



FLORIDA DEPARTMENT *of* STATE

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Governor

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Secretary of State

Irina Tokar
Senior Project Manager
City of Fort Lauderdale
100 North Andrews Avenue, City Hall 4th Floor
Fort Lauderdale, Florida 33301

March 16, 2015

RE: DHR Project File No.: 2015-0546B, Received by DHR: March 5, 2015
Project: South Side School Restoration, 701 South Andrews Avenue, Fort Lauderdale, Florida
City Project # 10777G
County: Broward

Dear Ms. Tokar:

Our review of this project concerning additional work to the South Side School in Fort Lauderdale, Florida was conducted in accordance with Chapter 267, *Florida Statutes* to determine if the above mentioned project will adversely affect historic properties listed on, or eligible for listing on the National Register of Historic Places, or otherwise of archaeological or historical significance. The City of Fort Lauderdale received state grant assistance from the Division of Cultural Affairs for the rehabilitation of the historic school; and the City was given title to the property adjacent to the south of the school property which was acquired by the State through the Florida Communities Trust (FCT) program. Both these actions require oversight by this office, the Division of Historical Resources (Division), to ensure that historic resources are identified and not adversely affected. The 2004 FCT management plan specifies coordination with the Division.

The South Side School, located in Fort Lauderdale, was listed on the National Register of Historic Places in 2006 for its significance under Criterion A for Education.

Thank you for providing additional plans and project information to assist this office in completing our review. In reviewing this project our office applied the Secretary of the Interior's Standards for Rehabilitation (the Standards) to assess the effect of the proposed project on the historic South Side School. While many aspects of the project appear to meet the Standards, we have several comments and concerns that should be addressed prior to the proposed project's initiation. These comments are included below:

Exterior:

1. The proposed addition of windows in existing openings on the southwest and northwest elevations do not meet the Standards. The existing openings in the two story porch/breezeway should be retained. If the openings cannot be retained, an acceptable alternative to the proposed design is a metal storefront style

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Exhibit 3
CAM 15-0341
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window system. This window system should be set to the rear of the existing openings and should not include new poured columns as specified in Note 7, Sheet A-8. Metal framing is appropriate, but all mullions and other window components should be as thin as possible to minimize their appearance. A sloped edge should be added to the openings at the sill location to assist in drainage. Although it is preferable to maintain the existing openings, this alternative design will sufficiently minimize the adverse effect of enclosing the open spaces.

2. The proposed design for the additional entry on the southwest elevation near the western edge of the building does not meet the Standards. The proposed design is similar to the school's existing historic entrances and needs to be sufficiently differentiated from the original entrances. An entrance may be added in this location, but it should match the metal storefront design of the alternative window design discussed above. The entrance should not have a roof above it and should be limited to the width of the existing openings in the two story porch/breezeway. This design will minimize the adverse effect of adding an additional entrance to the structure.
3. The new entrance structure for the existing entry at the center of the southwest elevation (Note 9, Sheet A-12) does not meet the Standards unless its design can be supported by historical documentation. The proposed entry structure closely resembles the historic entry on the building's front elevation and may create a false sense of historical detail. Any treatment to this entrance should be tied to historical documentation or should be as simple as possible to meet the particular need, such as stairs, railing, etc. A roof for this entrance is also considered inappropriate unless it can be tied to historical documentation.
4. The addition of a handicap accessibility ramp to the primary entrance on the southwest elevation is acceptable under the Standards.
5. The addition of stairs and a platform to access the doors beneath the existing exterior stairs on the southwest elevation is acceptable under the Standards.
6. The existing doorway to be filled on the southwest elevation is acceptable under the Standards (Note 4, Sheet A-12). If this opening is original to the structure, the infill should be recessed 1 inch from the elevation to indicate the historic location of a doorway. If the opening is not historic, it is not necessary to recess the infill.

Interior:

1. The proposed addition of the Admin. room (110, Sheet A-8) should be relocated within the existing building floorplan. This is important to maintain the basic circulation routes for the building. If the reconstructed stairs have a closed construction (i.e. the space below the stairs is enclosed, rather than open) it may be appropriate to locate the Admin. room in this area. Provided that the Admin. room is constructed within the existing floorplan, it will be acceptable under the Standards.

Site Plan:

1. We note that the proposed Parking Option 2 will result in the demolition of the existing racquetball and shuffleboard courts. While these elements are not included within the National Register boundaries for the South Side School, they do have a historical connection to the development of Florence C. Hardy Park as a WPA (Works Progress Administration) funded project. The WPA features of Hardy Park may be eligible for a separate listing on the National Register of Historic Places. The anticipated Cultural Resource Assessment Survey (CRAS) should provide a more complete history of Hardy Park and will assist in the determination of the historical significance of these features. At this time we encourage an alternative parking plan that would leave the racquetball and shuffleboard courts intact. We suggest the addition of necessary parking

is made at the southern part of Hardy Park as an extension to the existing parking at that location. We do request an opportunity to review this CRAS once complete to assist in our determination of the effect of potentially demolishing features of Hardy Park.

Archaeology:

1. We note that previous projects for this area have required archaeological monitoring due to the possible location of the Stranahan Cemetery (8BD4157). The anticipated CRAS may provide sufficient information so that future monitoring is unnecessary. Our office requests an opportunity to review the CRAS once complete to determine the effect of ground disturbing activities on the Stranahan Cemetery or other archaeological resources that may be located during the CRAS. Our office may still require archaeological monitoring if the CRAS recommends monitoring or if the CRAS is determined by our office to be insufficient.
2. If ground disturbing activities begin prior to completion of the CRAS and our office's review of the CRAS, archaeological monitoring for ground disturbing activities will be necessary. Our office should be contacted to provide specific instruction in the event that archaeological monitoring is necessary.

Provided that the above listed changes to the proposed work are made, the modifications to the South Side School will meet the Standards and sufficiently minimize or avoid adverse effects to the South Side School. Our office does request an opportunity to review the revised project plans once the recommended changes have been made to the proposed project. We request an opportunity to review the anticipated CRAS for the Southside School Hardy Park area. Our review of this document will assist our office in determining the effect of the proposed projects on the shuffleboard and racquetball courts, as well as the Stranahan Cemetery and any other archaeological resources that may be located during the CRAS. We also request that once work is completed on the South Side School, our office is provided with an updated Florida Master Site File Historical Structure Form so that we have a record of the changes to the structure.

We thank the City of Fort Lauderdale for their continuing efforts to support the rehabilitation and reuse of the National Register listed South Side School. The South Side School is a valuable historical resource for Fort Lauderdale and Florida. The schools continued use is an important part of its long-term preservation. Our office looks forward to working with the City of Fort Lauderdale in the preparation of the proposed project. If you have any questions, please contact Jason Aldridge, Historic Sites Specialist, by email at Jason.Aldridge@dos.myflorida.com, or by telephone at 850.245.6333 or 800.847.7278.

Sincerely

A handwritten signature in blue ink, appearing to read "Robert F. Bendus", with a stylized flourish at the end.

Robert F. Bendus, Director
Division of Historical Resources
& State Historic Preservation Officer