



REQUEST: Historic Landmark Designation of the Buccaneer Hotel.

Case Number	H19009	FMSF#	
Owner	Bayshore Hotel LLC		
Applicant	Paula Yukna		
Address	3008 Bayshore Drive (a.k.a. 350 S. Birch Road, Lot 7)		
General Location	At the southeast corner of the intersection of Bayshore Drive and N. Birch Road		
Legal Description	LOT 7, BIRCH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
Existing Use	Commercial – Hotel, Motel		
Proposed Use	Commercial – Hotel, Motel		
Zoning	ABA		
Applicable ULDR Sections	47-24.11.B.6		
Authored By	Trisha Logan, Urban Planner III		

Property Background:

Originally named the Buccaneer Motel, this building is in the Modern Vernacular Style and was constructed in 1966 as noted by the Broward County Property Appraiser's Office and within the City of Fort Lauderdale's permits records. Also within the permit records, Joseph Phillips is listed as the architect of record, however in addition to Phillips prior surveys also referenced Donald F. Castner as a second architect associated with the project. Originally, the address for this property was shown as 350 N. Birch Road and is located in the Birch Estates plat. The structure has undergone several name changes since the original "Buccaneer Motel" – names previously included the Seaside and Sandy Shores Motel and most recently, the Fortuna Hotel. This site is also located within an Archaeologically Significant Zone.



Photo of Buccaneer Motel, 2017 (looking southeast)



A new development has been proposed for this site called the Bayshore Hotel under Development Review Committee (DRC) Case Number R18058. The proposed project will encompass four lots at the corner of Bayshore Drive and N. Birch Road, including Lot 7, the site of the Buccaneer Motel. The proposed development consists of a seventeen-story mixed-use multifamily residential building. The Development Review Committee (DRC) reviewed the proposal on August 28, 2018. On February 20, 2019, the Planning and Zoning Board (PZB) recommended approval of the development by a vote of 5-4 with conditions and this item is now scheduled for the May 7, 2019, City Commission Regular Meeting Agenda.

As part of the DRC review process, the applicant provided a Phase I Cultural Resource Assessment which was conducted by Archaeological and Historical Conservancy, Inc (AHC). As part of their report, AHC completed a Historic Structures Form (BD6783) for the Florida Master Site File of 3008 Bayshore Drive (Lot 7). Within this form, the recorder stated that the structure does not appear to meet the criteria for National Register listing individually, but does appear to meet the criteria for National Register listing as part of a district with the following explanation, "Insufficiently distinguished for individual listing. Interior and superficial exterior alterations do not diminish overall historical architectural integrity. Contributes in style and scale to NR-eligible Birch Estates Historic District (BD4462)." Also noted in the form are categories for significance of the area as a potential historic district which include architecture, community planning and development, and tourism.

This structure has also been included in previous Architectural Resource Surveys of Central Beach which have been conducted in 1988, 2008, and 2017. As part of the two most recent Architectural Resource Surveys, sub-survey areas were identified within Central Beach and the Buccaneer Motel is located in the sub-survey area named Birch Estates. In the most recent survey conducted, the structure was identified in the Modern Vernacular Style and as contributing to a potential historic district. In addition, as part of previous survey efforts, select structures were identified as potential individual landmarks; however the Buccaneer Motel was not identified as a structure that may potentially meet the criteria to be designated as an individual historic landmark.

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly documents the City's history which contributes to the repository of historical information in the event a structure is demolished in the future. These documents can also provide conclusions as to whether or not an area contains a potential historic district or potential individual landmarks.

Additionally, The City of Fort Lauderdale is a Certified Local Government (CLG) in the State of Florida. Status of a municipality as a CLG indicates there is a commitment by the local government to protect its historic resources and to provide continuous improvement to historic preservation efforts. As part of this commitment is the requirement through the CLG Agreement where it is stated, "the Certified Local Government shall initiate and continue an approved process to identify historic properties within the jurisdiction." The City of Fort Lauderdale became a Certified Local Government (CLG) in 2010 and in part qualified because the City made historic preservation a public policy through the passage of a historic preservation ordinance in 1975.

The Architectural Resource Survey conducted in 2008 was submitted to the Florida State Historic Preservation Office (SHPO) under a Resource Group Form (BD4462) for the Florida Master Site File, a repository of information on Florida's historical and cultural resources. In 2015, as part of planned improvements to A1A and Sunrise Boulevard by the Florida Department of Transportation (FDOT), a Cultural Resources Assessment Survey (CRAS) was conducted to evaluate any known historic or archaeological resources within the Area of Potential Effect



(APE). In response, the SHPO evaluated the Resource Group Form (BD4462) and determined it to be eligible as for the National Register as a Historic District.

Building Description:

The Buccaneer Motel is a two-story, L-Shaped structure designed in the Modern Vernacular Style. The exterior of the structure is stucco, with key defining elements including a decorative railing with balusters along a second story catwalk, a cantilevered staircase leading to the second floor, and is topped by a barrel tile roof with a wide eave overhang. Site features include a kidney shaped swimming pool, a wall and fence surrounding the perimeter of the pool area, and planters at the base of the structure.

In 2015 the structure was renovated with changes that included window replacement, alterations to the façade including the removal of a brick wall feature, and addition of wall and fencing around the perimeter.



History of Central Beach

Excerpts from "Historic Overview of Central Beach" included in the 2017 Central Beach Architectural Resource Survey, written by Ellen Uguccione (edited):

Florida experienced a period of exponential growth with the flood of GIs from World War II after 1945 when some would say Florida had entered the Modern World. This time the boom was every bit as explosive, frenetic, and seemingly endless as was the first boom of the 1920s. It was the Roaring Twenties all over again – suddenly everyone was rich and wanted to come to Florida. Millions came by car while others who could afford it, came by plane. Between 1950 and 1960 there was an unprecedented rise in automobile ownership and highway construction.¹

¹ Polly Redford, *Billion-Dollar Sandbar—A Biography of Miami Beach* (New York, E.P. Dutton & Co., Inc.) 1970 , 235.



The nation embraced the automobile culture, which gave them a freedom of movement never before experienced.

The importance of the automobile to the growth of tourism is inestimable. It was the catalyst for the proliferation of a building type that catered exclusively to the automobile---the motel. The word "motel" is thought to have originated with the 1926 Milestone Motel in San Luis Obispo in California. The combination of parts of the words "motor" and "hotel" inferred that these accommodations were designed for the highway traveler, but with amenities similar to those of a hotel. During the early development of the industry there were also a number of appellations for these special respites for the weary traveler including; motor court; tourist court; motel court; hotel court; and cottage court.²

Having to account for the parking of cars, often motels were built with either a "U" shaped or "L" shaped plan. Frequently two stories, the rooms were built in a linear arrangement, with ornate metal staircases that led to the second floor. Because of the substantial area left because of the plan shape---the motel pioneered the use of a swimming pool that was inset in the angle of the "L" or tucked into the center of the "U" shaped plan.

The beach has and always will be, the major attraction for visitors and residents alike. But its allure and the construction industry which once supported these recreational ventures was overnight turned into fulfilling the needs of winning WWII. A tourist-based economy like Fort Lauderdale was one of the first American cities to see a devastation to its economy. The City had no industry, and automobiles, the life-blood of its tourist transportation was impacted by gasoline rationing and numerous other travel restrictions, and even taking a winter vacation was considered unpatriotic.³

The phrase "down but not out" finds its most flamboyant application in Fort Lauderdale's metamorphosis from a "fun in the sun" image into an integral part of the war effort. Florida's mild, equable climate not only accelerated training of combat personnel, but their housing was accommodated by nearly all the big hotels on the "Gold Coast." Soon City streets were swarming with servicemen.⁴

Following the war, there were innumerable opportunities for development including Fort Lauderdale Beach. Land which is often referred to as North Beach Village was willed to small liberal arts called in Ohio College named "Antioch" by Hugh Taylor Birch who had attended the school. When Birch passed away in 1943, this section of his property was gifted to the school who subdivided the area, with a request from Birch to name one street "Orton" after his professor at Antioch College. Plats for the area were called Birch Estates, Birch Ocean Front Subdivision, and Birch Ocean Front Subdivision No. 2 were platted between 1945 through 1947.

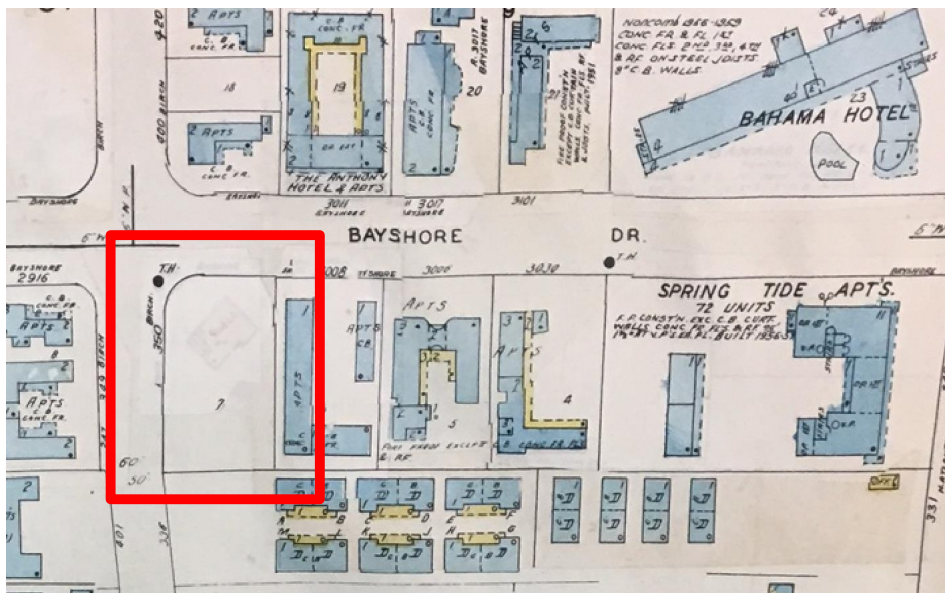
² Ellen J Uguccioni, "Report of the City of Miami Preservation Officer to the Historic and Environmental Preservation Board on the Potential Designation of the MiMo/ Biscayne Boulevard Historic District." Unpublished manuscript, June 6, 2006 .7.

³ Philip Weidling and Burghard, August. Checkered Sunshine (Wake-Brook House-Ft.Lauderdale: Ft.Lauderdale Historical Society) 1974 205

⁴ Ibid.210



Newspaper Ad for Birch Estates⁵



Fort Lauderdale Plat Map, Sheet Number 39. Sanborn Map Company, Inc., New York, New York. Last updated 1962.

Spring Break in Fort Lauderdale

They came...some likened them to a swarm of bees afflicting residents with noise, raucous partying, blocking streets, and engaging in any number of "pranks" that would frequently require a police presence. They were the "Spring Breakers," college students from all over the country who would descend *en masse* upon the beaches in Fort Lauderdale—their only mission was to party "...til you drop".

While many think that the "Spring Break" phenomenon began in the mid-1950s this "happening" actually started years before—as a much more subdued event. Its predecessor was the "Fort Lauderdale Collegiate Aquatic Forum" begun in 1935. As a result, Colgate University's (located

⁵ "A New Ocean-Front Development..." Fort Lauderdale News. Fort Lauderdale, Florida. March 10, 1945. Page 9



in Upper New York state) swim team traveled to Fort Lauderdale to use the 1928 Olympic size-Mediterranean styled Casino and Pool during their winter break. "When the Colgate University swimmers returned tanned and in-shape, word spread of this Florida hotspot. The City, seeing a marketing opportunity, created the College Coaches' Swim Forum attracting college coaches and their swim teams from all across the country.⁶

By the 1950s the "aquatic forum" had morphed into a no-holds-barred partying spot where almost anything was allowed. The City welcomed the students and showed its appreciation by staging free concerts. Hotels followed suit and hosted beer parties and cut their room rates to steer the students to their hotels.⁷ Between March and April, the revenue generated by these students was estimated at \$80 million dollars.⁸

The catalyst for the avalanche of college students which really tested the City's goodwill, was a movie released in 1960, starring Connie Frances (who also sang the title song) and George Hamilton. The movie called "Where the Boys Are" is loosely based on a novel of the same name. In the movie scantily-clad teenage boys and girls frolicked in the sand and surf with a freedom that teenagers rarely achieve. While this movie could be rated "For General Audiences," later in the aftermath of the movies' release, with students coming to Fort Lauderdale from all over the nation during the 1960 decade, the activities of the "Breakers" became much less than wholesome, and deserved at the very least an MMPA-13 rating.

Request for Historic Landmark Designation

The applicant is requesting historic designation for the Buccaneer Motel located at 3008 Bayshore Drive (Lot 7) under criterion (a), (f), (g), and (h).

Criteria for Historic Designation

Pursuant to ULDR, Section 47-24.11.B.6 in approving or denying applications for historic landmark designation the HPB shall use the following general criteria:

ULDR, Section 47-24.11.B.6
<i>a. Its value as a significant reminder of the Cultural or archeological heritage of the city, state, or nation;</i>
<p>Applicant Response</p> <p>Its value is a significant reminder of the cultural heritage of the City of Fort Lauderdale. The Central Beach area of Fort Lauderdale's history brings to mind the famous movie "Where the Boys Are" starring a resident by the name of Ms. Connie Francis (sic), this helped to put Fort Lauderdale on the map as a tourist attraction and continues to this day.</p>
<p>Staff Response</p> <p>As part of a Phase I Cultural Resource Assessment conducted by Archaeological and Historical Conservancy, Inc completed a Historic Structures Form (BD6783) for the Florida Master Site File of 3008 Bayshore Drive (Lot 7). Within this form, the recorder stated that the structure does not appear to meet the criteria for National Register listing individually, but does appear to meet the criteria for National Register listing as part of a district with the following explanation: "Insufficiently distinguished for individual listing. Interior and superficial exterior alterations do not diminish overall historical architectural integrity. Contributes in style and scale to NR-eligible Birch Estates Historic District (BD4462)." Also noted in the form are categories for significance of the area as a potential historic district which include architecture, community planning and development, and tourism.</p>

⁶ Fort Lauderdale—the Rise and Fall of a Spring Break Capital. [Campus Grotto the inside Source at College.](http://campusgrotto.com/fort-lauderdale-the-rise-and-fall-of-a-spring-break-capital.html) <http://campusgrotto.com/fort-lauderdale-the-rise-and-fall-of-a-spring-break-capital.html>, Accessed October 21, 2017

⁷ In Florida the drinking age was 18 until 1987

⁸Morris.



This structure has also been included in previous Architectural Resource Surveys of Central Beach which have been conducted in 1988, 2008, and 2017. As part of the two most recent Architectural Resource Surveys, sub-survey areas were identified within Central Beach and the Buccaneer Motel is located in the sub-survey area named Birch Estates. In the most recent survey conducted, the structure was identified in the Modern Vernacular Style and this structure but did identify the structure as contributing to a potential historic district. As part of previous survey efforts, select structures were also identified as potential individual landmarks; however the Buccaneer Motel was not identified as a structure that may potentially meet the criteria as an individually designated historic landmark.

"Where the Boys Are", which was released in 1960, is a significant contribution to the history of Fort Lauderdale Beach and its "Spring Break" past. This structure alone does not distinguish itself as a primary example that can relay that history in its own merit nor is there a direct correlation between itself, which was constructed in 1966, and the filming of the movie. The structure does however add collectively to the group of structures that are still extant from the 1940s through the 1960s and would qualify for designation as a historic district.

b. Its location as a site of a significant local, state or national event;

c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation;

d. Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation;

e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance;

f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

Applicant Response

Building BD6782 is the focus for historic designation designed by the esteemed architect Mr. Castner J. Phillips (sic) in 1966. His design work is evidence of the many significant structures that fall into the category of 'Mid-Century Modern.' There are numerous examples in the Central Beach area of this style of architecture.

Staff Response

In the most recent Architectural Resource Survey of Central Beach, this structure is identified as contributing to a potential historic district – Birch Estates. Joseph Phillips, who is listed as the architect of record, and Donald F. Caster, who is also referenced as a project architect, both maintained architectural practices in Fort Lauderdale. Phillips practiced in Fort Lauderdale from the 1950s until his retirement, designing a number of structures throughout South Florida including schools, churches, businesses, as well as single and multi-family residences. Castner also maintained an architecture practice in Fort Lauderdale for 17 years.

Within the Birch Estates survey area 151 structures were surveyed, of which 117 were considered to be contributing with (23) constructed in the 1940s; (85) constructed in the 1950s; and (9) constructed in the 1960s. Of the contributing structures, several different architectural styles were represented including Art Deco, Neoclassical Revival, Art Moderne, Modern Vernacular, Masonry Vernacular, and Mid-Century Modern. The style with the most numerous representations is Modern Vernacular, which is of the Modern style with design features that are specific to Fort Lauderdale and South Florida, but do not exhibit key character designing



features that are evocative of the Mid-Century Modern Style. This structure architecturally does not merit individual historic landmark designation, however it does add collectively to the group of structures that are still extant from the 1940s through the 1960s and would qualify for designation as a historic district.

One other structure in the Birch Estates area is noted as being designed as the same architect as the Buccaneer Motel - the Waterfront Inn. The Waterfront Inn is no longer extant and was located at 3100 Windamar Street. As part of the 2008 Architectural Resource Survey, the structure was also identified as Contributing to the district but did not identify an architectural style.

According to the National Register Bulletin 15, under Criterion C for significance under design and construction, in order to meet this criterion the property must "embody distinctive characteristics of a type, period, or method of construction"; or "represent the work of a master"; or "possess high artistic value"; or "represent a significant and distinguishable entity whose components may lack individual distinction." Resources "that represent a significant and distinguishable entity whose components may lack individual distinction" are called "districts." This structure falls into the category of those "that represent a significant and distinguishable entity whose components may lack individual distinction" and would be more suitable as a contributing structure in a historic district.

g. Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development; or

Applicant Response

This area brings with it many memories which remind us of the days when families and tourists flocked to the beaches of Fort Lauderdale for its beautiful sunny days, tropical evenings and family-friendly accommodations. Being severely threatened by the numerous new hotels and condominium buildings recently added to the area, the Central Beach area is beginning to lose its historic character and significant architectural structures that contribute to the Birch Estates Historic District.

Staff Response

The request for designation is for an individual historic landmark, and this criterion is typically only applicable for the designation of a historic district.

h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

Applicant Response

Building BD6782 is the focus for historic designation designed by the esteemed architect Mr. Castner J. Phillips (sic) in 1966. His design work is evidence of the many significant structures that fall into the category of 'Mid-Century Modern.' There are numerous examples in the Central Beach area of this style of architecture.

Staff Response

The request for designation is for an individual historic landmark, and this criterion is typically only applicable for the designation of a historic district.



Summary Conclusion:

Staff finds that the Buccaneer Motel located at 3008 Bayshore Drive (Lot 7) does not meet the criteria for historic landmark designation as outlined in section 47-24.7.B.6 of the ULDR, and staff recommends that the application for historic landmark designation be **Denied**.

Historic Preservation Board Suggested Motion:

I move to recommend **(approval) (denial) (approval with the following conditions) (to continue)** of the request for historic landmark designation to the City Commission under case number H19009 for the Buccaneer Motel located at 3008 Bayshore Drive, based on a finding these requests **(are) (are not)** consistent with the criteria for designation **(if approving, state criterion which is fulfilled)** as outlined in the Unified Land Development Regulations, Section 47-24.7.B.6 **(if conditions apply, state those conditions on the record)**.

Exhibits:

1. Excerpt from 2009 Central Beach Architectural Resource Survey
2. Excerpt from 2017 Central Beach Architectural Resource Survey
3. BD6783 Historic Structures Form, Florida Master Site File

Area 1 / Birch Estates Architectural Area



Address: 777 BAYSHORE DR

Style:

LM:

NR:

FMSF

Date: 1975

Site #: A-1 - 41

Stories

Rank: NC

Siding:

Name: Americas an the Park

Architect: Richard C. Reilly



Address: 2908 BAYSHORE DR

Style:

LM:

NR:

FMSF

Date: 1950

Site #: A-1 - 42

Stories 2

Rank: C

Siding: Concrete

Name: The Fronds

Architect: Walter Pauley



Address: 2916 BAYSHORE DR

Style:

LM:

NR:

FMSF

Date: 1952

Site #: A-1 - 43

Stories 2 to 3

Rank: C

Siding: Concrete

Name: The Retreat

Architect: Robert Jahelka



Address: 3000 BAYSHORE DR

Style:

LM:

NR:

FMSF

Date: 1966

Site #: A-1 - 44

Stories 2

Rank: C

Siding: Concrete

Name: Seaside & Sandy Shore

Architect: Joseph Phillips+Donald F. Castner



Address: 3008 BAYSHORE DR

Style:

LM:

NR:

FMSF

Date: 1951

Site #: A-1 - 45

Stories 1

Rank: C

Siding: Concrete

Name: Sandy Shore Motel

Architect: Manier & Lester Avery

BIRCH ESTATES

Central Beach Architectural Resources Survey

Building Number: 3C
Address: 3016 (3000) Bayshore Dr

Date: 1966
Architect: Joseph Phillips+Donald F. Castner
Architectural Style: Modern Vernacular
Folio: 504201160030
Current Business Name (if applicable)
Fortuna

Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations?
Window replacements, redone facade, altered fencing
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 16
Building Use: Motel/Hotel

Building Materials

- Stucco

Building Configuration: Courtyard/U-Shaped

Building Design Features

- Awning at Entrance
- Catwalks (Exterior Corridors)
- Planters
- Railings (Decorative)
- Railings (Non-Decorative)

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- Parking in Front
- Shade Trees in ROW
- Wall in front of structure
- Street Lighting
- Other – Pool in courtyard, fire hydrant on corner

Roof Type: Hip

Roof Material: Barrel or Spanish Tile

Window Type

- Fixed
- Single-Hung
- Sliders

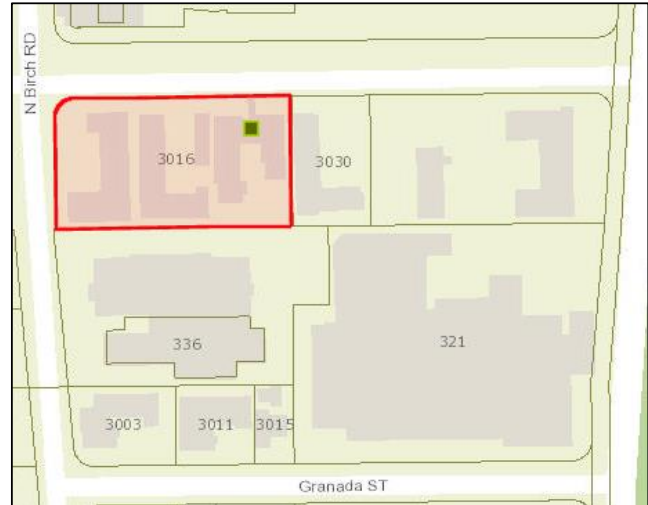
With or Without Muntins

Without Muntins

Geopoint

Lat: 26.128 Lon: -80.106

Location Map



Reference Photo



Historic Photo

None Available

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **BD06782**
 Field Date 11-19-2018
 Form Date 11-20-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Buccaneer Motel / 350 N Birch Rd Multiple Listing (DHR only) _____
 Survey Project Name Bayshore Hotel CRAS Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 3016 Direction _____ Street Name Bayshore Street Type Drive Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name POMPANO BEACH USGS Date 1962 Plat or Other Map _____
 City / Town (within 3 miles) Fort Lauderdale In City Limits? ☐ yes ☐ no ☐ unknown County Broward
 Township 50S Range 42E Section 1 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 504201160030 Landgrant _____
 Subdivision Name Birch Estates Block _____ Lot 7
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1966 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): 1966 To (year): 2018
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-2015 Nature Fenestration, interiors, facade
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Phillips, J; Castner, DF Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Municipal Land Dev Code

DESCRIPTION

Style Mid-Century Modern Exterior Plan U-shaped Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Barrel tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 SH, horizontal slider, fixed
 Distinguishing Architectural Features (exterior or interior ornaments) Wide eave overhang, barrel tile, ornamental balusters
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) U-shaped bldg cradles kidney shaped swimming pool surrounded by gated concrete wall, palm trees in courtyard, perpendicular parking 2 sides

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. Pilings

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details) Gate in wall facing S opens to courtyard, lobby door (single pane sliding glass) faces W under canvas awning

Porch Descriptions (types, locations, roof types, etc.) Left (S) of lobby cantilevered stair to 2nd fl, U-shaped upper walkway accessing rooms, ornamental stucco balustrade stairs & 2nd floor, metal handrail separates 1st fl rooms from pool deck to W

Condition (overall resource condition): ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Originally a 16 room motel, the Buccaneer was renovated in 2015 as a boutique hotel called Fortuna. Alterations were to the interior and fenestration primarily. Adjacent Sandpiper Motel (BD6783) to E was incorporated making it 35 units. See supplement.

Archaeological Remains See Bayshore Hotel CRAS ☒ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps

☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps

☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)

☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search

☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) AHC Technical Report #1206

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Insufficiently distinguished for individual listing. Interior and superficial exterior alterations do not diminish overall historical architectural integrity. Contributes in style and scale to NR-eligible Birch Estates Historic District BD4462.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. Tourism 5. _____

2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological and Historical Conservancy, Inc.

Document description Field notes, maps, photos File or accession #'s 2018.189

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

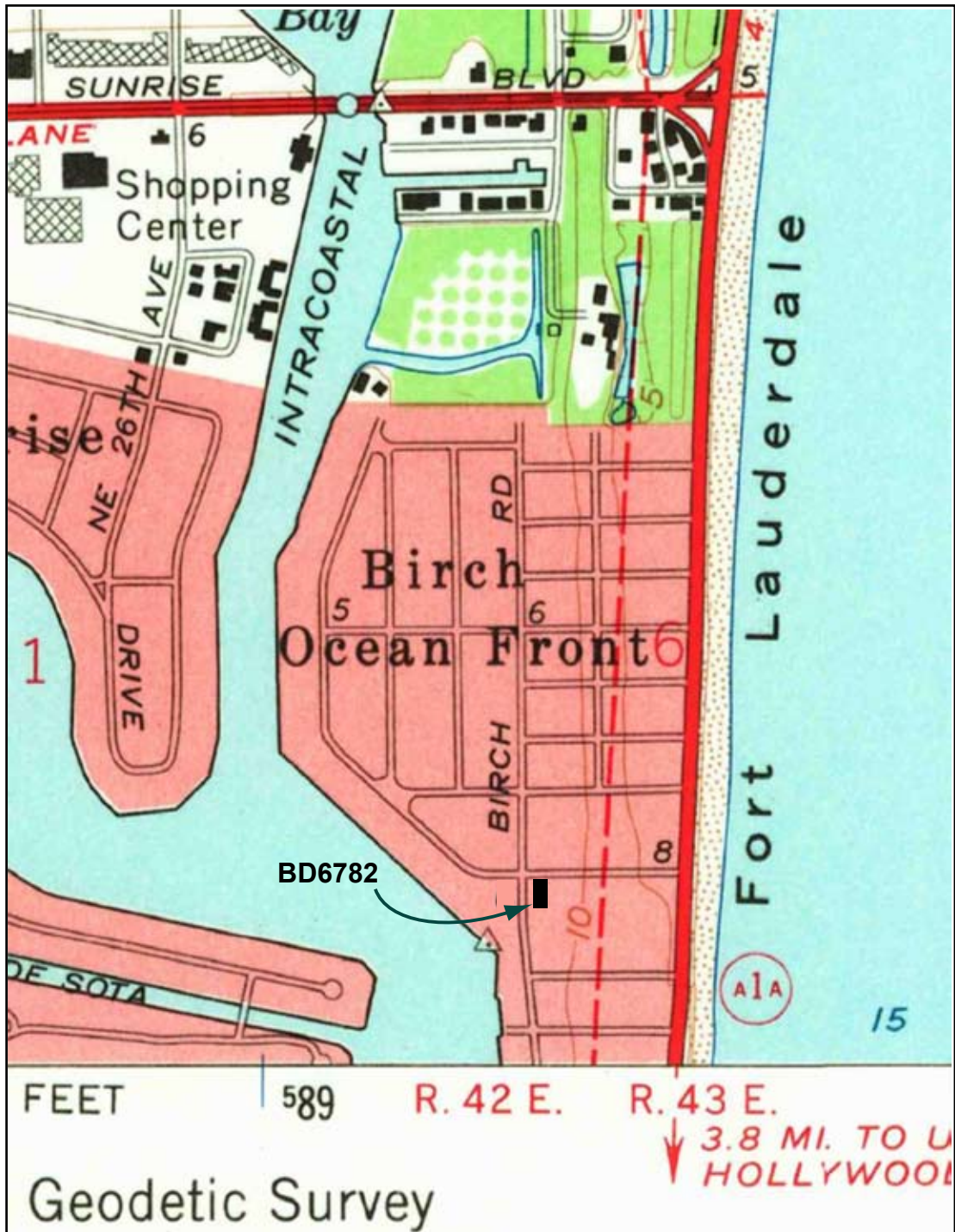
Recorder Name Harrington, Timothy A Affiliation Archaeological and Historical Conservancy, Inc.

Recorder Contact Information 4800 SW 64 Ave, Ste 107, Davie FL 33314 (954) 792-9776/9954

(address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
 - ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
- If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



USGS map showing the location of the Buccaneer Motel, 8BD6782.

TOWNSHIP 50S, RANGE 42E, SECTION 1
 USGS MAP: POMPAÑO BEACH, REV. 1962



NARRATIVE DESCRIPTION:

BD6782 was built in 1966 or earlier. The Broward County Property Appraiser lists a build date of 1953/1966, but the lot is vacant in a 1957 aerial photograph. It was originally recorded as the Buccaneer Motel, but it changed names more than once: in 2011 it was the Seaside & Sandy Shores Motel, at which time it was likely already combined with BD6783, the Sandpiper, to its east. In 2011 it had a slightly different lobby facade and a more ornate wall with urn-topped pillars. The earliest photo of the Buccaneer shows no wall between the street and the pool, a plainer lobby facade with broad canvas awning similar to the current one, and the west-pointing L has a brick veneer and Buccaneer logo.



Above, 2011; below, 1960s-70s: historic picture postcard images of 8BD6782.



EVALUATION:

As these photos show, in comparison to the 2018 photos, renovations are minor when the structures are evaluated for eligibility as part of a district, the Birch Estates Historic District, BD4462—which, according to the Florida Master Site File, has been evaluated by the State Historic Preservation Officer as eligible for listing in the National Register of Historic Places.

BD6782, the Buccaneer, is one of four adjacent historic structures proposed to become one property and to be replaced by a single new hotel. One of these four, BD4476, the Martindale, was demolished in 2018 prior to this assessment, although it was considered NR-eligible both individually and as part of the district. Adjacent to BD6782, east, is the Sandpiper Motel, BD6783. BD4476, BD6782, BD6783, and farther east, formerly adjacent to the Martindale, the 1948 Shelldrake Hotel, BD6784, were evaluated by the City of Fort Lauderdale in a 2017 survey as contributing to the historic district. Sites BD6782-84 are evaluated in this assessment as contributing to the historic district under criterion C—they embody distinctive characteristics of a type and period.

Although these three historic structures were sensitively (retaining the qualities that contribute to the historic district) and successfully renovated as recently as two years ago, it has not prevented their falling to the trend to larger and higher edifices on the beaches. The loss of four contributing historic structures will require updating the site form and possibly the boundaries of Birch Estates Historic District.



BD6782, the Buccaneer Motel, looking south, November 2018.



BD6782 looking southeast, November 2018.



BD6782 looking east from North Birch Road, November 2018.



BD6782, east elevation, looking southwest, November 2018.



BD6782, office, looking northeast, November 2018.



BD6782 courtyard and pool looking southeast, November 2018.