



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#21-1008**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** December 7, 2021

**TITLE:** Public Hearing - Quasi-Judicial Resolution Approving a Historic Landmark Designation of the Property Commonly Known as the "New River Castle," Located at 625 SW 5th Place, Fort Lauderdale, Florida – Historic Preservation Board Case No. UDP-HPD21001 - **(Commission District 4)**

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**Recommendation**

Staff recommends the City Commission consider adopting a resolution approving the historic designation of the property known as "New River Castle" located at 625 SW 5th Place as a Historic Landmark in accordance with Section 47-24.11.C.7. of the Unified Land Development Regulations (ULDR). If the City Commission approves the historic designation of the building (castle) only, staff will revise the approval resolution after the commission meeting to include language that only designates the building. The resolution will also include a revised legal description.

**Background**

On August 27, 2021, the Department of Sustainable Development received a complete application for the historic landmark designation of 625 SW 5th Place from the Broward Trust for Historic Preservation. In accordance with ULDR Section 47-27.7.A.2 a notice was mailed to the owner of the property located at 625 SW 5th Place, which is the subject of an application for designation, with an outline of the interim protective measures placed on the subject property.

On October 4, 2021, the Historic Preservation Board (HPB) reviewed the application and recommended, by a vote of 4-2, that the City Commission approve the request for historical designation as a historic landmark with the condition that the designation apply only to the building, and not the site.

The HPB considered the staff report prepared by Trisha Logan, Historic Preservation Planner and HPB Liaison; the historic designation application and report, prepared by Michaela Conca, President of the Broward Trust for Historic Preservation; and public comment.

Staff and the applicant concluded that the New River Castle meets criteria (a) and (f) of ULDR Section 47-24.11.C.7 for historic designation as a historic landmark, which state as follows:

- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; and
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

Additionally, staff concluded that criteria consideration identified in ULDR Section 47-24.11.C.8.g has also been met, and states as follows: “a property achieving significance within the past 50 years if it is of exceptional importance...” Criteria considerations are used in addition to the criteria found within ULDR Section 47-24.11.C.7, when applicable.

In this case, the criteria consideration is applied due to a later alteration to the exterior of the structure to install the sawed coral and coral rubble that is visible today. Due to the high level of craftsmanship using locally sourced materials, applied in a way that is unique to this building, staff found that the described structure possesses exceptional importance and the alterations that have occurred to the original structure have become significant in their own right.

Within the historic designation application, the Period of Significance identified was 1890 to 1928. Due to alterations that have occurred at the site and the presumed date of construction, a more appropriate Period of Significance for this structure would be from 1927 to 1974.

Additional information concerning the history and significance of the building may be found within the staff report, provided as Exhibit 1; the historic designation application, provided as Exhibit 2; the historic designation report, provided as Exhibit 3; and a presentation from the applicant, provided as Exhibit 4.

The owner’s representative, Greg McAloon, of Tripp Scott provided information to the HPB. Mr. McAloon provided the HPB members with additional materials concerning ownership and tenancy of the property and gave a presentation as an overview of these items. Documents from the owner’s representative are provided as Exhibit 5.

The HPB concluded that the property met Section 47-24.11.C.7.a. and Section 47-24.11.C.8.g. of the ULDR and voted to recommend that the City Commission approve the request for historic designation as a historic landmark with the condition that the designation apply only to the building, and not the property. Draft minutes of the October 4, 2021, HPB meeting are provided as Exhibit 6.

Although the HPB recommended that only the building be designated, and not the surrounding property, protection of its setting and historic context should be considered.

As per Section 47-24.11.C.9 of the ULDR, it states that “unless otherwise specified by the approving body, each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site.” If only the building were to be designated, pursuant to Objective 1.2, Policy 1.2.3b of the Historic Preservation Element of the Comprehensive Plan, all proposed impacts to the designated landmark would require for review and comment by the HPB.

### **Designation Process**

In accordance with ULDR Section 47-24.11.C.7, the criteria for the designation of property as a landmark, landmark site, or historic district shall be based on one (1) or more of the criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service.

In this case, the applicant and staff identified that the property located at 625 SW 5th Place is eligible for historic designation under Criterion (a) and Criterion (f) of ULDR Section 47-24.11.C.7. Additionally, staff found that the property also meets Criterion Consideration (g) of ULDR Section 47-24.11.C.8.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Create a continuum of education services and support

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Here.

### **Attachments**

Exhibit 1 – Staff Report

Exhibit 2 – Historic Designation Application

Exhibit 3 – Historic Designation Report

Exhibit 4 – Applicant Presentation

Exhibit 5 – Additional Documents from Owner Representative

Exhibit 6 – October 4, 2021, HPB Draft Minutes

Exhibit 7 – Resolution Landmark Designation for Building Only – Approving

Exhibit 8 – Resolution Landmark Designation for Property – Approving

Exhibit 9 – Resolution Landmark Designation – Denying

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Sustainable Development

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