



City of Fort Lauderdale Historic Preservation Design Guidelines

NEW CONSTRUCTION & ADDITIONS



When considering the construction of a new building within a historic context, property owners are encouraged to construct high-quality designs that are sympathetic to the surrounding buildings and will be Fort Lauderdale's future landmarks.

PURPOSE

These *Guidelines* were prepared to assist property owners with information when considering the construction of new building or addition within a historic context. It is not intended that these *Guidelines* should replace consultation with qualified architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

Property owners are strongly encouraged to consult the other *Guidelines* sections to better understand the historic context and appropriate design and materials for new construction and additions early in the design process.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

NEW CONSTRUCTION & ADDITIONS WITHIN A HISTORIC CONTEXT

New construction, either in the form of a new building or an addition to an existing building, is a sign of the economic health and vitality of the City.

New construction within a historic context can take many forms, including:

- New primary buildings along a street
- Additions to existing buildings
- New secondary structures, such as garages, sheds or other outbuildings

Prior to undertaking a new construction or addition project, the City of Fort Lauderdale encourages property owners to understand the unique architectural character of Fort Lauderdale and its neighborhoods and allow that understanding to inform their design.

It is not required that historic properties be "copied" in new construction, but encouraged that new construction be well designed and sympathetic to its distinctive surroundings.

REVIEWS BY OTHER CITY AGENCIES

Property Use: The Historic Preservation Board (HPB) does not have the authority to control the use of a property. All proposals for work on a property under the geographic jurisdiction of the Commission must conform to the Municipal Code of Ordinances and all other applicable codes. Applications for variances to the Municipal Code of Ordinances or other codes may be made concurrently to the Board of Adjustment (BOA) with an HPB Certificate of Appropriateness (COA) Application in order to reduce review and processing time.

Concurrent Reviews: The HPB works with other branches of City Government to coordinate approvals involving use, zoning, appearance and other regulated items. The HPB and Department of Sustainable Development (DSD) often provide comments to the reviewing bodies including the Planning and Zoning Board and the City Commission when appropriate. Inter departmental meetings can be arranged on an as needed basis. The COA issued for the work approved by the DSD must be presented to the Building Services Division when applying for a Building Permit.

COMPATIBLE DESIGN PRINCIPLES

The historic development of each of Fort Lauderdale’s neighborhoods followed its own pattern and rhythm. The culture of the City’s early inhabitants is expressed through its architectural and built environment. To continue the evolution of the built environment, the implementation of creative solutions that reflect current design and are sensitive to the character of their historic surroundings is encouraged.



Some property owners prefer to construct interpretations of historic designs rather than contemporary design. If considering designing in a historical style, property owners are encouraged to consistently utilize the historic design principles in the new construction including the trim, details and materials.

Each local Historic District, Historic resource and neighborhood has its own unique characteristics and architectural vocabulary. The specific styles and types of compatible new construction or additions will vary at each site depending on its specific context. Recognizing that what might be appropriate at one property is not appropriate at another, no specific design “solutions” for new construction or additions are mandated. However, in making determinations regarding the appropriateness of new construction or additions, the HPB is guided by *The Secretary of the Interior’s Standards for Rehabilitation* when reviewing the compatibility of a proposal within the property’s specific context. The design principles below are used when reviewing new construction and additions.

DSD STAFF ASSISTANCE

The DSD encourages anyone considering new construction, an addition, relocation or demolition to meet with the appropriate DSD Staff member early in the design process. The DSD Staff can identify potential issues, offer guidance and clarify specific submission requirements, potentially streamlining the process. Please contact the DSD at (954) 828-3266 for assistance.

| DESIGN PRINCIPLES | NEW CONSTRUCTION & ADDITIONS |
|---|--|
| Scale: Height and Width | Proportions and size of the new building/addition compared with neighboring buildings/existing building |
| Building Form and Massing | Three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building |
| Setback: Yards (Front, Side and Rear) | Distance of the new building/addition to the street and property lines when compared with other buildings on the block/existing building |
| Site Coverage | Percentage of the site that is covered by building/addition, compared to compatible nearby sites |
| Orientation | The location of the front of the new building/addition and its principal entrance relative to other buildings on the block |
| Architectural Elements and Projections | The size, shape, proportions and location of doors, porches, balconies, chimneys, dormers, parapets and elements that contribute to an overall building’s shape and silhouette relative to neighboring buildings |
| Alignment, Rhythm and Spacing | The effect the new building/addition will have on the existing street patterns |
| Façade Proportions: Window and Door Patterns | The relationship of the size, shape and location of the new façade and building elements to each other, as well as to other buildings on the block/existing building |
| Trim and Detail | The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs, and how they related to neighboring buildings and the existing buildings |
| Materials | The products with which the new building/addition is composed or constructed of and how they related to neighboring and the existing building |

NEW CONSTRUCTION

New construction on a historic property or within a historic context can dramatically alter its appearance and that of the streetscape. Because of the historical sensitivity of the area, property owners should take great care when proposing new construction, understanding how contemporary design will be viewed within the streetscape and surrounding neighborhood context.

New Construction in Commercial Centers and Along Commercial Corridors

Fort Lauderdale has varied commercial corridors that benefit from a wide range of architectural building types and styles constructed over the last one hundred years. With building styles ranging from Mediterranean Revival and sleekness of Mid-Century Modern, to large-scale office buildings and strip shopping centers, the evolution of the City's commercial development is evident in its architecture.

Recognizing this evolution of the built environment, new buildings should seek to establish themselves with high quality design and materials in the progression of Fort Lauderdale's development.

In Fort Lauderdale's commercial centers and corridors the following is encouraged:

- Constructing future local landmarks that are compatible contemporary designs reflective of the current time that are not visually overwhelming
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape
- Constructing buildings with compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties
- Reference to the *Guidelines for Commercial Buildings* and related *Guidelines* to better understand the historic context and appropriate design and materials within the historic context



The new building is located at the corner of a major intersection with the drop-off area located on a secondary street and parking to the rear. The mass of the building is broken down into several volumes, reducing its perceived size.



The modern house has a similar scale and setback as its neighbors.

New Construction in Residential Areas

Unlike Fort Lauderdale's commercial centers and corridors, residential areas benefited from expansion with houses being added to the community as the need increased. As a result, the residential community has generally enlarged as new groups of homes were constructed.

Many of the residential blocks and streetscapes have a cohesive architectural style with buildings of similar form, mass, scale, setbacks and materials. Recognizing this cohesion in Fort Lauderdale's residential neighborhoods, new buildings should seek to maintain the consistent and historic ambiance with compatible, sympathetic and contemporary construction.

In Fort Lauderdale's residential neighborhoods the following is encouraged:

- Preservation of the cohesive ambiance of historic properties and neighborhoods with compatible, sympathetic, and contemporary construction that is not visually overwhelming
- Matching setbacks (distances to property lines) of adjacent buildings on a streetscape
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes to adjacent and nearby properties
- Reference to the applicable *Guidelines* sections

BUILDING TYPE & ARCHITECTURAL STYLE IN A HISTORIC CONTEXT

A single building type or style is not required for new construction, except as required by Zoning regulations. However, the review of the area surrounding the project site is strongly recommended as a means of influencing and directing the proposed design. When constructing new buildings, property owners are strongly encouraged to seek high quality design and materials that relate to a site's historic context to allow for the creation of the City's future landmarks.

In cases in which a property owner prefers to construct a reproduction of a historic building type or style, it is strongly recommended that all dimensions, profiles, details and materials be consistent with the historic building type or architectural style being referenced.

PRINCIPLES FOR NEW CONSTRUCTION

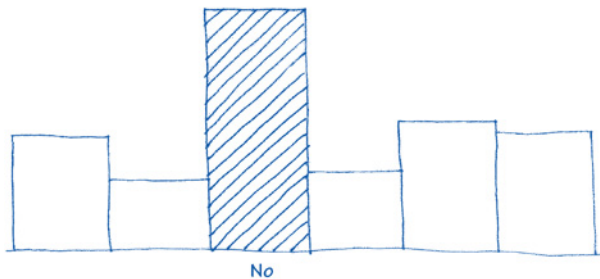
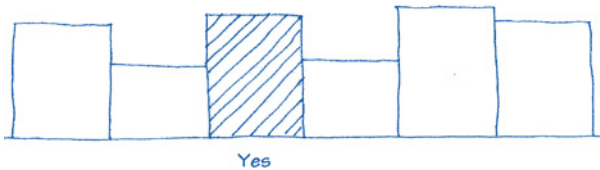
Scale: Height and Width

The proportions of a new building and its relationship to neighboring buildings establish its compatibility within a neighborhood or block. The height-width ratio is the relationship between the height and width of a street façade and should be similar in proportion to neighboring buildings. New construction should neither be visually overwhelming or underwhelming when compared to its neighbors.

Where 2- and 3-story buildings are the norm in the commercial center and 1- to 2-story buildings are the norm in other parts of the City, buildings that digress from these standards by any great degree can negatively impact a neighborhood. If large-scale construction is considered, particular attention will be given to the location, siting, setbacks of the building and its upper stories, façade treatments (materials, window and door openings, etc.) and the effect of the proposed building on the streetscape and neighborhood as a whole.

It is Generally Appropriate to...

- Construct a new building that is similar in height and width to the buildings on adjacent sites
- Construct a new, larger building than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller portions of buildings away from the street



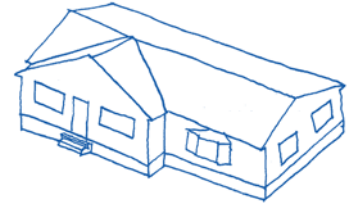
The 2-story building in a row of 1- and 2-story buildings is an appropriate scale along the streetscape, while the 4-story building is inappropriate in a historic context.

Building Form and Massing

Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes, its overall “bulk” and how it sits on the site. Elements that are typically used to define building form and massing include the roof form, as well as wings, ells and other projecting elements, such as bays. New buildings with similar form and massing to adjacent construction will allow the new building to be compatible with the surrounding neighborhood.



Vertical

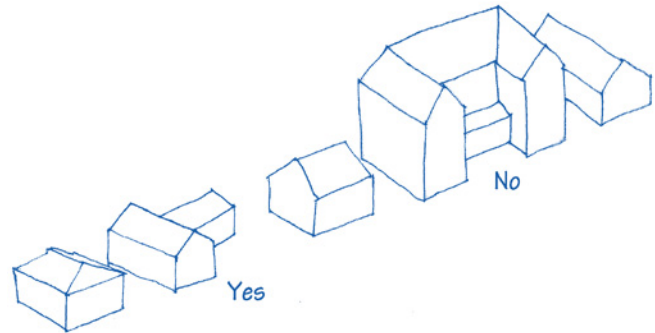


Horizontal

Although both of the proposed houses have intersecting gable roofs, the massing and proportions of the house to the right are significantly more horizontal when compared to the house at the left.

It is Generally Appropriate to...

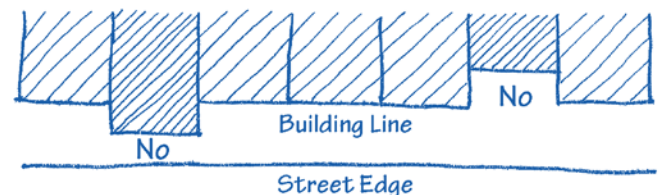
- Construct a new building with similar form and massing to buildings on adjacent sites
- Construct roof forms, wings, ells and bays and other projecting elements that are similar to those found on the block of the proposed building
- Match adjacent cornice heights



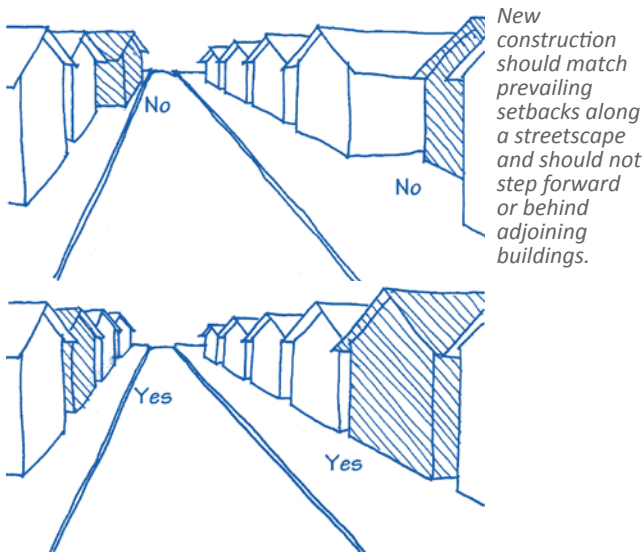
The 1-story, “L”-shaped building to the left is of a similar form and mass to other buildings along the streetscape. The 2 1/2-story building to the right has a much more complex form and is substantially more massive than those along the street.

Setbacks: Yards (Front, Side and Rear)

New construction should reflect prevailing setbacks and yard dimensions (distances between the building and the property line, adjacent buildings, street and/or sidewalk) which are determined by zoning requirements. Physical elements that define historic properties and buildings create visual continuity and cohesiveness along a streetscape. These elements typically include walls, fences, building façades, porches and balconies. A consistent setback maintains the visual rhythm of the buildings and site elements in the neighborhood and makes new construction more compatible in its setting.

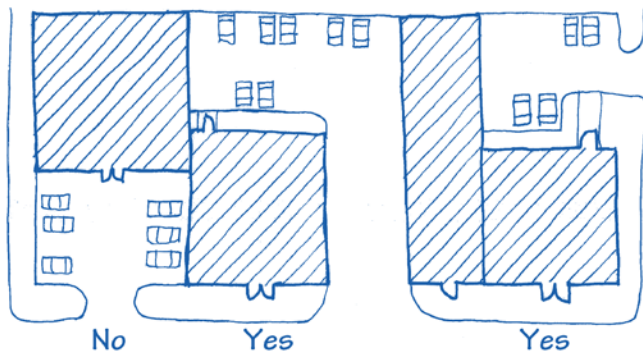


New construction should not step forward from or recede back from adjacent buildings on the streetscape.



It is Generally Appropriate to...

- Keep the visual mass of the building at or near the same setback as buildings on adjacent sites
- Keep landscape elements, such as walls and fences, and projecting elements, such as porches and balconies, at similar setbacks to adjacent buildings



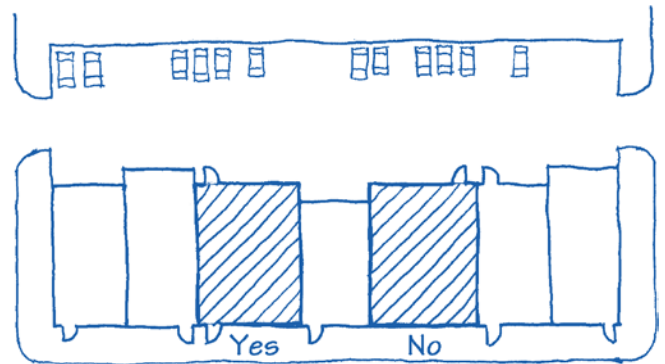
Parking in front of a building suggests a incompatible building-to-lot relationship and is generally not appropriate.

Site Coverage

The percentage of a lot that is covered by buildings should be similar to adjacent lots. Although zoning regulates the maximum allowable coverage area and minimum setbacks, the overall building-to-lot area should be consistent along a streetscape. If parcels are combined for a larger development, the site coverage proportions should be minimized by breaking large building masses into smaller elements to be more compatible with adjacent buildings.

It is Generally Appropriate to...

- Maintain the building-to-lot proportions found on adjacent lots
- Adjust the massing to suggest building-to-lot proportions found on adjacent sites
- Screen parking, mechanical equipment and garbage collection from public view with walls or fencing



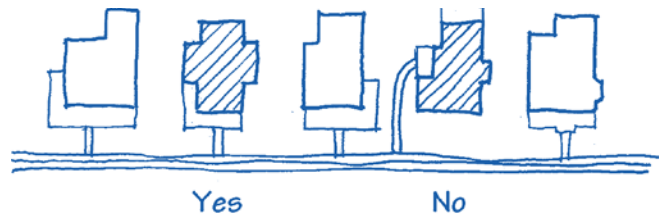
Commercial buildings should retain a street entrance. A secondary entrance facing a parking area can also be added.

Orientation

The principal façade of new construction should be oriented in the same direction as the majority of the buildings on the streetscape, with main entrances located on the principal façade. In the case of new construction on a corner site, the front façade should generally face the same direction as the existing buildings on the street and follow the rhythm of the streetscape. (Refer to the Municipal Code of Ordinances for specific site orientation requirements.)

It is Generally Appropriate to...

- Orient the primary façade and principal door parallel with the street



The primary entrance for residential buildings should face the street unless the building historically had a different orientation.

Architectural Elements and Projections

Throughout Fort Lauderdale’s neighborhoods, the rhythm of the streetscapes is highlighted by the projection of porches and balconies to relieve otherwise flat façades. At the roofline, extended eaves, projecting chimneys, dormers and parapets contribute to a building’s overall shape and silhouette. The choice, size, location and arrangement of elements in a proposed building should reflect those of surrounding buildings. In most cases, these projections are parallel to the street and provide shelter for the primary building entrance. In the case of porches, the entrances are generally raised a few steps above ground level.

It is Generally Appropriate to...

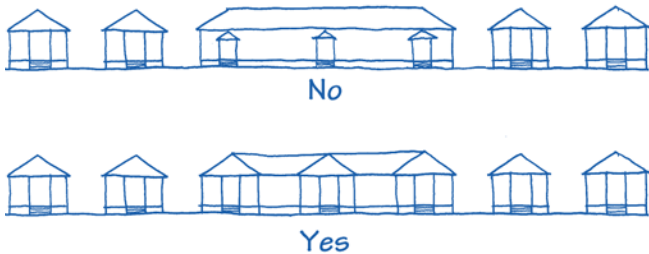
- Construct a building with an architectural element or projection designed and detailed similarly or more simply to those found at neighboring buildings
- Construct porch floor and ceiling heights at similar heights as those found on neighboring buildings, where permitted by code

Alignment, Rhythm and Spacing

Although the architecture of Fort Lauderdale is characterized by great variety of building types and styles, within each block there tends to be consistency in façade proportions and the space between buildings. The consistent spacing establishes a rhythm which should be applied to new construction. This rhythm and spacing not only refers to the building, but also the porch projections along the streetscape.

It is Generally Appropriate to...

- Align the façade of a new building with the façades of existing adjacent buildings
- Align roof ridges, porches, cornices, eaves and parapets with those found on existing adjacent buildings
- Construct new buildings that have similar widths and side yard setbacks relative to neighboring buildings
- Construct new larger buildings than those on adjacent sites, if the larger building is visually divided to suggest smaller building masses



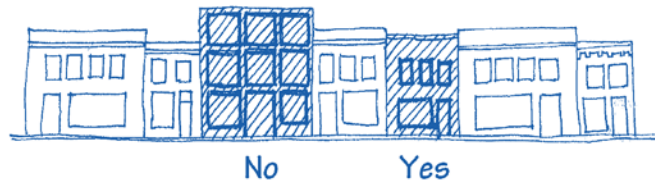
When constructing larger-scale buildings, they should be visually divided to suggest the rhythm and spacing of buildings on the streetscape. The projecting porches on the lower example suggest multiple residences of similar spacing as adjacent buildings.

Façade Proportions; Window and Door Patterns

The rhythm and pattern of principal façades of new construction should reflect and maintain neighborhood patterns. Across the width of a façade, rhythm and patterns typically include the number of bays and the location and spacing between doors, windows, shutters and blinds. There are also vertical components of rhythm and pattern. These include the distance of the first floor or porch above ground level, building floor-to-floor heights, cornice heights, and the distance between rows of windows. In some instances, where the proposed use and scale of a new building prevents maintaining rhythms and patterns, the property owner is encouraged to incorporate detailing to suggest them, such as pilasters that give the impression of bays or multiple buildings.

It is Generally Appropriate to...

- Construct a new building whose façade height and width proportions are similar to existing adjacent buildings
- Use similar proportions, sizes, locations and numbers of windows and doors as adjacent sites
- Install stylistically compatible windows and doors at new construction with those found on existing neighboring buildings



This streetscape generally has first floor storefront window and a door with smaller punched windows at the upper floor, which is similar to the example at the right. The building to the left has a grid pattern of large windows at each of the floors and is inconsistent with the streetscape.

Trim and Details

Trim and details include the moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs. Historically, they were often installed to serve functional needs. Over time, trim and details were modified to enhance the building type and style. Trim is decorative and often serves to infill or provide a transition between different materials or building elements such as walls and windows. Functional and decorative detail elements include cornices, lintels, balustrades, chimneys, shutters, columns, posts and other common architectural features. For example, louvered shutters visually frame a window opening, provide security and can regulate light and air when closed. By contrast, shutters screwed into a building wall do not serve a functional purpose.

In most cases, the exterior details and forms of new construction should provide a visual link to neighboring historic buildings. In the same way that new buildings should be compatible but not necessarily copy historic buildings, new details should be compatible but not necessarily copy historic trim and details. However, existing details and trim on other buildings may be used as the basis for those on new buildings. The trim and details of new construction should be used to accomplish purposes similar to those used historically, both functionally and decoratively. When installed, they should unify a building and should be compatible with the context of the neighborhood.

Materials

The materials used in the construction of a new building, including walls, roofs, windows, doors, trim, porches and other exterior visible elements, contribute to a building's character and appearance. Typically, materials for new construction should match those predominantly found on surrounding buildings. However, materials need not be identical to those found locally if they are complementary, particularly along streets where existing buildings are of diverse materials.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks," aluminum or vinyl "weatherboards," or synthetic stucco and EIFS. These imitations fail to produce the texture, proportions and colors of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as its composition.

ADDITIONS TO EXISTING BUILDINGS

Historically, the need for increased space was often addressed by constructing additions to existing buildings. Additions to existing historic buildings can provide increased space while maintaining the historic character of the original building and streetscape.

To conform with *The Secretary of the Interior's Standards for Rehabilitation*, an addition to a historic building should be subordinate to the historic building and read clearly as an addition. The subordinate appearance of an addition can be achieved through its placement, form, size, massing, materials and details.

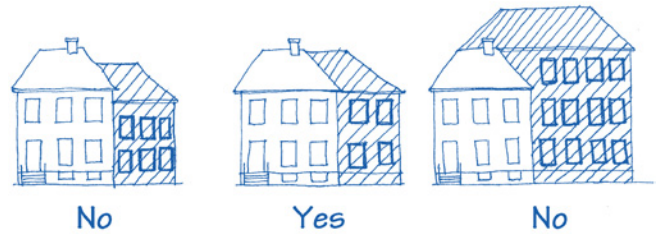
Contemporary design and additions to existing properties should not obscure, damage or destroy significant architectural material, and should be compatible with the design of the property and the neighborhood. Whenever possible, additions should be constructed in a manner that would allow the addition to be removed without damaging the essential form and integrity of the historic building.

Encouraged:

- Location of additions at rear or side elevations, whenever possible, in a manner that is subordinate to the historic building and compatible with the design of the property and surrounding neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed
- Review of related *Guidelines* to better understand the historic context and appropriate design and materials within a historic context



An inappropriate addition can have a detrimental impact on the historic buildings and streetscape.



The addition to the left has lower floor-to-floor heights and smaller and more closely spaced windows than the historic house. The addition at the center example has a similar and appropriate scale, proportion, overall form and window pattern as the existing building. The addition to the right is significantly larger than the existing building and is visually overwhelming and inappropriate.

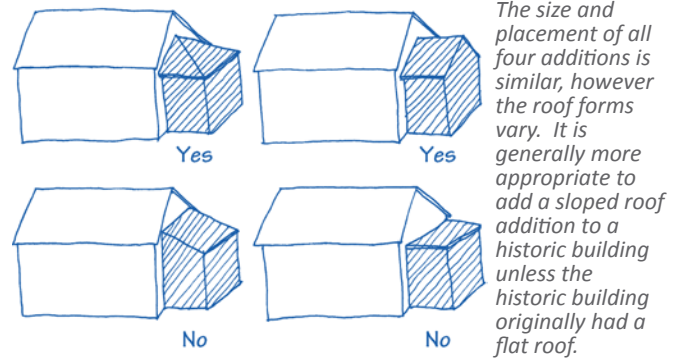
PRINCIPLES FOR ADDITIONS

Scale: Height and Width

Additions to existing buildings should generally be smaller than the original building with similar floor-to-floor and first floor heights.

It is Generally Appropriate to...

- Construct an addition that is smaller or similar in scale to the existing building or those on adjacent sites
- Construct an addition larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller masses of the buildings at the rear of properties, away from the street and adjacent buildings

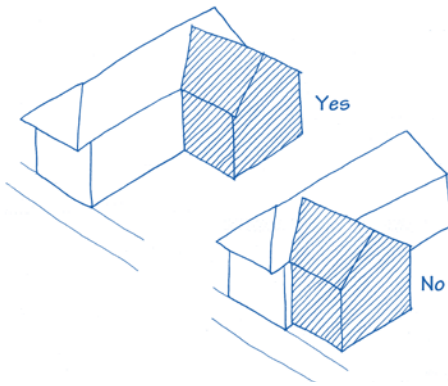


Building Form and Massing

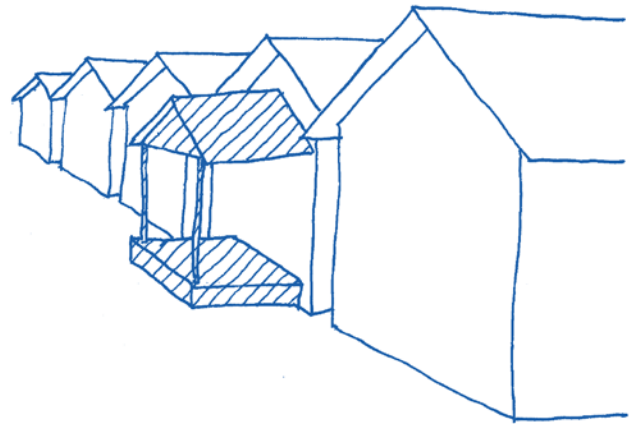
Building form refers to the shape of major volumes while massing refers to the overall composition of the major volumes. The form and massing of additions should complement, but not necessarily match, the original building. For example, it is often appropriate to construct an addition that is smaller with gable roof form at the rear of an existing gable roof building.

It is Generally Appropriate to...

- Construct an addition with similar form and massing to the existing building and buildings on adjacent sites
- Construct roof forms, wings, bays and other projecting elements that are similar to those found on the existing building and the block of the proposed building



If the only available location for an addition is the side elevation of a building, it should be placed as far back from the street as possible to minimize visibility.



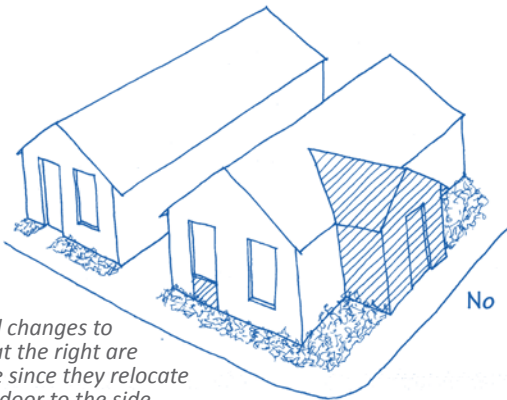
The construction of new front elevation porches that did not historically exist is discouraged.

Setbacks: Yards (Front, Side and Rear)

Additions should be positioned to have the least visible impact from the street, with additions at front façades generally discouraged and rear additions generally most appropriate. Additions at side elevations are rarely appropriate, and if proposed they should be held back as far as possible from the street.

It is Generally Appropriate to...

- Construct the addition at the rear of the building or at the side elevation as far back on the site as possible
- Use landscape elements, such as walls and fences, to visually screen the addition



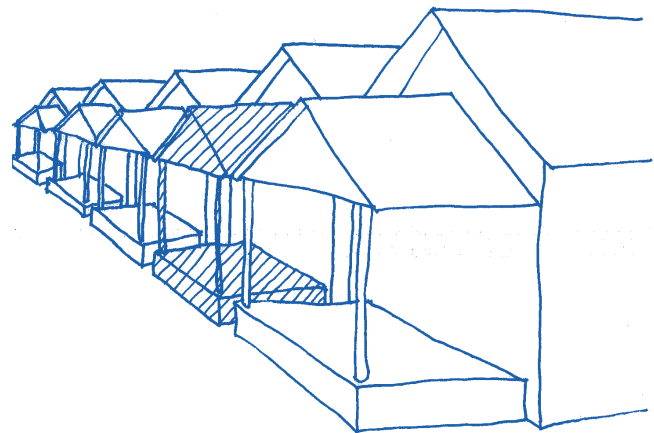
The proposed changes to the building at the right are inappropriate since they relocate the entrance door to the side elevation and eliminate the front door from the original building.

Orientation

The principal façade of a building should be oriented in the same direction as the majority of the buildings on the streetscape. When adding to an existing building, the addition should be located, planned and detailed so as to not confuse the dominant historic orientation of the original building. The addition should not have the effect of creating a new primary façade. It should not be visually dominant, and it should be screened from the public right-of-way as much as possible.

It is Generally Appropriate to...

- Maintain the visual prominence of the historic front door
- Maintain the historic primary façade or principal elevation of a building along a streetscape



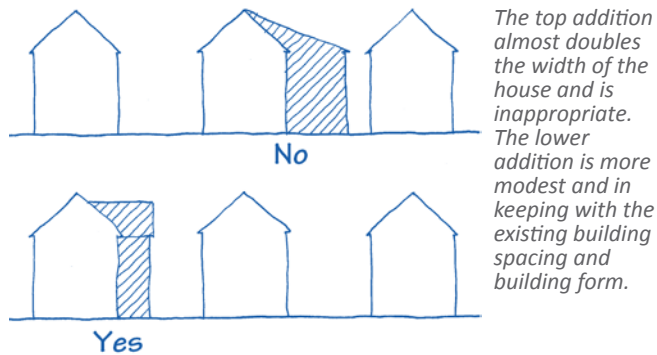
The reconstruction of removed porches in a manner that is compatible in size and scale to the building and streetscape on which it is being proposed is encouraged.

Alignment, Rhythm and Spacing

Although the architecture of Fort Lauderdale is characterized by great variety in its neighborhoods, within each block there tends to be consistency in the proportions of the façades and spacing of buildings. The consistent spacing establishes a rhythm which is historically prevalent and should apply to additions to existing buildings. The construction of an addition should not make an existing building appear substantially wider or closer to its neighbors than the patterns of existing buildings on the streetscape.

It is Generally Appropriate to...

- Construct additions in a manner that does not significantly alter the visual alignment, rhythm and spacing of buildings along a streetscape



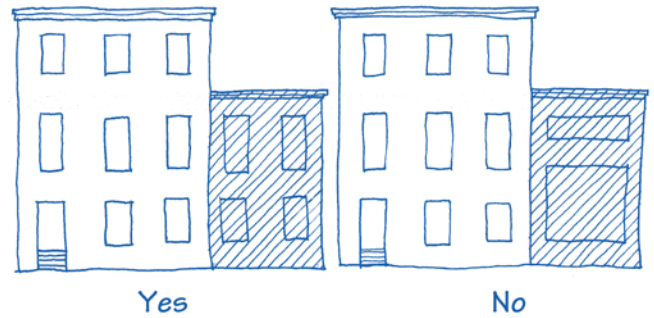
Façade Proportions; Window and Door Patterns

The rhythm and patterns of principal façades of an addition should reflect that of the original building. Rhythm and patterns across the width of a façade typically include the number of bays and the location and spacing between doors and windows. Vertical considerations for rhythm and patterns include floor-to-floor heights, first floor and porch heights above the ground, cornice heights, and the vertical distance between rows of windows and windows and cornices. In some instances, where the proposed use and scale of an addition prevents maintaining rhythms and patterns, the property owner is encouraged to incorporate detailing such as pilasters that give the impression of bays or multiple buildings.

Windows and doors on additions should be of similar size, shape, design, proportion, spacing and placement to those in the existing building. Windows should be proportionally and functionally similar, and have comparable muntin or grid patterns as the existing building. Doors should reflect the original type and the proportions of windows and panels should be similar.

It is Generally Appropriate to...

- Construct an addition whose façade height and width are compatible to the existing building and adjacent sites
- Use similar proportions, sizes and locations of windows and doors as found on the existing building and adjacent sites
- Maintain existing window and door opening sizes and configurations



The proportions of the windows of the left addition are consistent with those at the original building. The windows of the right addition are much wider, with the first floor window being significantly taller and the second floor much shorter.

Trim and Details

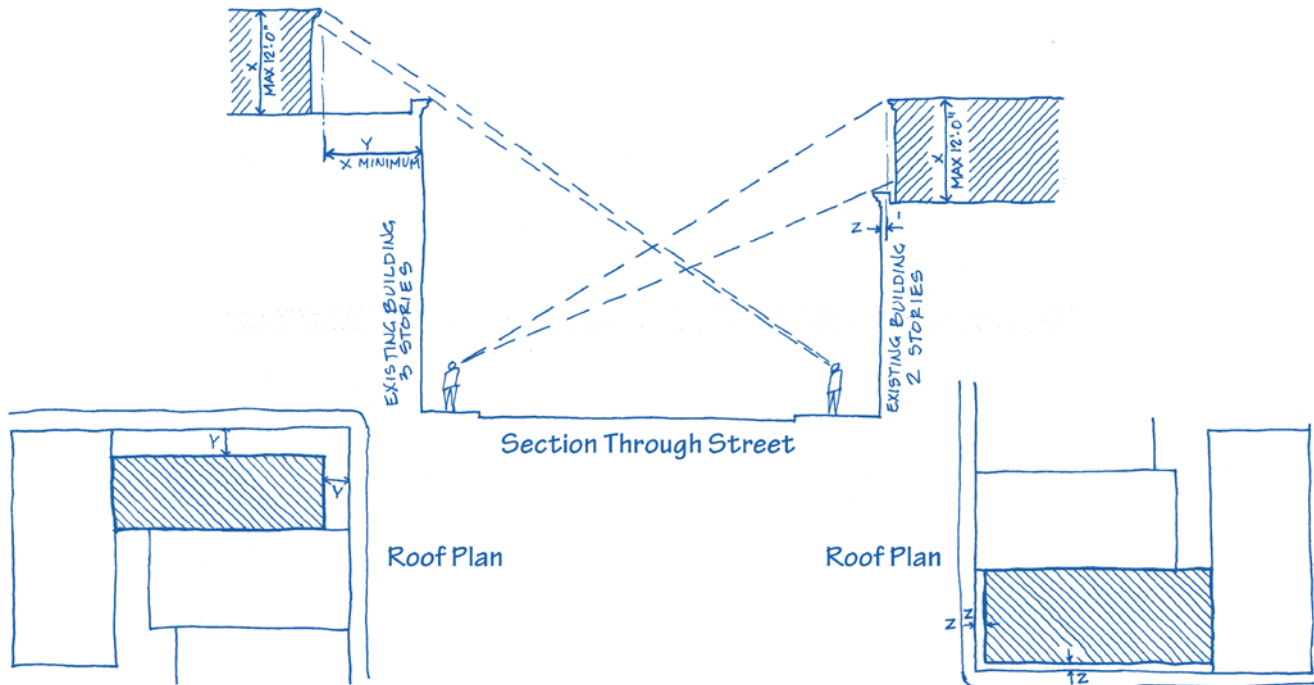
In the same way that form and mass of an addition should be compatible but not necessarily copy historic buildings, new details should be compatible but not necessarily copy historic trim and details. Existing details and trim may be used as the basis for those on additions and be simplified to provide compatibility without requiring duplication of historic features. Using similar forms such as those found at parapets, rooflines, windows, doors, trim, porches, balconies and other façade elements can help establish continuity and compatibility within a building, block and the historic setting as a whole.

Detail and trim should be used to accomplish purposes similar to those used historically. Examples of functional and decorative elements include cornices, lintels, arches, balustrades, chimneys, shutters, columns, posts and other common details. When used, details and trim should create a unifying effect on a building and should be compatible with the context of the neighborhood.

Materials

The materials used in the construction of an addition including walls, roofs, windows, doors, trim, porches and other exterior visible elements contribute to a building's character and appearance. Typically, materials for an addition should match or complement the materials found on the existing building. However, there are times when this is not economically feasible or practical. In these cases, it is appropriate to use alternate materials on additions, as long as the material is a "lesser" material than the original construction. This would include adding a wood weatherboard or stucco addition to a stone or brick building; however, it is not appropriate to construct a brick addition onto a wood weatherboard building.

Inappropriate materials include those which unsuccessfully pretend to be something they are not, such as plastic "bricks," aluminum or vinyl "weatherboards," or synthetic stucco and EIFS. All are imitations which fail to produce the texture, proportions and colors of the real materials. It is important to note that the size, texture, color and other characteristics of exterior materials can be as important as its composition.



Rooftop additions must be set back from the street walls of the existing building by a minimum of the proposed height of the addition (i.e. 12'-0" high rooftop addition must be set back from the street wall a minimum of 12'-0"). Rooftop additions on buildings less than 3 full stories in height are discouraged, since their visibility from the street tends to be much greater.

ROOFTOP ADDITIONS

Rooftop additions are often proposed as a way to increase the square footage and floor area ratio of existing buildings. This method of adding space to buildings has predominantly occurred at commercial buildings or at conversions from commercial and warehouse buildings to residential uses.

When considering rooftop additions, it is important that the historic integrity of these structures and areas be maintained. It is equally important that additions, when appropriate and permitted, contribute to the character of the area and respect the design and context of the building and its streetscape.

When reviewing rooftop additions, applications are considered on a case by case basis. An approved rooftop addition at one location should not be considered as a precedent or be construed to mean that new proposals will automatically be approved. Factors considered in the review of rooftop additions include:

- The significance of the building or site;
- The location of the building and site;
- The height of the existing building, the proposed addition and surrounding buildings;
- The visibility of the proposed addition; and
- The architectural treatment of the proposed addition and its compatibility with the existing building – it should not be obtrusive or detract from the architecture of the existing building or the surrounding local Historic District, streetscape or adjacent buildings.

ROOFTOP ADDITION GUIDE

In limited circumstances, proposals for rooftop additions will be considered that do not conform to these *Guidelines*. However, excellence in design and the architectural character of the existing building will be strong factors in the review.

Required:

- Rooftop additions must comply with the Municipal Code of Ordinances and shall not require the granting of a variance for height limits or floor area ratios

Discouraged:

- ✗ Rooftop additions on historically significant buildings
- ✗ Rooftop additions on buildings of less than 3 full stories in height

Strongly Discouraged:

- ✗ Rooftop additions on buildings originally constructed as residential buildings
- ✗ Rooftop additions on buildings that are individually listed on the National Register of Historic Places or are individually designated as a historic resource
- ✗ Rooftop additions on a roof with a pitch greater than 3" vertically in 12" horizontally and an existing parapet less than 18" in height
- ✗ Roof additions greater than 1-story and 12'-0" in height with roof forms other than flat roofs
- ✗ Elevator penthouses and service additions or equipment that exceeds 12'-0" in height



Historic secondary buildings should be maintained. This example has similar design elements and materials as the main house.

SECONDARY BUILDINGS & STRUCTURES

Several properties in Fort Lauderdale include more than a single principal building. In many instances, secondary buildings, structures and landscape features are also present and contribute significantly to the overall property, setting and historic context. Secondary buildings or structures in Fort Lauderdale most typically include, but are not limited to, garages, car ports and sheds.

Secondary buildings and structures can contribute significantly to our understanding of Fort Lauderdale's history and character. Although most of Fort Lauderdale's secondary buildings were designed to be utilitarian, in many cases buildings associated with residences such as garages were constructed to reflect or be complementary to the property's principal building. These similarities can include similar forms, materials and detailing. A secondary building or structure is significant if it was:

- Constructed at the same time as the principal building on the site
- Constructed after the principal building on the site but was used for a significant function
- Built to represent an important architectural design or construction method
- Associated with an important event or person related to the property
- Built incorporating distinctive characteristics of form, style, materials or detailing or shares those characteristics with other buildings on the site

Encouraged:

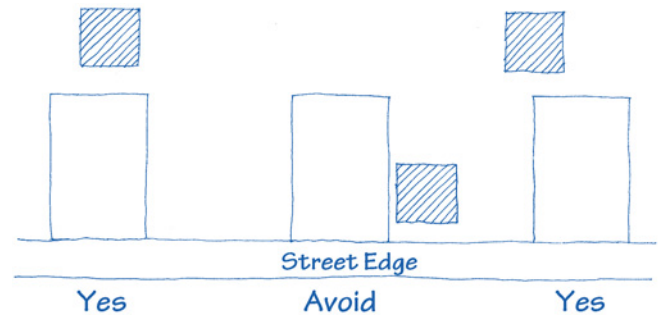
- Maintaining significant secondary buildings and structures as carefully as principal buildings
- Carefully maintaining significant and unique details at secondary buildings and structures including cupolas, barn doors, overhead doors, etc.
- Adapting functionally obsolete buildings for new uses

Discouraged:

- ✗ Demolition of significant secondary buildings and structures

NEW SECONDARY BUILDINGS & STRUCTURES

Similar to additions, secondary buildings and structures should be subordinate to and visually compatible with the primary building without compromising its historic character. Although the types and locations of these features can be limited by the Municipal Code of Ordinances, ideally the secondary building or structure should be located so it is not visible from the street and if that is not possible, so that the visibility is limited. Please contact the Urban Design and Development Division to discuss applicable regulations for proposed secondary buildings and structures.



The visibility of the secondary buildings or structures at the right and left is limited from the roadway. The secondary building or structure in the middle is very visible from the roadway and should be avoided.

Encouraged:

- Locating secondary buildings and structures, including garages, storage buildings, sheds, animal shelters, play houses and pool houses at the rear of the main building and away from the principal entrance or street elevation
- Designing new secondary buildings and structures to complement the period and style of the principal building and other buildings on the site; this includes using similar form, materials, colors and simplified detailing
- Construction of new secondary buildings in a manner that does not damage other resources on the site, including archaeological resources

Discouraged:

- ✗ Construction of new secondary buildings or structures in a location that is highly visible from public thoroughfares when less prominent locations are available
- ✗ Pre-manufactured metal sheds and outbuildings



In locations where secondary structures cannot be hidden from the street, they should be designed in a manner which appears temporary, with as little permanent structure as possible.

BUILDING RELOCATION

It is always preferable to retain a building in its original historic setting; however, there are circumstances when that is not feasible or practical. This includes buildings located within a flood plain or buildings in a location that would be disturbed by a major infrastructure project such as road widening. When retaining a historic building at its original site is not feasible and all other alternatives have been explored, relocation can be considered. It is important to remember that buildings are best appreciated within the appropriate setting and duplicating the major elements of that historic setting should be considered.

Encouraged when relocation is the only option:

- Select a site with similar characteristics as the original site including elevation changes and landscape
- Locate the building in a similar setting as the original site including orientation and distance from the roadway, and proximity to trees and other landscape features
- Relocate related resources and site elements such as secondary buildings and structures, walls, fences and walkways to the new site to re-establish original relationships

Discouraged:

- ✗ Alter the historic spatial relationship between the relocated building and its surrounding historic features

DEMOLITION OF HISTORIC RESOURCES

The demolition of all or portions of resources on properties or within a historic area is considered a drastic action since it alters the character of the streetscape, surrounding buildings, and the demolition site. Once resources or buildings that contribute to the heritage of the community are destroyed, they cannot be replaced. This could represent a lost educational resource for the community whether the building was an example of past construction techniques, or has associations with a significant individual or event in our history. As a result, demolition of significant buildings within a historic area is rarely considered to be an appropriate option.

Encouraged:

- Evaluate the significance of the historic resources
- Exhaust all attempts to reuse a historic resource including relocation prior to considering demolition
- If demolition is unavoidable, salvage significant historic building materials and features

Demolition is not recommended unless:

- ✗ The proposed demolition involves a non-significant portion of the building, and the demolition will not adversely affect those portions that are significant
- ✗ The proposed demolition involves a non-significant resource, and the demolition will not adversely affect significant parts of the site
- ✗ Drawings for the proposed new construction are submitted with the demolition application

ARCHAEOLOGY & EXCAVATION

It is recommended that property owners treat any below grade earth moving activities carefully for impacts to archaeological resources. There are numerous archaeological sites identified and protected throughout the City, and identified areas where there is the potential for archaeological discovery. Once an archaeological site has been disturbed by untrained lay persons, the ability to reveal the site through professional interpretation might be lost forever. As a result, archaeological sites are best preserved in-situ, or “in-place”, until they can be professionally investigated.

Archaeological materials discovered during development are required by County Ordinance to be reported within 24 hours of discovery. Similarly, it is unlawful for any person to willfully and purposefully disrupt human burials and associated materials without proper authority. In some instances property owners with identified archaeological resources on their property may be required to obtain Certificates of Appropriateness from the HPB or Broward County Historical Commission prior to commencing earth moving activities.

It is recommended that property owners contact the DSD at (954) 828-3266 to determine if their property is located in an archaeologically sensitive area or within an identified archaeological site, or if their particular new construction project requires archaeological permitting.

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PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

Preservation Design Partnership, LLC

Philadelphia, Pennsylvania; www.pdparchitects.com
Principal-in-Charge: Dominique M. Hawkins, AIA