

# **HISTORIC PRESERVATION ELEMENT – DATA AND ANALYSIS**

## **I. Introduction**

### **Statement of Purpose**

Historic resources are the tangible, non-renewable remains of our historic heritage linking the past to the present. Fort Lauderdale's historic resources are important to our quality of life, giving our community a sense of place, character and uniqueness.

Preservation must be part of a balanced strategy that protects our historical legacy and promotes the overall economic well-being of our community. It must be considered in the formulation of policies governing land use, conservation, transportation, and management of coastal resources, housing, infrastructure, and revitalization of deteriorating neighborhoods.

One of the most effective ways Fort Lauderdale can make a commitment to protect local historic resources is within the framework of the “Local Government Comprehensive Planning and Land Development Regulation Act” (Chapter 163, Florida Statutes). This will allow for comprehensive historic preservation planning, a process in which goals, objectives and policies are established for the identification, evaluation, and protection of archeological and historic sites. To this end, the optional historic preservation element is presented.

## **II. Historic Preservation**

The first formal local preservation activity was the formation in 1969 of the Fort Lauderdale Historic Preservation Council, Inc., a non-profit corporation founded for historical and educational purposes. The principal intent of the Preservation Council was to acquire and restore buildings by outright purchase or by the sale of bonds that would not exceed a liability of \$100,000. Although the Council expressed interest in preservation in "Greater Fort Lauderdale," its primary concern was for those historic buildings located in the New River Inn area, west of the Florida East Coast Railway on the north bank of the New River.

Most preservation efforts in Fort Lauderdale have focused on the New River Inn area, an area containing a cluster of early 20th century residential and commercial buildings associated with the pioneer Bryan family. Public and private sector groups sponsored three important preservation projects in this area in the early 1970s. The Junior League, a driving force in local preservation activities at that time, relocated the 1907 King-Cromartie House to the area in 1971 and, through the cooperative efforts of the City, the Fort Lauderdale Historical Society and the Broward County School Board, opened the building to the public after completing restoration in 1973. In fulfilling the original wishes of the Preservation Council, the league also worked with the City to restore and

convert the New River Inn into the Discovery Center, a children's museum that opened in 1977.

Another significant project was the reopening of the Post Office in the 1927 post office building on SW Second Street, which had been used from 1937 to 1971 as an A & P supermarket. The City of Fort Lauderdale played a major role in this project by purchasing the site in 1971 and convincing postal authorities to sign a 10-year lease with provisions for four 5-year options to renew. Authorities noted at the dedication ceremony in 1974 that the "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." Adaptive use was seen as a viable means of reconciling the past with the present. Not only did the Post Office renovation save an older building, it also brought traffic and people into a deteriorating area. In 1998, the Post office function was relocated to the Avenue of the Arts (NW 7th Avenue) in the northwest quadrant to help spur redevelopment in that area. The old Post office has since been demolished and the City has approved a mixed use development for the site, which is under construction and includes a Maritime Museum oriented toward the New River. This new development has been designed to be compatible with existing uses in the historic district.

Out of these individual activities emerged the notion of a historic district. 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." In 1975, the City passed an Ordinance that established "Old Town" a five-block district 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. In addition, a Historic Preservation Board was created with review authority over exterior alterations to buildings, demolitions, relocations of buildings, and new construction in the district. The Board, moreover, had the power to designate historic buildings outside the district.

In 1975, the City and its Historic Preservation Board took active roles in promoting these preservation activities, thus undertaking the first systematic, detailed survey in Fort Lauderdale, which identified 44 buildings in the historic district.

The next survey in Fort Lauderdale was conducted in 1979 and early 1980. This survey was prompted by Federal legislation, which mandates a survey of areas of National Register potential that are impacted by Federally assisted projects. The Bolge and Megna reconnaissance study focused on 20 buildings in a five-block HUD redevelopment area roughly located between NW Fourth Street, NW Second Street, NW Second Avenue and NW Seventh Avenue, as well as the area surrounding the historic district. The core area, referred to as the "Near Northwest" neighborhood, was significant because of its historical association with Fort Lauderdale's black community. The most important recommendation

emerging from this survey was to expand the historic district west to SW Seventh Avenue and north to West Broward Boulevard.

The Department of the Interior certified the Fort Lauderdale Historic District in 1979, the first and only certified local Ordinance district in Florida, thereby making commercial property owners in the district eligible for preservation tax benefits under the Tax Reform Act of 1976. 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 architectural and historical survey of Fort Lauderdale's Original Town Limits resulted in listing 310 buildings in the Florida Master Site files for a 1.5 square mile area surveyed in 1895 by Henry Flagler's engineer, A.K. Knowlton. The area is bounded by NE/NW 4th Street, Federal Highway, SE/SW 9th Street, and NW/SW 9th Avenue.

The Sailboat Bend Civic Association, in 1987, formed a Historic Committee, which developed the study that provided the basis for creation of the Sailboat Bend Historic Overlay District, historic district.

In 2003, the City undertook the update of the six existing surveys of historic properties, and completed that project with assistance from a consultant. The original surveys, conducted between 1977 and 1993, covered over 1,000 properties in the central portions of the City. The updated surveys show that approximately 1/3 of the buildings and structures identified as potentially being eligible for historic designation in the original surveys have been demolished. The new surveys recorded a total of 669 sites in Florida Master Site Format.

In addition, the consultants created 119 Fact Sheets for sites that were not on the previous surveys, and identified 130-150 sites beyond the project scope whose files require future updating. identified additional buildings, primarily of the mid-century modern design, as candidates for local designation.

Based on the surveys, and fact sheets, the consultants also recommended proactive measures for the preservation of remaining buildings. In particular, Mid-century Modern (MiMo) style buildings were identified as significant resources because Fort

Lauderdale's definitive style was mid-century modern. Many of Ft. Lauderdale's remaining MiMo buildings include hallmarks of the style: catwalk construction; wavy, curving forms; Le Corbusier-inspired entry canopy; cantilevered eyebrows; cast concrete balusters.

Due to the development activity that has taken place in Ft. Lauderdale, especially on the beach where many good examples of MiMo architecture remain, many of

these historic buildings have been lost and there is concern regarding preserving the remainder for the future.

A second mid-twentieth century architectural type known as Lustron homes, is extant in the architectural inventory of Ft. Lauderdale. The city has identified two pre-fabricated, steel homes (c. 1950 ) manufactured in Columbus, Ohio, and shipped in 3,000 pieces throughout the US for on-site construction. One of the homes retains enough original fabric to make it eligible for listing on the National Register of Historic Places (NRHP). City staff has recently contacted the new owner of this well-preserved Lustron building to begin a discussion on possible nomination to the NRHP. The owner indicated a willingness to work with the City toward nomination and this review is in now in progress, awaiting consideration by the State.

Since the completion of the 1999 EAR-based amendments, the City has completed local designation of 22 sites and there are 6 in progress. In addition, National Designation has recently been awarded to a local site, and another National Designation is in progress. (See chart at end of document)

### **III. Resources**

#### **National Register of Historic Places**

The National Register of Historic Places is an official listing of historically significant sites and properties throughout the country. Maintained by the National Park Service, U.S. Department of Interior, it includes districts, sites, buildings, structures and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities.

Listing in the National Register does not, in itself, impose any obligation on the property owner, or restrict the owner's basic right to use or dispose of the property as he or she sees fit. It does, however, encourage the preservation of significant historic resources in three ways:

- 1) by providing official recognition of the historic significance of the property and encouraging consideration of its historic value in future development planning;
- 2) by imposing limited protection from activities involving funding, licensing, or assistance by Federal agencies that could result in damage or loss if its historic values;

- 3) by making the property eligible for Federal financial incentives for historic preservation.

Redevelopment of a listed property which involves Federal funding, licensing or assistance will be subject to review by the State Historic Preservation Officer and the Advisory Council on Historic Preservation to insure that adequate and appropriate consideration is given to the preservation of the historic qualities for which it was originally listed. This review requirement will also apply to any Federally funded, licensed or assisted activities undertaken by others that could have an adverse effect on the property.

Federal financial incentives for historic preservation include eligibility for direct matching grants and investment tax credits for the rehabilitation of income-producing properties.

Historic resources are shown on Map 1.

### **National Listings**

Bryan Building (a.k.a. Shepherd Bldg.; Brick Bryan Bldg.; DeSoto Hotel) - This building, located at 220-230 Brickell Avenue, is a two-story commercial structure built between 1913 and 1914. It is located in Fort Lauderdale's original downtown district. The most noteworthy feature of the masonry vernacular building is its brick facade with brick detailing and columns, most unusual in South Florida. It was constructed after the devastating fire of 1912 and represents the second stage of commercial development in the city. It is one of the least altered buildings of its era.

St. Anthony's School (1926) - Mediterranean Revival style building was designed by Francis L. Abreu, Fort Lauderdale's most noted Boom-era architect. Located on two city blocks in a complex of five buildings at 820 NE 3rd Street, it has operated continuously as an educational facility at this site for over seventy years. St. Anthony's was the first Catholic school in Broward County.

Stranahan House (1901) - located on the New River at the Tunnel, the two-story Dade County Pine home of Fort Lauderdale's "founding father" and the first schoolteacher, Frank and Ivy Stranahan. Listed on the National Register October 2, 1973.

New River Inn (1905) - built for P.N. Bryan by Ed King - rusticated concrete blocks fashioned on the site; originally served passengers of the Florida East Coast Railway located to the east; currently the home of the Discovery Center, a hands-on museum.

Bonnet House (1921) - beach home of artists Frederick and Evelyn Bartlett nestled on 34 acres south of Sunrise Boulevard between the Atlantic Ocean and

the Intracoastal Waterway; western portion of property donated to the Florida Trust for Historic Preservation by Evelyn Bartlett, who retained a life estate interest in the eastern portion of the property until her death in 1998. Listed on the National Register July 5, 1984.

Old Dillard High School Museum (1924) 1001 NW 4th Street - designed by architect John M. Peterman in a t-shaped pueblo style; four-room addition made in 1931; still contains remnants of a raised letter sign over the entrance which once said, "Colored School"; building underwent a million dollar restoration which was completed in the mid 1990's; is used for educational, cultural and museum purposes.

Three new National Register Listings [Gilda's Club (Williams House), South Side School and the Groshart Residence (Van Orsdel King House)] have been successfully added since the last Comprehensive Plan update in 1999. Another, the Thorpe Lustron House, is pending designation.

### **Structures and Buildings**

Walter E. Peele Dixie Water Plant (1926) 1500 South State Road 7 - 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, with a 250,000 grant from the State, which have been completed. The building is one of only a handful of architecturally significant utility buildings remaining in South Florida.

The former Coca Cola Bottling Plant (1938) 644 South Andrews Avenue - outstanding example of Mediterranean Revival style architecture; designed by noted Fort Lauderdale architect, Stewart Courtney; served as bottling plant until 1972; sales and distribution center for the next four years until operations moved to new facility in Pembroke Park. Occupied by Comcast Cable for several years during the late 1990's and early 2000's,, the building housed television studios, offices, and communications facilities. It is currently vacant, and the property is for sale.

P.N. Bryan House (1906) - located on SW 2nd Avenue in the Historic District; home of patriarch of pioneer Bryan family; built of plain exposed concrete block in an architectural style designed for permanence.

Saint Christopher's Episcopal Church (1916) 318 NW 6th Avenue - believed to be the oldest building in Broward County continuously used for religious purposes; founded by David Nathaniel Laramore, a Bahamian Seminarian.

South Side School (1922), was closed by the School Board for several decades, but recent fund-raising and physical efforts by the Friends of South Side School have resulted in improvements and its reuse as a cultural/educational and community meeting facility.

### **Architectural and Historical Surveys**

Historical and Architectural Survey Fort Lauderdale Historic District (1977) - conducted by Fisher and Shepard, Jacksonville; area boundaries: New River, F.E.C. Railway, SW 5th Avenue and back property line of buildings fronting on north side of SW 2nd Street; 44 sites and structures recorded in Florida Master Site file.

"Fort Lauderdale Neighborhood Survey"/Northwest Redevelopment Area Historical Survey (1978-79) - conducted by Bolge and Megna; area surveyed included five block redevelopment area (NW 4th Street, F.E.C. Railway track, NW 2nd Street and NW 7th Avenue), 35-block future redevelopment area (NW 6th Street, SW 9th Avenue, Broward Boulevard and the F.E.C. Railway tracks); neighborhood immediately west and north of Historic District; 22 sites recorded in Florida Master Site file.

Architectural and Historical Survey: Fort Lauderdale's Original Town (1985) - conducted by Historic Property Associates, Saint Augustine; area boundaries: NE/NW 4th Street, Federal Highway, SE/SW 9th Street and NW/SW 9th Avenue; 310 sites recorded in Florida Master Site file.

As described above, these surveys were updated in 2003

### **Florida Master Site File**

The Florida Master Site File is the State's clearinghouse for information on archaeological sites, historical structures and field surveys for such sites. It is actually a system of several paper and computer files administered by the Bureau of Archaeological Research, Division of Historical Resources, under the Florida Department of State. The Master Site file depends on the reporting of outside individuals and organizations for its information. About 35,000 sites (10,000 archaeological, 25,000 structural) are entered on the Master Site File, although less than ten percent of the area of most Florida counties has seen field survey by qualified professionals such as archaeologists or architectural historians. Due to recent State and Federal funding for survey activities, more than 6,000 sites per year are expected over the next few years. Recording is mandated if State funds are used to conduct the historic surveys; otherwise it is voluntary.

Sites are organized by identification numbers. These numbers include a prefix of "8" for the State of Florida, a two-letter county code, the number in assignment order within the county and an optional terminal letter designating spatial or other subdivisions of the site. For example, 8BD00064 refers to the 64th site recorded in Broward County (Stranahan House).

Listing on the Master Site file, does not require any minimal site age, (although most sites entered are more than 50 years old), nor a preset level of site significance. Most sites reported with satisfactory documentation are accepted.

However, paleontological or fossil sites with no evidence of past human presence may not be listed on the Master Site file. The sites surveyed and recorded include:

Fort Lauderdale Beach - Glades culture; prehistoric midden and burial mound.

Colee Hammock - American and Glades cultures; prehistoric midden.

New River Forks - Glades culture; prehistoric earthworks.

Rio Vista - Glades culture; prehistoric midden.

Sailboat Bend Midden - Glades, Glades 1 and Glades 2 cultures; prehistoric midden.

Other recorded sites include: House of Refuge and forts (1 and 2), as well as scattered buildings throughout Fort Lauderdale.

### **Locally Designated Sites**

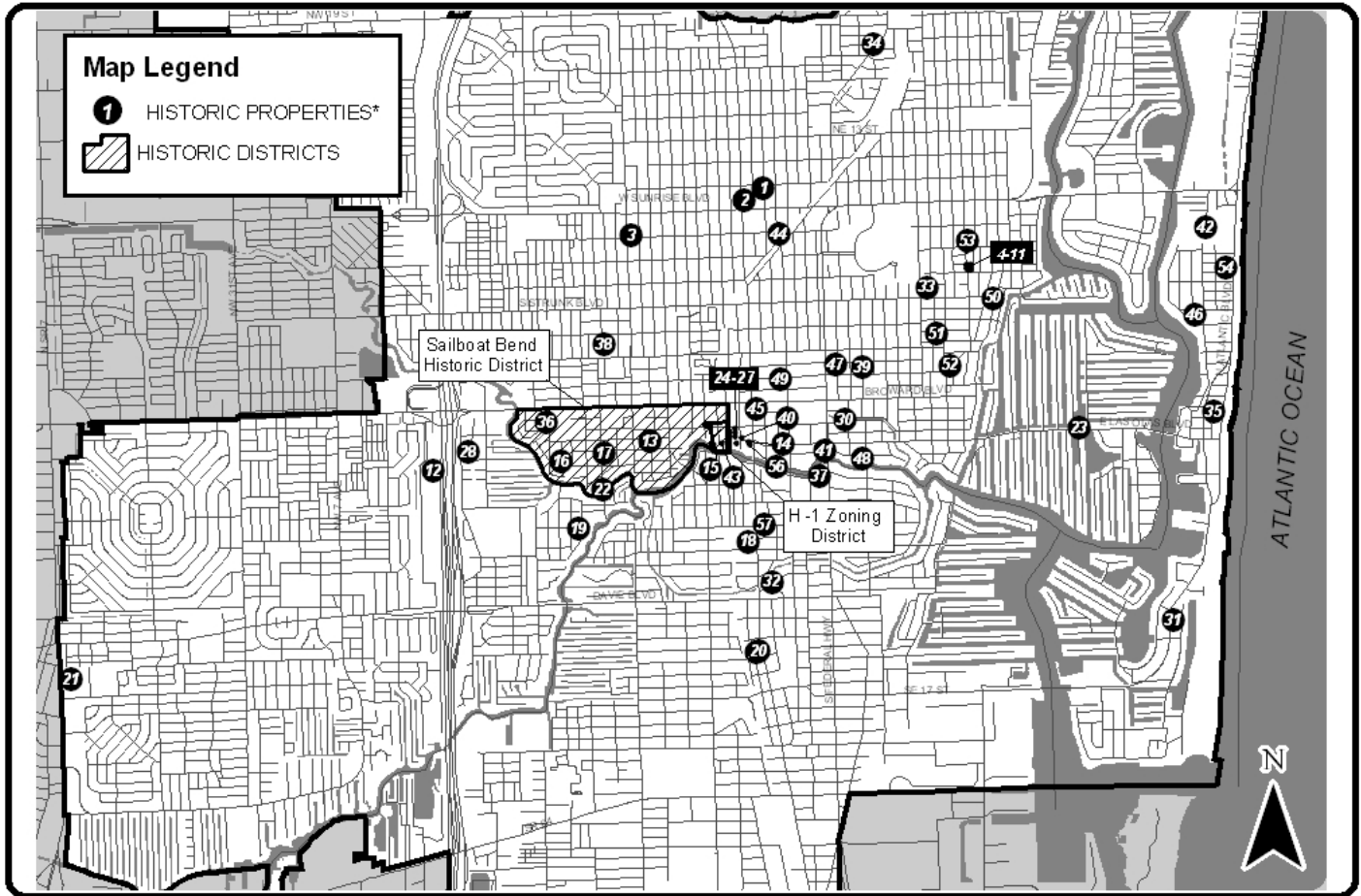
In 1986, the City Commission, advised by the Historic Preservation Board, designated the following as local landmarks as provided in Ordinance No. 86-105. Their status, and the status of additional local and Nationally designated sites, is shown in Table 1. All sites that have been designated since are indicated on Map 1.



**Table 1  
Fort Lauderdale Historic Properties Inventory**

MAP ID	NAME	ADDRESS	YEAR BUILT	PRESENT USE	DESIGNATION
1	North Side School	120 NE 11 ST	1926	School	Local
2	Warfield Park	1010 N ANDREWS AV	1911	Park	Local
3	North Woodlawn Cemetary	900 NW 9 AV	1926	Cemetary	Local
4	Victoria Courts	713 NE 17 RD	1928	Private Residence	Local
5	Victoria Courts	715 NE 17 AV	1928	Private Residence	Local
6	Victoria Courts	711 NE 17 RD	1928	Private Residence	Local
7	Victoria Courts	711 NE 17 AV	1928	Private Residence	Local
8	Victoria Courts	706 NE 17 RD	1928	Private Residence	Local
9	Victoria Courts	708 NE 17 AV	1928	Private Residence	Local
10	Victoria Courts	1711 NE 7 ST	1928	Private Residence	Local
11	Victoria Courts	700 NE 17 AV	1928	Private Residence	Local
12	Seaboard Air Line Railway Station	200 SW 21 TER	1926	Amtrak Station	Local
13	David E. Oliver House	800 SW 2 CT	1924	Private Residence	Local
14	Sweet Building/One River Plaza	305 S ANDREWS AV	1925	Office Building	Local
15	Bryan Homes (Chart House/River Inn Restaurant)	301 SW 3 AV	1914	Restaurant	Local
16	West Side School	1320 SW 4 ST	1922	School Board Admin Bldg	Local
17	Westside Fire Station	1022 W LAS OLAS BLVD	1927	Museum	Local
18	South Side School	701 S ANDREWS AV	1922	School Board Admin Bldg	Local (National pending)
19	Creona Riverside Park Residence	701 SW 12 AV	1914	Private Residence	Local
20	Croissant Park Admin Bldg	1421 S ANDREWS AV	1922	Private Residence	Local
21	Walter E. Peale- Dixie Water Plant	1500 S STATE ROAD 7	1926	Water Plant	Local
22	Reed-Snow Swing Bridge (11th Avenue Bridge)		1924	Bridge	Local
23	Las Olas Pedestal		1925	Pedestal	Local
24	Old Bus Station (Tibbets Building)	201 SW 1 AV	1926	Retail	Local
25	Plasma Center/Archeology Museum	203 SW 1 AV	1926	Retail/Office/Club	Local
26	Bivens Hotel (Colonial Hotel)	211 SW 1 AV	1922	Retail	Local
27	Old Bank Bldg (Facade Only) DEMOLISHED	227 SW 1 AV	1916	Relocating to Riverwalk	Local
28	Haehle House	315 SW 19 AV	1925	Private Residence	Local
29	Sam Gillian House	11 SW 15 ST	1926	Private House	Local
30	Himmarshee Court Apartments	717 SE 2 ST	1925	Apartment Building	Local
31	Bird House	1336 SEABREEZE BLVD	1951	Private Residence	Local/National
32	Williams House/ Shelly Dale/Gilda's Club	119 ROSE DR	1926	Gilda's Club	National/Local
33	Russo/Smith	615 NE 15 AVE	1928	Private Residence	Local
34	Robinson/Cobb	1109 NE 16 PLACE	1952	Private Residence	Local
35	Lauderdale Beach Hotel	101 S FT LAUD BEACH BLVD	1936	Hotel/Condo	Local
36	William Taylor Home	1401 SW 1 ST	1941	Private Residence	Local
37	Smoker Park	2.2 ACRE PARCEL BETWEEN NEW RIVER DRIVE, SE 5 CT	n/a	Open Space	Local
38	Colored School/Old Dillard School/Old Dillard Museum	1001 NW 4 ST	1924	Museum	National
39	St. Anthony School	816 NE 3 ST	1926	School	National
40	Bryan Building	220 SW 1 AV	1913	Office	National/Local
41	Stranahan House	335 S FEDERAL HWY	1901	Hotel	National
42	Bonnett House	900 BIRCH RD	1921	Museum	National/Local
43	New River Inn/Hotel	229 SW 1 AV	1905	Museum	National
44	Progresso Plaza	901 Progresso Dr	1925	Office/Reail	Local
45	Woman's Club	15 SE 1 Street	1916-17	Private Club	Local
46	Escape Hotel/Tiffany House	2900 Riomar St.	1949-51	Former Hotel/Assisted Living Facility	Local
47	Goulding House	620 NE 3 ST	c 1925	Office/commercial	Local
48	Needham Estate	828 SE 4 ST	1925	Private Residence	Local
49	Southern Bell Telephone Exchange Building	115 NE 3 Ave	1948 (additions in 1957 & 1969)	Telephone exchange bldg. conversion to condo	Local
50	Reed / Manuel House	543 N. Victoria Pk	1927	Private Residence	Local
51	Mary Cutler House	1500 NE 4 PI	1941	child care	Local
52	John Kirchner/City App	1610 NE 2 Ct	1928	Multi-family	Pending/Local
53	Phil Resnick	742 NE 17 Ave	1948	Private residence	Pending
54	The Jolly Roger Hotel/Sea Club Resort	619 N. Ft. Laud Bch	1952	Hotel	Pending
56	Sweet Building	201 S. Andrews Avenue	1925-26	Office	Pending
57	Southside Fire Station	700 S Andrews Ave	1925	Office	Pending

Information contained in this document is intended for reference only and should not be used for any other purpose. This document is based on the best information available and may contain inaccuracies.



## CITY OF FORT LAUDERDALE HISTORIC RESOURCES

\* Map ID# Corresponds to ID Number on Accompanying Table

MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- OCT, 2006