



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

#25-0121

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

FROM: Susan Grant, Acting City Manager

DATE: February 18, 2025

TITLE: Resolution Adopting the Himmarshee Historic District Architectural Resource Survey Dated September 2024; Including the Assignment of “Contributing” or “Non-Contributing” Status to Properties within the Himmarshee Historic District – Historic Preservation Board Case No. UDP-HPD24004 - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting a resolution adopting the Himmarshee Historic District Architectural Resource Survey dated September 2024 including the assignment of “Contributing” or “Non-Contributing” status to properties within the Himmarshee Historic District.

Background

On April 22, 1975, the City Commission adopted Ordinance No. C-75-29 creating the H-1 Historic District zoning category. Portions of the area known as Himmarshee Village were subsequently rezoned to the H-1 zoning district and along with the Stranahan House, remain the only properties within the City with this zoning designation. These H-1 zoned properties have become known as the Himmarshee (H-1) Historic District. As part of the efforts outlined in the Himmarshee Historic District Revitalization Report, updating the Himmarshee (H-1) Historic District through an architectural resource survey 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 District but also assist in developing proposed amendments to 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 of the designation of the City of Fort Lauderdale as a Certified Local Government (CLG).

The intent of this survey is to implement the following objectives:

- 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).

An updated Architectural Resource Survey of the Himmarshee (H-1) Historic District was conducted to identify any changes that have occurred within the district since the original study was conducted in 1977. The survey was performed by subject matter experts who meet the Secretary of the Interior's qualifications for professionals in historic preservation. As part of the updated survey, a total of 19 structures on 17 parcels were surveyed. A total of 14 structures are identified as contributing, five are identified as non-contributing, and one as a parking lot/vacant lot.

A resolution adopting the Himmarshee Historic District Architectural Resource Survey dated September 2024, including the identification of properties as either Contributing or Non-Contributing within a historic district is necessary in order for the City to have the following:

- An accurate record of properties that are intended to be recognized for their historic character and architectural integrity; and
- Ability for properties identified as Contributing to utilize Historic Preservation Incentives enacted by the City of Fort Lauderdale; and
- A historic context statement that describes the neighborhood's history and development within the City of Fort Lauderdale; and
- Clearly defined period of significance that represent important milestones in the developmental history of the Himmarshee Historic District; and
- A summary of the original and subsequent actions taken to designate the Himmarshee Historic District.

The Himmarshee Historic District Architectural Resource Survey provides a background of the district, a historic context, defined Period of Significance, a description of the methodology used to conduct the survey, and criteria used in evaluating properties as either "Contributing" or "Non-Contributing." Properties identified as "Vacant Lots" or "Parking Lots" are considered "Non-Contributing."

The full Architectural Resource Survey Update Report is provided as Exhibit 1, and the Appendices are provided as Exhibits 2 through 4. A map of the historic district is provided as Exhibit 5.

Prior Reviews

The Historic Preservation Board (HPB) reviewed the proposed resolution to adopt the Himmarshee Historic District Report and the assignment of Contributing and Non-Contributing status on January 6, 2025, and a motion to recommend adoption of the resolution by the City Commission was approved by a vote of 5-0. The January 6, 2025, HPB meeting minutes are attached as Exhibit 6.

Public Outreach

Staff reached out via mail to the property owners within the Himmarshee Historic District, as well as to History Fort Lauderdale and the Sailboat Bend Civic Association (SBCA) President, in October 2024. The letter sent outlined this initiative and provided a document containing Frequently Asked Questions (FAQs) concerning the project. An email with the same information was also disseminated to tenants and community stakeholders. The letter and FAQs are provided as Exhibit 7.

Public Notices

A mail notice for this public hearing was sent to all property owners on December 6, 2024. In addition, sign notices were posted within the historic district and a newspaper notification for this public hearing was published in the Sun-Sentinel on December 24, 2024.

In advance of this City Commission meeting, sign notifications were posted within the historic district.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a Fiscal Year 2025 Commission Annual Action Plan priority, advancing the Public Spaces and Community initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Focus Area

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

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Historic Preservation Element
- Goal 1: The City shall prepare and adopt a long-term approach to historic preservation which identifies and evaluates the City's historic resources.

Attachments

Exhibit 1 – Himmarshee Historic District Architectural Resource Survey September 2024

Exhibit 2 – Appendix A – List of Contributing and Non-Contributing Properties

Exhibit 3 – Appendix B – Architectural Resource Survey Forms

Exhibit 4 – Appendix C – Incentives for Designated Historic Resources

Exhibit 5 – Map of Himmarshee (H-1) Historic District

Exhibit 6 – January 6, 2025, HPB Minutes

Exhibit 7 – Letter to Property Owners and Frequently Asked Questions

Exhibit 8 – Resolution

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