



October 26, 2024

**RE: Himmarshee (H-1) Historic District Architectural Resource Survey
Frequently Asked Questions**

Dear Neighbor:

As part of the efforts outlined in the Himmarshee Historic District Revitalization report, an update to the Himmarshee (H-1) Historic District was identified as a priority. It is anticipated that this updated survey will not only provide an updated reflection of the history within the Himmarshee area, but also assist in developing proposed amendments Section 47-16., H-1 Historic Districts Ordinance, of the Unified Land Development Regulations (ULDR).

This survey was conducted to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 1985. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City of Fort Lauderdale as a Certified Local Government (CLG).

It is the objective of this project to achieve the following to implement the findings of this resurvey:

- Assign a "Contributing" or "Non-Contributing" status to all structures within the Himmarshee Historic District.
- Provide a background and history of the area including a historic context and statement of significance.
- Contribute to the preparation of a proposed amendment to Section 47-16., H-1 Historic Districts Ordinance, of the Unified Land Development Regulations (ULDR).

A draft of the updated Himmarshee Historic District Architectural Resource Survey can be found on our website by following the link below. We are currently accepting any comments or additional information related to this report and anticipate scheduling this on the January 6, 2025, Historic Preservation Board meeting agenda for their review.

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/himmarshee-historic-district>

Additionally, attached is a "Frequently Asked Questions" document that has been composed to help you understand the purpose and use of an architectural resource survey.

If you have questions or comments related to this effort, please contact Trisha Logan, Principal Urban Planner and Historic Preservation Board Liaison, by email at tlogan@fortlauderdale.gov or by phone at 954.828.7101.

Sincerely,

Alfred G. Battle, Jr., Acting Director
Development Services Department



Himmarshee (H-1) Historic District Architectural Resource Survey

Frequently Asked Questions

As part of the Himmarshee updated survey of the Himmarshee (H-1) Historic District was conducted to identify any changes that have occurred within the district since the last Architectural Resource Survey was completed in 1985. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City of Fort Lauderdale as a Certified Local Government (CLG).

It is the objective of this project to achieve the following to implement the findings of this resurvey:

- Assign a “Contributing” or “Non-Contributing” status to all structures within the Himmarshee Historic District.
- Provide a background and history of the area including a historic context and statement of significance.
- Contribute to the preparation of a proposed amendment to Section 47-16., H-1 Historic Districts Ordinance, of the Unified Land Development Regulations (ULDR).

The following “Frequently Asked Questions” have been composed to help you understand the proposed changes.

What is an Architectural Resource Survey?

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

Why are Architectural Resource Surveys needed?

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly documents the City’s history which contributes to the repository of historical information in the event a structure is demolished in the future. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources which is a requirement through the designation of the City of Fort Lauderdale as a Certified Local Government (CLG) in the State of Florida.

How is an Architectural Resource Survey conducted?

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

What do “Contributing Property” or “Non-Contributing Property” mean?

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

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

Qualified planners and consultants make determinations as to a building’s status. Both planners and consultants working on the survey meet the required by the Secretary of the Interior’s Professional Qualification Standards for Architectural History or Historic Architecture which are requirements maintained by the National Park Service in the United States Department of the Interior. If a status for each building is to be adopted for the Himmarshee Historic District, an amendment to the historic district would need to be reviewed and approved by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.



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

An update to the historic district will provide additional clarification as to which properties are intended for future preservation and rehabilitation through the assignment of a contributing or non-contributing status to each building. The review process for properties identified as contributing would not change from standards applied to all structures within the Himmarshee Historic District today, but would allow for contributing properties to utilize the [Historic Preservation Incentives](#). Properties identified as non-contributing would still be subject to the historic preservation ordinance but may have more lenience within the review process concerning exterior alterations to existing buildings.

What is the period of significance for the historic district?

As part of the updated architectural resource survey each property is currently being evaluated for its significance in relation to the historic context of the area utilizing data was collected in the field through observation of existing conditions, from existing data in the City’s GIS system, original permits (when available), and past permits. An updated Period or Periods of Significance will not be finalized until the draft of the architectural resource survey is complete.

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

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

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

The survey has been conducted and data was collected in the field through observation of existing conditions, from existing data in the City’s GIS system, original permits (when available), and past permits. Using this collected information as well as the criteria for evaluation of significance which includes a determination of architectural integrity, a Contributing or Non-Contributing status is assigned. For more information on how surveys are conducted, here is a link Publications of the National Register of Historic Places that provides a general outline of a local architectural resource survey in the Guidelines for Local Surveys: A Basis for Preservation Planning [Part 1](#) and [Part 2](#).

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

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

What is the timeline for this project?

Following the review of an initial draft of the Architectural Resource Survey Report, it is anticipated that the proposed assignment of contributing and non-contributing statuses will be presented to the Historic Preservation Board in January 2025 and will be subsequently presented to the City Commission to consider adoption of a resolution accepting these findings.

Where can I get more information on this project?

You may visit the City’s Historic Preservation website or contact Trisha Logan, Principal Urban Planner and Historic Preservation Board Liaison, by email at tlogan@fortlauderdale.gov or by phone at 954.828.7101.