



**REQUESTS:**

**Certificate of Appropriateness for Demolition**

- Complete Demolition of Three-Story Police Department Headquarters

**Certificate of Appropriateness for Demolition**

- Complete Demolition of (2) One-Story Multi-Family Residential Structures

**Certificate of Appropriateness for Major Alteration**

- New Construction of Three-Story Police Department Headquarters

<b>Case Number</b>	UDP-HP21028	<b>FMSF#</b>	
<b>Owner</b>	City of Fort Lauderdale		
<b>Applicant</b>	Elisabeth A. Bernitt, AECOM		
<b>Address</b>	1300 -1350 W. Broward Boulevard and 1201 – 1205 SW 1st Street 1-8		
<b>General Location</b>	A city block on the southern side of the West Broward Boulevard, surrounded by streets Southwest 14th Avenue to the West, Southwest 12th Avenue to the East, and Southwest 2nd Court to the South		
<b>Legal Description</b>	<u>1300 -1350 W. Broward Boulevard</u> VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD, & LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC ALLEYS WITHIN SAID BLKS 117&118 & LOTS 5 TO 28 BLK 125 & THAT POR OF VAC SW 1 ST & SW 2 ST BETWEEN SAID BLKS IN OF SUB WAVERLY PLACE OF 2-19 D <u>1201-1205 SW 1st Street 1-8</u> WAVERLY PLACE 2-19 D LOT 1 THRU 4 & S1/2 OF VAC ALLEY ABUTTING SAID LOTS BLK 125		
<b>Existing Use</b>	Government – Police Station/Multi-Family Residential		
<b>Proposed Use</b>	Government – Police Station		
<b>Zoning</b>	CF/B-1/RMM-25		
<b>Applicable ULDR Sections</b>	47-24.11.D.3.c.i; 47-24.11.D.3.c.iii; 47-17		
<b>Landmark/Historic District</b>	Sailboat Bend Historic District		
<b>Authored By</b>	Trisha Logan, AICP, Historic Preservation Planner		

**Property Background:**

The development project proposed at 1300 W. Broward Boulevard is located in the Sailboat Bend Historic District and includes two parcels. One parcel is located at the address of 1300 W. Broward Boulevard where there is the Police Department Headquarters. The other parcel is located at the address of 1201 SW 1st Street that contains two one-story multi-family residential structures.



Location Map



Existing Police Department Headquarters



### **Previous and Future Reviews**

The development project proposed at 1300 W. Broward Boulevard went before the Development Review Committee under DRC Case Number UDP-S21029 on July 13, 2021, for a Public Purpose Use request and the construction of the new Police Department Headquarters. Following the HPB meeting, this application will be scheduled for the Planning and Zoning Board and ultimately the City Commission.

### **Project Summary**

Included in this application are three requests for Certificates of Appropriateness which include two demolition requests and one for new construction. Execution of the proposed project would occur in four phases.

### **Demolition**

#### **1300 – 1350 W. Broward Boulevard**

Proposed for demolition is the existing Police Department Headquarters located at 1300 W. Broward Boulevard. This structure was originally constructed in 1959 and is a Non-Contributing Property to the Sailboat Bend Historic District. Attached to this staff report is an Architectural Integrity Assessment prepared by staff as part of the Sailboat Bend Historic District Architectural Resource Survey Update completed in 2020. This Architectural Integrity Assessment identified the property as ineligible for individual designation and as non-contributing to the surrounding historic district. Additionally, the applicant has provided a Cultural Resource Assessment Survey (CRAS) of the Police Department Headquarters that was prepared by AECOM that agrees with the staff analysis.

#### **1201 -1205 SW 1st Street 1-8**

Proposed for demolition are two one-story multi-family structures located at 1201 SW 1st Street. These structures were constructed in 1973 and the parcel is a Non-Contributing Property to the Sailboat Bend Historic District.

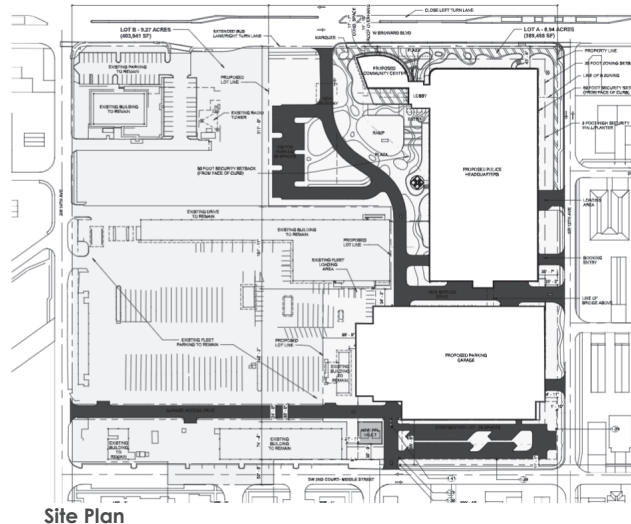


Location of Structures Proposed for Demolition



### **New Construction**

Located to the east of the existing police department headquarters structure is the proposed new three-story police department headquarters with an overall height of 48 feet to the top of the roof. Exterior wall materials include sandblasted architectural precast concrete panels, smooth stucco, scored stucco, and decorative aluminum slats. The single-story primary entrance is oriented towards West Broward Boulevard which creates a division between the main portion of the structure that contains the headquarters and a community center. Along West Broward Boulevard there is also driveway entrance that leads to a visitor parking area as well as to a new garage that is to be set at the south side of the parcel.



Site Plan

In considering a new construction project within a Historic District it is important to make sure that the historic structures remain the central focus of the district. It is also discouraged to create any sense of false historicism with the new design. According to the narrative submitted by the applicant, the new design is reminiscent of the existing police department headquarters by the incorporation of some of its design features such as the linear bands of windows that wrap around the façade, and the massing created through large geometric forms. Although this was the intent, the proposed new design does not create a false sense of history through the incorporation of these features and reads as a contemporary building.

Creating a design that is compatible with the surrounding architecture is necessary in a successful design; however, the decorative and architectural elements that are displayed as part of the new construction project should be harmonious in their own right. The design should also take into consideration the Historic Design Guidelines, which states, "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."

Significance of the Sailboat Bend Historic District is rooted in its association with early community planning and development. The updated Architectural Resource Survey revealed that during the periods of significance, the area was comprised primarily of residential properties (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community. The commercial properties along Broward Boulevard were all deemed noncontributing in the most recent



Architectural Resource Survey of the Sailboat Bend Historic District as they do not relate to the overall historic context. This is also reflected in the original Sailboat Bend Historic District Study in 1992, where the commercial properties located along Broward Boulevard were identified by the consultant as a buffer to the residential properties in the historic district.

The proposed new design exhibits a contemporary modern design through the incorporation of the deep overhang between the first and third floor supported by a series of columns to create what appears to be a large outdoor covered patio along the second floor, the concrete eyebrow that follows the curvilinear shape of the first floor's front façade, and a series of windows wrapping around each elevation that are divided by aluminum slats placed at irregular intervals.



**Rendering of Proposed Police Department Headquarters**

Several materials proposed for incorporation on the exterior façade do not meet the Sailboat Bend Historic District's Material and Design Guidelines and the HPB will have to make a determination if these materials are suitable alternatives. These materials include the architectural precast concrete panels, the steel overhead door which exceed the allowable width of 9 feet, and the decorative aluminums slats. It should be noted that the 9-foot width limitation of overhead doors is meant to address residential development and will not meet the operational needs of the police department.

The project incorporates large setbacks from the property line that primarily meet or exceed requirements for all sides:

Setback Location	Proposed	Minimum
North Setback (Primary Frontage):	17'-7" at community center 43'-8" at main building	25 feet
West Setback (Side):	Over 100' to property line, other existing structures on site to remain	25 feet
East Setback (Side):	24'-11" at parking garage 38'-7" at main building	25 feet
South Setback (Rear Setback):	88'-6"	25 feet





Massing as well as the incorporation of the setbacks outlined above for the proposed new headquarters appear to have considered the surrounding lower scale of the residential historic district; however, the proposed new structure will be larger in scale than its immediate surroundings. In comparison to the existing Police Station Headquarters located on the same site, the existing structure is 42 feet 7 inches in height to the roof deck and the proposed new headquarters is 48 feet in height to the roof deck. The garage structure is 43 feet 6 inches in height to the roof deck.

The east elevation of the main headquarters building directly faces low scale residential structures within the historic district along SW 12th Avenue. The site design provides for a significant setback between the building and the property line and incorporates added landscaping as well as an 8-foot high stainless steel green wall system with bougainvillea.

Along this eastern façade there are multiple driveway entrances including a loading area; a booking entry; a service drive; an entrance into the parking garage; and an entrance into a parking lot. At the loading area entrance of the proposed police headquarters, there is an 8-foot-high masonry security wall and security gate that pushes outward towards the pedestrian sidewalk. This area is intended to act as a secure zone in front of the roll up doors to access the loading dock for deliveries and trash pickup. This area would allow for a delivery truck to sit in a secure zone as it is loading and unloading while the roll up doors are open.

At the southern end of the property, a 8-foot high metal picket security fence and gate is shown on the site plan. This fencing is not located in front of a primary façade.

#### **Criteria for Certificate of Appropriateness**

Pursuant to ULDR, Section 47-24.11.D.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the Historic Preservation Board (HPB) shall use the following general criteria:

ULDR, Section 47-24.11.D.3.c.i	Staff Response
<b>b) The relationship between such work and other structures on the landmark site or other property in the historic district; and</b>	<p>The applicant proposes to construct a new three-story Police Station Headquarters that utilizes some materials and features found within the historic district. Within the Sailboat Bend Historic District there are a number of styles represented which can inform a compatible new construction project; however, within the proposed new design there are limited design features that are complementary to the surrounding structures and its immediate context on the residential streets in which it is located. Measures were taken including the incorporation of large setbacks, landscaping, and division of the massing that assists in bridging the proposed Police Department Headquarters with its immediate surroundings.</p> <p>As a parcel that is located on Broward Boulevard, it should be noted that the commercial properties along Broward Boulevard were all deemed noncontributing in the most recent Architectural Resource Survey of the Sailboat Bend Historic District as they do not relate to the overall historic context. This is also reflected in the original Sailboat Bend Historic District Study in 1992, where the commercial properties located along Broward Boulevard were identified by the consultant as a buffer to the residential properties in the historic district.</p> <p><b>Application partially meets this criterion</b></p>

*Other criteria listed within this ULDR section that are not listed here are not applicable to this project.*



**Certificate of Appropriateness for Demolition**

ULDR, Section 47-24.11.D.4.	Staff Response
i. <i>The designated landmark, landmark site or property within the historic district no longer contributes to a historic district; or</i>	N/A
ii. <i>The property or building no longer has significance as a historic architectural or archeological landmark; or</i>	All structures proposed for demolition within this application are non-contributing in the Sailboat Bend Historic District.  <b>Application meets criterion.</b>
iii. <i>The demolition or redevelopment project is of major benefit to a historic district.</i>	N/A

**Certificate of Appropriateness for New Construction**

Pursuant to ULDR, Section 47-24.11.D.3.c.iii, additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the HPB shall also consider the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located.

ULDR, Section 47-24.11.D.3.c.iii	Staff Response
a) <b>The height of the proposed building shall be visually compatible with adjacent buildings; and</b>	Massing as well as the incorporation of the setbacks outlined above for the proposed new headquarters appear to have considered the surrounding lower scale of the residential historic district; however, the proposed new structure will be larger in scale than its immediate surroundings.  In comparison to the existing Police Station Headquarters located on the same site, the existing structure is 42 feet 7 inches in height to the roof deck and the proposed main structure is 48 feet in height to the roof deck. The garage structure is 43 feet 6 inches in height to the roof deck.  <b>Application partially meets this criterion.</b>
b) <b>The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.</b>	Although the proposed new structure will be larger in scale than its immediate surroundings, measures including large setbacks, landscaping, and division of the massing assists bridging the proposed Police Department Headquarters with its immediate surroundings.  <b>Application partially meets this criterion.</b>
c) <b>The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related; and</b>	Although the window and door openings within the proposed new structure will be larger in scale than its immediate surroundings, measures were taken including large setbacks, landscaping, and division of the massing assists bridging the proposed Police Department Headquarters with its immediate surroundings.  <b>Application partially meets this criterion.</b>



d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related; and	<p>The east elevation of the main headquarters building directly faces low scale residential structures within the historic district along SW 12th Avenue. The site design provides for a significant setback between the building and the property line and incorporates added landscaping as well as an 8-foot high stainless steel green wall system with bougainvillea. Along this eastern façade there are multiple driveway entrances including a loading area; a booking entry; a service drive; an entrance into the parking garage; and an entrance into a parking lot.</p> <p><b>Application partially meets this criterion.</b></p>
e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related; and	<p>Along Broward Boulevard there are a variety of setbacks incorporated into the commercial structures and there is not one consistent pattern present.</p> <p><b>Application meets this criterion.</b></p>
f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related; and	<p>Several materials proposed for incorporation on the exterior façade do not meet the Sailboat Bend Historic District's Material and Design Guidelines. These materials include the architectural precast concrete panels, the steel overhead door which exceed the allowable width of 9 feet, the 8-foot high metal picket security fence, and the decorative aluminum slats.</p> <p>The HPB will have to make a determination if these materials are suitable alternatives.</p> <p><b>Application partially meets this criterion.</b></p>
g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related; and	<p>The roof of the new Police Department Headquarters is flat which is compatible with the other structures along Broward Boulevard; however, the residential structures that are to the east and south of the proposed development contain a variety of roof types.</p> <p><b>Application meets this criterion.</b></p>
h) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses and, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the building to the buildings and places to which it is visually related.	<p>The proposed new Police Department Headquarters creates cohesive walls along the street frontage; however due to the large scale of the main building the visual relationship between the structure and its immediate surrounding is not entirely compatible. Although the new structure is larger in scale, the combination of the setbacks, landscaping, and division of massing all assist in providing visual compatibility with its surroundings.</p> <p><b>Application partially meets this criterion.</b></p>
i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.	<p>Massing as well as the incorporation of the setbacks outlined above for the proposed new headquarters appear to have considered the surrounding lower scale of the residential historic district; however, the proposed new structure will be larger in scale than its immediate surroundings.</p> <p><b>Application does not meet this criterion.</b></p>



<p>j) <b>A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.</b></p>	<p>The proposed new Police Department Headquarters building which has a horizontal directional character fronts three different streets, each with a different directional character. Broward Boulevard contains a mixture of directional character, SW 12th Avenue contains structures that are primarily horizontal in character, and SW 2nd Court also contains primarily structures that are nondirectional in character. With a variety of vertical character, horizontal character or nondirectional character, found within the immediate vicinity the directional character is not a significant feature to consider for compatibility.</p> <p><b>Application meets this criterion.</b></p>
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**Sailboat Bend Historic District material and design guidelines**

In addition, pursuant to ULDR, Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a COA for new construction, alterations, relocation, and demolition.

ULDR Section 47-17.7.B	Staff Response
<p><b>2. Exterior building walls.</b></p> <p>a. Materials and finish.</p> <p>i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.</p>	<p><b>Exterior building walls.</b></p> <p>a. Materials and finish.</p> <p>i. Stucco: textured; formed</p>
<p><b>3. Windows and doors.</b></p> <p>a. Materials.</p> <p>i. Glass (clear, stained, leaded, beveled and non-reflective tinted).</p> <p>b. Configurations.</p> <p>i. Doors: garage nine (9) feet maximum width.</p> <p>ii. Windows: square; rectangular; circular; semi-circular; semi-ellipse; octagonal; diamond; triangular; lited only to gable ends.</p> <p>c. Operations.</p> <p>i. Windows: single and double hung; casement; fixed with frame; awning; sliders (rear and side only); jalousies and louvers.</p> <p>d. General.</p> <p>i. Wood shutters sized to match openings (preferably operable).</p>	<p><b>Windows and doors.</b></p> <p>a. Materials.</p> <p>i. Glass: clear with low-e</p> <p>v. Steel and aluminum</p> <p>b. Configurations.</p> <p>i. Doors: <u>Entry Doors:</u> Hollow metal doors and storefront doors <u>Garage Doors:</u> Steel overhead doors</p> <p>ii. Windows: Glazed curtainwall construction</p>
<p><b>4. Roofs and gutters.</b></p> <p>a. Roof--materials.</p> <p>viii. Built up roof behind parapets.</p>	<p><b>Roofs and gutters.</b></p> <p>a. Roof--materials.</p> <p>viii. Built up roof behind parapets.</p>
<p><b>5. Garden walls and fences.</b></p> <p>a. Materials and style.</p> <p>iv. Metal: wrought iron, ESP aluminum, green vinyl coated chain link.</p>	<p><b>Garden walls and fences.</b></p> <p>iv. Metal: Eight feet high metal picket security fence</p>





**Summary Conclusion:**

**COA for Demolition – 1300 - 1350 W. Broward**

Staff finds that the application for a **COA for Demolition** under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact the adjacent historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

**COA for Demolition – 1201 - 1205 SW 1st Street 1-8**

Staff finds that the application for a **COA for Demolition** under case number UDP-HP21028 located at 1201 - 1205 SW 1st Street 1-8 meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.4. of the ULDR.

The following conditions for the COA for Demolition are provided for consideration by the HPB if the application is to be approved:

1. The demolition of the structure shall not negatively impact properties within the historic district and protection from construction debris and construction equipment shall be provided, as necessary.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

**COA for New Construction**

Staff finds that the application for a **COA for New Construction** under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard and 1201 - 1205 SW 1st Street 1-8 partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR, partially meets the criteria as outlined in Sections 47-24.11.D.3.c.iii. of the ULDR, and partially meets the criteria as outlined in Sections 47-47-17 of the ULDR.

The following conditions for the COA for New Construction are provided for consideration by the HPB if the application is to be approved:

1. All glass must be clear with an option of Low-e.
2. Signs are not included in this approval and a separate Certificate of Appropriateness application would be required for any new signs on the property.
3. Additional details showing that proposed rooftop mechanical screening provides adequate coverage with zero visibility of mechanical equipment must be provided at the time of building permitting.
4. This application is subject to the approval by Building, Zoning, and all ULDR requirements.



**Board Actions**

**Certificate of Appropriateness for Demolition**

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard based on the following findings of fact *(i.e. Based on facts and findings as outlined in the staff memorandum)* **and** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).

**Certificate of Appropriateness for Demolition**

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Demolition under case number UDP-HP21028 located at 1201 -1205 SW 1st Street 1-8 based on the following findings of fact *(i.e. Based on facts and findings as outlined in the staff memorandum)* **and** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).

**Certificate of Appropriateness for Major Alterations**

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Major Alterations under case number UDP-HP21028 located at 1300 - 1350 W. Broward Boulevard and 1201 - 1205 SW 1st Street 1-8 based on the following findings of fact *(i.e. Based on facts and findings as outlined in the staff memorandum)* **and** (if conditions apply) is subject to the following conditions (state applicable conditions on the record).

## Architectural Integrity Assessment of Police Station

### City of Fort Lauderdale Police Station

1300 W. Broward Boulevard

Architect: William F. Bigoney Jr. and John Evans

Date of Construction: 1959

Located in the Sailboat Bend Historic District, the City of Fort Lauderdale's Police Station has evolved over the years to accommodate the growing police force to serve the ever expanding population. A request has been made to evaluate the possibility of removing the police station from the Sailboat Bend Historic District. In order to assess whether or not this could be accomplished, it is necessary to look at the entire district, and to evaluate how the Police Station functions to reinforce the significance of the district as a whole. Through this process the structure was also analyzed for its potential for designation as a local Historic Landmark or for listing on the National Register of Historic Places.

"Integrity" as used in the framework of historic preservation refers to whether or not certain physical characteristics that were present in the original building, are still visible, or have there been significant alterations or additions that have obscured the architect's original intent. To assist in that determination, the National Register of Historic Places (the Federal Government's Guidelines originating in the National Historic Preservation Act of 1966 [as amended] published National Register Bulletin #15 that described the "Seven Aspects of Integrity." They are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.



Police Station (2018)

## Architectural Integrity Assessment of Police Station

Over the years, the structure has experienced several large additions and alterations which include the following:

### List of Major Permits Issued:

**2/17/1958:** Original Permit Issued for Two-Story Police Station (Bigoney + Evans)

**4/19/1965:** Third Floor Addition to Police Station (Bigoney + Evans)

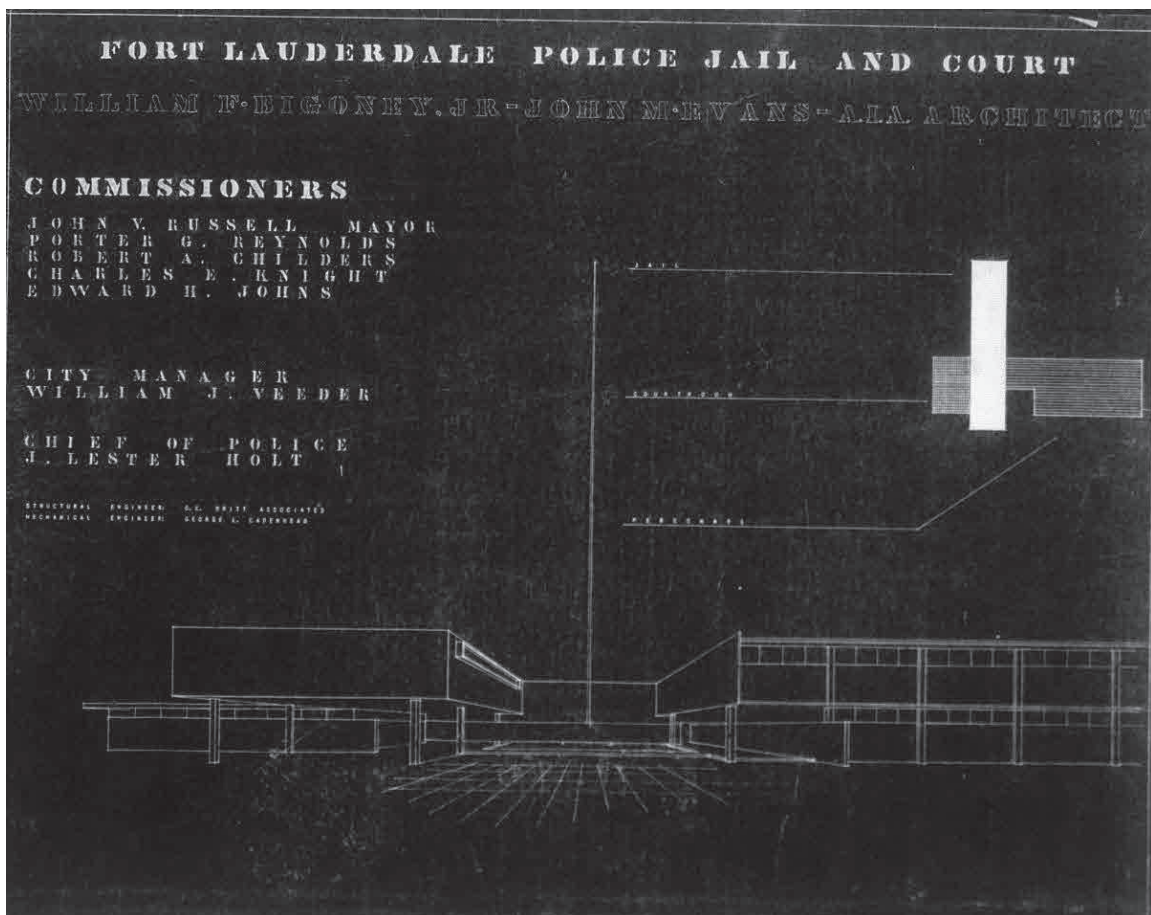
**4/11/1968:** Addition of One-Story Court Room (East of Main Building) (William Crawford)

**9/14/1981:** Addition and Alterations to the Front Façade; Addition of 2<sup>nd</sup> Story to Existing One-Story Courtroom (Bigoney + Evans)

### Additional Permits:

**1/1/10:** Retrofit doors and windows

**12/21/15:** Replace 75 windows and wall-up 75 openings



In this illustration, the cover sheet for the first iteration of the Police Station, there is a decidedly International Style of architecture represented.

### THE SIGNIFICANCE OF THE SAILBOAT BEND HISTORIC DISTRICT

Sailboat Bend is a significantly large (it contains approximately 450 parcels, composed of single-family; multi-family; commercial and institutional buildings.) One of the more



## Architectural Integrity Assessment of Police Station

unique features about the District is that the dates of construction range from the early 1900s through current day.

As a result, the ARCHITECTURAL SIGNIFICANCE of the district is a critical element in the reasons for its importance, and one of the reasons why the City would name it a historic district. In other words, buildings dating from the 1920s would most likely be of frame construction; often have gabled roofs; wood lap siding and a prominent chimney. These defining characteristics illustrate the historical evolution of the District, as it bears witness to the popularity of the area, to the demographics of its residents, and the stylistic preferences of the era.

**IF** buildings from this period fail to express these characteristics, then they have lost their integrity, and cannot be considered to CONTRIBUTE to this period in the historic district's evolution.

### ASSESSMENT OF THE POLICE STATION USING THE SEVEN ELEMENTS OF "INTEGRITY"

If we apply this same logic to the Police Station, first built in 1959, we would expect to find the same collection of elements that would immediately identify it as a product of the International Style.

*INTEGRITY: The actual physical form the building takes establishes the architectural significance of the property*

**Location:** This property is in its original location.

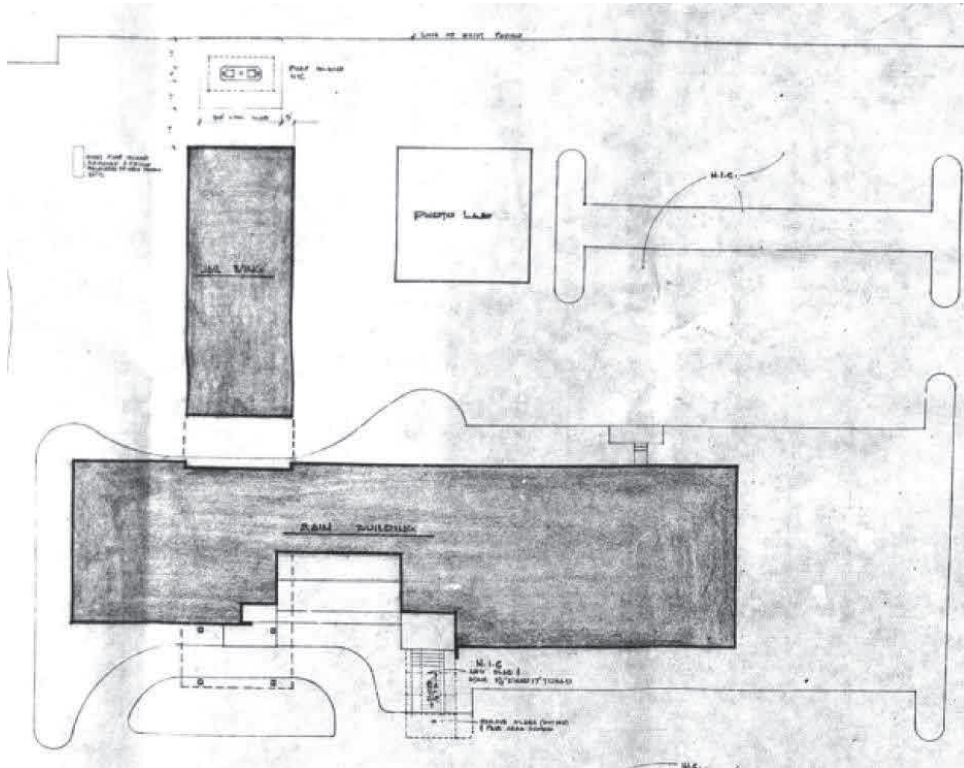
**Design:** The original 1959 design for this building is a sleek International Style design composed of a main building that is intersected by a center wing that is set at a perpendicular angle. The structure was primarily two-stories in height, with a portion of the main building tapering off to a single story towards the eastern side of the structure. The main entrance was located on the western portion of the main structure and was recessed into the façade.

Throughout the structure fenestration is placed in bands of clerestory windows. On the main structure, the bands are placed in line with the wall plane, however in the center wing, the windows are located in an extruded box frame. Materials found on the structure included an oolite stone, tile, and smooth stucco.

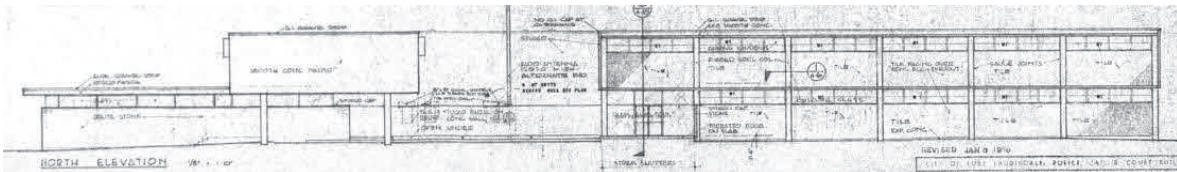
In the center wing that intersects the main building, an overhang was created utilizing a pedestal affect that carries the second story and extends beyond and behind the front plane of the building. This overhang acted as a modern porte cochère as evident on the site plan.

The use of linear elements and geometric forms displayed on the structure conveyed the key components of the International Style.

## Architectural Integrity Assessment of Police Station

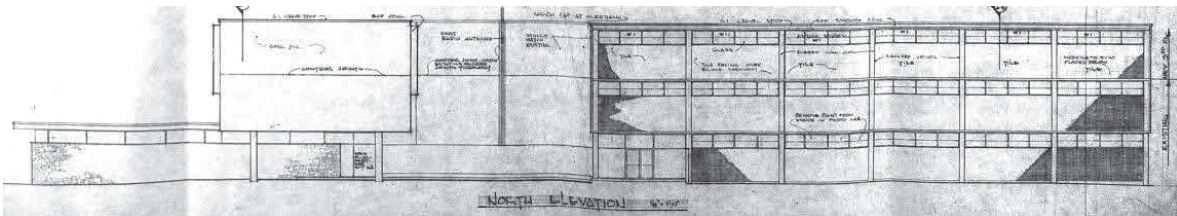


### Original Site Plan Layout of Police Station



### North Elevation of Police Station (1959)

In 1965, Bigoney and Evans were commissioned for a third story addition to the existing police station. For this addition, the architects expanded on the original design in the third story and maintained the character defining features of the original design and since it was completed by the original architect of record, it would be considered to be a contributing element of the significance of the structure.



### North Elevation of Police Station (1965)

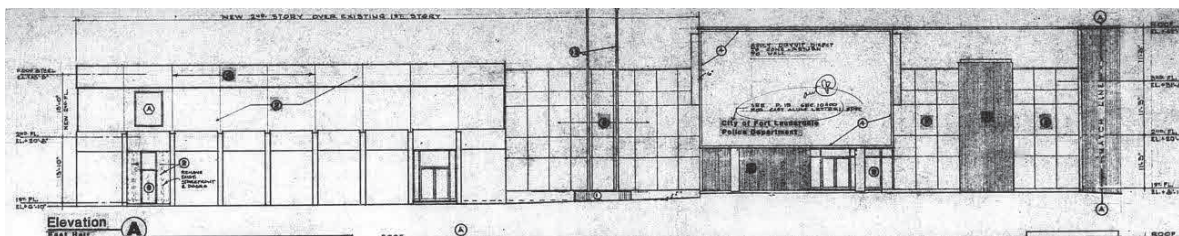
## Architectural Integrity Assessment of Police Station

In 1968, a one-story wing was added to the east of the original structure. This addition was performed by architect, William Crawford, and would not be considered to be a contributing element of the significance of the structure.

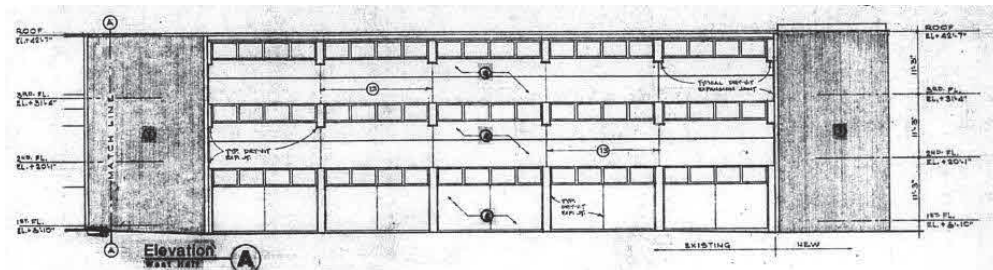
In 1981, Bigoney and Evans were once again commissioned to undertake a variety of alterations to the structure. Below is a summary of Scope of Work for 1981

Alterations/Additions:

- Removal of tile on front elevation of west wing (now painted blue);
- Enclosure of window bay on 2<sup>nd</sup> floor of center wing;
- Enclosure of original entryway with fluted concrete block;
- Relocation of front entrance;
- Installation of dryvit insulation and finish wall system on front elevation of west wing (now painted blue). This alteration extruded the once flat surface and removed the original tile surface;
- Addition of second floor on court room addition;
- Addition to west wing on west elevation with fluted concrete block;
- Addition of aluminum storefront with tempered glass on front façade in center wing;
- Addition of fluted concrete block staircase on front façade in center wing.



North Elevation of Police Station (1981)



North Elevation of Police Station (1981)

Since 1981, additional work was undertaken to the structure which included alterations to fenestration, the addition of a large communications tower, and an abundance of communications wiring.

The work that occurred past 1965 has affected the structure in form, plan, space, and style. Alterations to the original sense of openness and the application of new forms to the exterior of the front façade as well as the removal and addition of materials, detracts from the original intent of the design and its ability to shockingly convey its International Style. These changes are even more evident in the evolution of the site plan (see end of document).

## Architectural Integrity Assessment of Police Station

**Setting:** The setting of the structure has remained oriented towards West Broward Boulevard, a main thoroughfare leading from Interstate 95 to downtown Fort Lauderdale. Originally, the front driveway was circular in plan and used as a drop-off area, now the front of the building is almost entirely parking with little landscaping. Throughout the years, the site of the original police station has grown and now encompasses almost an entire city block which in addition to the main structure provides vehicle storage for police and public works, storage areas, offices for Parks and Recreation.

**Materials:** Originally, materials found on the structure included tile, stucco, and keystone. Throughout the multiple alterations and additions, the original tile and the original keystone were removed. Currently existing materials evident on the structure are stucco, fluted concrete, new keystone, and glass curtain wall.

**Workmanship:** With the removal of many of the original materials as well as the additions and alterations that have occurred over time, original or defining workmanship is unrecognizable.

**Feeling:** Feeling the ability to recognize the structure or site and the original design intent.

**Association:** This structure is not important for an important event or person, this aspect of integrity does not apply.

Unfortunately, the series of alterations and additions made after 1959 have destroyed the elements that were originally part of the design.

To reiterate the seven elements of integrity are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Of these seven those most egregiously affected are Design; Materials; and Association.

### CONCLUSION:

In consideration of the property as individually eligible as a local Historic Landmark or for the National Register of Historic Places, it is concluded that the original design of Bigoney and Evans has been virtually destroyed, and as a result many of the key components of the International Style that was so evident in the original design have been altered or removed.

Additionally, the Police Station is also *not representative* of the Sailboat Bend Historic District's historic context as the first residential neighborhood in the City of Fort Lauderdale.