE SURVEYS



CITY OF FORT LAUDERDALE

The following locations were deemed significant to the community based on the city-wide [Architectural Resource Survey](#) that is being conducted by the City. These resources include:

Breakwater Homes

- Potential Historic District: Breakwater BeachSurf Club Homes

Colee Hammock

- Potential Historic Districts: Colee Hammock Art Moderne, Colee Hammock Northwest, Colee Hammock Northeast
- Potential Individual Landmarks: 21 properties

Croissant Park and Poinciana Park

- Potential Historic Districts: Croissant Park South, Madrid Street, Pinehurst, Reed-Marion-Byron, West River Croissant Park
- Potential Individual Landmarks: 23 properties

Harbour Isles

- Potential Historic District: Harbour Isles

La Quintana Manor

- Potential Historic District: La Quintana Manor

Shady Banks

- Potential Historic District: Shady Banks
- Potential Individual Landmarks: 4 properties

Tarpon River

- Potential Historic District: Elva A. Truax
- Potential Individual Landmarks: 36 properties

Victoria Park

- Potential Historic District: Victoria Courts
- Potential Individual Landmarks: 54 properties



TRENDS AFFECTING FORT LAUDERDALE'S HISTORIC RESOURCES

Population

According to U.S. census information, Fort Lauderdale's population in 2020 was 182,760 with a growth rate of 0.18% annually. The city has increased in population by nearly 10.5% since 2010. The median age of Fort Lauderdale residents is 42 years.³⁰

While 60% of Fort Lauderdale residents identify as Caucasian, approximately 32% list themselves as Black or African American with the remaining 8% indicating they are of other races. More than 24% of residents were born outside of the U.S. and are primarily from Latin America or Haiti. Over 18% identify as Hispanic, notwithstanding their race. One-quarter of residents indicate Spanish, French Creole, and French as their first language.

Median household income is \$64,313 with a poverty rate of nearly 16%, which is higher than the national average of 11%.

Housing

In 2020 approximately 54% of homes were owner-occupied with the median value of those units at \$350,900. Gross media rents were \$1,353 per month. In 2022 median home prices increased by nearly 20%. Statistics provided by the U.S. Census bureau lists a total of 80,780 housing units in Fort Lauderdale with nearly 63% of that housing stock constructed before 1970. Over 50% of those housing units were constructed between 1940 and 1959.

A large percentage of that mid-20th century housing stock, constructed in post-World War II subdivisions, provides an opportunity for neighborhood reinvestment. A number of those properties have been surveyed and determined eligible for local landmark status. Some of those properties are in neighborhoods identified as vulnerable to flooding and sea level rise. In an article on the need to protect existing housing in Fort Lauderdale and Southeast Florida, older homes are referenced as more physically vulnerable to flood damage and housing a disproportionate amount of disabled, elderly

or otherwise at risk residents. "Every affordable unit that exists is a precious asset..." according to Laurie Schoeman, national director of resilience and disaster recovery for Enterprise Community Partners. "It's so hard to replenish housing stock once it's lost."

Fort Lauderdale promotes programs to encourage the rehabilitation of older housing stock, including the HOME Investment Partnerships Program (HOME). HOME provides financial assistance through the U.S. Department of Housing and Urban Department (HUD) to municipalities to provide decent and affordable housing, particularly for low- and very low-income persons. This assistance helps homeowners throughout the City bring the homes up to standard condition, eliminate code violations and provide safe and affordable housing through 0% interest deferred loans.

By working closely with the Housing and Development staff and other affordable housing advocates in Fort Lauderdale, identifying opportunities to promote this program and assist qualified historic property owners to apply could ensure the continued use and availability of affordable housing in some of the city's older neighborhoods.

Economic Environment

Approximately 91,000 people work in Fort Lauderdale. Port Everglades is the third-largest cruise port in the world making the tourism and hospitality industry is the largest economic generator in the city. Accommodations and food services employ nearly 12% percent of the workforce. The city has approximately 10 million visitors annually, along with seasonal residents who live in Fort Lauderdale during the winter. Greater Fort Lauderdale has more than 13 million overnight visitors per year. Nautical recreation and water-related activities are additional contributors to the local economy. Retail trade is also a strong industry in Fort Lauderdale, with the number of visitors being a major driver for that industry. Approximately 11% of the workforce is employed in retail.

With the largest central business district in the county, many companies have offices in Fort Lauderdale. Professional, scientific, and technical services industries employ another 11% of the workforce and includes professions such as judges, lawyers, accountants, software developers, and management analysts. Fort Lauderdale also serves as headquarters for the Broward County School System as well as a number of colleges. Education is the fifth-largest industry in the city.

The maritime industry is another economic mainstay, as the city serves as a manufacturing and maintenance center for yachts, due to its many canals and its proximity to the Caribbean.

The Greater Fort Lauderdale Alliance provides incentives and assistance to businesses as encouragement to relocate or expand operations in the metropolitan area. With a job market growth rate of approximately 2 percent per year, and projected job growth expected to be around 38% over the next decade, the need for new housing and office space is considerable. Currently the real estate and construction trades reflect that demand with nearly 12% of the employment base.

Regarding personal economies, the average income for individuals in Fort Lauderdale is about \$36,400 annually, compared with the national average of about \$28,500. The city's unemployment rate is about equal to the national average. Nearly 80% of jobs are in the private sector, 10% are in the public sector and 7% of jobs are self-employed.

The City of Fort Lauderdale promotes economic development out of the City Manager's office. Touting the city's strengths – a diversified and educated workforce; a large market with disposable income; easy access to national and international markets; world-class educational opportunities; business-friendly government; and an outstanding lifestyle – the City provides information on available properties, analysis of industry competition, information on the area's workforce and demographic and market research on the customer base.

Some of the properties profiled in the searchable

database are historic or may be eligible for historic designation. The opportunity exists, therefore, for a strong working relationship between the historic preservation staff and the City Manager's economic development staff to work together to promote the reuse of these properties and their rehabilitation using both the city and federal incentives for property rehabilitation.

Environmental Considerations for Climate and Sea Level Rise

Fort Lauderdale is located along the southeast coast of Florida. The city is bordered by the Atlantic Ocean and 23 miles of beach, dissected by approximately 135 miles of inland canals and waterways, and bordered on the west by the Florida Everglades. There is a total of 337 miles of shoreline.³¹

The City's Sustainability Division is tasked with addressing climate change impacts with a strong focus on innovation. Under a Director of Sustainability, the division influences climate change adaptation planning, climate mitigation (energy, fleet, fuel) and stormwater management.

This work is particularly critical due to the challenge posed by the city's many coastal assets in low elevation areas where water supplies, roads, storm sewers, power grids and other infrastructure are at risk from storm surges and flooding. Most of the well fields in the Fort Lauderdale area were built prior to 1950. With a very porous limestone substrate that serves as storage for the water supply, it was essential to provide flood control to early residents through drainage canals and flood control structures that run through the city.

Since these flood control structures were built, sea levels have risen approximately five inches, reducing the functional capacity of the system. Saltwater intrusion is a growing concern having already moved inland and requiring the relocation of coastal well fields.

Additionally, between October and December, tides often reach as high as six inches above the normal tide, reducing the functionality of the aging canals, an issue

being addressed by the City and the South Florida Water Management District.

Tropical storms and hurricanes bring heavy winds from both the storms and accompanying tornadoes. When tropical storm Andrea struck Fort Lauderdale on June 5, 2013, more than 8 inches of rain caused flash flooding in much of the city. The prior year Super Storm Sandy pushed a foot of water over A1A, causing such severe erosion and crumbling sidewalks. The City of Fort Lauderdale and the Florida Department of Transportation chose to redesign the interstate and converted a four-block stretch of A1A from four lanes to two and added pedestrian amenities in consideration of the future extreme storm events and sea level rise in Fort Lauderdale.

The **Fort Lauderdale Sustainability Action Plan** looks to meet the rising challenges of global climate change through specific actions, investment, and coordination, articulating “green” goals, strategies and performance indicators, integrated into all levels of City decision-making. The Built and Natural Environment is one of the eight areas of planning developed to encourage and assist residents, businesses, developers and others to practice sustainability.

Within the Sustainability Plan regarding buildings and natural resources are the following goals:

GOAL 1: Encourage and plan green buildings and development

GOAL 2: Preserve and expand natural spaces

GOAL 3: Improve energy performance in buildings

A number of actions are identified to implement this plan. Supporting mixed use new and redevelopment and increasing the renovation of existing housing to incorporate LEED requirements, are two ways in which the historic preservation program can support the City’s sustainability plan priorities. Additionally, future updates to the Sustainability Action Plan should consider actions identified for implementation under both the Advance Fort Lauderdale Comprehensive Plan and the Fort Lauderdale Strategic Historic Preservation Plan.

Disaster and Climate Resilience

Disaster resilience requires planning for preparedness, response, recovery and redevelopment. Effective disaster planning takes an integrated approach to meeting community needs. Only through creating plans for pre-disaster preparedness and disaster risk reduction through mitigation and adaptation, can city’s plan for greater resilience. Pre-disaster recovery planning promotes a process in which the whole community fully engages. As stated in FEMA’s guidance on pre-disaster planning, “these [integrated] planning efforts result in resilient communities with an improved ability to withstand, respond to, and recover from disasters.”³²

The State of Florida Peril of Flood Act (2015) directed coastal communities to include in their Comprehensive Plans, a redevelopment component that addresses how to eliminate inappropriate and unsafe development in coastal areas when opportunities arise. This legislation can impact infill development or substantial improvement to properties in historic districts. Regarding existing historic residential properties, in 2021 the Resilient Florida Act.

In 2021 Florida passed the Resilient Florida Grant Program for the purpose of funding the costs of community resilience analysis, planning and project implementation. Highlights of the legislation include:

- identification of natural, cultural, and historic resources as “critical assets;”
- risk assessments required to analyze the current 100-year flood event for storm surge, rainfall-induced flooding where practicable, and at least two local sea level rise scenarios that include 2017 National Oceanic and Atmospheric Administration (NOAA) intermediate-low and intermediate-high sea level rise with at least two planning horizons that include 2040 and 2070;
- required use of NOAA 2017 intermediate-high sea level rise projection in sea level impact projection studies for any public coastal construction project funded by the State of Florida (in rulemaking); and,

- provision of a minimum of \$100 million state funding annually for eligible resiliency projects to be submitted each September 1.
- Himmarshee Court Apartments / Dr. Harry Moon
- Towers Apartments
- Needham Estate

This bill was amended in 2022 and will likely continue to be fluid as the program is implemented over the next few years.

Historic and Cultural Resources at Risk

An analysis of the City of Fort Lauderdale’s historic resources with a focus on coastal flooding risk, highlights several areas of concern. By overlaying the FEMA flood hazard areas over the City’s map of historic districts, all three historic districts indicate a higher future flood risk than the surrounding areas due to their low topography and proximity to the waterfront. Located directly on the northern bank of the New River, the Stranahan House, Himmarshee, and Sailboat Bend historic districts show vulnerabilities to coastal flooding.

Both smaller historic districts, the Stranahan House and the Himmarshee historic district, are entirely within FEMA special flood hazard zones. FEMA defines the flood zone which encompasses both historic districts as an AH zone, an area with a 1-percent annual chance of shallow flooding (usually areas of ponding) where average depths are between one and three feet. The southern and western borders of the Sailboat Bend historic district adjacent to the North Fork of the New River are also within a FEMA AH flood zone. As this historic district encompasses a much larger area than the other two, only a small percentage of the Sailboat Bend Historic District is within the flood zone.

The City of Fort Lauderdale has historic resources located outside of the aforementioned historic districts which are at risk to future flooding. Near the Himmarshee historic district and the Stranahan House, the following historic resources are located in an AH flood zone:

- Bryan Building/Shepard Building
- Woman’s Club
- Broward County Main Library
- Southern Bell Telephone Exchange Building / The Exchange Building
- First Evangelical Lutheran Church

The City of Fort Lauderdale also has a few historic resources located in AE flood zones, which FEMA defines as an area subject to inundation by the 1-percent-annual-chance flood event. These properties are: Cormona Apartments and the Escape Hotel/ Tiffany House.

Understanding the extent of the FEMA special flood hazard maps can help a community to predict where coastal flooding is most likely to occur in the future due to sea level rise. FEMA develops its flood maps using a variety of high-quality data sources such as topography, bathymetry, land use, and occurrence of historic storms. The 1-percent-annual-chance event used to predict flood zones is based on a statistical analysis of this data compilation, with Base Flood Elevations(BFE) resulting from the comparison of flood water levels to ground elevations. Predicting future sea level rise on a local scale uses similar methods, but with a much higher uncertainty range due to the myriad of global and local variables which influence when a future sea level rise scenario may occur. With historic water level data, the trend of past sea level rise is known, however the magnitude and time frame associated with future sea level rise is uncertain. Thus, it is recommended that the City of Fort Lauderdale use the FEMA special flood hazard maps as it considers which historic areas are most at risk of future coastal flooding due to sea level rise or severe storms.

Lastly, the City of Fort Lauderdale, Economic and Community Investment Division (ECI), provides information and resources for businesses to develop Continuity Plans for disaster preparedness. This is vital information for businesses and commercial property owners and represents a beneficial opportunity for connecting businesses in historic districts or in historically designated landmarks to an important resource for disaster resilience planning.