

City of Fort Lauderdale Historic Preservation Design Guidelines

ARCHITECTURAL STYLES



The West Side Grade School building, designed by architect John Morris Peterman in the Mediterranean Revival style, was constructed in 1922. It includes a flat roof with parapets and a stucco wall finish. The Harmon Monument, located at the center of the photograph in front of building, was originally a drinking fountain. The building now serves as the offices for the Broward County Historical Commission.

PURPOSE

These *Guidelines* were prepared to assist property owners in understanding the historic character of their property when considering alterations, repairs, or other changes to their property. It is not intended that these *Guidelines* should replace consultation with qualified landscape architects, architects, contractors, the Historic Preservation Board (HPB), City Staff and applicable ordinances.

These *Guidelines* were developed in conjunction with the City of Fort Lauderdale's Historic Preservation Board (HPB) and the Department of Sustainable Development (DSD). Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money.

The DSD Staff is available to provide informal informational meetings with potential applicants who are considering improvements to their properties.

Additional *Guidelines* addressing other historic building topics are available at City Hall and on the City's website at www.fortlauderdale.gov. For more information, to clarify whether a proposed project requires HPB review, or to obtain permit applications, please call the DSD at (954) 828-3266.

UNDERSTANDING THE CITY OF FORT LAUDERDALE'S ARCHITECTURAL STYLES

The development and architectural heritage of the City of Fort Lauderdale includes both high-style and vernacular buildings. The term "vernacular" suggests that they were based upon traditional or regional forms without being designed by an architect or similarly trained individual. As a result, many vernacular buildings are relatively simple with embellishments that are reflective of the period or popular styles of the day.

Styles can be difficult to define because of changes over time. As the prosperity of Fort Lauderdale's residents flourished and a family's needs grew, buildings were commonly enlarged and houses updated to meet the tastes of residents. Some original buildings were integrated into new construction or expanded and updated for current styles. As a result, many houses reflect multiple time periods and might not be easily categorized as reflecting a single or "pure" style.

It is hoped that the images depicting the variety of the City of Fort Lauderdale's architectural styles and the lists of locally found features will help residents identify the character defining elements of City buildings.

For additional assistance with identifying a building's architectural style, please contact the HPB Liaison at the Department of Sustainable Development (DSD), (954) 828-3266, or the Fort Lauderdale Historical Society at The Fort Lauderdale History Center; 219 SW 2nd Ave., (954) 463-4431.

FRAME VERNACULAR



This wood framed vernacular house is 1-story in height, has a front gable roof with overhanging eaves, and has single and paired double-hung windows.



Two-story frame residences are less common than 1-story homes. This example includes a side-gable roof with deep overhanging eaves and paired 4-over-1 double-hung windows.



The exterior of this wood-framed "L"-shaped, residence is covered with wood clapboards, with the exception of the gable ends, which have vertical boards with scalloped ends.

FRAME VERNACULAR

- Wood framed construction, generally with wood clapboard finish
- Constructed throughout the 20th century
- Includes a range of styles
- Most often 1-story in height, but occasionally 2-stories
- Gable or hipped roof forms
- Narrow or overhanging eaves
- Single or grouped double-hung windows



This shallow front-gable residence has a central cross gable and narrow eaves. The house is covered with wood clapboards, with vertical boards with scalloped ends at the gable ends.



This wood framed residence has a hipped tile roof with shallow eaves and a central chimney. The symmetrical facade has an entrance door flanked by 3-over-1 double-hung windows.

MASONRY VERNACULAR



This 2-story, rusticated concrete block building has a wrapping second floor balcony covered by the main hipped roof and supported by rusticated concrete block piers.



This stuccoed masonry house is 1-story in height, has a front gable roof with overhanging eaves, and has single and paired double-hung windows.

MASONRY VERNACULAR

- Masonry construction
- Constructed throughout the 20th century
- Includes a range of styles
- Most often 1-story in height, but some cases 2-stories
- Often covered with stucco
- Most often constructed with gable or hipped roof forms
- Often originally constructed with tile roofs
- Single or grouped double-hung windows



This "L"-shaped vernacular masonry house has a clay tile hipped roof with an intersecting gable roof. The form and materials are similar to the Mediterranean Revival style, although simplified.



This masonry vernacular residence was constructed in the second half of the 20th century. It has a shallow pitched roof with overhanging eaves and grouped awning windows.



This 1-story, flat roofed, stuccoed, masonry vernacular residence has deep overhanging eaves and grouped awning windows, reminiscent of Mid-Century Modern style.

REVIVAL STYLES



Mission Revival residences often have flat roofs with decorative parapets. In this case, the parapet detailing is located at both the main roof and projecting secondary roof.



This 1-story, Mission Revival residence has a central entrance covered by a shed tile roof with a decorative parapet above, flanked by projecting side bays.



This small building has a stuccoed wall surface, a decorative Mission Revival parapet and is encircled by a hipped, clay tile, pent roof.

MISSION REVIVAL

- Mission shaped dormer or roof parapet
- Hipped or gabled tile roof
- Porch roof supported by piers, often arched
- Stucco wall finish

BUNGALOW/CRAFTSMAN

- 1 to 1 1/2-stories
- Gable roof with exposed rafters at overhanging eaves and prominent chimney
- Porches supported by posts extending to ground
- Single or grouped multi-paned windows
- Simple detailing with natural materials



This masonry bungalow has a side gable tile roof with deep overhanging eaves. Also note the tapered porch piers, typical of the Arts and Crafts style.



This Arts and Crafts style, wood-framed bungalow has a cross gable roof with bracketed deep overhanging eaves. Also note the tapered corner piers, typical of the style.



This Mediterranean Revival / Spanish Eclectic home has a central tower with an open belfry, an asymmetrical facade, and numerous grouped arch openings separated by decorative turned mullions.



This modest Mediterranean Revival / Spanish Eclectic residence has a group of three arched window openings separated by turned mullions and a projecting entrance porch with a clay tile roof.

MEDITERRANEAN REVIVAL / SPANISH ECLECTIC

- Often low-pitched hipped or gabled tile roofs, some flat roofs
- Little or no roof eave or overhang
- Can include prominent arches
- Symmetrical or asymmetrical facade with stucco wall finish

MONTEREY

- 2-stories in height
- Low pitched gable or hipped roof
- Second story balcony, often cantilevered, covered by principal roof



This Mediterranean Revival / Spanish Eclectic home has several stone and cast stone embellishments including the projecting entrance and window surrounds.



Commercial and industrial buildings can have distinct architectural styles such as the Mediterranean Revival / Spanish Eclectic former Coca Cola Bottling Plant, designed by Courtney Stewart.



This Monterey style home has a shallow side gable roof that extends to cover a second floor suspended balcony. The 1-story section is a later addition.

MODERN



This residence has curved forms typical of the Art Deco period with decorative grooves and cantilevered sun screens over window and door openings typical of the Art Moderne period.



This Art Moderne building has a 2-story main block with a 1-story wing visually joined by with a decorative band. Windows wrap around corners and are covered by cantilevered sun screens.



This Art Moderne residence has a central projecting parapet topped by a coping, corner wrapping windows with cantilevered sun screen, and a smooth stucco surface with horizontal grooves.

ART DECO

- Flat roof with vertical projections above roof line
- Smooth stucco wall surface with geometric designs

ART MODERNE

- Flat roof with a small ledge or coping at roof line
- Asymmetrical facade
- Smooth stucco wall surface with horizontal grooves or lines
- Horizontal balustrade elements
- Windows wrap corners



Fort Lauderdale's hotels and motels were constructed in a variety of styles including this Art Moderne example. Note the projecting roof eave and wrapping corner windows.



This Mid-Century Modern building has a semi-engaged, round, glass block corner and a projecting balcony under a unifying flat roof slab.



This is one of a group of Mid-Century Modern, 2-story, flat-roofed apartment buildings, each with a second floor balcony covered by the main roof, supported by narrow, angled “beanpoles”.



This Mid-Century Modern home has a shed roof, and asymmetrical facade and an attached, projecting, flat roof car port supported by narrow columns.

MID-CENTURY MODERN

- Flat, shed or butterfly roofs
- Large expanses of metal windows
- Asymmetrical facade
- Open floor plans

SUB-TROPICAL MODERN

- Sun shading at windows
- Exterior galleries, stairs and courtyards
- Stucco walls with decorative patterns and accent materials such as mosaic tiles
- Large expanses of glass



These Mid-Century Modern buildings have butterfly roofs that appear “folded” at their center. The projecting roof eaves provide shading for the wrapping corner windows.



This Sub-Tropical Modern motel has projecting “boxes” framing ribbon window openings and covered balconies that allow for circulation and sun screening.



This Sub-Tropical Modern style apartment building includes covered wrapping balconies and exterior stairs that allowed circulation and provided shading for windows and doors.

DETERMINING A BUILDING'S STYLE

When trying to determine a building's style, it is helpful to know the original dates of construction and any major additions. If this information is not available, consider the major forms of the building, such as the roof shape and composition of major volumes, and then consider the individual features such as the porches, windows and doors, to try to identify the style. When trying to determine a building's style, it can be helpful to keep in mind:

- Style is not a function of building use - churches, courthouses, schools and residences can be of various styles
- Style is not a definitive function of period – multiple styles tend to overlap in any given period, and although certain styles were most popular during a specific period, property owners often continued to build in that style
- Styles blend into each other, where specific features from an earlier or different style will be incorporated into a building of an altogether different style to achieve a certain effect or design
- Several of Fort Lauderdale's historic buildings were stylistically simplified because they were constructed by homeowners or builders with limited budgets and limited knowledge of high styles and detailing
- Many of Fort Lauderdale's buildings evolved over a period of time and earlier houses could have been subsumed into larger buildings or decorated to appear more up to date and "stylish"
- Original elements may have been removed, replaced or modified so that they are no longer in keeping with the characteristics of the original style – such as the replacement of multi-paned windows with 1/1 windows

Some buildings defy any one style "label" and are difficult or impossible to classify. It is often the case that previous owners made choices or alterations based upon personal tastes, needs, economy or whimsy. It is more important to identify what the most significant remaining features of a building are, and consider and protect those features when planning changes, than it is to categorize a building by a style label. The DSD staff is available to provide assistance with identifying building styles. Residents are encouraged to reference individual *Guidelines* for architectural vocabulary related to each material or feature and the *Guidelines Introduction, Page 10*, for a list of architectural style books and architectural dictionaries.

STYLES & APPROPRIATE ALTERATIONS

When property owners are considering altering a building and would like more information on whether the proposed change is appropriate for a building type or style, please contact the DSD at (954) 828-3266 for more information.



The dramatic shed roof of this Mid-Century Modern residence is an important character-defining feature that should be maintained if alterations are considered.

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PREPARATION

All components of the *Fort Lauderdale Historic Preservation Design Guidelines* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by:

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