



**CITY OF FORT LAUDERDALE**

**Central Beach  
Architectural Resource  
Survey Summary**

**July 10, 2018**

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# Architectural Resource Survey Summary

## TIMELINE:

**August 2008:** Central Beach Architectural Resource Survey

**March 2009:** Sasaki Master Plan identifying Architectural Resources

**December 2011:** Ordinance No. C-11-41 was approved to update Section 47-12 – Central Beach Districts with language outlining the intent to encourage preservation, maintenance, and revitalization of existing structures

**November 2013:** State Historic Preservation Office determined Sunrise Lane to be eligible as a National Register Historic District

**June 2015:** State Historic Preservation Office determined Birch Estates, Lauder-del-Mar, and Harbor Drive to be eligible as National Register Districts

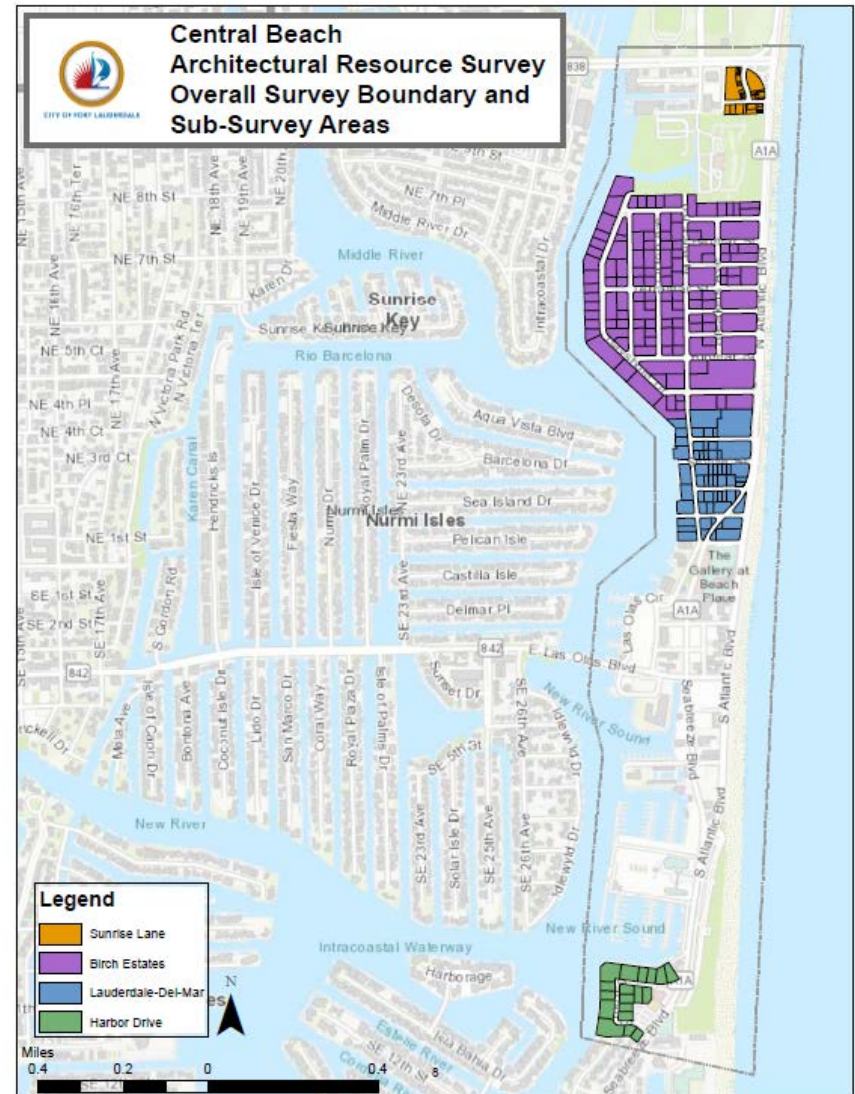
**May – July 2017:** In-the-field Survey Conducted to update previous 2008 survey

**August - December 2017:** Final Draft of Survey Report Prepared

**January 2018:** Final Draft of Survey Report distributed for Internal Review

**March 2018:** Comments Received on First Draft

**May 2018:** Scheduled for June 4, 2018, HPB Meeting



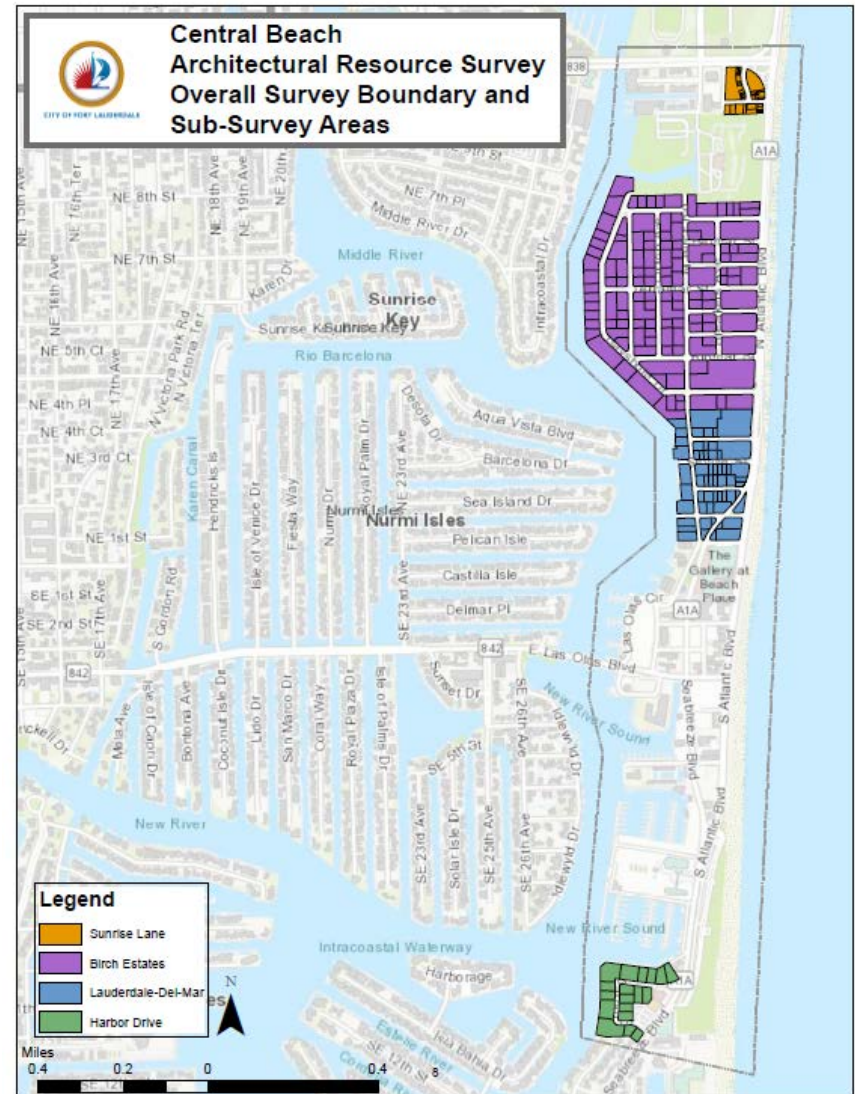
# Architectural Resource Survey Summary

## OVERALL CENTRAL BEACH SURVEY BOUNDARIES:

On the north, the boundaries extend from the south side of East Sunrise Boulevard, and run southward to include the entire width of the barrier island between the Intracoastal Waterway and the Atlantic Ocean. The southern boundary extends along Harbor and Holiday Drives.

## SUB-SURVEY AREAS:

Sunrise Lane  
Birch Estates  
Lauder-Del-Mar  
Harbor Drive



# City of Fort Lauderdale Central Beach Survey

## BIRCH ESTATES

### Central Beach Architectural Resources Survey

**Building Number: 28**  
**Address: 619 N Fort Lauderdale Beach Blvd**

Date: 1954  
Architect: Tony Sherman  
Architectural Style: Mid-Century Modern  
Folio: 504201060050  
Building Name: Jolly Roger  
Current Business Name (if applicable): Sea Club Resort, The Deck  
Contributing or Non-Contributing: Contributing  
Existing Condition of Structure: Good  
Noticeable Alterations: Unsure  
Has building been demolished since 2008 survey? No

Number of Stories: 4  
Number of Residential Living Units: N/A  
Number of Commercial Tenant Spaces: 1  
Number of Hotel Rooms: 99  
Building Use: Motel/Hotel, Restaurant  
Building Materials

- Keystone (Oolite Stone)
- Stucco

Building Configuration: Rectangular/Square

Building Design Features

- Awning at Entrance
- Balcony (ies)
- Built-in Planters
- Cantilevered Projection/Canopy
- Catwalks (Exterior Corridors)
- Cheeseholes
- Marine Imagery
- Railings (Decorative)
- Railings (Non-Decorative)
- Other – Coral rock on wall around structure, at base of restaurant space, and at right side of main entrance

Sign Types

- Pole Sign
- Wall Sign (Non-Illuminated)

Site Features

- Driveway (circular)
- Fence or Gate in front of structure
- Parking in Rear
- Other – Pool at ground level on south side of structure

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

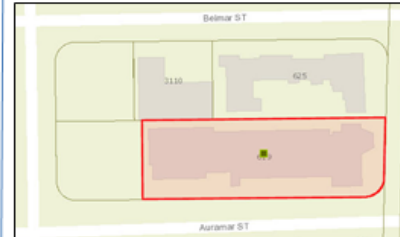
- Fixed
- Single-Hung
- Other – Porthole windows at base of restaurant

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.132 Lon: -80.104

Location Map



Reference Photo



Historic Photo



Comments:

A full narrative is available in the Florida Master Site File form under file #BD04484

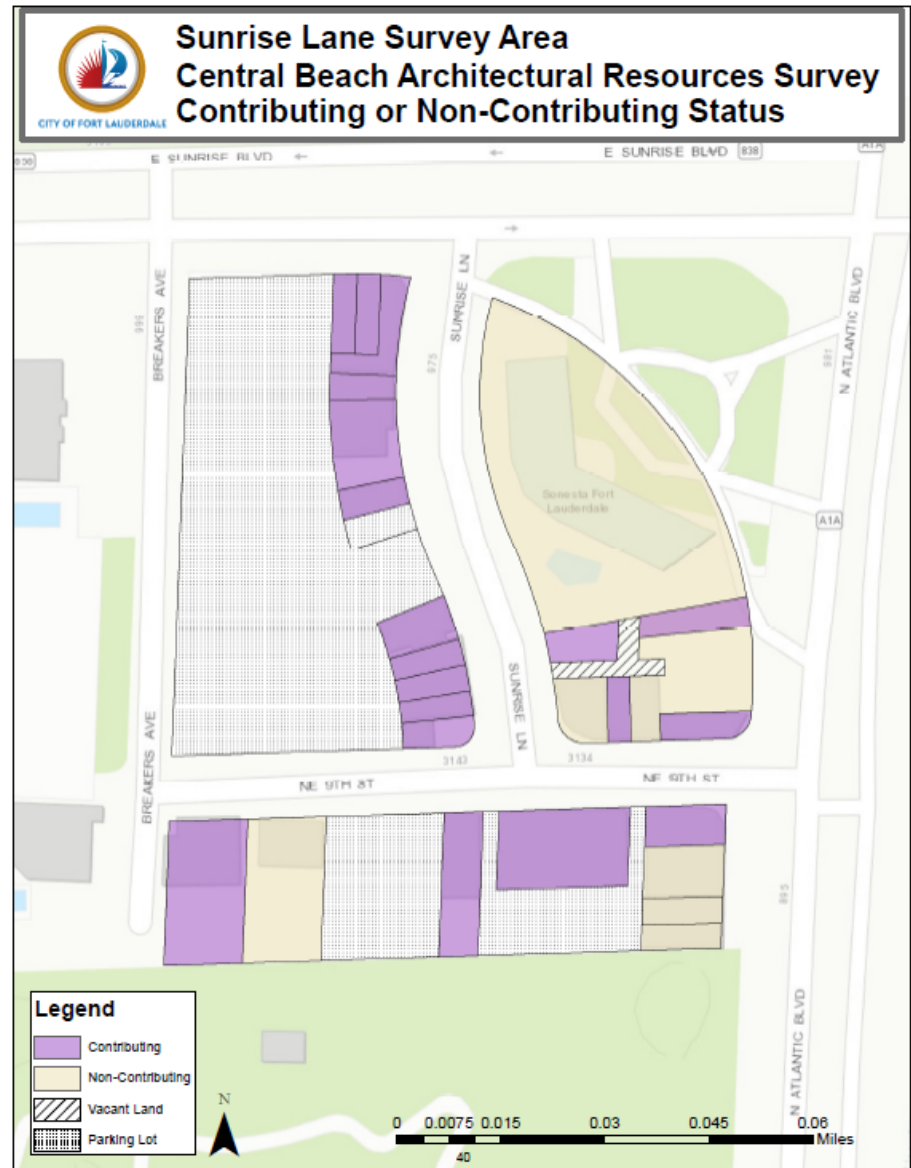


## Sunrise Lane

Status	
Contributing	17
Non-Contributing	10
Parking Lots	3
Vacant Lots	1

Structures by Decades	
1950s	18
1960s	5
1970s to Present	3

Architectural Styles Represented	
Mid-Century Modern	9
Moderne	1
Modern Commercial Vernacular	8



## Sunrise Lane

### Options

Sunrise Lane primarily consists of 1950s and 1960s mid-century modern commercial structures, which present a cohesive character in both scale and design. Due to the consistency of character mentioned above the area merits consideration as a historic district.

In a letter dated on November 12, 2013, the State Historic Preservation Office concurred with a recommendation by the Florida Department of Transportation that this district would be eligible for the National Register of Historic Places.

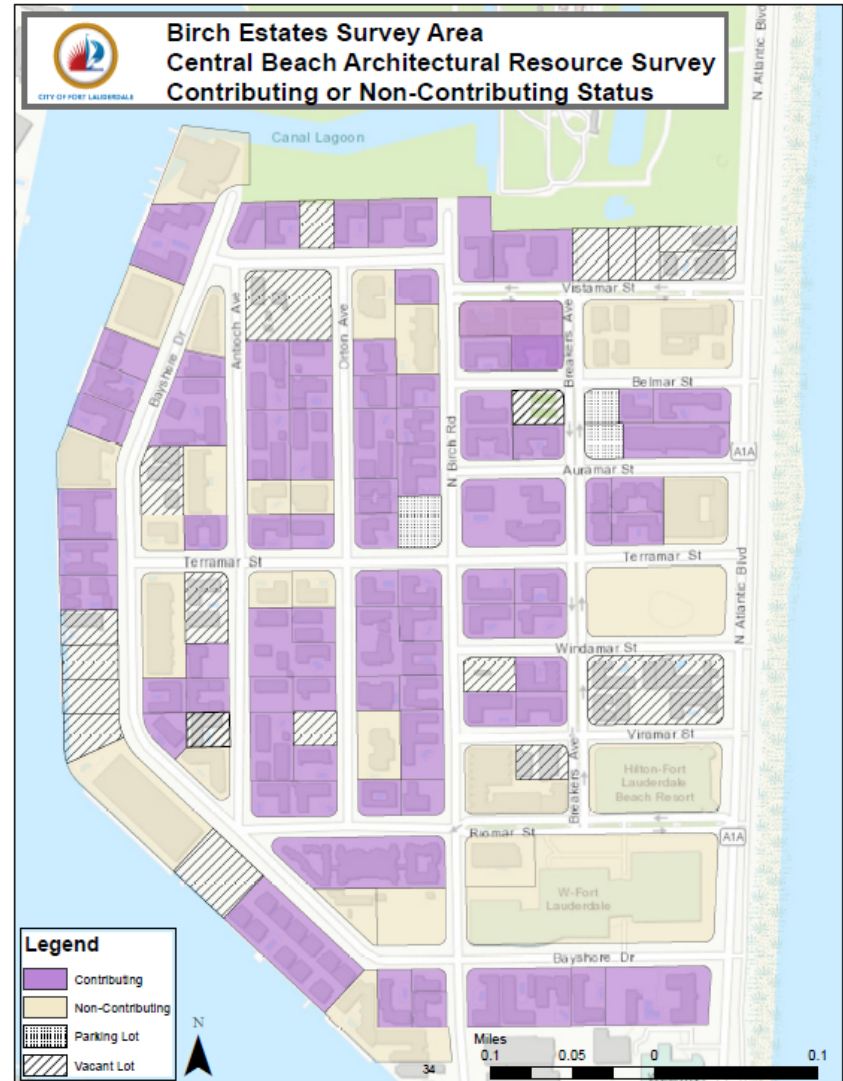


## Birch Estates

Status	
Contributing	119
Non-Contributing	34
Parking Lots	3
Vacant Lots	26

Structures by Decades	
1940s	10
1950s	88
1960s	16
1970s	18
1980s to Present	11

Architectural Styles Represented	
Art Deco	3
Neoclassical Revival	1
Art Moderne	6
Modern Vernacular	86
Masonry Vernacular	2
Mid-Century Modern	23



## Birch Estates

### Options

This section of Central Beach is an intact section of 1950s motels, primarily in the Modern Vernacular Style. The contiguous nature of these properties, primarily of the same period, that are largely unaltered makes this neighborhood a candidate for consideration as a Historic District. A variation of the survey boundaries may be considered in a historic district designation to exclude the high rise hotels that have been constructed in more recent times that are located on A1A. This would not exclude the contributing resources located along A1A such as the Spring Tide, 345 N. Fort Lauderdale Beach Boulevard, the block that includes the Jolly Roger, 619 N. Fort Lauderdale Beach Boulevard, and the Beach Plaza Apartment Hotel, 625 N. Fort Lauderdale Beach Boulevard, and Premiere Hotel, 3110 Belmar Street.

In June 2015, the State Historic Preservation Office concurred with a recommendation by the Florida Department of Transportation that this district would be eligible for the National Register of Historic Places.



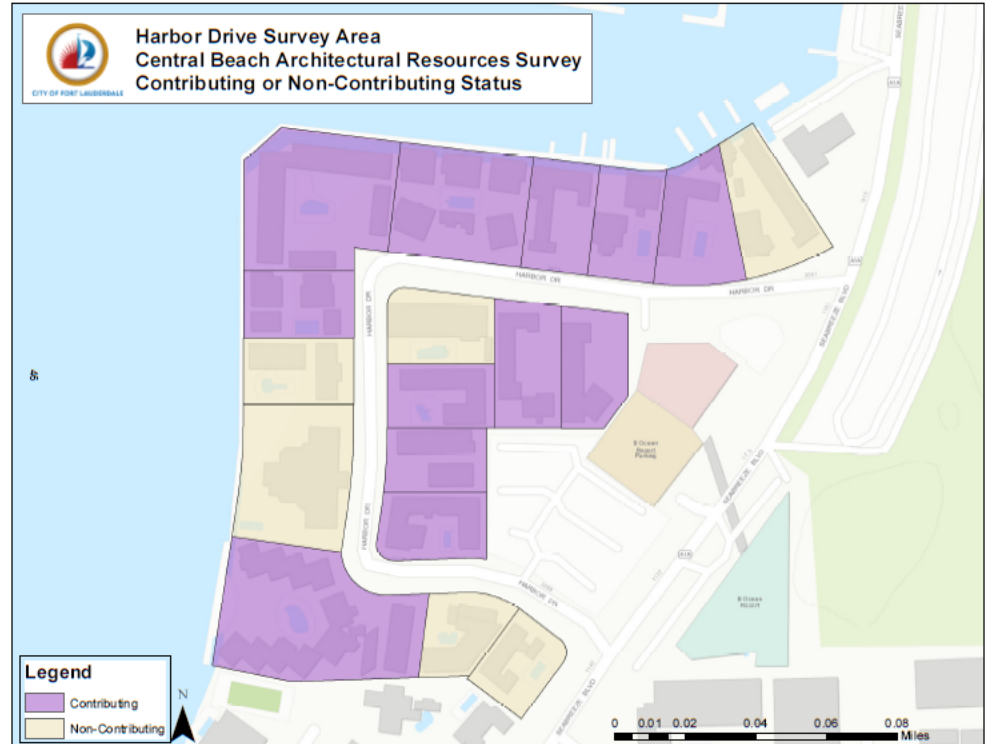


## Harbor Drive

Status	
Contributing	14
Non-Contributing	6
Parking Lots	0
Vacant Lots	0

Structures by Decades	
1950s	27
1960s to Present	2

Architectural Styles Represented	
Modern Vernacular	15
Mid-Century Modern	2



## Harbor Drive

### Options

This area does not merit consideration as a historic district; however there are two potential candidates for individual designation based on the current data and which warrant further research: Villa Madrid, 3025 Harbor Drive, and Harbor Club, 3073 Harbor Drive.

Additionally, several properties could be considered for inclusion in a thematic historic district as a collection of Modern Vernacular Motels and Apartment Buildings.

In June 2015, the State Historic Preservation Office concurred with a recommendation by the Florida Department of Transportation that this district would be eligible for the National Register of Historic Places.



## Lauder-Del-Mar

### Status

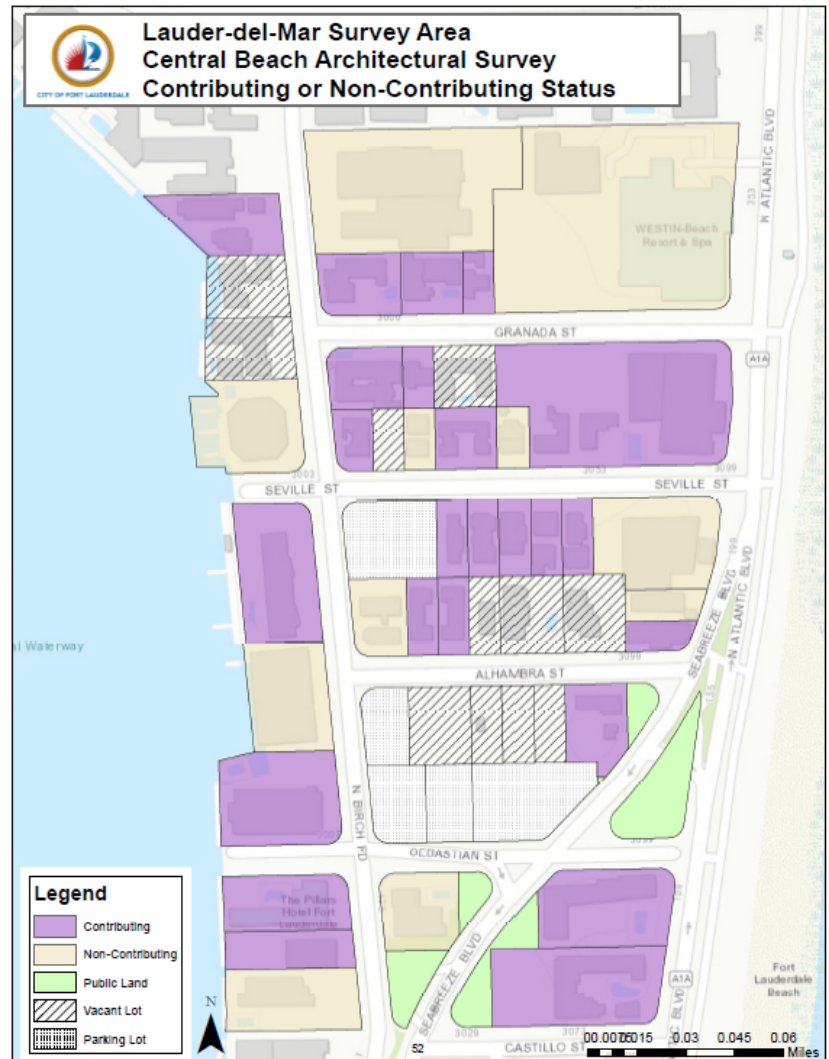
Contributing	24
Non-Contributing	11
Parking Lots	5
Vacant Lots	10

### Structures by Decades

1940s and Earlier	4
1950s	15
1960s	8
1970s to Present	9

### Architectural Styles Represented

Frame Vernacular	1
Masonry Vernacular	8
Mediterranean	3
Mid-Century Modern	2
Modern Vernacular	11



## Lauder-Del-Mar

### Options

Due to the large number of parking lots, vacant lots, and non-contributing structures, this area does not merit consideration as a historic district. There are however, a number of structures that would be eligible for individual designation based on current data and which warrant further research:

- Casablanca Café, 3049 Alhambra Street
- Westin Hotel (Sheraton Yankee Trader), 303 N Fort Lauderdale Beach Boulevard
- 3015 Granada Street
- 3010 Granada Street
- Blue Water Hotel, 125 N. Birch Road
- The Pillars Hotel, 111 N. Birch Road
- Harlow N. Davock House, 109 N. Birch Road

Additionally, several properties could be considered for inclusion in a thematic historic district as a collection of Modern Vernacular Motels and Apartment Buildings.

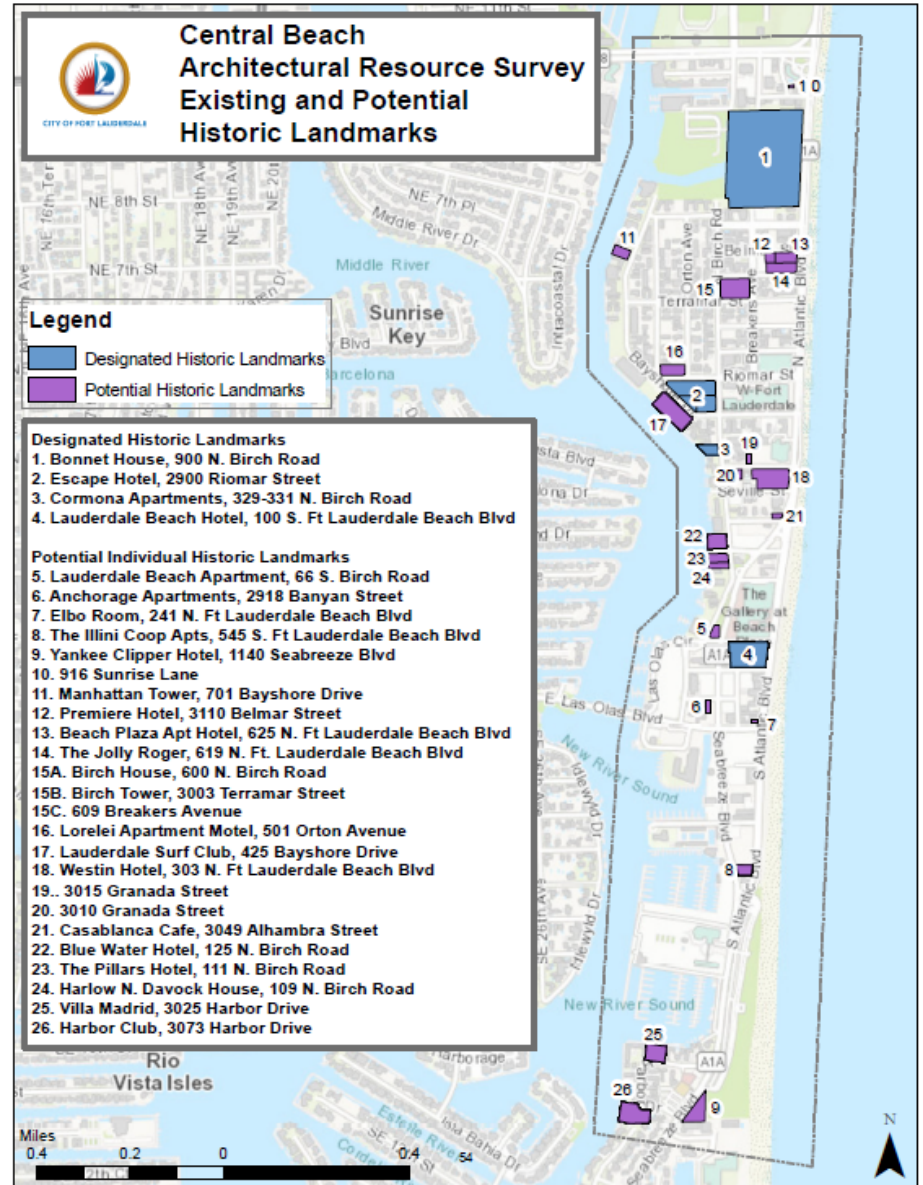




## Potential Individual Landmarks

### Options

Further research into the properties listed would be needed to determine if these potential candidates qualify for individual designation. Each property requires the gathering of additional documentation and an evaluation of architectural integrity.



## Next Steps

### Unified Land Development Regulations Amendments:

1. Define “contributing” and “non-contributing” structures.
2. Implement language to address interim protective measures for properties that are currently within the historic designation process.
3. Develop further incentives for locally designated historic landmarks and contributing structures within historic districts.
4. Revise current requirements to address the treatment of non-contributing structures.
5. Develop language that defines and explains thematic districts that coincides with the existing process for historic designation.

### Additional Studies:

1. Conduct an environmental study to evaluate the impacts of historic preservation in relation to sea level rise and climate change; providing protocol for emergency management and methods for modifying structures that are under below Base Flood Elevation.
2. Conduct an economic study to evaluate the impacts of historic preservation on potential development, property values, heritage tourism, and business viability.

### Public Outreach:

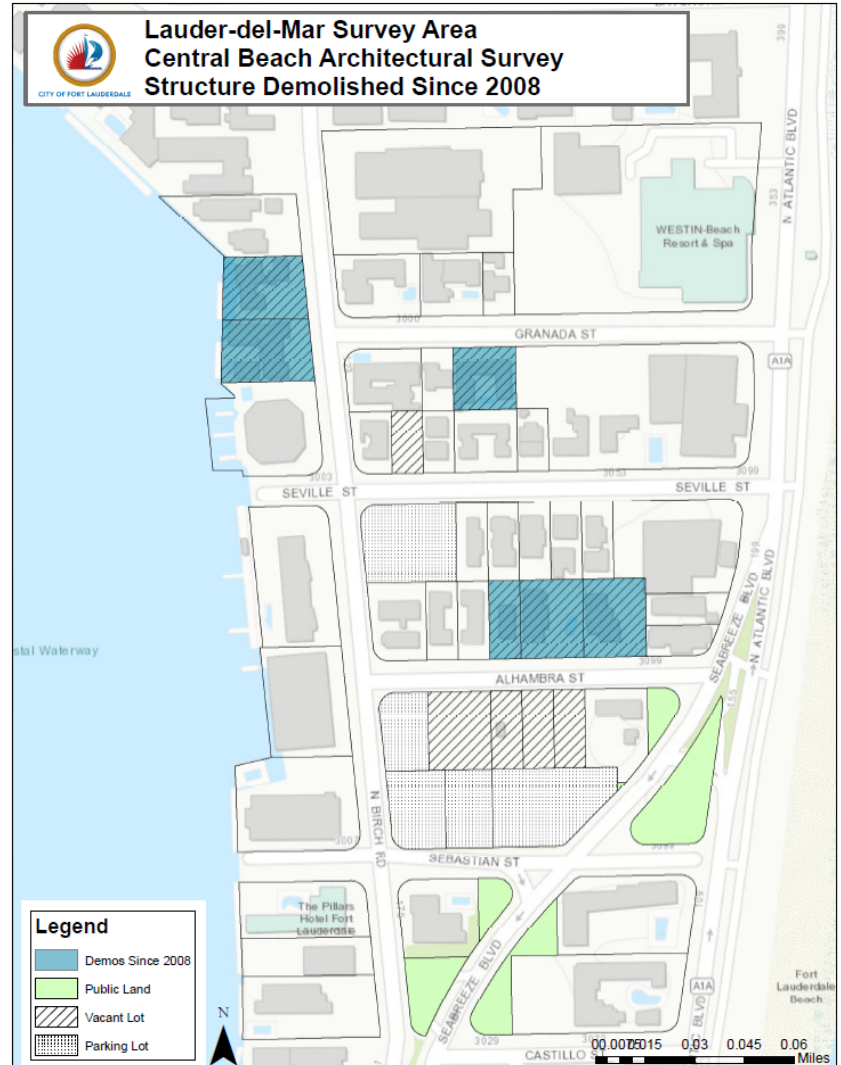
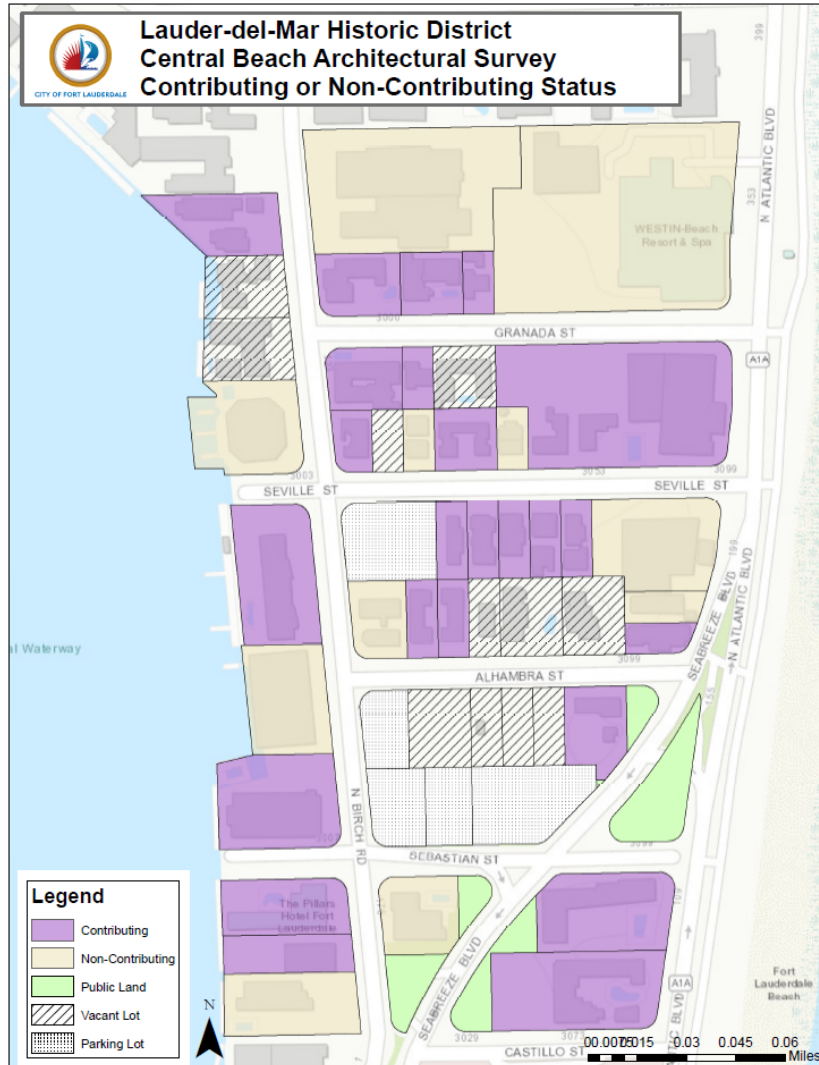
1. Presentation by staff on the results of the survey to the Central Beach Alliance, and any other Civic Association that may be affected.
2. Preparation of educational materials to answer questions related to historic designation.
3. Workshops with property owners to present options outlined within the survey with further discussion.

### Designation Nomination Reports:

1. Preparation of designation nomination reports for areas that have merit as historic districts, thematic historic districts, and individual historic landmarks.
2. If directed, follow steps outlined within the ULDR for designation.



# City of Fort Lauderdale Central Beach Survey





## Definitions

**Contributing Property.** A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period; or it independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

**Non-contributing Property.** A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period; or it independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

**Thematic Historic District.** A grouping of two (2) or more buildings or structures related by a common theme of “context” or “property type”, general geographical area, and period of significance. Context of a thematic district may include significant persons (such as an architect), architectural style or characteristics, or historic events. Property types of a thematic district may include buildings or structures with common physical and associative attributes (such as bungalow style and residential).





## Existing Incentives

### Ad Valorem Tax Exemption (10-year Tax Exemption)

The City of Fort Lauderdale's Unified Land Development Regulations provides for an Ad Valorem Tax Exemption for exemption for improvements to historic property. The city commission may authorize an ad valorem tax exemption of one hundred percent (100%) of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties.

### Broward County Historical Exemption for Historic Commercial or Non-Profit Property Open to the Public

Broward County provides for an ad valorem tax exemption of fifty percent of the assessed value of historic property used for commercial or certain nonprofit purposes as provided in Section 196.1961, Florida Statutes. Property must be used for commercial purposes or used by a not-for-profit organization under s. 501(c)(3). Property must be regularly open to the public (minimum of 40 hours per week, for 45 weeks per year, or an equivalent of 1,800 hours per year).

### Florida Building Code Historic Structures Exemptions

Under the Florida Building Code, Existing Building under Chapter 12 entitled Historic Buildings, it allows for certain exemptions or means to be taken into consideration to protect features and elements of historic buildings.

### FEMA Historic Structure Exemptions

FEMA's National Flood Insurance Program (NFIP) gives relief to historic structures from the NFIP floodplain management requirements by providing an exemption from the NFIP elevation and flood proofing requirements. Further information is included within the Floodplain Management Bulletin: Historic Structures along with mitigation measures that can be implemented into historic structures and to provide protection to potential future flooding.



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