

## MEMORANDUM

**TO:** Historic Preservation Board  
**FROM:** Trisha Logan, Planner III, City of Fort Lauderdale  
**SUBJECT:** H17031 – 501 SE 6<sup>th</sup> Avenue, Alexan-Tarpon River  
**DATE:** November 6, 2017

<b>Case</b>	H17031	<b>FMSF#</b>	
<b>Owner</b>	Edgewater House Condominium Association, Inc.		
<b>Applicant</b>	Crush Law, P.A. – Courtney Crush		
<b>Address</b>	501 SE 6 <sup>th</sup> Avenue		
<b>General Location</b>	The southwest corner of South New River Drive and South Federal Highway		
<b>Legal Description</b>	Plat of "BROWARD COUNTY COURTHOUSE PHASE II", recorded in Plat Book 142, at page 21, Public Records of Broward County Florida.  Plat of "HARCOURT", recorded in Plat Book 2, at Page 9, Public Records of Broward County Florida.  Plat of "HENRY SHACKELFORD AMENDED PLAT SUBDIVISION LOT 2 & 3 BLOCK 57", recorded in Plat Book 3, at Page 3, Public Records of Miami-Dade County Florida.  Plat of "JUDICIAL PARKING FACILITY", recorded in Plat Book 137, at Page 38, Public Records of Broward County Florida.  Plat of "800 TRUST", recorded in Plat Book 153, at Page 37, Public Records of Broward County Florida.		
<b>Existing Use</b>	RAC-CC – Condominium		
<b>Proposed Use</b>	RAC-CC – Condominium		
<b>Applicable ULDR Sections</b>	City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08) Volume I – Historic Preservation Element		
<b>Request</b>	Board Review and Comment on the proposed new construction project, Alexan-Tarpon River, which is adjacent to Smoker Park, which is a designated historic site. The project is also located across the New River from the the Stranahan House, a designated local Historic Landmark and listed on the National Register.		

### Application Background:

At its September 26, 2017, meeting, the Development Review Committee (DRC), reviewed this project under case number R17055. The project is now before the Historic Preservation Board (HPB) for Review and Comment due to its proximity to Smoker Park and the Stranahan House which are designated as Historic Landmarks.

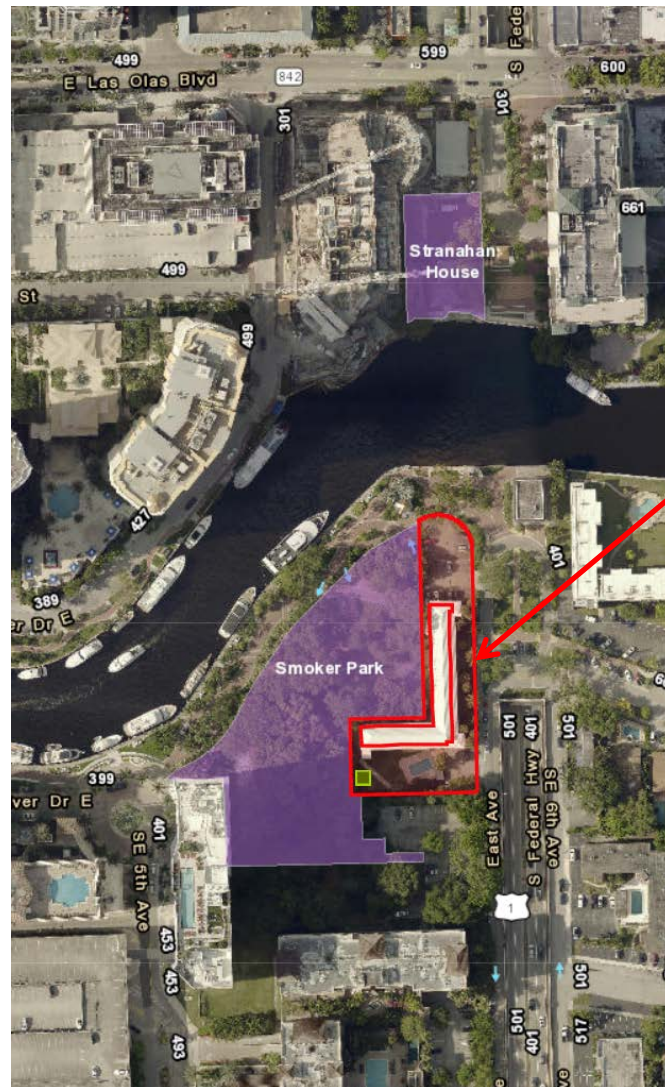
The site is also located within an Archeologically Significant Zone and is a known Archaeological Site. Future ground disturbing work will require the engagement of an archeologist to provide a Phase I Survey and will most likely include monitoring during ground disturbing work.

### Description of the Project:

The project site under consideration located at 501 SE 6<sup>th</sup> Avenue currently contains a mid-rise condominium. Plans propose to demolish the existing structure on site and to construct a new 22-story multi-family residential building.

This site is directly abutting Smoker, a Historic Site, which is situated along the New River between SE 5<sup>th</sup> Avenue and South Federal Highway. Smoker Park, designated in 1993, was named for Stanford K. Smoker. Smoker was a prominent developer within Fort Lauderdale and

was recognized as a community member who was dedicated to preserving the City's history. Across the river from the development site is the Stranahan House, located at 335 SE 6<sup>th</sup> Avenue which was locally designated as a historic landmark in 2007 and was listed on the National Register of Historic Places in 1973.



**Project Site:**  
Alexan-Tarpon River  
501 SE 6<sup>th</sup> Avenue

Smoker Park was the site of numerous pioneers' homes such as: E.T. King, one of Fort Lauderdale's first builders, the Cromartie family, related to the Stranahans, C.P. Wielding, early newspaper publisher and State Representative, and the Bryan family, related to Tom and Philomen Bryan, early pioneers who came to Fort Lauderdale along with the FEC Railroad. At the time of designation, the significance and age of the trees, primarily the oak trees, was discussed at the Historic Preservation Board (HPB) meeting.

The proposed project is composed of two rectangular massings, one which is situated with its short end towards the New River (North Wing), running southward for approximately 200'-0". The North Wing section rises a total of 6 floors with the bottom two floors elevated, creating an open space that extends inward towards Smoker Park. An additional 65'-0" separates the structure from South New River Drive. The longer massing (South Wing) is situated with its long end running east to west, extending the entirety of the depth of lot from property line to property line, 166'-7" in total. This massing is the larger portion of the structure, with a total of 22 floors, and total height of 226'-4".



Rendering of Alexis-Tarpon River looking southeast

Due to the setback and low height of the massing set closest to the river, it does not appear that the Stranahan House will be adversely impacted by this undertaking. Smoker Park, which is directly abutting the new construction site, interacts more with the project and requires additional evaluation.



View of Stranahan House from Project Site



View from within Smoker Park

Positive aspects of the project include the raising of the first two floors of the North Wing of the new construction project, creating open space that leads directly into the park. Along the South Wing elevation, clear glass windows open onto the park space which creates interaction between the structure and the park. Additionally, as noted on Sheet L-2, the applicant is proposing the

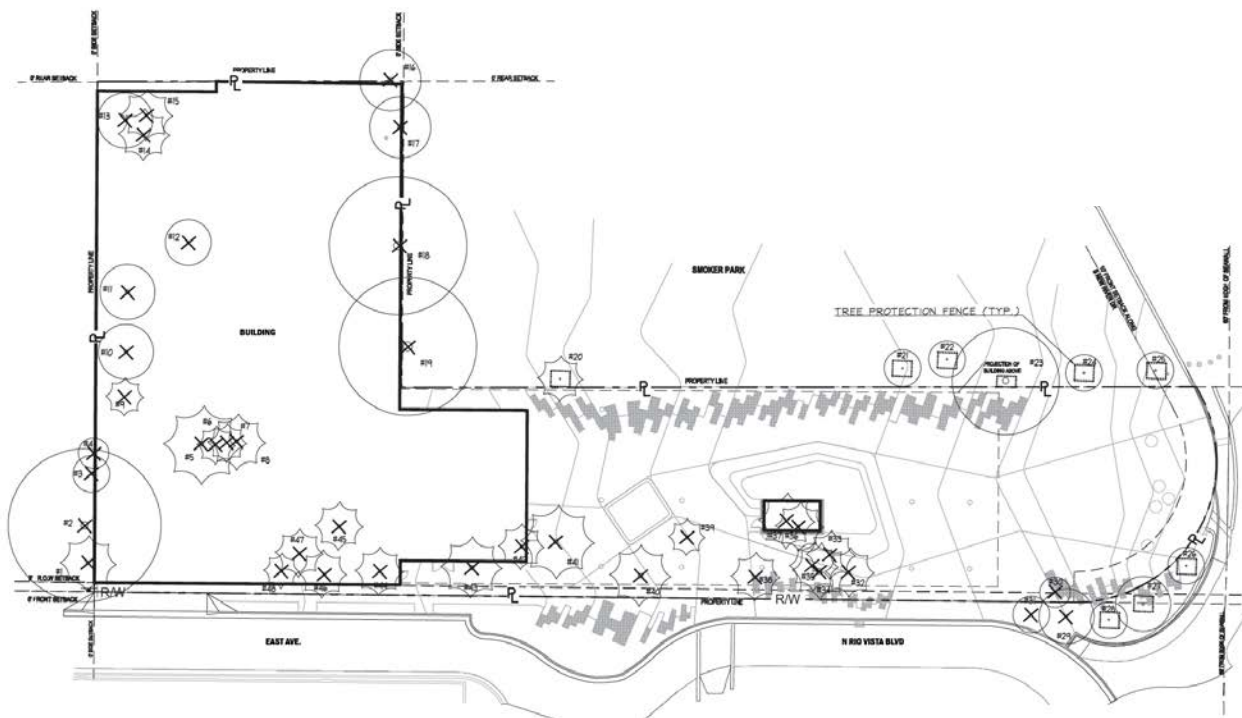


placement of a “historical feature” which would pay homage to the New River and the surrounding area.

Even though there is glass located at the property line between Smoker Park and the new construction project, there is not a clear transition between the private and public realm. Additionally, landscape plans (Sheet L-8) show that the following trees are located either within Smoker Park or at the property line between the new construction project and the Historic Site.

Tree No.	Common Name	Scientific Name	Caliper (In.)	Height (FT)	Canopy (FT)	Disposition
16	Mountain Pine	<i>Pinus pungens</i>	20	35	35	Remove
17	Mountain Pine	<i>Pinus pungens</i>	20	35	35	Remove
18	Live Oak	<i>Quercus virginiana</i>	23	45	45	Remove
19	Live Oak	<i>Quercus virginiana</i>	36	45	45	Remove
20	Senegal Date Palm (5)	<i>Phoenix reclinata</i>	4	15	15	Retain
21	Acacia	<i>Acacia</i>	5	12	12	Retain
22	Acacia	<i>Acacia</i>	5	12	12	Retain
23	Mango Tree	<i>Mangifera Indica</i>	24	35	35	Retain
24	Acacia	<i>Acacia</i>	7	12	12	Retain
25	Acacia	<i>Acacia</i>	7	12	12	Retain

Of the (4) trees that are identified for removal, two of them are Live Oaks and sit directly between the property line of Smoker Park and the South Wing of the new construction project.



Tree Disposition Plan (Sheet L-8)



Tree #19



View looking south (#16 - #18)



View looking north (#20 - #25)

As part of a review for new construction that may have the potential to cause adverse effect on a historic resource, criteria as outlined within the Code of Federal Regulations is utilized to evaluate the undertaking:

**(1) Criteria of adverse effect.** An adverse [effect](#) is found when an undertaking may alter, directly or indirectly, any of the characteristics of a [historic property](#) that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a [historic property](#), including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse [effects](#) may include reasonably foreseeable [effects](#) caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

<b>(2) Examples of adverse effects.</b> Adverse <a href="#">effects</a> on historic properties include, but are not limited to:	
<b>(i)</b> Physical destruction of or damage to all or part of the property;	<b>Applicable:</b> Due to the removal of trees located at the property line between the South Wing and Smoker Park.
<b>(ii)</b> Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties ( <a href="#">36 CFR part 68</a> ) and applicable guidelines;	<b>Not Applicable.</b>
<b>(iii)</b> Removal of the property from its historic location;	<b>Applicable:</b> Due to the removal of trees located at the property line between the South Wing and Smoker Park.
<b>(iv)</b> Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;	<b>Applicable:</b> Due to the removal of trees located at the property line between the South Wing and Smoker Park.
<b>(v)</b> Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;	<b>Applicable:</b> By introducing a new structure adjacent to Smoker Park, the ultimate effect is a change in the visual appearance. However, this

	<i>parcel has undergone changes throughout its existence, with structures built and removed several times within the last 100 years, and now serves as a public park for the enjoyment of residents and visitors.</i>
<b>(vi)</b> Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and	<b>Not Applicable.</b>
<b>(vii)</b> Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.	<b>Not Applicable.</b>

Utilizing National Register Bulletin 15, Part VIII entitled, *How to Evaluate the Integrity of a Property* the proposed new construction project can be evaluated as to whether or not there is an adverse effect that would be caused to the integrity of the historic resource. Seven aspects of integrity are outlined within the bulletin that includes the following points: location, design, setting, materials, workmanship, feeling, and association. The evaluation below is based on the premise of the designation of Smoker Park, which focuses more on the trees and open space:

Aspect of Integrity	Staff Response
Location: Location is the place where the historic property was constructed or the place where the historic event occurred.	Built representations of the past have either been demolished or moved throughout time, however the parcel which is now Smoker Park has retained trees for as long as Fort Lauderdale has been in existence.
Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property.	Smoker Park is not formally planned by a Landscape Architect.
Setting: Setting is the physical environment of a historic property.	The physical presence of the multiple Live Oaks present on the grounds of Smoker Park and the tree canopy that exists has been in place for a long period of time.
Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.	Only applicable to archaeological artifacts that may be present under the earth's surface.
Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.	Only applicable to archaeological artifacts that may be present under the earth's surface.
Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.	The physical presence of the multiple Live Oaks present on the grounds of Smoker Park and the tree canopy that is created, gives the feeling of an earlier time along the banks of the New River.
Association: Association is the direct link between an important historic event or person and a historic property.	Although the park is associated with the name of a significant family, there is not a direct link to the family and physical features that remain on the site.

To retain the separation between Smoker Park and the proposed new construction project, a separation between Smoker Park at the north elevation of the South Wing should be incorporated.

Additionally, the applicant should retain or relocate to another location within Smoker Park, trees #18 and #19, which are Live Oaks and considered to be a contributing portion of the abutting Smoker Park property.

**Summary Conclusion:**

Due to the setback of the North Wing of the structure from the banks of the New River, the Stranahan House is expected to have minimal to no adverse effects. Smoker Park and the proposed new construction project are directly abutting one another, with proposed removal of trees located directly on the property line. To retain the separation between both parcels and the Live Oak trees, as well as to ensure that an archaeological survey is undertaken, Staff would recommend the following conditions be taken into consideration:

1. The applicant is required to contract with an archeologist to provide a Phase I (reconnaissance level) archeological survey that will include a shovel test and soil boring that includes samples from throughout the project site. The archeologist must state within the report if further testing on the site is required and/or if monitoring by the archeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archeologist must be submitted prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archeologist stating that they will be present during phases of the project that include ground disturbing activity.
2. Staging for the demolition of the existing structures on site and the new construction project shall not affect the surrounding Historic Site, Smoker Park, or trees contained within the park.
3. Provide a separation between the proposed new construction project and Smoker Park at the north elevation of the South Wing.
4. Retain or relocate to another location within Smoker Park, trees #18 and #19, which are Live Oaks and considered to be a contributing portion of the abutting Smoker Park property.