



REQUEST: Certificate of Appropriateness for Major Alteration
• Installation of a New Gathering Area Near the South Gate Entrance

Case Number	PLN-HP-COA-20010003	FMSF#	
Owner	Florida Trust for Historic Preservation, Inc.		
Applicant	Patrick Shavloske, CEO Bonnet House, Inc.		
Address	900 N. Birch Road		
General Location	Approximately 533 feet south of the Sunrise Boulevard and N. Birch Road intersection. The property is located on both the east and west sides of N. Birch Road		
Legal Description	<p>FOLIO 504201000050: 1-50-42 & 6-50-43 TR OF LAND BOUNDED ON W INTRA W/W, ON N BY S/L OF TWN 49, ON E BY OCEAN, ON S BY N/L OF BIRCH OCEAN FRONT SUB #2 & N/L OF BLK 10 OF SAID SUB EXT E TO OCEAN, LESS PT INC IN SEABRIDGE & LESS PT IN DB 716/574 & LESS PT K/A PARS 1 & 3 ON SURV REC IN DB 689/635 & LESS RDS, LESS BCH ESMT IN DB 372/360 AS MODIFIED BY OR 1213/643 & LESS DB 773/630 & LESS OR 11311/856</p> <p>FOLIO 504201000052: 1-50-42 & 6-50-43 GOV LOT 1 OF SEC 1, LESS PTS P/A SEABRIDGE & ATLANTIC BCH DEV & LESS N 572.5, & PT GOV LOT 1 OF SEC 6 LYING W OF SR A-1-A, LESS N 572.5, & PT GOV LOT 7 OF SEC 1 LYING N OF BIRCH OCEAN FRONT SUB #2, & PT GOV LOT 2 OF SEC 6 LYING W OF SR A-1-A & N OF BIRCH OCEAN FRONT SUB #2, ALL LESS DBS 716/574 & 773/630 & ALL LESS PT NOT WITHIN E 750 THEREOF, TOGETHR WITH S 300 OF N 1201.25 OF PT SEC 6 LYING BET SR A-1-A & OCEAN</p>		
Existing Use	Museum and Gardens		
Proposed Use	Museum and Gardens		
Zoning	RMM-25 – Residential Medium High Density District		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii		
Landmark/Historic District	Bonnet House		
Authored By	Trisha Logan, Urban Planner III		

Property Background:

The original entrance to Bonnet House, built in 1920, was located at the south boundary of the property at the north end of Breakers Avenue. That entrance was closed in 1940 when Sunrise Boulevard was opened; however, the original gate piers remain in place. The new northern gate, which was opened at the end of a short drive that connected to Sunrise Boulevard, matched the design of the original having two tall square piers with stepped stone caps and onion shaped finials. In the 1950s the land between Bonnet House and Sunrise Boulevard was sold for development. A new gate, now called the East Gate, was built on the northern boundary of the property. In 1987 a wider gate for vehicular access was built west of the east gate. The design for all of the entrances was based on the design of the original 1920 south gate.

A Certificate of Appropriateness (COA) was previously approved under HPB Case No. H17006 on May 5, 2017 to install a new gathering area at the near the south gate entrance. This COA is now expired and the applicant is returning with an application to make the same request with minor adjustments from the original plan.



Description of Proposed Site Plan:

Proposed plans show the construction of a new landscaped, open air gathering area near the south gate of the Bonnet House Museum and Gardens. The new gathering area will allow visitors to assemble for tours and hear presentations without interfering with the pedestrian traffic entering and existing through the existing the south gate. Included in the scope of work is the construction of a new pathway that will alternate paving materials between concrete and coral rock, a concrete seat wall with coral stone columns that will hold planting pots of the same material, concrete columns that will display interpretive signage, a donors wall showing the names of benefactors, new landscaping, path lighting, and uplighting.

This scope of work is tied into a project that went before the Historic Preservation Board (HPB) on November 4, 2013, under Case Number 21H13 that allowed for the creation of a south gate entryway to the Bonnet House Museum and Gardens.



Site Location



View from outside South Entry Gate



View from location of work looking towards South Entry Gate



View from location of work looking North

Criteria for Certificate of Appropriateness

Pursuant to ULDR, Section 47-24.11.D.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the Historic Preservation Board (HPB) shall use the following general criteria:

ULDR, Section 47-24.11.C.3.c.i	Staff Response
a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i>	There is no impact on the historic buildings. Request meets criterion.
b) <i>The relationship between such work and other structures on the landmark site or other property in the historic district;</i>	The new installation is primarily low in profile with the highest point of the installation measuring 7'-8". The location of work is approximately 225'-0" away from the southern edge of the historic house. Request meets criterion.

Pursuant to ULDR, Section 47-24.11.D.3.c.ii, Additional guidelines, alterations, in approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met:

ULDR, Section 47-24.11.C.3.c.ii	Staff Response
b) <i>The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible;</i>	As per the National Register Nomination Report, it states: "The estate is lushly landscaped with many tropical exotics and palms, but is without any formal program of landscaping." Plans are proposing the removal of one tree, a Sea Grape, and will be adding a new tree, a Simpson Stopper, as well as several other plants and shrubs to the project area. Request meets criterion.
h) <i>Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.</i>	The site is a designated archeological site and will require a Phase I archeological survey and monitoring of the site during ground disturbing work. Request meets criterion.



Summary Conclusion:

In accordance with Sections 47-24.11.D.3.c.i, and 47-24.11.D.3.c.ii of the ULDR, staff finds that the application for a COA for minor alterations under case number PLN-HP-COA-20010003 located at 900 N. Birch Road meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

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. The Phase I report and any further preliminary testing recommended by the archeologist must be provided prior to permitting and a final report must be submitted to the Urban Design and Planning Division, Historic Preservation Board Liaison, within 45 days following the completion of the ground disturbing work.
2. All proposed landscape work, including tree removal, is subject to the approval of a separate landscape review.

Historic Preservation Board Suggested Motion:

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-20010003 located at 900 N. Birch Road based on findings of fact (i.e. as outlined in the staff memorandum) **and** is subject to the following conditions (state applicable conditions on the record, if applicable).



HPB Historic Designation Application - Applicant Information Sheet

INSTRUCTIONS The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number		Date of Submittal		Case Intake	
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NOTE: To be filled out by **APPLICANT**

Applicant Entity Name	Broward Trust for Historic Preservation, Inc.		
Applicant's Contact Name	Michaela M. Conca		
Applicant's Signature			
Address, City, State, Zip	335 NE 6th Street c/o Stranahan House Fort Lauderdale, FL 33301		
E-mail Address	info@browardtrust.org both michaela54@live.com	Phone Number	954-536-4297

NOTE: If **AGENT** is to represent **APPLICANT**, notarized letter of consent is required

Agent's Name	Michaela M. Conca		
Agent's Signature	<i>Michaela M Conca</i>		
Address, City, State, Zip	335 Ne 6th Street Fort Lauderdale, FL 33301		
E-mail Address	info@browardtrust.org both michaela54@live.com	Phone Number	954-536-4297

Proposed Landmark or Historic District Name	Birch Square		
Project Address(es) (For all parcels, for a historic district please attach list)	Birch Square 3003 Terramar Street, Fort Lauderdale, FL 33304		
Legal Description	The south one-half (S ½) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida Birch Square Condominium, according to the Declaration of Condominium, is recorded in official records book 5160, page 422, of the public records of Broward County, Florida		
Tax ID Folio Numbers (For all parcels, for a historic district please attach list)	504201B SEE ATTACHED		
Current Zoning Designation		Current Use of Property	

Select type of applicant below:



- By any property owner in respect to its own property (select property owner type below)
- Real Property Owner
- Condominium (the condominium association shall be considered the sole owner, so long as the condominium association has the support of the majority of condominium unit owners; applicant must submit proof of support as part of this application).
- Cooperative (When a building is owned by a cooperative corporation, the corporation shall be considered the sole owner.) ; or
- A simple majority of property owners for designation within the boundaries of a proposed district by way of resolution or vote which must include the signature, name, address, phone number, and email address of each property owner; or
- By corporate resolution of a non-profit corporation executed by an officer authorized to bind the corporation. The non-profit corporation must be registered with the Florida Division of Corporations for a period of five years and have maintained a recognized interest in historic preservation for at least five years preceding the resolution.

CRITERIA FOR HISTORIC DESIGNATION

Pursuant to ULDR Section 47-24.11.C.7, the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the following criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service. (Circle all that apply):

- a. Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation; or
- b. Its location as a site of a significant local, state or national event; or
- c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation; or
- 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; or
- e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance; or
- f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials; or
- 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
- h. Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

SUBMITTAL CHECKLIST

Applicant shall provide to the Urban Design & Planning counter a complete application, one (1) complete application, and any additional requirements, as specified below. Within thirty (30) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness.

The applicant will be required to submit one (1) original and twelve (12) additional sets of plans/applications/photos with any additional requirements.

**The City of Fort Lauderdale is committed to serving the needs of all of its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet*

Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.

Place a check for each box below to ensure completion of all submittal requirements

- Complete application. No items are to be left blank. If it does not apply, indicate with 'N/A'.
- Most recently available copy of the Broward County Property Appraiser's record for the property; and Proof of ownership (deed); and
- Sketch map (all sketch maps shall include a scale and a north arrow):
 - Historic Landmark, Landmark Site, and Archaeological Site Designations. Clearly show the boundaries of the property as it relates to a legal description as found in the Broward County Official Records; and outline of any structures, objects, and buildings on the site; and their relationship to streets. Each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. If the applicant is requesting boundaries that vary from the legal description of a parcel as found in the Broward County Official Records, a current sign and sealed survey (no less than six months old), which is signed and sealed by a licensed professional surveyor, authorized to engage in the practice of surveying and mapping in the State of Florida in accordance with Chapter 472, Florida Statutes must be provided; or
 - Historic Districts. Clearly show the boundaries of the proposed district; all buildings and structures (with their addresses and status as a contributing or non-contributing structure); and all streets within the proposed boundaries. Historic district boundaries shall in general be drawn to include all contributing structures reasonably contiguous within an area and may include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district; and
- A written description of the architectural, historical, or archeological significance of the proposed landmark and landmark site, or buildings in the proposed historic district, and specifically address and document criteria for significance contained in Section 47-24.11.C.7 of the ULDR; and
- Provide responses in accordance with Section 47-24.11.C.7 of the ULDR explaining how the proposed landmark, landmark site, archaeological site or buildings in the proposed historic district meet the criteria; and
- Date structure(s) on the property were built, and the names of its current and all known past owners and, if available, their dates of ownership. Provide proof of date of construction which shall include but is not limited to the following: permits, original plans, certificate of occupancy, plat or Sanborn map, etc.; and
- Identify the period of significance of the proposed landmark and landmark site, archaeological site, or buildings in the proposed historic district; and
- Map identifying contributing structures within a proposed historic district or features of the individual landmark site; and
- Current color photographs of all sides of the property and historic photographs, if available; and
- Legal description from Broward County Official Records of landmark and landmark site, or archaeological site; and
- A list of references and citations for resources used to support the proposed designation including but not limited to published books or articles, newspaper articles or advertisements; and
- Applications for the designation of a historic district shall contain a written description of the boundaries of the district and a map identifying contributing and non-contributing structures; and
- Interior Landmark. Building interiors that meet the criteria for significance contained in Section 47-24.11.C.7 of the ULDR that are regularly open to the public may be subject to regulation under this section. The application shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations. Building interiors not so described shall not be subject to review under this section.
- Mail Notice. See page 5 of this application for mail notice and mail affidavit requirements.

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Approved by: Ella Parker, Urban Design and Planning Manager
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- Criteria Considerations (Section 47-24.11.C.8). Ordinarily cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall not be considered eligible for listing in the Fort Lauderdale Register of Historic Places. These property types must also fall into one (1) of the following categories, circle any that may apply:
 - a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
 - b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
 - d. A cemetery that derives its primary significance from graves of persons of outstanding importance, from age, from distinctive design features, or from association with historic events; or
 - e. A reconstructed building when accurately executed in a suitable environment and presented appropriately as part of a restoration master plan and no other building or structure with the same association has survived; or
 - f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - g. A property achieving significance within the past 50 years if it is of exceptional importance.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name: Michaela M. Conca Signature: *Michaela M Conca* Date: 10/25/2019 *12/2/2019*

MAIL NOTIFICATION

Applicant is responsible for Property Owners MAIL notification as explained below:

TAX MAP(S) - Available from Available from City of Fort Lauderdale GIS Mailer Application (<https://gis.fortlauderdale.gov/mailler>). Subject Neighborhood Association Presidents and Condominium Association Presidents of affected properties are to be clearly shown and delineated. Each property noticed must be numbered on the map to cross-reference with Property Owner Notice List.

PROPERTY OWNERS NOTICE LIST - Available from City of Fort Lauderdale GIS Mailer Application (<https://gis.fortlauderdale.gov/mailler>). List must also include property owner name, property control number (Folio ID) and complete address of all property within the proposed boundary, and all homeowners associations, master associations, municipalities and counties noticed, as indicated on the tax roll. **IMPORTANT!!** If the petitioner or Association President(s) own(s) adjacent property, radius of notice must be measured from boundary of adjacent property.

ENVELOPES - Business size (#10) envelopes addressed (typewritten or labeled - no handwritten addresses) for all addresses along with a copy of the mailing labels before they are affixed to the envelopes shall be submitted to the City with your application. **Stamps only, metered mail will not be accepted.** First class postage required.

Overseas addresses to be posted by first class mail only. Contact Post Office for postage amount. Business size envelopes addressed **by certified mail required for all municipalities and/or counties.**

Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 N.W. 19 Avenue, Fort Lauderdale, FL 33311.

AFFIDAVIT OF MAIL NOTIFICATION

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Approved by: Ella Parker, Urban Design and Planning Manager
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HISTORIC DESIGNATION

Rev: 2 | Revision Date: 10/7/2019 | I.D. Number: DSD.UDP.HPB.HD

HISTORIC PRESERVATION BOARD (HPB) Historic Designation Application

Table of Contents:

- Deadline, Notes, and Fees
- Applicant Information Sheet
- Submittal Checklist

DEADLINE Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE Pursuant to Section 47-24.11.C.1, requests for historic designation may be made by any of the following, the term applicant shall include those identified in subsections a. through e. below:

- a. By motion of the HPB; or
- b. By motion of the City Commission; or
- c. By any property owner in respect to its own property; or
- d. A simple majority of property owners for designation within the boundaries of a proposed district by way of resolution or vote which must include the signature, name, address, phone number, and email address of each property owner; or
- e. By corporate resolution of a non-profit corporation executed by an officer authorized to bind the corporation. The non-profit corporation must be registered with the Florida Division of Corporations for a period of five years and have maintained a recognized interest in historic preservation for at least five years preceding the resolution.

NOTE Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the first public hearing of the Historic Preservation Board at the cost of the applicant.

FEES All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

_____ Historic Landmark, Landmark Site, or Archaeological Site	\$ 650.00
_____ Historic District Designation	\$ 2450.00



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Folio Number	Owner Name	Property Address
504201BC0410	LYNCH, WILLIAM & ANNA M	3003 TERRAMAR STREET 1001
504201BC0420	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1002
504201BC0430	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1003
504201BC0440	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1004
504201BC0450	SMITH, RODGER SMITH, ROSALIE	3003 TERRAMAR STREET 1005
504201BC0460	PAUL S FARROW REV TR FARROW, PAUL S TRSTEE	3003 TERRAMAR STREET 1101
504201BC0470	MOULTON, ANDREW J	3003 TERRAMAR STREET 1102
504201BC0480	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1103
504201BC0490	GIOVANNI CHIODI REV TR CHIODI, GIOVANNI TRSTEE	3003 TERRAMAR STREET 1104
504201BC0500	FLYNN, CHARLES L JR	3003 TERRAMAR STREET 1105
504201BC0510	NESBITT, MARYROSE	3003 TERRAMAR STREET 1201
504201BC0520	HUTT, WILLIAM A	3003 TERRAMAR STREET 1202
504201BC0530	ELIAS TERRAMAR PROPERTIES LLC	3003 TERRAMAR STREET 1203
504201BC0540	KATHLEEN A GILLULY REV TR GILLULY, KATHLEEN A TRSTEE	3003 TERRAMAR STREET 1204
504201BC0550	RUDOLPH, RONALD	3003 TERRAMAR STREET 1205
504201BC0560	OLIMAR LLC	3003 TERRAMAR STREET 1401
504201BC0570	SPEAR, JOHN S	3003 TERRAMAR STREET 1402
504201BC0580	SUSAN E O'CONNOR LIV TR O'CONNOR, SUSAN E TRSTEE	3003 TERRAMAR STREET 1403
504201BC0590	WILLIAMS, JAMES	3003 TERRAMAR STREET 1404
504201BC0600	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1405
504201BC0610	BARTON, JAMES	3003 TERRAMAR STREET 1501
504201BC0620	NESBITT, MARYROSE	3003 TERRAMAR STREET 1502
504201BC0630	NESBITT, MARYROSE	3003 TERRAMAR STREET 1503
504201BC0640	ANATHAN, ROBERT PETER	3003 TERRAMAR STREET 1504
504201BC0650	NEILS, SCOTT	3003 TERRAMAR STREET 1505
504201BC0660	WILLIAM C JAMOUNEAU TR JAMOUNEAU, WILLIAM C TRSTEE	3003 TERRAMAR STREET 1601
504201BC0670	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1602
504201BC0680	CROWLEY, MICHAEL J	3003 TERRAMAR STREET 1603
504201BC0690	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1604
504201BC0700	CARBONARA, DONNA L	3003 TERRAMAR STREET 1605
504201BC0710	CAMPBELL, WILLIAM FRANCIS	3003 TERRAMAR STREET 1701
504201BC0720	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1702
504201BC0730	CANEPA, RICARDO L LE BANHARA CANEPA, ISABELLA	3003 TERRAMAR STREET 1703
504201BC0740	GARRIGAN, RAYMOND C	3003 TERRAMAR STREET 1704
504201BC0750	MONTALBANO, FLORENCE A FLORENCE A MONTALBANO TR	3003 TERRAMAR STREET 1705
504201BC0010	MARTINEZ, LUIS F	3003 TERRAMAR STREET 201
504201BC0020	MOORE, PAUL F & JOANNE B	3003 TERRAMAR STREET 202
504201BC0030	PSLS PROPERTIES LLC	3003 TERRAMAR STREET 203
504201BC0040	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 204
504201BC0050	FCP-BIRCH 205 LLC	3003 TERRAMAR STREET 205
504201BC0060	NORRA STRAND LLC	3003 TERRAMAR STREET 301

504201BC0070	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 302
504201BC0080	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 303
504201BC0090	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 304
504201BC0100	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 305
504201BC0110	NORRA STRAND LLC	3003 TERRAMAR STREET 401
504201BC0120	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 402
504201BC0130	FRY, BRUCE E	3003 TERRAMAR STREET 403
504201BC0140	PSLS PROPERTIES LLC	3003 TERRAMAR STREET 404
504201BC0150	FIGUEIREDO, ANTONIO	3003 TERRAMAR STREET 405

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Folio Number	Owner Name	Property Address
504201BC0160	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 501
504201BC0170	GUILLAUME, PHYLLIS H/E BROWN, BARBARA	3003 TERRAMAR STREET 502
504201BC0180	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 503
504201BC0190	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 504
504201BC0200	PESCE, DANILO	3003 TERRAMAR STREET 505
504201BC0210	LINDSAY, A THOMAS STREET, JOHN B JR	3003 TERRAMAR STREET 601
504201BC0220	ABREU, GERARD ANDREW	3003 TERRAMAR STREET 602
504201BC0230	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 603
504201BC0240	VCP5 CORP	3003 TERRAMAR STREET 604
504201BC0250	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 605
504201BC0260	RUDOLPH, RONALD	3003 TERRAMAR STREET 701
504201BC0270	LEE, CHIH HSIN	3003 TERRAMAR STREET 702
504201BC0280	NORRA STRAND LLC	3003 TERRAMAR STREET 703
504201BC0290	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 704
504201BC0300	MUELLER, MARK N	3003 TERRAMAR STREET 705
504201BC0310	HANCOCK, HAROLD D	3003 TERRAMAR STREET 801
504201BC0320	STANFORD, GREGORY G & KORNSPAN, MARK L	3003 TERRAMAR STREET 802
504201BC0330	TIMKO, JOHN I & SUSAN C	3003 TERRAMAR STREET 803
504201BC0340	FCP-BIRCH 804 LLC	3003 TERRAMAR STREET 804
504201BC0350	BUHLER, NELSON J	3003 TERRAMAR STREET 805
504201BC0360	SERNA, CRISTOBAL D SUCHAND, ANTHONY A	3003 TERRAMAR STREET 901
504201BC0370	DLZHP LLC	3003 TERRAMAR STREET 902
504201BC0380	PESCE, DANILO	3003 TERRAMAR STREET 903
504201BC0390	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 904
504201BC0400	NORRA STRAND LLC	3003 TERRAMAR STREET 905

[Prev 50](#)

BACK

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LANDMARK NAME

Birch Square

HISTORIC LANDMARK DESIGNATION REPORT

Photo of Historic Structure



Images: Marty Hylton, April 19, 2019

City of Fort Lauderdale
Historic Preservation Board
100 N. Andrews Avenue
Fort Lauderdale, Florida 33301



REPORT OF THE CITY OF FORT LAUDERDALE
TO THE HISTORIC PRESERVATION BOARD
ON THE POTENTIAL DESIGNATION OF THE PROPERTY NAMED

Birch Square

ENCLOSED BY

Auramar Street, Breakers Avenue, Terramar Street, and N. Birch Road

AS A HISTORIC LANDMARK

Prepared By: Morris Hylton III, Kristine Ziedina

Reviewed By:

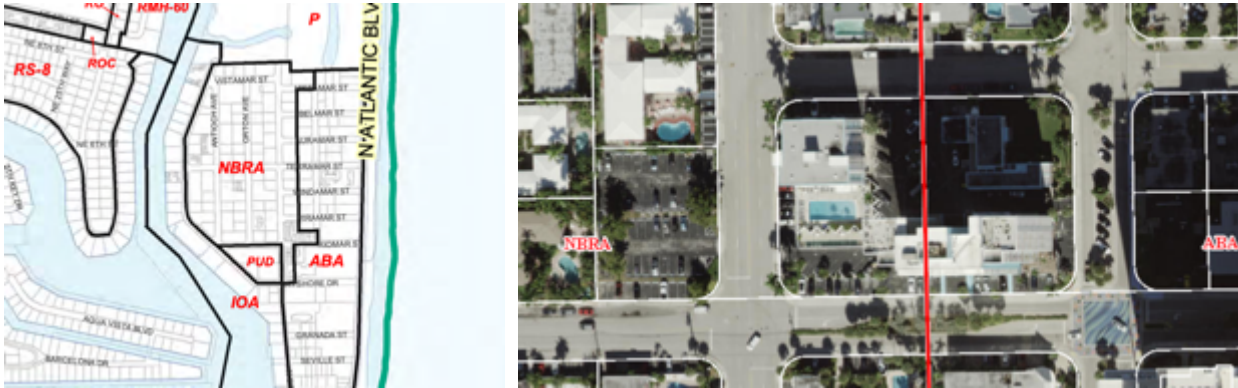
Passed and Adopted On:

Resolution Number:



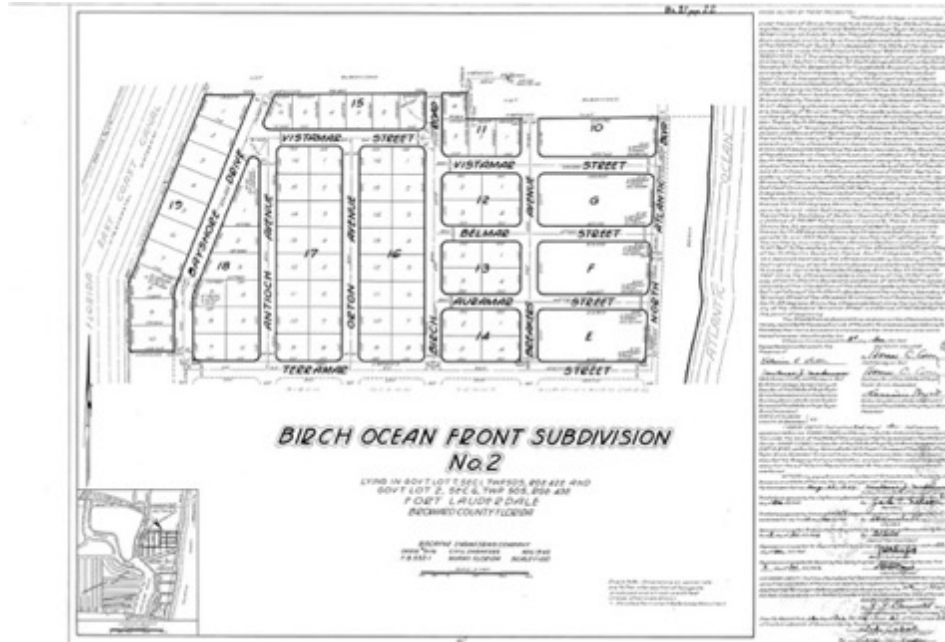
Map 2

Legal description: The south one-half (S ½) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida

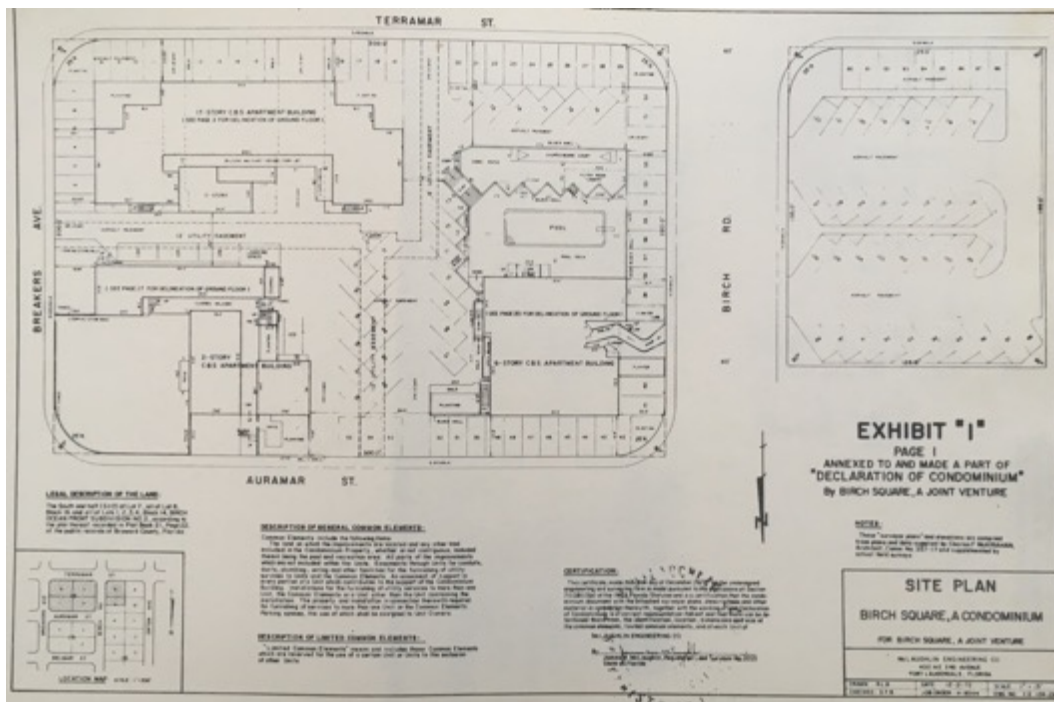


Map 3

Zoning: A-1-A Beachfront Area (ABA) District, North Beach Residential Area (NBRA) District



Map 4-1
 Birch Ocean Front Subdivision No.2



Map 4-2
 Birch Square Site Map

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I. General Information

Historic Name:

- Ridgewater Apartments
- Birch Terrace
- Birch House
- Birch Tower
- Birch Square

Current Name:

- Birch Square Condominium

Date of Construction:

- 1950-1960

Location:

- Birch Square – enclosed by Auramar Street, Breakers Avenue, Terramar Street, and North Birch Road
- Birch Tower - 3003 Terramar Street
- Birch House - 600 N Birch Road
- Birch Terrace - 609 Breakers Avenue

Present Owners:

- Birch Square Condominium and various private persons and commercial entities (see Appendix 1)

Present Use:

- Apartments, recreation area and swimming pool, parking lot

Zoning:

- A-1-A Beachfront Area (ABA) District
- North Beach Residential Area (NBRA) District

Folio Number(s):

- From 504201BC 0010 to 504201BC 1190 (See Appendix 1)

Boundary/Legal Description:

- Land - the south one-half (S ½) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida (Map 4-1; 4-2)
- Birch Square Condominium, according to the Declaration of Condominium, is recorded in official records book 5160, page 422, of the public records of Broward County, Florida

Setting

Three apartment buildings, Birch Terrace, Birch House, and Birch Tower, and adjoining recreation amenities, parking lots, and landscape form Birch Square, a property enclosed by Terramar Street to the south, North Birch Road to the west, Breakers Avenue to the east, and Auramar Street to the north. The physical environment of Birch Square reflects material conditions and character of Fort Lauderdale's Central Beach District at the 1950s and 1960s, a period, commonly known as mid-century. During the decades when the two-story Birch Terrace, seven-story Birch House, eighteen-story Birch Tower, recreation amenities, swimming pool, landscaping, and parking lots, adjacent to the buildings, were designed, planned, and built, the area, known as Birch Ocean Front Subdivision, underwent rapid development. All three buildings and facilities that form Birch Square property retain their historic residential functions. The Birch Tower, the highest building of Birch Square and one of the first beachfront high-rise apartment buildings that allowed its residents to enjoy unobstructed views of the ocean, maintains its impressive presence within the North Beach Residential Area.

Integrity

The integrity of the historic property, as defined by U.S. Department of the Interior, National Park Service (NPS), is the ability of a property to convey its significance. Within the concept of integrity, the National Register of Historic Places criteria recognizes seven aspects or qualities, that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association.

Location:

All three buildings and amenities are located on their original sites. The organization of open spaces and landscape elements within Birch Square remains as planned by William T. Vaugh, designer for Birch Terrace, and Charles F. McKirahan, designer for Birch House, Birch Tower, recreational area, swimming pool, and parking lot.

Design:

The original design of all three buildings remains intact. Proportions and scale of the buildings have not been altered, and door and window openings remain original. The essential architectural features, characteristic for South Florida's variation of International Style architecture, such as open walkways and sun-shades over the windows of Birch Terrace, protruding canopy and elevated entrance ramp of Birch House, and large glass surfaces of Birch Tower are original. The distinctive architectural treatment of surfaces, such as a decorative arrangement of textured concrete brick for Birch Terrace's walls, scored stucco on Birch House and Birch Tower, a pre-cast concrete block wall, elaborated by colorful glass blocks of Birch House, and the wall surfaces of Birch Tower's entrance area, are original and remain intact.

Setting:

The physical environment of Birch Square reflects the material conditions and character of Fort Lauderdale's Central Beach District during the 1950s and 1960s, a period, commonly referred to as mid-century. All three buildings and facilities that form Birch Square property retain their historic residential functions. Birch Terrace, Birch House, and Birch Tower retain their original proportions and historic relationships within the property and within the neighborhood. Birch Tower, the highest building of Birch Square and one of the first beachfront high-rise apartment buildings that allowed its residents to enjoy unobstructed views of the ocean, maintains its impressive presence within North Beach Residential Area.

Materials:

The exterior architectural appearance of Birch Square has not been significantly altered since the time of the construction of the buildings and recreational area. Most of the historic materials, such as decorative concrete privacy walls that enclose Birch Terrace's patio, keystone walls that surround the entrance of Birch House, white and black marble walls and bronze elevator doors of the main lobby of Birch Tower, custom-designed pre-cast concrete railings that enclose open walkways of Birch Tower, as well as backlight, neon sign that reads "Birch Tower," are intact. The concrete block and reinforced concrete walls, as well as the evidence of the unique building technology, reinforced concrete, V-shaped *pilotis* (V-shaped columns) that support Birch Tower's eighteen stories, remains intact.

Workmanship:

All three buildings embody physical evidence of workmanship of engineers and contractors who ensured the quality of construction and employed building techniques, reflective of mid-century South Florida, such as the use of concrete block and poured reinforced concrete.

Feeling:

Birch Square's physical appearance, especially the presence of character-defining features typical for tropical modernism, convey the historic character of the property and expresses the aesthetic sense and feeling of mid-century.

Association:

Birch Square, developed in the 1960s, retains an association with its long-term owner, Leo Goodwin Sr. (1887-1971), founder of Government Employees Insurance Company, GEICO. A resident of Fort Lauderdale since 1952, Mr. Goodwin started to acquire properties in Birch Ocean Front Subdivision No.2 in 1946, and, until 1954, owned three of four lots of Block 14. In the late 1950s, Mr. Goodwin's company, Birch Properties

Inc., acquired Birch Terrace and developed Birch House and Birch Tower. Mr. Goodwin and his wife Lilian lived in Birch Tower until their death.

While several, large-scale window walls consisting of original aluminum awning-type windows were recently replaced, the openings and configuration match the original. The change of windows that were triggered by necessity to protect interiors from the harsh tropical storms, and several alterations that were required by Broward County's Building Codes, for example, the addition of the wall to enclose water pumps, do not compromise the property's integrity. Birch Square, while designed by two architects, W. Vaughn, and C. McKirahan, is a coherent ensemble of three buildings, amenities, and landscape that individually and collectively retain a high level of integrity.

II. Preliminary Statement of Significance

Birch Square, a complex of three apartment buildings, adjoining amenities, and surrounding site context, is nominated to be recognized as an individually designated historic landmark site of the City of Fort Lauderdale. Birch Terrace, a two-story apartment building, located at 609 Breakers Avenue, is an example of work of a well-known Fort Lauderdale's architect William T. Vaughn. The Birch House, a seven-story apartment building, located at 600 North Birch Road, and Birch Tower, an eighteen-story apartment building located at 3003 Terramar Street, were designed by Charles F. McKirahan, a prolific South Florida's architect. All three buildings, Birch Terrace (1950), Birch House (1959), and Birch Tower (1960), are significant examples of South Florida's regional strain of International Style architecture, characterized by simple, geometric volumes, asymmetric compositions, large glass areas, textured wall and other surfaces, sun mitigation devices, bold colors, and use of local building materials. The physical environment of Birch Square reflects the material conditions and character of Fort Lauderdale's Central Beach District during the 1950s and 1960s, a period, commonly known as mid-century. During the decades when the two-story Birch Terrace, seven-story Birch House, eighteen-story Birch Tower, recreation amenities, swimming pool, landscaping, and parking lots, adjacent to the buildings, were designed, planned, and built, the area, known as Birch Ocean Front Subdivision, underwent rapid development, that started with construction of two-story garden apartments, and ended with the race for the title for the tallest building in Fort Lauderdale. Birch Tower was among the first buildings along-Fort Lauderdale's oceanfront that introduced the new building typology of high-rise apartment building that towered above the adjacent, low-rise single-family residences and garden apartments and provided unobstructed views of the ocean. The property retains a high level of all seven criteria of physical integrity as defined by the National Park Service: setting, location, design, materials, workmanship, feeling, and association. The period of significance of Birch Square extends from the opening of Birch Terrace in 1950 until the conversation all three buildings into a single condominium complex in 1972.

III. Architectural Description

Birch Terrace

Architect:

- William T. Vaugh

Built:

- 1950

Owners:

- 1950-53 Mr. And Mrs. Donald G. McLeod of Detroit, Michigan
- 1953-1956 Theodor H. Hansen and Edna U. Hansen
- 1956-1957 Mr. and Mrs. Donald M. Martin of Englewood, N.J.
- 1959- 1960 Castilla Investment Co.
- 1960-1971– Birch Properties, Inc., (previously known as Castilla Investment Co.)
- 1971-1972 Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 - Birch Square Condominium and various private persons and commercial entities

Location

Birch Terrace, a nine-unit apartment building, is located at the south-west corner of the intersection of Breakers Avenue and Auramar Street. Birch Terrace is oriented with its principal elevation parallel to Auramar Street. Birch Terrace sits close to the south and west borders of Lot # 1, Block 14 of Birch Square Oceanfront Subdivision 2 (Map 4-2).

Massing

The two-story, flat-roofed, masonry building has an irregular, complex floorplan. The International Style building consists of three individual, rectangular blocks, linked by a covered breezeway and exterior stairs. First-floor apartments have direct access from the walkways on the ground level, and second-story apartments are accessible by external walkways, elevated above the ground. External stairs link walkways and are enclosed by simple railings and low, concrete block walls.

Birch Terrace – Exterior Description

North Facade

The main entrance to the building complex, accessible from Auramar Street, is covered by a semi-circular, white awning, and protected by a white-painted, iron gate. The covered breezeway separates two building blocks and gives access to the first-floor apartments. The two-bay, symmetrical part of the façade is located to the west of the breezeway, its western part is painted turquoise, and eastern part painted white. The two bay, asymmetrical part of the façade is located to the east of central breezeway. The east window bay is slightly recessed and painted turquoise,

the rest of the façade is painted white. The visible part of the narrow roof coping is painted turquoise. An external stair flight extends along with the second story of the east wall of the west block; a simple railing encloses its landings on the second story and roof level. Stairs, landings, and railings are painted white (Image 1).

A concrete block privacy wall sits on the border of the property, near to sidewalk along Auramar Street. The wall wraps around the patio in the front of the first-floor apartment, located to the west of the main entrance, and reaches the building's north-west corner. The wall is clad with narrow, horizontally oriented slumped brick, arranged by six that form a rectangular block. The rows of vertically oriented blocks are offset by half of the block and enclosed by the stuccoed frame. The frame is painted white, and the slumped brick blocks are painted turquoise.

A windowless, concrete block wall extends along the eastern part of L-shaped building block, extends above the building's flat roof and forms a parapet. The concrete block wall is clad with narrow, horizontally oriented slumped brick. The bricks are arranged by six and create a rectangular block. The rows of vertically oriented blocks are offset by half of the block and enclosed by the stuccoed frame. The frame is painted white, and the slumped brick blocks are painted turquoise.

The aluminum, awning type windows appear to be original.

The landscaped area, located in front of the east elevation of rectangular block and north elevation of L-shaped block, enclosed by sidewalks along Auramar Street and Breakers Boulevard, is surrounded by an evergreen hedge.

East Elevation

The U-shaped balcony dominates the five-bay, asymmetrical east elevation of the rectangular building block. The tray-shape balcony extends above the second and third bay from the building's north-east corner, shades the patio beneath, and is covered by the prominent, cantilevered eyebrow-type sun-shade. The doors to the apartments are filled with glass jalousies.

The east elevation of southern, L-shaped, block of the building complex is enclosed by floor to ceiling glass walls. The window walls extend in the width of the building. The windowless wall of the north elevation slightly protrudes to the east and shades large windows. The central interior wall, and buildings south wall slightly extends above roof level. The concrete block walls are stuccoed and painted white, the visible part of the narrow roof coping is unpainted, grey. The aluminum, awning type windows of rectangular building block appear to be original. The window wall of the L-shaped building block seems to be a recent addition, added in front of original, jalousie type windows (Image 2).

South Elevation

Two cantilevered eyebrow-type sun-shades dominate the ten-bay, asymmetrical south elevation. Each sun-shade extends above all windows, except the eastern bay. The window wall encloses

the second level of the east bay, and the first level gives access to the apartment. The aluminum, awning type windows of two western bays appear to be original. The rest of the windows are one-over-one type, single hung windows. All window and door openings are original (Image 3).

West Elevation

The asymmetrical west elevation reveals elevations of all interconnected building blocks. The external stairs, enclosed by concrete, low walls, leads to the second level, L-shaped walkway that connects all three building blocks. All building walls are stuccoed and painted white. The concrete walls that enclose second level breezeway to the north and south of stairs, the handrail and roof cooping are painted turquoise (Image 4).

The square, rectangular building block has jalousie type windows, enclosed by an aluminum frame. The L-shaped building block and square building block has aluminum, awning type windows. All window and door openings are original, as well all windows appear to be original.

The concrete block privacy wall that wraps around the first-floor apartment extends from buildings north-west corner to north and reached sidewalk along Auramar Street. Metal louvers cover wall-mounted air-conditioning units. The concrete screen blocks, incorporated at the ground level of the west wall, provide ventilation. Louvers and screen blocks are painted white.

Birch House

Architect:

- Charles F. McKirahan

Built:

- 1959

Owners:

- 1969-1960– Castilla Investment Co.
- 1960-1971– Birch Properties, Inc., (previously known as Castilla Investment Co.)
- 1971-1972- Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 – Birch Square Condominium and various private persons and commercial entities

Location

Birch House, a thirty-five-unit apartment building, sits close to the north-west corner of North Birch Road and Auramar Street. Birch House is oriented with its main façade along North Birch Road. The building is set back from the property lines, allowing perpendicular parking lots between sidewalks and buildings walls (Image 5).

Massing

Birch House, a seven-story masonry building, has a square floorplan. The building's flat roof is emphasized by a narrow cooping. At the ground level, Birch House is partially recessed at the

main entrance. A prominent, cantilevered canopy protrudes and dominates the west façade. Birch House is an example of a regional variation of International Style architecture (Image 6).

Birch House – Exterior Description

West Façade

The Birch House's main, asymmetrical, three-bay façade faces west. The window bays are accentuated by surrounding, extruded frames that start at the spandrel that separates ground level and first level and extends along the six levels above the ground level and reaches the top of the seventh-level window. The visible part of the narrow roof coping is painted turquoise. Spandrels under the windows are accentuated by horizontally scored stucco, painted turquoise.

The windows of the second level appear to be original, four-part awning type with aluminum frames. The first, third, fourth, and fifth-level windows are single hung, one-over-one, painted white, with horizontal muntins applied to every light to reassemble appearance of original, four-part awning windows. The ground level glass-jalousie windows appear to be original. Simple, slip-type, protruding concrete windowsills are painted white.

The wall-mounted, exterior air-conditioning units are attached to the wall, south of the upper corner of the north bay windows, under the central part of the three-part windows of the central window bay, and at the top north corner of the south window bay.

Main Entrance

The building's deeply recessed main entrance is located above the ground level and gives access to the building's second story. The entry is accessible by an elevated ramp that links the sidewalk along the North Birch Street and lobby (Image 7). The south and west walls of the entrance block start at the ground level floor slab and reach to the ceiling of the entrance block. The walls are clad with keystone, an oolite stone native to Florida.¹ The north wall is irregular, almost natural grotto that protrudes to the south-east and features a waterfall. The waterfall cascades over the keystone, into the shallow pool located beneath the elevated ramp. White, round planters are located within the pool (Image 8). The basin extends from the building's main entrance to the planters, located along the Birch Road sidewalk. The south wall is perpendicular to the building's west façade. At the ground level, beneath the entry block, keystone clad walls surround the pond area. Three cylindrical, white flag posts sit to the north of the ramp, on a concrete wall that separates pond and planter. The round post that supports the building's second story extends from the pool underneath the ramp to the building's second floor level. A glass entrance door unit is positioned into the angle to the keystone walls, with its protruding edge pointing to the south-west. The entry door is located in the wall, oriented towards the north-

¹ Nash and Robinson, *MIMO: Miami Modern Revealed*, 46.

west, and is flanked by a sidelight to the north, and by an aluminum panel to the south. An intercom panel for apartments is located on the aluminum panel.

Cantilevered Canopy

A cantilevered, inverted-pitched-form canopy protects and emphasizes the zig-zag-shaped, elevated ramp that leads to the main entrance (Image 9). The south side of the protruding canopy is supported by two concrete columns, one at the east end, near the building's main façade, and another at the point where the canopy's pitch changes its angle. The pre-cast concrete screen block wall fills the space between columns, canopy, and concrete wall that separates ramp and planter. A built-up roof covers the canopy; its south, west, and north sides are finished with turquoise painted flashing. The canopy's eaves are stuccoed and painted white, the underside of the canopy is painted turquoise. The white signage that reads "600" is located on the southern, highest edge of the canopy.

The sloped, zig-zag-shaped concrete access ramp connects the sidewalk along with the North Birch Road and building's main entrance (Image 10). The ramp's east end is supported by the building's wall and west end by the concrete wall that separates planter and sidewalk. Two 4'diameter "V" steel posts support the ramp from the underneath. The ramp is enclosed by 42" high, aluminum railing, with vertical posts embedded in slab, crossed by horizontal posts, and topped with flat, painted turquoise, aluminum handrail. On the south side of the ramp, the railing spans along the ramp and stops at the concrete wall that separates the sidewalk and planter. On the north side of the ramp, the railing spans along the slope, and where the sidewalk turns to the north, it sits on the concrete wall that separates the sidewalk and planter. The railing appears to be original as its design corresponds to McKirahan's blueprint *Front Entrance Details, Sheet No.7*, dated 1958, and located at the archives of Birch Square Association (BSA). For safety reasons, the transparent plexiglass sheets are attached to railings from the rear side.

Pre-cast Concrete Screen Block Wall

The segment of the main, west façade located to the north of the entrance is slightly recessed and spans from the spandrel above the ground level to the ceiling in front of the interior stairs. The wall segment is filled with square and rectangular shaped, pre-cast concrete screen blocks and enclosed by an extruded frame. Yellow, turquoise, and blue glass inserts are randomly placed within the screen blocks and help elaborate the wall's geometrical composition (Image 11).

Two rectangular planters, enclosed by low, concrete walls, are located at the base of the west façade, to the north and to the south of the pool that flows beneath the entrance ramp. The planters extend to the sidewalk along North Birch Road. A concrete block partition wall screens engineering equipment between the north planter and the building's main façade. The wall appears to be a later addition to the original façade, as the design of the screen-blocks used for its construction differs from blocks, used for the portion of west façade.

North Elevation

The Birch House's five-bay north elevation is asymmetrical, composed of bays of different width. The largest windows are located close to the building's north-east corner. Surrounding, extruded frames accentuate all window bays. Spandrels under the windows are accented by horizontally scored stucco, painted turquoise (Image 12).

The four-part windows on buildings first and fourth levels appear to be original, four-part awning type, aluminum windows. All other windows are single hung, one-over-one, painted white, with horizontal muntin applied to every light to reassemble appearance of original, four-part awning windows. The difference in paint shade for windows points to the different replacement periods. The ground level glass-jalousie windows appear to be original. Simple, slip-type, protruding concrete windowsills are painted white.

The wall-mounted, exterior air-conditioning units are mounted underneath and to the west of the center of windows in the eastern window bay, and at the upper west corner of the windows of central window bay.

East Elevation

The Birch House's east, the five-bay elevation is asymmetrical, accented by an original, non-structural curtain wall in front of the interior stairs. The curtain wall consists of windows, flanked by sidelights, and extends slightly above the building's roof. The vertical rows of screen block, that decorate interior stairs, are visible through the sidelights. The windows bays are accentuated by surrounding, extruded frame. The stuccoed wall is painted white, spandrels under the windows are accented by horizontally scored stucco, painted turquoise. Roof copings above the southern bay and three northern bays are painted turquoise (Image 13).

The four-part windows on buildings first and third levels, the two-part window on of the first level of the south bay, and first and third level windows of the north bay appear to be original, four-part awning type, aluminum windows. Several windows are single hung, one-over-one, painted white, with horizontal muntin applied to every light to reassemble appearance of original, four-part awning windows. The difference in paint shade for windows points to the different replacement periods. The ground level glass-jalousie windows appear to be original. Simple, slip-type, protruding concrete windowsills are painted white.

The wall-mounted, exterior air-conditioning units are mounted underneath the center of four-part windows, and at the upper north corner of the windows of south window bay. The hurricane jalousies are attached to the southern window at the buildings first level.

Two entrances to the building are located at the ground level. Aluminum railings enclose the exterior stairs, located to the north of the building's center and lead from buildings north-east corner down to the door that leads to the technical premises, located on the ground floor. The exterior stairs, located to the south of the center of the building, are enclosed by aluminum

railings and lead from buildings south-east corner down to the door that leads to the building's interior stairs.

South Elevation

Contrasting with the other three elevations, the five upper levels of Birch House's south façade has six bays arranged symmetrically (Image 14). The ground level is asymmetrical, as the glass-enclosed foyer for the recreation lounge is located to the east of the center of the building. As for other elevations, the south elevation has five window bays that are accentuated by surrounding, extruded frames. Spandrels under the windows of the second, third, fourth, and fifth-level windows are accentuated by horizontally scored stucco, painted turquoise. Turquoise painted windowsills accent the first level windows.

All windows on the south façade appear to be more recent replacements; however, all openings are original and visual appearance of windows reassemble the original awning-type windows. The hurricane jalousies are attached to the three eastern windows at the building's first level.

The wall-mounted, exterior air-conditioning units are mounted at the upper east corner of the windows of the second and fourth bay from the south-east corner of the building.

The ground level has three fixed glass windows. Two large, rectangular windows are located to the west of building's center. The square window is located to the east of buildings center. The doors that lead to the interior of the building are located on the west wall of the rectangular, flat-roofed, glass-enclosed foyer.

Birch House – Interior Description

Ground Floor

Several service premises are located at Birch House's ground level. The east stairs, accessible from the door at the building's east façade, lead to housekeeper's office, linen room, storage rooms, trash room, laundry room, emergency generator room, transformation vault, and three toilet rooms. The lounge and two toilets are accessible from the lower pool deck. The lounge is accessible either by elevator, that opens to the corridor or by a corridor that links the east stairs and lounge access.

First Floor

The building's lobby, located on the first floor, is accessible through the main entry door, as well by the west and east stairs and by the elevator from the ground level. The elevator door on the first floor is located on the lobby's west wall, slightly to the south of the building's east-west axis. The elevator gives access to the building's ground level and the upper five levels.

To the north of the elevator door is access to the interior west stair and a one-bedroom apartment, located in the north-west corner of the building, and to the studio apartment that is located in the north-east corner of the building.

To the south of the elevator door is access to the one-bedroom apartment located at buildings south-west corner. South of the elevator shaft a corridor spans to the east and reaches the entrance to the east stair. A one-bedroom apartment, located in buildings south-east corner, and a studio-type apartment that faces east are accessible from the corridor's east end. The floor in the lobby and corridor is surfaced by beige-grey, square ceramic tiles, that are laid diagonally and reassemble limestone.

The recreation lounge is located on the Birch House's ground level to the south of the building's east-west axis. The west, north, and east walls of the recreation lounge are clad with vertical pecky cypress planks and the floor is surfaced with beige-grey marble tile. The doors in the north wall give access to the corridor that leads to the elevator. The access to the swimming pool is through the foyer that links the recreation room to pool deck along the building's south side.

Typical Floor Plan – Second, Third, Fourth, and Fifth Floor Plans

The five floors above the first floor have similar layouts, and each contain three studio-type apartments and three one-bedroom apartments. Access to each level is either by elevator, located slightly to south and east of the building's center or by two stairs. The east stairs are located to the south of the east-west axis of the building, perpendicularly to the east wall. The west stairs are located to the north of the east-west axis of the building, perpendicular to the west wall.

Birch Tower

Architect:

- Charles F. McKirahan

Built:

- 1960

Engineers:

- D. E. Britt and Associates

Contractor:

- Collins Construction Co.

Owners:

- 1960-1971– Birch Properties, Inc.
- 1971-1972- Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 - Birch Square Condominium and various private persons and commercial entities

Location

Birch Tower, a seventy-five-unit apartment building, is located at the north-west corner of the intersection of Terramar Street and Breakers Boulevard. Birch Tower is oriented with its principal, south façade along the Terramar Street. The building is set back from streets that allow allocating perpendicular parking lots between sidewalks and building.

Birch Tower- Exterior Description

Massing

The eighteen-story, flat-roofed high-rise building is constructed of poured, reinforced concrete. The V-shaped, cylindrical, and rectangular reinforced concrete *pilotis*, support columns characteristic of the International Style, raise the Birch Tower's mass above the ground and transfer the load and wind-shear forces to single piers, driven into the ground.² The V-shaped *pilotis* dominate the composition of Birch Tower's ground level and create shaded areas and breezeways underneath the building's central mass (Image 15).

Birch Tower's footprint is irregular: the central part of the main facade protrudes to the south, and east and west sections step back, forming a zig-zag shaped footprint. The central part of the north elevation is slightly recessed, creating a U-shaped footprint. There are fifteen identical floors of apartments above the ground level. Birch Tower's sky gardens, storage spaces, and engineering equipment spaces are located on a seventeenth level. The building is topped by an air-conditioning equipment tower that makes Birch Tower eighteen-stories high.

South Façade

Birch Tower's principal, symmetrical façade faces south and extends along Terramar Street and is accentuated by fifteen horizontal bands of windows. The horizontal spandrel, located below the second-floor windows, is painted turquoise and holds a smooth, white painted sign "3003 Birch Tower 3003." The extruded, concrete frames surround spandrels that emphasize the horizontality of the architectural composition. The rhythm of the south façade is disrupted by the main lobby, located to the east of vertical axis and breezeways situated to the east and west of the lobby and manager's office, located to the west of westernmost breezeway (Image 16).

Glass walls enclose Birch Tower's lobby and manager's office. Interiors of semi-private premises are visible from Terramar Street and are an indivisible part of the south façade. The entrances to the lobby and manager's office are accessible from the central breezeway (Image 17).

Birch Tower's lobby is recessed under the first apartment floor. The lobby has an irregular, L-shaped floor plan. The lobby's west, L-shaped wall's interior and exterior are clad in large, rectangular, horizontally oriented, white marble tiles (Image 18). The interior and exterior of the wall is decorated with brass, rhombus-shape inserts. The marble wall extends to the south behind the building's lobby (Image 19). The main entrance is located close to the L-shaped walls north-west corner, consist of an aluminum framed glass door, flanked by fixed glass panel to the north, and topped by a large, fixed transom.

The lobby's east wall is clad in large, rectangular, horizontally oriented, chocolate-brown marble tiles (Image 20). The interior and exterior of the wall is decorated with brass, rhombus-shape inserts (Image 21). The marble wall extends to the south behind the building's lobby. An

² Ibid., 180.

aluminum-framed glass door is located close to the lobby's north wall and leads to the breezeway.

The lobby's south, floor-to-ceiling glass wall is recessed between the east and west walls, and consist of vertical, fixed glass windows (Image 22).

Two elevators provide access to Birch Tower's upper levels from the lobby. They are located at the lobby's north wall. The elevators' bronze paneled doors are decorated with embossed, bronze signage that reads 'BT' (Image 23). The letters are enclosed by a rectangular, vertically oriented black panel, that is emphasized by embossed bronze frame (Image 24). Elevator cabins are paneled with light-brown plywood panels.

The lobby's north wall is paneled with large, floor to ceiling mirrored panels. Vertical plastic boards separate individual mirrored panels, as well as conceal the entrance to the restroom. Bronze finished, double tier mailboxes are located along the lobby's south and west wall. An original wood magazine rack is positioned above the metal mailboxes (Image 25).

One of the structural columns, that support the building, is located within the lobby, near its south, glass wall. The prominent column is clad with narrow, vertical, white marble planks, separated by thin, vertical bronze laths (Image 26). The lobby's floor is surfaced with white marble tiles, similar in appearance and size to the marble tiles that clad the lobby's west wall. The narrow, white marble floor trim extends along the west wall.

The decorative, shallow pool is located along the exterior of lobby's west wall (Image 27). The pool is framed by the same type of white marble that is used for the lobby's west wall. Three small fountains are located in the center of the pool. The walkway that leads from the pool to the entrance to the lobby is painted turquoise.

North Elevation

Birch Tower's asymmetrical north elevation is dominated by the elevator tower that protrudes to the south and encloses the meter room, two passenger elevator shafts, and utility room. Mail and trash chutes are accessible from the walkway and are located near the south-west corner of the elevator tower. The elevator tower is stuccoed, ornamentally scored, and painted turquoise. The horizontally scored rectangles are arranged above unscored squares, therefore the elevator tower's surface decoration resembles the scored spandrels underneath the windows of Birch House. The elevator tower supports an approximately eighty-foot tall sign, with vertically oriented letters that read 'Birch Tower' (Image 28). The letters are painted white and backlight.

Open, balcony-type walkways span along the buildings north wall and give access to each of the five apartments located on the fifteen apartment levels (Image 29). The walkways provide access to an enclosed, east stairwell and exterior, open west stair. The open stair is enclosed by straight aluminum railings that extend from steps to the underside of stair flights (Image 30). Custom-designed pre-cast concrete panels enclose the balconies from the east stair to the elevator core

and from elevator core to the west stair (Image 31). The similar concrete panels enclose each northern end of the west stair landings and are topped with vertical, straight aluminum railings. From the south side, the voids of decorative panels are enclosed by plexiglass to ensure safety (Image 32).

The technical premises of Birch Tower are located in the two-story high section of the building. The section, enclosed by breezeways, slightly protrudes to the north. The entrance to the interior stairwell is located at the second level and is accessible by a single, open stair that floats over the eastern breezeway (Image 33).

Façade, aluminum railings, pre-cast concrete panels, and the underside of the stairs are painted white. Elevator tower and doors, that lead to apartments and technical premises, are painted turquoise. Walkway decks and stair steps are painted beige, doors that lead to apartments and technical premises are painted turquoise.

East and West Elevation

The fifteen apartment levels of Birch Tower's east elevations are identical. The glass curtain walls hung on the structural frame that is located close to the southern corners of each façade. The walls that enclose and frame the curtain wall are painted turquoise and emphasize Birch Tower's height. The rest of the facades are painted white (Image 34).

The north corner of the second story of the east elevation of Birch Tower is supported by V-shaped *pilotis*. The south corner rests on cylindrical columns. The upper levels of the east elevation rest on the ground level premises and are supported by cylindrical columns.

Recreation Area and Parking

Architect:

- Charles F. McKirahan

Built:

- 1959-1960

Owner:

- 1960-1971– Birch Properties, Inc.
- 1971-1972- Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 - Birch Square Condominium and various private persons and commercial entities

Swimming Pool and Recreation Area

The two-level recreation area is located to the south of Birch House, to the east of the North Beach Road, and enclosed by parking spaces to the south and the east (Image 35). The swimming pool is located in the lower area, adjacent to Birch House, and is surrounded by a zig-zag shaped concrete wall. The upper-level area is enclosed by a straight concrete wall that starts

at the steps of the areas north-east corner, extends to the west, reaching the sidewalk along Auramar street, then turns to the north, and reaches Birch House's south-west corner. Two rows of pre-cast concrete blocks top the straight wall and the section of the zig-zag shaped wall that extends along the swimming pool area's east side. White, globe lights are mounted on black fiberglass posts (Image 36).

The upper pool deck area is surfaced with concrete and painted beige. Multicolor, blue-beige-grey shades of the deck area's paving reassemble broken tiles. The landings to the east and west of the foyer are paved with tiles that reassemble marble. The swimming pool is surfaced with dark-blue tiles and enclosed by pre-cast concrete copping. The semicircular steps that are located within the pool, at its north-east corner, leads down and to the south-east. Two above-ground, stainless steel ladders lead directly from the paved area into pool.

Parking

Parking spots are located perpendicular to the Birch House's west and north elevations, perpendicular to the Birch Tower's south and east elevations, and parallel to Birch Terrace's south elevation. Additional parking spots are located within the Birch Square, oriented into an angle to the Birch House's south and east elevations (Image 37).

Birch Square - Additions and Alterations

Birch Tower, Birch House, and Birch Terrace were built as residential apartment buildings. Despite the change of ownership in 1971 and the property's conversion to condominiums in 1972, the functions and designs of the buildings and amenities were not substantially changed.³ The design, materials, and character defining features of the public and private interior spaces of the Birch Square properties remain intact.

In 1995, Diane Smart, a preservation activist, who formed the Broward Trust of Historic Preservation, researched the history of Birch Square and described some changes that were altering the appearance of all three buildings and surrounding landscape: "Over the years fish ponds and fountain pools were drained and filled with decorative rocks. Curtains were added in the lobby to soften the angular, modern lines. Neon lights were removed from the towering "Birch Towers" sign that once lit up the evening sky on the north side of the building."⁴ Diana Smart, a Birch Tower resident since 1993, and President of Broward County's Trust of Historic Preservation, advocated for the preservation of historic cultural resources of Broward County, including mid-century architectural heritage.

Triggered by necessity to protect Birch Square's interiors from harsh tropical storms, numerous Birch House's original aluminum awning-type windows and almost all windows for Birch Tower have been replaced over the last ten years. The original openings and window configuration

³ Smart, August 24, 1995.

⁴ "Renovation: Glamour Touches Historic Condo," 9.

remain as envisioned by William Vaughn and Charles McKirahan, therefore, the overall integrity of Birch Square is not compromised.

The architectural, engineering, and landscaping projects for Birch House and Birch Tower, designed between 1957 and 1960, remain in archives of Fort Lauderdale's Department of Sustainable Development. Several sheets of C. F. McKirahan's original blueprints, as well as documentation of repairs and alterations of buildings and amenities remain in the archives of Birch Square Association (BSA). These documents, as well as historic newspapers and marketing materials help understand several historical changes. For example, the Pool and Lounge plan, signed on February 16, 1959, depict a proposed redwood fence that was placed above the zig-zag formed privacy wall. Currently, the redwood has been replaced by pre-cast concrete screen blocks. Several historic marketing leaflets, as well as historical images of Birch Towers, depict vertical mahogany paneling that clad the Birch Tower's lobby's north wall. As an interior feature, visible through floor-to-ceiling high lobby walls, it was an integral part of overall architectural design.

In 2013, to preserve and maintain the Birch House's entrance including the ramp and canopy, ING Consultants Inc. submitted a renovation project. The ING Consultants cleaned, reinforced, and applied antirust protective paint to flag posts and original V-shaped posts that support ramp. All spalled, cracked and hollow concrete at ramp slab edges and underside were repaired. Steel reinforcement was cleaned of rust and epoxy coat and repaired. Several loose aluminum rail posts were repaired at bottom embedment and new concrete were poured around loose posts. Visual appearance of character-defining architectural features, protruding canopy and zig-zag shaped ramp was not changed, as well most of original materials were retained.

The latest improvements to Birch Square properties are pavement and parking lot renovation, designed by Swaysland Professional Engineering Consultants, 2890 Marina Mile Blvd, #114, Fort Lauderdale, Florida, submitted and signed on November 2016. The project didn't change the design established by Charles F. McKirahan.

The air conditioning specifications, available at Birch Square Archives, confirm that Birch Tower's engineering systems were well-maintained and updated regularly. The original air-conditioning system, while advanced at the time of installation, was replaced with a more modern system. According to BSA Archives, air-condition system of Birch Tower was replaced in 1998. In 2004 the Broomley Cook Engineering, Inc., 2004 NE 49th Street, Fort Lauderdale, Florida was hired to maintain Birch Tower's air conditioning system. According to the Archives, the latest update of the air-conditioning system was made by Ellis Consulting Engineers, Inc, 1106 North G Street Suite B. Lake Worth, Florida.

The original color scheme for Birch Terrace, Birch House, and Birch Tower needs to be investigated. Several variations of facades are depicted in archival materials, such as marketing materials, newspaper articles, and database of Broward County's Tax Appraisal. The article in *Fort Lauderdale News* describes the process of painting the façade of Birch Tower that

presumably was done before the property was sold, after its long-term owner Leo Goodwin died in 1971.⁵ Birch Tower, Birch House, and Birch Terrace were built as rental apartment buildings and remained rental properties until their condo conversion in 1972.⁶

⁵ “Shady Descent,” 3.

⁶ Smart, August 24, 1995.

IV. Application for Criteria

Birch Square, a complex of three apartment buildings and adjacent amenities, is nominated as an individually designated historic landmark site of the City of Fort Lauderdale. Birch Square is a complex comprised of an ensemble of buildings that include Birch Terrace, the two-story apartment building, located at 609 Breakers Avenue; Birch House, a seven-story apartment building, located at 600 N Birch Road; and Birch Tower, an eighteen-story apartment building. Architecturally, this complex is a significant example of South Florida's regional strain of International Style architecture by two prominent mid-century modern designers working in Fort Lauderdale and elsewhere. Birch Square also represents the transition and development of the Central Beach neighborhood from small-scale single and multi-family residential to high-rise apartment, then condominium living. The property retains a high level of the physical integrity of location, design, materials, workmanship, feeling, and association as defined by the National Park Service. The period of significance of Birch Square extends from the opening of Birch Terrace in 1950 until the conversion of all three buildings into a single condominium complex in 1972.

Birch Square should be recognized as historically and architecturally significant and designated as an individual local landmark, as it satisfies three of eight criteria, defined by the City of Fort Lauderdale's United Land Development Regulations, Section 47-24.11:⁷

(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:

Birch Square is the work of two architects. The oldest-buildings that forms Birch Square, Birch Terrace, is designed by William T. Vaughn, a well-known Fort Lauderdale's architect, whose career began in the late 1930s and spanned over several decades including the mid-century period. Two multi-story apartment buildings, Birch House and Birch Tower, as well as recreation area, swimming pool and parking area, are designed by Charles F. McKirahan, an architect who used innovative technologies, and whose creative design solutions influenced the development of modern architecture and the visual appearance of the built environment in South Florida. McKirahan's design for Birch House and Birch Tower referenced the forms and decorative architectural details of the earlier Birch Terrace by William Vaughn. Birch Square, while designed by two architects, is a coherent example of a regional variation of International Style, typical for South Florida.

⁷ Full list, images and description of character-defining architectural features that determine South Florida's regional version of International Style architecture; historic building materials, used according to original designs, proposed by W. Vaughn and Charles McKirahan; historic alterations and additions made since the original construction are depicted in "Appendix 2. Birch Square -Character Defining Features and Historic Materials."

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

The architectural value of the three buildings, that form Birch Square and adjacent recreation area, is the remaining character-defining features and elements representative of the regional mid-century modern architecture of South Florida. Cantilevered shading devices, custom-designed pre-cast concrete screens, keystone walls, large glass surfaces, prominent *pilotis*, breezeways integrated into building massing, and open walkways and stairs are examples of mid-century elements developed for south Florida's environment and are incorporated into the design of buildings, that form Birch Square. The glass enclosed lobby of Birch Tower retains its original marble clad walls that are visible from Terramar Street and a breezeway that runs under the elevated main mass of building and should be considered as indivisible part of building's south façade.

(f) Its distinguishing characteristics of an architectural style valuable for the study of period, method of construction, or use of indigenous materials:

The distinguishing architectural characteristics of Birch Square depict a regional strain of the International Style. The simple geometrical forms, asymmetric composition, wide glass areas, and flat roofs are typical of the architectural style established by European modernists between the World Wars, and disseminated through North and South America in the 1930s, 1940s, and into the 1950s. Birch Terrace, Birch House, and Birch Tower embody the development of architectural trends of South Florida, influenced by the tropical environment, local building traditions, and technical advancements available during the postwar era. Therefore, all three buildings and adjacent amenities are valuable for the study of the mid-century period, methods of construction, as well as the use of indigenous materials.

Birch Terrace, Birch House, and Birch Tower have been determined to be historically significant by several cultural resource surveys. In 2003, when Fort Lauderdale undertook the update of the six previous surveys of historic properties, conducted between 1977 and 1993, the consultants recommended proactive measures for the preservation of mid-century buildings.⁸

In 2008, City Staff and the City's Preservation Consultant performed an Architectural Resources Survey of the Central Beach area (CBA) in the City of Fort Lauderdale that identified four areas where potential historic districts could be formed, as well as individual structures that were recognized as potential landmarks.⁹ The survey identified Birch Terrace, Birch House, and Birch Tower as architecturally significant buildings, that are potentially eligible to be designated as individual landmarks.

⁸ "City of Fort Lauderdale Comprehensive Plan. Volume II - Historic Preservation Element," 10-13.

⁹ The city of Fort Lauderdale, "Central Beach Architectural Resource Survey."

Between May through July of 2017, an in-the-field survey was conducted of Central Beach to update survey efforts that previously took place.¹⁰ Evaluation of the properties were based on the date of construction, integrity of the structure, as well as the structures within the overall context and setting.¹¹ The survey established a master list of twenty-four potential historic landmarks within the neighborhood, among them Birch Terrace, Birch House, and Birch Tower.

Florida's Mid-century Modern Architecture (1945-1975), a statewide survey and study undertaken in 2018 by the University of Florida Historic Preservation Program with support from the Florida Department of State's Division of Historical Resources, surveyed 581 properties, designed and constructed during the post-World War II period. The focus of the study was identifying buildings that meet Criterion C for listing on the National Register of Historic Places, that applies to "properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork." The study recognized Birch Tower as one of the "Fifty Flagship" that represent the character and scope of mid-century design in Florida.¹²

¹⁰ Ibid., 7.

¹¹ Ibid.

¹² Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 7; 25; 93.

V. Planning Context

Architectural Context

Modernist architecture was first introduced to the United States through the Prairie and Organic Style buildings of Frank Lloyd Wright and the International Style work of Richard Neutra, among others. Before World War II, European émigrés and modernists took positions at architecture and design schools. Walter Gropius, the first director of German avant-garde design school Bauhaus, joined the faculty of Harvard University's Graduate School of Design in 1937. In 1938 the Armour Institute of Technology in Chicago, Illinois engaged Ludwig Mies van der Rohe as the director of the Department of Architecture. Gropius and Mies achieved international recognition as avant-garde architects and established their reputation as progressive educators. These appointments marked a turning point as the progressive architecture and design schools that chose to teach a modernist over the traditional approach. For the first generation of American-trained modernists, who started to practice in the late 1940s and early 1950s, Florida provided seemingly unparalleled opportunities.¹³

The history of architects and architecture in Florida at mid-twentieth century is marked by a burst of creativity and innovation spurred in part by a period of enormous economic growth and physical expansion. The 2018 study and report *Florida's Mid-century Modern Architecture (1945-1975)* recognizes six important themes that influenced post-war American modernist architects, which was also mirrored in Florida: evolution of the postwar lifestyles; environmental adaption; spatial, formal, and material experimentation; technological innovation; urban re-invention; and integration of art. Florida's mid-century architects addressed climatic, geographic, and cultural concerns across the state, from the hilly pine forests of the north to the white sand beaches along the coast, to create distinctive, modernist designs unique to each area.¹⁴

After World War II, International Style architecture, characterized by emphasis of volume over mass, rectilinear geometry, smooth surfaces, large glass facades, asymmetrical composition, and apparent weightless, continued to replace the Mediterranean-inspired architecture that had been popular in South Florida.¹⁵ To make a living "behind plate glass walls" tolerable, architects employed new materials and technologies. Swiss architect Le Corbusier was among first architects, who introduced *brise-soleils*, a sunlight mitigation device, further developed by South American modernists.¹⁶ In the late 1940s, the International Style became more vibrant, more plastic, and no longer weightless in appearance. The apprehension of texture and sculptural mass is expressed in the Unite d'Habitation in Marseilles, France, designed in 1946 Le Corbusier. The apartment building, elevated above the ground on a double row of massive *pilotis*, features

¹³ Ibid., 18.

¹⁴ Ibid., 44.

¹⁵ Lynn and Penabad, *Marion Manley*, 67.

¹⁶ Jordy, "The International Style in the 1930s," 13.

rough, poured concrete surfaces and exposed pebble aggregate. Despite these changes, the International Style was still a rich source of inspiration for mid-century architects.¹⁷ The scholars, who analyze Florida's built environment, conclude that mid-century's architects, designers, and builders reinterpreted and contextualized the International Style to create a multifaceted regional movement that respected the sub-tropical climate and building traditions.¹⁸

Given the wide range of characteristics and myriad of materials used, many scholars and others struggle with describing the buildings of the recent past and avoid defining modernism in stylistic terms. Authors of *What Style Is It?: A Guide to American Architecture*, published in 2003 and recommended by NPS for identification of particular building style, admit:

Many buildings defy stylistic labels. They may represent transitional periods when one style was slowly blending into another; they may exhibit the conscious combination of unrelated stylistic elements for a certain effect; or they may be a product of pure whimsy or eccentricity.¹⁹

There are, however, several trends that can be identified and categorized according to shared architectural features. Eric P. Nash and Randall C. Robinson, Jr. describes a strand of Florida's multifaceted modern design traditions, the Miami Modern or MiMo.²⁰ According to the authors, MiMo was a product of postwar prosperity and American desire for luxury and reflected multiple influences, including automobile design, and even space competition.²¹ Characteristics of MiMo architecture include the use of local building materials such as concrete block and precast concrete screens, cantilevered canopies, and tropical, and bold colors.²²

Several scholars emphasize that the South American architectural language, an interpretation of International Style engrained with local heritage, made a noticeable effect on the built environment of Florida. Historians highlight the influence of Brazilian architects to the American professionals, especially the importance of the exhibition *Brazil Builds*, organized in 1943 by the Museum of Modern Art. The exhibition complimented designs of such Brazilian architects as Lucio Costa, Affonso Reidy, and Oscar Niemeyer for adapting to the realities of the tropical climate.²³ South American architects were among the pioneers who incorporated *brise-soleils*, elevated buildings on massive, sculptural *pilotis*, integrated landscape, and art into architecture. One of the most significant examples of International Style adapted to regional preferences is the Bacardi Building Plaza Tower and Annex, Miami. The amalgamation of modernist architectural forms and the exuberant colors of the Caribbean, the Tower was designed in 1963 by Cuban architect Enrique Guiterrez, of SACMAG International (Puerto Rico). The Bacardi Building is eight stories tall and is supported by reinforced concrete columns that allow it to float above the

¹⁷ Jacobus, "Le Corbusier: Fantasy and the International Style," 14–15.

¹⁸ Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 42.

¹⁹ Poppeliers, Chambers, and Schwartz, *What Style Is It?*, ix.

²⁰ Nash and Robinson, *MIMO: Miami Modern Revealed*, 9.

²¹ *Ibid.*, 38.

²² Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 36.

²³ Lefaivre and Tzonis, *Architecture of Regionalism*, 119.

glass enclosed lobby. It's west and east facades are sheathed in an elegant glass curtain wall. The murals, composed of 28,000 hand-painted, blue and white tiles, decorate building's the south and north facades.²⁴

Readily available, mass-produced concrete materials became standard for South Florida's building industry from the 1920s onward.²⁵ Local entrepreneurs developed slumped brick, an inexpensive textured concrete product, and screen blocks of various types. Decorative, yet functional building materials, designed and produced in South Florida, were available in different sizes, shades, and textures. The five-story McArthur School of Engineering Building, Miami, designed by Wahl Snyder in 1959 features one of the most ornamental screen block walls in all South Florida. Rows of rippling sculptural screen-block, custom-designed by local company Dunan Brick Yards, wrap the building's four-story wing. The screen walls, according to architectural historian William Jordy, was among the most important inventions that expanded the grammar of the International Style.²⁶

The abundance of local limestone, one of the main ingredients for the concrete industry, made Florida one of the leading concrete product producers in the nation.²⁷ The versatility and malleability of concrete appealed to mid-century architects, who were experimenting with dynamic forms.²⁸ The Gumenick Chapel, an addition to the Temple Israel of Greater Miami, designed by Kenneth Treister in 1969, is a unique example of sculptural biomorphic modernism in Florida, featuring an unusual facade of rounded, asymmetrical shapes perforated by irregular, recessed window openings. The chapel is created from ferro-cement, a system of reinforced mortar applied over a layer of metal mesh.²⁹

The development of air-conditioning technology and availability of mass-produced, low-cost, window air-conditioning units transformed South Florida's economy. The possibility to control indoor temperatures prolonged the tourism season, as well as encouraged people to choose South Florida as a permanent residence. The rental apartment business flourished along with the hotel and motel industry. The air conditioning also influenced the appearance of the built environment. The expansive, fixed glass surfaces replaced massive stucco walls and narrow casement windows, and the cross-ventilation became unnecessary.³⁰ Norman Giller, a prominent South Florida's architect, believed that air-conditioning was "the single most important technology introduced to the region in the postwar period."³¹ The mid-century period witnessed the construction of almost self-sufficient multi-family apartment complexes like Birch Square in Fort Lauderdale. The advent of central air conditioning was one of the reasons that allowed to

²⁴ Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 53.

²⁵ Nash and Robinson, *MIMO: Miami Modern Revealed*, 42.

²⁶ Jordy, "The International Style in the 1930s," 14.

²⁷ "Concrete Industry Tops," 13.

²⁸ Giller and Nelson, *Designing the Good Life*, 21.

²⁹ Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 106.

³⁰ Giller and Nelson, *Designing the Good Life*, 12.

³¹ *Ibid.*

increase building height. Designed in 1957 by Charles F. McKirahan, the eighteen-story Birch Tower, took advantage of the latest technology, that allowed to “to dial your own weather” and to assure personal comfort.³²

Architects

William T. Vaughn

In March 1938 William Thurman Vaughn advertised the opening of an architectural office in Fort Lauderdale.³³ Vaughn worked in South Florida until the late 1980s and left a significant imprint on Fort Lauderdale's built environment. In the late 1930s, Mr. Vaughn designed single-family residences and apartment buildings. Like most architects, Vaughn did not have commissions during the World War II. In December 1945 he resumed his practice, obtained building permit for a small apartment building, and continued to design single-family residences.³⁴ During his long and productive career, Vaughn designed commercial buildings, shopping malls, warehouses, car wash facilities, hotels, hospitals, gas stations, churches, single-family residences, and apartment buildings.

In 1946, Fort Lauderdale's City Offices and Police and Fire Station were designed by Robert Hansen, William T. Vaughn, and Robert M. Little. The three architects established the Association of Architects intending to represent the newest architectural solutions "in unprecedented cooperation."³⁵ In the late 1940s, Mr. Vaughn was a president of the Fort Lauderdale Association of Architects, and actively popularized works of local architectural firms.³⁶ He joined Broward County's Chapter of American Institute of Architects (AIA) in 1947 and served as Chapters Director for the year 1952. In 1953 Mr. Vaughn was appointed to the Fort Lauderdale's Planning and Zoning Board.³⁷

The buildings designed by Vaughn were frequently mentioned in Florida's media, as well in specialized architectural journals. His designs were published in *Florida Architecture* along with designs of such influential architects of South Florida as Wahl Snyder, Igor Polevitzky, Edwin T. Reeder, and Morris Lapidus.³⁸ The local newspapers frequently depicted Mr. Vaughn's designs for private residences. Mr. Vaughn incorporated into his designs the most popular architectural trends that prevailed in South Florida. In 1959, Mr. Vaughn designed one of the most impressive, most substantial, as well as tallest office buildings in fast-developing West Fort Lauderdale. Two upper stories of three-story Romark Center were screened by concrete block veil.³⁹

³² Hylton III and French, “Florida’s Mid-Century Modern Architecture,” 2018, 25.

³³ “William T. Vaughn,” 23.

³⁴ “Apartment Permit,” 9.

³⁵ “Architects’ Desing for City Hall.”

³⁶ “Thirteen Local...,” 11.

³⁷ “City Commission,” 3.

³⁸ “Foundation Stones Laid For Florida Home Design,” 40.

³⁹ “Grand Opening Of The Office Building,” 21.

Of all buildings, designed by William T. Vaughn for Birch Estates, Sunrise Lane, Harbor Drive, and Lauder-del-Mar subdivision, twelve buildings still exist. Three buildings designed by Vaughn are evaluated as historically significant and potential landmarks by Central Beach Architectural Resource Survey, conducted by the City of Fort Lauderdale: long-running beach bar Elbo Room (1957), single-family residence at 3015 Granada Street (1958), and Birch Terrace, a two-story, concrete block apartment building, located at 609 Breakers Avenue, currently part of the Birch Square property. The Birch Terrace was constructed in 1950, and until 1960 was known as Bridgewater Apartments.

Charles F. McKirahan

Charles F. McKirahan (1919-1964) was characterized by his contemporaries as one of the most productive and imaginative mid-century modern architects. Scholars and architectural historians admit that McKirahan's innovative designs significantly influenced the appearance of South Florida's built environment. "His buildings strongly influenced other contemporary architects with his unique and creative designs," stated Steven Glassman, President of the Broward Trust for Historic Preservation.⁴⁰

Charles Foster McKirahan was born in Tulsa, Oklahoma, March 20, 1919. He studied at Oklahoma State University from 1937 until 1939 and then transferred to the University of Illinois to get a degree in architecture.⁴¹ World War II interrupted his studies when McKirahan was drafted to serve as a captain with the U.S. Army Corps of Engineers in Australia, Hawaii, Guam, Japan, and the South Pacific. McKirahan completed a Bachelor of Science degree in architecture from the University of Illinois in 1946,⁴² and then obtained a license to practice architecture in Florida. Soon after graduation, McKirahan and his wife Lucile, also an architect, moved to South Florida. The young family made Fort Lauderdale their home, and in 1950 McKirahan joined the Broward County Chapter of the AIA.⁴³ In the early years of his career, McKirahan worked as a senior draftsman in the office of Gamble, Pownall & Gillroy, in 1951 formed the partnership of Wilmer & McKirahan, and in 1953 established his independent practice. McKirahan and Associates were designing almost every type of building: gas stations and shopping malls, prototypes for single-family houses built by commercial developers and exclusive single-family residences, motels and hotels, offices, and hospitals. However, a large part of McKirahan's legacy consists of low-rise and high-rise apartment buildings, among them, the seven-story Birch House built in 1959 and eighteen-story Birch Tower completed in 1960.

Most of the buildings, designed by McKirahan were built in Fort Lauderdale or Broward County. However, the architect and his associates worked for developers in Miami-Dade County, in

⁴⁰ Glassman, "With Building's Change, We Inch Closer to Anywhere, USA."

⁴¹ McDonald, "The Preservation of Mid-Century Modern Architecture in South Florida: Efforts to Save the Work of Influential Architect, Charles McKirahan," 1.

⁴² Ibid.

⁴³ Ibid.

central, and northern Florida,⁴⁴ as well in Vermont, where he designed five single-family residences.⁴⁵ McKirahan also worked in the Caribbean region and South American countries.⁴⁶

The state wide-recognition of McKirahan's designs started with the 1952 issue of *Florida Architecture*, a yearly journal that since 1934 depicted architectural and interior design trends prevailing in Florida.⁴⁷ McKirahan's designs were frequently described in South Florida's newspapers. The images of mid-century modern structures, designed to serve their occupants in the subtropical environment, were used for marketing purposes by developers, who chose McKirahan and his individual, modernist style. The nation-wide recognition of McKirahan's talent is characterized by his 1961 cooperation with Richard Neutra, one of the most influential architects of the twentieth century. Neutra, who helped to define modernism in the United States and around the world, and McKirahan, who shaped the built environment of South Florida, joined their creative forces and participated in completion for apartment and townhouse project, south of Washington, DC.⁴⁸

While supervising a growing architectural office, McKirahan was involved in Fort Lauderdale's and Broward County's social activities. In 1956, a member of the Democrat Party, he was a candidate for Broward County's School Board. When a new building code of Fort Lauderdale was established in January 1959, McKirahan was among fourteen men who represented the building industry, appointed by the City Commission as members of the Board of Rules and Appeals.⁴⁹ In 1961, McKirahan was appointed by the Florida State Commission of Hotels as supervising architect for the Hotels and Restaurant Commission.⁵⁰ McKirahan cherished his Irish heritage and participated in local events, organized by the small, but influential community.⁵¹

McKirahan's career spanned only over little more than ten years. His life was cut short by a car accident in 1964, a month before his forty-fifth birthday. According to his contemporaries, at his death, McKirahan was "Florida's best-paid architect and one of its best known."⁵² While McKirahan's buildings were both prized and criticized, the architect was recognized for the practicality of his designs.⁵³ The function was a problem to overcome; first, McKirahan believed, but one that came second to aesthetic appearance.⁵⁴ "You expect a building to work. You expect

⁴⁴ "Magnificent Clubhouse," 32.

⁴⁵ "Norwich Historical Society – Charles Foster McKirahan Neighborhood."

⁴⁶ Devine, "McKirahan Leaves Design Impact."

⁴⁷ "Architects Represented," 43.

⁴⁸ Beubis, "Richard Neutra Says: Our Architecture Is Good," 21.

⁴⁹ "14 Appointed To New Unit," 17.

⁵⁰ "Seven Named," 2.

⁵¹ "Sidelights On Society," 47.

⁵² Devine, "McKirahan Leaves Design Impact."

⁵³ *Ibid.*

⁵⁴ *Ibid.*

the elevators to be in the right place and the exits to be placed correctly and the doors to open in the right direction," the architect once said.⁵⁵

Architectural firm McKirahan and Associates was disbanded after death,⁵⁶ however, projects that were in the construction stage were finished by McKirahan's former associates.

One of the first commissions for the newly established architectural partnership of Wilman and McKirahan, was a two-story, L-shaped, concrete block building, an apartment hotel known as the 'Cadillac,' located at 3101 Bay Shore Drive. The building's design incorporated large glass surfaces, exterior stair leading to open, second-level walkway, prominent stairwell tower enclosed by screen wall, eye-catching signage, and a zig-zag-shaped walkway from the sidewalk to the stairs. These architectural features soon became trademarks for Charles McKirahan's designed buildings.⁵⁷

In 1952 the unusual design of a waterfront house, designed by McKirahan and his wife Lucile for their family, brought state-wide recognition for the young architect.⁵⁸ The house, enclosed by tropical landscape and cypress fence, featured design principles that McKirahan explored throughout his career. Choice of location, landscape design, interior plan – all was planned to enjoy living in Florida's climate. Built of wood on a reinforced concrete foundation, and framed with heavy timbers, the house was oriented to enjoy breezes. The exposed roof rafters ensured the following of modern design principles, and its living room's floor-to-ceiling glass walls visually connected the interior to the surrounding tropical landscape. The house demonstrated originality, functionality, and livability that later became a trademark quality for the numerous single-family residences McKirahan designed. As the architect's clients became wealthier, the homes he designed became larger (in some cases sprawled over more than one lot), "Bermuda-type" roofs were preferred over shed-type roofs, and "French-provincial" or "oriental" interiors were favored over the exposed construction. However, McKirahan's design for houses were always thoughtfully arranged to capture tropical sunshine and breezes, and to take full advantage of views.⁵⁹

McKirahan believed that good design could be brought to every building; however, he was aware that versatility comes with a price.⁶⁰ In one of his rare interviews, McKirahan admitted, the in South Florida where homes were built to withstand hurricanes, as well as be designed for casual living,⁶¹ the need for more variety in architecture was visible.⁶² The architect explained that lack of exterior variations and the limited use of varied textured walls was not because of

⁵⁵ Ibid.

⁵⁶ "Arvida Building: Riley Will Draw Boca INlet Plans," 47.

⁵⁷ "Scheduled for Opening Feb. 1," 10.

⁵⁸ "McKirahan's Home Has All Glass Living Room With A Waterfront View," 32.

⁵⁹ "Home Of The Week: Planned For A View," 27.

⁶⁰ Fries, "South Florida Architecture: Is It as Bad As Wright Said," 5.

⁶¹ Ibid.

⁶² Ibid.

lack of creativity of designers, but "due largely to the fact the people do not want to pay the higher costs of such designs."⁶³ Another reason that interfered with the desirable appearance of buildings, in his opinion, was the building material market of the 1950s, characterized by McKirahan: "...it is hard to get suitable materials. There is no great variety of stone available locally. Coral rock is the principal native stone. There is no clay for brick or tiles, and these items are expensive when brought in from a great distance."⁶⁴ McKirahan's patrons, especially those who developed commercial and recreational buildings were not afraid of innovative forms of modernist design and were ready to invest more resources into innovative technologies and experimental, as well as highly decorative materials.

In 1954, E.J. Bolender, a vice president of Animal Foundation, Inc., of Sherburne, New Jersey, developed commercial property, currently known as Time Square Shopping mall. Design of the two-story buildings incorporated a cantilevered second story, floor to ceilings glass walls shaded by vertical *brise-soleils*, terracotta grilles, and projecting sunshades. Before pre-cast, concrete screen blocks could be sourced locally, McKirahan employed terracotta grilles, imported from Panama, Venezuela, and Mexico.

As one of the first South Florida architects, who extensively used different kinds of sun shading devices, McKirahan is known for his trademark, custom-designed, screen walls. Like many other architects, who worked in a sub-tropical climate, McKirahan was inspired by solutions, pioneered by Brazilian architects. Buildings, elevated on sculptural *pilotis*, vertical and horizontal *brise-soleils*, textured interior and exterior walls were design solutions introduced in the late 1940s by such influential Brazilian architects as Lucio Costa, Oscar Niemeyer, and Afonso Reidy, among others. In 1957 McKirahan's designed the Bayview Building that, according to his contemporaries, set the trend of decorative, yet practical screen walls in Fort Lauderdale. Located at 1040 Bayview Drive and designed by McKirahan and his associate Richard Reilly, the four-stories-high concrete building features floor-to-ceiling glass walls, veiled by a passive cooling device, a locally produced pre-cast concrete block screen wall. "An unusual design form like anything else in the area,"⁶⁵ admitted other architects at the time.

By the mid-50s, McKirahan was considered as a designer of the most "graceful and functional cooperative apartments in all of Florida."⁶⁶ "Stand at any central spot in the city of Fort Lauderdale and McKirahan can point in many directions the apartments and cooperatives he designed," described *Fort Lauderdale News*.⁶⁷ As for single-family residences, designed by McKirahan, South Florida's climate was always one of the essential factors for his buildings. "One of the greatest products southern Florida has to offer is sunshine and balmy breezes," said

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ "Design of Bayview Building Is Highlighted By White Precast Grills," 38.

⁶⁶ "McKirahan's 'Mark' Seen On Many Florida Co-Ops," 32.

⁶⁷ Ibid.

McKirahan, "and the cooperatives we design always make the maximum use of these two features."⁶⁸

In December 1955 *Miami News* reported that new building type, co-operative apartments gained widespread popularity throughout South Florida.⁶⁹ According to building permits, most of the county's co-operatives were concentrated in Fort Lauderdale and North Broward County. At the same time, Broward County's developers started a competition for the title of the owner of the tallest structure in Fort Lauderdale. One of the first that started the race was the project for the sixteen-story, cylindrical apartment high-rise known as Fiesta Towers. The developers were Kenneth C. Oberle and the design by McKirahan. When completed, the tower was supposed to be the tallest building between Miami and Jacksonville. To emphasize buildings height and the unusual, round footprint, McKirahan designed a circular roof-top restaurant, enclosed with glass exterior walls. Construction of the complex on the lot, adjacent to Bahia Yacht Basin on the Intracoastal Waterway,⁷⁰ was planned to be completed by fall 1956. The Fiesta Tower project gained state-wide recognition, but was not realized.⁷¹ At the same time, McKirahan was hired to design an apartment complex that was expected to be a "self-contained oasis," Nurmi Arms.⁷² According to contemporaries, the design for the five-story apartment building, that dominated the complex, "has a remarkable resemblance to Miami Beach's fabulous Fontainebleau Hotel."⁷³ McKirahan's design published in *Fort Lauderdale News* showed a four story apartment building elevated on cylindrical *pilotis*, elevator towers that dominated the building's curved mass, and driveway and landscape that flowed underneath the building.⁷⁴ The project was significantly changed when construction started. However, innovative ideas that were proposed by the architect for Fiesta Tower and Nurmi Arms were incorporated into the design of the eighteen-story Birch Tower, the first version of which was designed in summer of 1957.⁷⁵ Again, developers claimed that Birch Tower, when constructed, would be the highest building in South Florida.

Currently, one of the buildings, designed by Charles McKirahan, is listed on the National Register of Historic Places. In 2014, after significant efforts made by preservation officials across Florida, the well-known and long-term operating Fort Lauderdale restaurant, Mai Kai, was the first mid-century building from Fort Lauderdale listed on National Register of Historic Places. In 2017, the Central Beach Architectural Resource Survey, conducted by the City of Fort Lauderdale, evaluated five buildings, designed by Charles McKirahan, as potential Fort Lauderdale landmarks. Blue Water Hotel, the first hospital on barrier island, located at 125 North

⁶⁸ Ibid.

⁶⁹ Schneider, "Cooperative Apartments Springing Up In Area," 33.

⁷⁰ "Ft. Lauderdale To Have 15-Story Apartments," 53.

⁷¹ Schneider, "Cooperative Apartments Springing Up In Area," 33.

⁷² Hoffer, "Towers To Have Five Stories," 27.

⁷³ Ibid.

⁷⁴ "What Is Missing from the Oasis Cooperative," 29.

⁷⁵ "Permits Up:71-Unit Building Planned," 25.

Birch Road, was designed by Water Pauley in 1942, and featured several 1950s additions designed by McKirahan; an office building at 917 Sunrise Lane (1954); and long-running hotel Manhattan Tower, located at 701 Bayshore Drive (1955). Two apartment buildings, Birch House, a seven-story, concrete block building, located at 600 North Birch Road, and eighteen-story Birch Tower, located at 3003 Terramar Street, along with Birch Terrace, designed by W. Vaughn, and adjoining recreational amenities, form the Birch Square property. The Birch Square, a coherent example of a regional strain of International Style architecture was evaluated as eligible for listing as a Fort Lauderdale Landmark.

The simple geometrical forms, asymmetric composition, vast glass areas, and flat roofs are an architectural language that Charles McKirahan employed to design hotels, motels, and apartment buildings. John O'Connor, the publisher of the magazine *Tropic* listed other prominent character-defining features of McKirahan buildings: "Floor-to-ceiling windows, Bermuda roofs, cool terrazzo floors, custom-designed pre-cast concrete walls, cantilevered canopies, and ground floors raised on *pilotis*." O'Connor also admits that currently, a lot of McKirahan's architectural legacy has been lost and concludes: "...what remains is classic."⁷⁶

Birch Ocean Side Subdivision 2 - History

In May 1896 J. McGregor Adams and Hugh T. Birch acquired the oceanfront property that stretched several miles along the current Fort Lauderdale Beach.⁷⁷ In March of 1902, the partners split and Hugh Birch became an owner of the land to the north of the current Las Olas Boulevard.⁷⁸ Mr. Birch, along with Arthur T. Gault of Chicago, Illinois, were said to be one of the largest owners of real estate in Broward County. Until early 1940, the Birch Estate was one of the most extensive land tracts between the ocean and the inland waterway, that served as a barrier to new developments and Fort Lauderdale's expansion north of Las Olas Beach.⁷⁹ The information about the possible sale of Birch Estate's southern section, which probably would be opened for the development of an exclusive residential area became first-page news.⁸⁰

Throughout his long life, Mr. Birch has been known for his generosity, among them financial support of his alma mater, Antioch College, Yellow Springs, Ohio.⁸¹ The Birch Estate, willed to the Antioch College following the death of Mr. Birch in January 1943, was zoned for hotel and apartment sites. The estate, located between the Tenth Avenue Causeway and north of the main developments on Fort Lauderdale Beach, had one thousand feet of the oceanfront.⁸² On March 6, 1945, Birch Ocean Front Subdivision No.1 was approved by the County Commission. The sale

⁷⁶ Hurtibise, "Vintage Businesses Carry Flame of Nostalgia," A14.

⁷⁷ "Birch and Camp Bank Directors," 1.

⁷⁸ "Lauderdale's 15 Year Club," 5.

⁷⁹ "Pass In Review," 1.

⁸⁰ Ibid.

⁸¹ "Birch Provides State Park," 10.

⁸² "County Solons Learn Of Boom In Real Estate," 1.

of properties in Birch Ocean Front Subdivision, one of the prime locations in Fort Lauderdale, started on March 8, 1945. All ocean-front lots were sold on the first day and on the second day of sales, the price of five remaining waterfront lots was increased.⁸³

On January 1946, the Birch Ocean Front Subdivision No.2, located south of Vistamar Street, north of Terramar Street, and enclosed by the beach and Intracoastal Waterway was approved by the County Commissioners. On February 12, 1946, the subdivision was filed for record in Book 21 of Plats, Page 22, of the Public Records of Broward County. Sales were among the largest in Broward County,⁸⁴ even though the infrastructure was not developed until May 1947, when Fort Lauderdale's City Commission approved streets, sanitary sewers, storm drains, water drains, and sidewalks in Birch Ocean Front subdivision.⁸⁵

Among the buyers in Birch Ocean Front Subdivision No.2 were Leo and Lillian E. Goodwin, who on April 5, 1946, purchased a Lot # 3 of Block 14, on the corner of Terramar Street and North Birch Road. Lot # 1 was sold on the same day, and within a few weeks, all four lots of Block 14 were sold. The properties in subdivision changed owners frequently, and by 1954, the Goodwins owned Lot # 2, Lot # 3, and Lot # 4. Mr. and Mrs. Goodwin, who later will be known as the owners of Birch Square, made news as buyers of one of the most expensive of Fort Lauderdale's properties; in May 1952 they paid \$90,000 for the mid-century modern ranch-type house at 1511 Lake Drive. In the 1950s and 1960s, Goodwin continued to acquire real estate in South Florida, among them two-story house on the corner of E. Las Olas Boulevard and Sixth Avenue.

Birch Square - History

The history of the property currently known as Birch Square begins in 1950 when the two-story, concrete block apartment building, designed by William T. Vaughn, a well-known Fort Lauderdale's architect, was built on Lot # 1 by Mr. And Mrs. Donald G. McLeod of Detroit, Michigan. In June 1950, McLeod's registered business name 'Ridgewater Apartments' and soon became permanent residents of Fort Lauderdale.⁸⁶ When three years later Mr. McLeod sold the property to Theodor H. Hansen and Edna U. Hansen for \$105,000, the sale was the largest real estate transaction for the first week of June 1953 in Fort Lauderdale.⁸⁷ In 1959, the eight-unit apartment building was acquired by the owners of Birch Tower and Birch House and renamed 'Birch Terrace.' It became part of the rental apartment building complex, known as Birch Square.

In September 1957, a series of planned apartments and homes rocketed Fort Lauderdale's building permit value. The most significant contributor was a \$1,000,000 permit, issued on

⁸³ "A New Ocean-Front Development," 15.

⁸⁴ "Real Estate Transfers Rise To 27 Million," 7.

⁸⁵ "Permit Approved," 11.

⁸⁶ "Notice Is Hereby Given," June 9, 1950, 15.

⁸⁷ "Real Estate Closures Show Seasonal Decline In County," 7.

September 5, 1957, to H.D. Remington for a 71-unit apartment building at 3003 Terramar Street in the Birch Oceanfront Subdivision 2.⁸⁸ On September 11, 1957, Leo Goodwin, Sr., established Castilla Investment Co., a Delaware corporation authorized to do business in the State of Florida. On January 22, 1960, after the completion of Birch Square project, the company was renamed to Birch Properties Inc.

On September 20, 1957, Charles McKirahan, the architect who was known for designs of luxurious apartment buildings furnished with the newest technologies, signed the first blueprints for a high-rise building, located at 3003 Terramar Street, Fort Lauderdale. The original project, dated September 20, 1957, included a ground floor that was an entrance and reception area and fifteen levels of luxurious apartments (See Appendix 3). Beginning in December 1960, the eighteen-story high-rise was made a part of the existing apartment building complex referred to as Birch Square. Named Birch Tower, the building featured a marble-clad lobby, fifteen levels of apartments, two roof-top terraces, and prominent equipment tower that collectively made the building eighteen stories in height.

On September 21, 1957, the design of high-rise apartment building was presented in the section News of Broward Building, *Fort Lauderdale News*. In an interview for the newspaper McKirahan explained the selection of construction technology:

...[the] reinforced concrete frame offers a fireproof building with ultimate resistance to hurricane wind pressure. This multi-story building, with its solid 12-inch thick poured concrete reinforced walls and eight-inch concrete, reinforced floor slabs, provide the required sound insulation between all units.⁸⁹

The owners and developers described architectural features, included in McKirahan's project and claimed that employing V-shaped *pilotis* would be the "first application of this principle in Florida."⁹⁰ Most importantly, they emphasized that the building would be the tallest structure in Fort Lauderdale, when constructed.

The erection of the high-rise was anticipated to begin in the middle of October 1957 and the site was prepared for construction, but actual work was delayed until 1959. On December 7, 1957, president of Castilla Investment Co. Inc., H.D. Remington, registered business under the name 'The Terramar,' which was planned to be used for the operation of an apartment building, with its principal place of business at 3003 Terramar Street, Fort Lauderdale, Florida. The active construction work on the site, that in 1960 became Birch Square, started with a seven-story apartment building, located on the south-east corner of North Birch Road and Auramar street. The *Job Specifications of Birch House at Birch Road and Terramar, Fort Lauderdale, for Castilla Investment Co., Inc. Commission No. 358-52*, was prepared by C. McKirahan's office on August 19, 1958, and on August 23, 1958, the building permit was issued to the Castilla

⁸⁸ "Permits Up:71-Unit Building Planned," 25.

⁸⁹ "16-Story Apartment Planned," 25.

⁹⁰ *Ibid.*

Investment Co. Inc. for a 35-unit apartment building at 600 North Birch Road. On September 27, 1958, *The Fort Lauderdale News* building editor Glenn Hoffer for the first-time revealed the buildings name, Birch House, and stated that it was expected to be finished by early December 1958.⁹¹ The prognosis was too optimistic; the construction process took more than planned. The *Fort Lauderdale News* admitted that 1958 was not going to be similar to 1957 in that it was a record-breaking year in postwar construction in Fort Lauderdale. In the beginning of 1958, a short-term recession influenced many industries all over the country and was mirrored in Florida. Construction of numerous projects, designed and planned during summer and fall of 1957, were delayed. "Building permits reflected the condition, many communities reporting permits at 10-year bottoms," were described by reporters of the building industry.⁹²

While Birch House was under construction, the work on property's plot plan, as well as the design of the swimming pool and lounge area, adjacent to Birch House, continued. McKirahan's initial project for Birch Tower and Birch House, developed in 1957, incorporated two-level parking, adjacent to the south façade of Birch House. Since the mid-1950s Fort Lauderdale, especially downtown and the beach areas, experienced parking problems and strict requirements for adequate off-street parking space was required by City's Planning and Zoning Board. The purchase of the south one-half of Lot # 7 and all of Lot # 8 of Block 16 allowed the organization of parking at the ground level.

On April 25, 1959, *The Fort Lauderdale News* reported, that Birch House was almost finished, and the construction of the "towering Terramar apartment building" was started.⁹³ The article also announced that Mr. Remington had acquired the Ridgewater Apartments and purchase of this property made an entire block, enclosed by Breakers Avenue, Birch Road, Terramar Street, and Auramar Street, what is today Birch Square.⁹⁴ The original project was already revised in January 1958, when the height of the high-rise building was decreased by eliminating one of the apartment levels. During May and June of 1959, the original design project for Birch Tower underwent extensive revisions by properties owners, architect, and engineers. Blueprints, signed on May 16, 1959, depict a return to the original, eighteen-story height. Ground level, fifteen levels of apartments, roof gardens and storage spaces on the seventeenth level, and prominent air-conditioning equipment tower made the building 177 feet in height (Appendix 4). When completed, the high-rise became the most prominent structure in Birch Ocean Front Subdivision.

On June 20, 1959, *Fort Lauderdale News* announced that the building permit for the revised, eighteen-story apartment building had been issued.⁹⁵ *The Job Specifications for the Apartment Building at Terramar and Beakers Avenue for Birch Properties, Inc.*, and numerous Addendums to job specifications, prepared by McKirahan's office of Castilla Investment Corporation, depict

⁹¹ Hoffer, "What's Going Up," September 27, 1958, 36.

⁹² "Building Permits Go Over \$2,000,000 During Past Week," 28.

⁹³ "Birch House Nears Completion: 17-Story Apartment To Be Constructed," 58.

⁹⁴ *Ibid.*

⁹⁵ Hoffer, "What's Going Up," June 20, 1959, 26.

changes, that allowed the building to be constructed more efficiently. While changes in the project allow assuming that significant economy of financial resources was necessary, McKirahan's specifications still specified exclusive materials, such as a redwood fence, marble walls, bronze doors, and included small details, such as bronze ashtrays for Lobby and aluminum for other floors. The owners continued to revise the project and defined changes that would possibly decrease construction costs. For example, paragraph 4 of *The Addendum 3* specified that bidders for the construction job should "as an alternate for monumental windows specified submit a price for using windows of an intermediate series with a metal thickness of .093 for major sections." Another change that allowed the economy of financial resources was stated in *The Addendum 4*, that specified that initially planned, white *Marbletite* stucco should be replaced with two coats of Epoxy paint. *Marbletite*, as made by Hamlin Colonial Products, Inc., Miami, Florida, was exterior plaster which contained 70 percent white marble and did not require repainting.⁹⁶

On December 5, 1959, *Fort Lauderdale News* reported that Terramar Apartment building, located on the corner of Birch Road and Terramar Street, had reached the seventh-floor height. On December 30, 1959, Leo Goodwin personally registered the fictitious name Birch Terrace, Birch Hotel, Birch Tower, and Birch Apartments⁹⁷ On January 22, 1960, Mr. Goodwin changed the name of Castilla Investment Co to Birch Properties Inc, and on March 3, 1960, filed a notice of intention to do business under the names of Birch Terrace, Birch House, Birch Tower, and Ridgewater. The notice was signed by Leo Goodwin, President of Birch Properties, Inc.

On March 3, 1960, *Fort Lauderdale News* reported that to lift a 16-ton water cooler from the ground to the seventeenth floor of the Birch Tower; a crane was used by M.R. Harrison Crane Service of South Florida. Tom Baker, a chief engineer for Broward-York Corp., distributors for the coolers, admitted it was the "highest job we ever had."⁹⁸ The three-pipe air conditioning system that was installed by York was one the first installed in Florida, according to buildings long-term owner Leo Goodwin, Sr. The article "Air Conditioning of Apartment Buildings Is Hill York Specialty," published in *The Miami News*, confirms Goodwin's information and states that "Yok 3-Pipe System" was installed only in the Birch Towers, and at the Harbor House South, Miami.⁹⁹ Mr. Goodwin described the air-conditioning system's benefits:

The flexibility of the York 3-Pipe System is very satisfactory, indeed. The regulation of the temperature can be easily handled by the will of the person occupying the particular room. The primary advantages, I would say, are that it gives uniform temperature as desired by a tenant at all times, tenants told us that they never dreamed there was such an air conditioning system on the market. Of course, the cost of this system is so much greater than the ordinary air conditioning system. In building a first-class deluxe apartment house such as the Birch Tower is, I would unquestionably

⁹⁶ "Co-Op's Units To Be Ready By Next Month," 25.

⁹⁷ "Notice Is Hereby Given," December 30, 1959, 26.

⁹⁸ "Big Job."

⁹⁹ "Air Conditioning Of Apartment Buildings Is Hill York Specialty."

use the three-pipe system and take a chance on tenants being willing to pay enough for to make it a profitable investment. As this system was new (I think possibly the second system to be installed by York at the time), it was twice as expensive as ordinary system.¹⁰⁰

The opening of the first of two decorated model apartments in Birch Tower was announced for April 10, 1960. The owner and builder of Birch Tower, Birch House, and Birch Terrace is noted as Leo Goodwin of Washington D.C., an insurance executive and a resident of Fort Lauderdale. "His new Birch Tower is the dominant unit in the development of the entire square-block area Goodwin owns and which will be called Birch Square,"¹⁰¹ *Fort Lauderdale News* reported. While Birch Tower building's construction was still in progress, the project gained the statewide recognition and was branded as "second tallest building in South Florida, (first is Miami's Dade County Courthouse), that cost \$3 million to be built."¹⁰² In July, 1960, Donald P. Bowman, a landscape architect, proposed a planting plan for Birch Square.

On October 12, 1960, The Certificate of Occupancy No. 472 for 71-Unit Apartment building located on 3003 Terramar Street, was issued. The article, published on October 29, 1960, reported that building was "rated by architects and builders as one of the top 10 or 12 most elegantly-appointed residential apartments in the United States." The public open house reception at Birch Tower took place on December 20, 1960.¹⁰³

While during the 1960s Birch Tower served as a luxurious accommodation for its tenants, in early 1970s, it acquired a new, short-term function. In 1971, when Broward County developed its Community Shelter Plan, in case the U.S. was attacked by atomic weapons. The Plan admitted that it would not be able to protect the people who probably would be killed or seriously injured by the blast or would happen to be close to a nuclear explosion and in the area of massive destruction or by the heat of the nuclear fireball. The explanation of potential nuclear attack and its consequences, published in *Fort Lauderdale News and Sun-Sentinel* on February, 28, 1971, cited Department of Defense studies, that showed that in "any nuclear attack an enemy might launch against us, tens of millions of Americans would be outside the "fringe area" of the explosion," and will potentially be injured by radioactive fallout particles that would fall back to earth and give off gamma rays. It was advised that people could protect themselves against fallout radiation, and "have a good chance of surviving it," by staying inside a fallout shelter.¹⁰⁴ Birch Tower was listed among a total of 302 public fallout shelters which could accommodate 661,295 persons or all of Broward County's population and would be marked in a time of emergency with fallout shelter signs.¹⁰⁵

¹⁰⁰ Goodwin, "Dear Mr. McKeowa."

¹⁰¹ "Birch Tower Opens Model Sunday," 31.

¹⁰² Balch, "Hush Puppies," 40.

¹⁰³ Smart, August 24, 1995.

¹⁰⁴ "Community Shelter Plan for Broward County in a Nuclear Attack," 1.

¹⁰⁵ *Ibid.*, 5.

In May 1973, *Fort Lauderdale News* reported the rapid sales of units in the recently established condominium complex of Birch Square.¹⁰⁶ The complex was converted from rental apartments to condominiums after the death of its long-term owner, Leo Goodwin, Sr. In the early 1970s, a growing number of rental apartment complexes in Broward County were converted to condominiums. "The conversion trend is gaining in popularity throughout the United States; however, it should become especially strong in South Florida," explained Richard Osias, real estate expert who worked in Fort Lauderdale area.¹⁰⁷ "In the face of continuing inflation, Americans are becoming more conscious of buying of gaining some equity for themselves," stated Osias.¹⁰⁸ According to South Florida newspapers, the growing sales figures confirmed the trend in the real estate market. Glenn Hoffer, an author of the article "Rentals Go 'Condo'", listed several reasons why real-estate buyers of the early 1970s preferred converted units over new apartments. Among others, the chance to live in an already established neighborhood, especially if the building was constructed in prime locations such as the Birch Ocean Front Subdivision.¹⁰⁹

The common practice before the property was placed on the market was remodeling and updating public spaces and residential units. The Hemisphere Equity Investors, Inc., the company that handled the conversion of the Birch Square complex,¹¹⁰ presumably was responsible for several alterations, depicted in the historical images of Birch Square complex in the early 1970s. The fact that the Mortgage Corporation of America arranged \$2,560,000 financing for construction during the first nine months of 1972 for Birch Square condominium confirms that smaller and more significant alterations were made in 1972 and 1973.¹¹¹ The original designs of the three buildings the makeup the Birch Complex, however, remained intact.

On January 22, 1973, Birch Square Association Inc., a Florida not-for-profit corporation, filed a notice of intention to register a new business under the names of "Birch Terrace, Birch House, Birch Tower, and Ridgewater."¹¹² The Association was granted a Certificate of Incorporation from the State of Florida to sell condominium apartments.¹¹³ On May 1973, *Fort Lauderdale News* reported on fast sales of units in a recently established condominium complex, Birch Square.¹¹⁴

¹⁰⁶ "Rental To Condo For Birch Square," 76.

¹⁰⁷ Hoffer, "Rentals Go 'Condo,'" 65.

¹⁰⁸ Ibid.

¹⁰⁹ Ibid.

¹¹⁰ "When Converting To Condo, Give Apartment Owners Word," 88.

¹¹¹ "9-Month Loans Tops \$69 Million For Miami Firm," 81.

¹¹² "Notice of Intention," 28.

¹¹³ Smart, "Story of Landmark."

¹¹⁴ "Rental To Condo For Birch Square," 76.

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2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N95000002526

Entity Name: BROWARD TRUST FOR HISTORIC PRESERVATION, INC.

Current Principal Place of Business:

1329 NORTH DIXIE HIGHWAY
FORT LAUDERDALE, FL 33305

Current Mailing Address:

P.O. BOX 1060
FORT LAUDERDALE, FL 33302 US

FEI Number: 65-0596154

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CONCA, MICHAELA
907 N FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33304 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MICHAELA CONCA

03/24/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title VP
Name MCDONALD, HARTLAND
Address 6530 NE 21ST DRIVE
City-State-Zip: FORT LAUDERDALE FL 33308

Title PRESIDENT
Name CONCA, MICHAELA
Address 907 N. FEDERAL HIGHWAY
City-State-Zip: FORT LAUDERDALE FL 33304

Title RECORDING SECRETARY
Name BENNETT, ERICA
Address 411 N NEW RIVER DRIVE E
City-State-Zip: FORT LAUDERDALE FL 33301

Title DIRECTOR
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Title VP
Name DUMAS, MARLA SHERMAN
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Title DIRECTOR
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City-State-Zip: FORT LAUDERDALE FL 33315

Title DIRECTOR
Name BARTON, PAMELA
Address 1731 NE 40TH CT.
City-State-Zip: OAKLAND PARK FL 33304

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAELA M. CONCA

PRESIDENT

03/24/2019

Electronic Signature of Signing Officer/Director Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
BROWARD TRUST FOR HISTORIC PRESERVATION, INC.

Filing Information

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Principal Address

1329 NORTH DIXIE HIGHWAY
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Changed: 07/22/2011

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Changed: 04/30/2004

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FORT LAUDERDALE, FL 33304

Name Changed: 03/31/2018

Address Changed: 03/31/2018

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Name & Address

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Annual Reports

Report Year	Filed Date
2017	02/10/2017
2018	03/31/2018
2019	03/24/2019

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The Broward Trust for Historic Preservation

335 SE 6th Street • Fort Lauderdale, Florida, 33301 • Browardtrust.org

The Broward Trust for Historic Preservation is dedicated to identifying, preserving, restoring and maintaining the architectural heritage of Broward County.

BOARD

APRIL KIRK
MICHAELA M CONCA
PAMELA BARTON
BEVERLY WORLEY
DAVE PARKER

November 24, 2019

Ms. Trisha Logan
Urban Planner III
Historic Preservation Board Liaison
City of Fort Lauderdale - Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale Florida 33311

Dear Ms. Logan,

Please accept this letter on behalf of the Broward Trust for Historic Preservation and my capacity as the President of the Board of Directors:

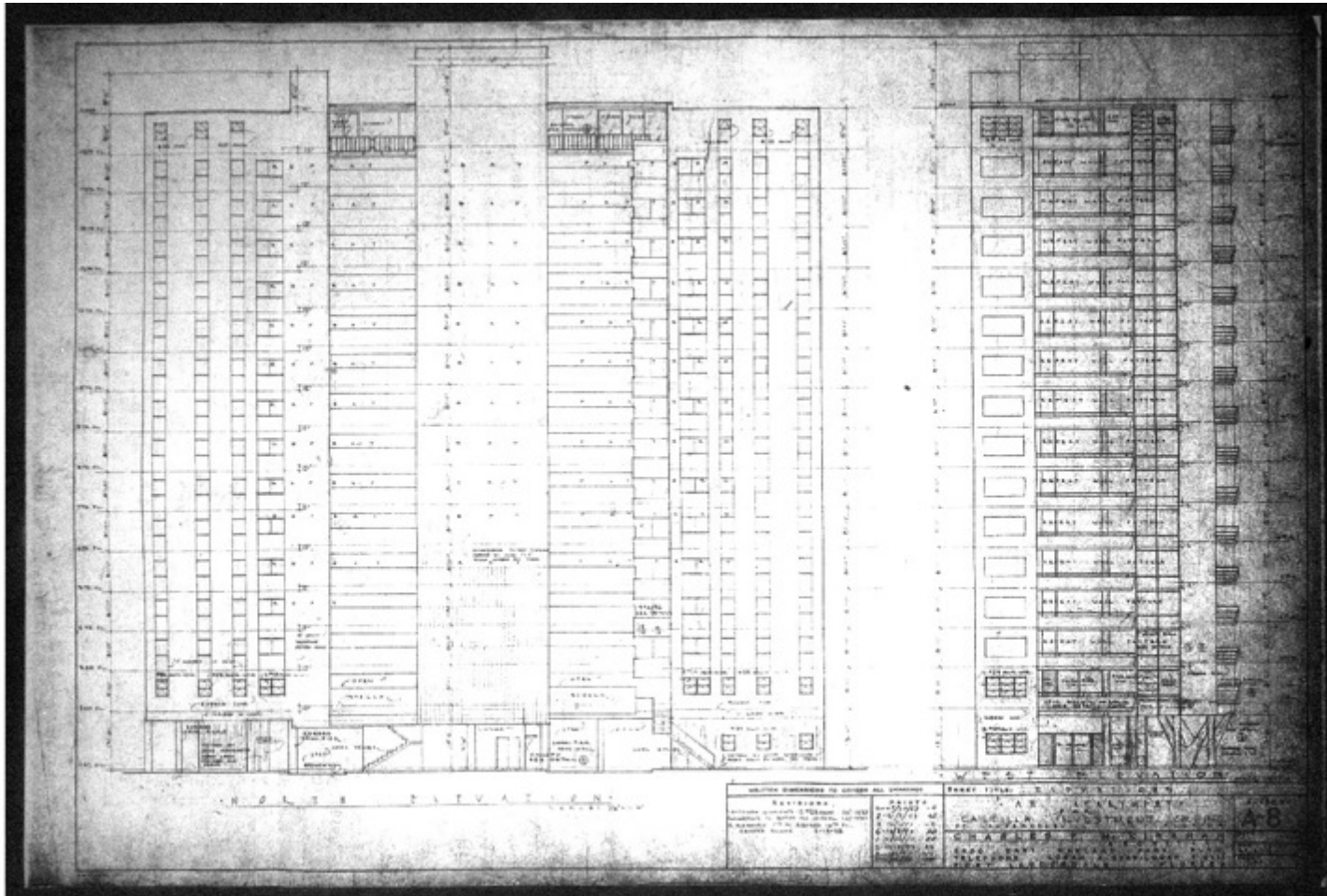
Michaela M. Conca, Vice President and Treasurer of the Broward Trust for Historic Preservation, has been assigned as our designated representative and Agent to represent the Trust in the historic landmark designation application of Birch Square.

Please let me know if you require any additional information.

Regards,

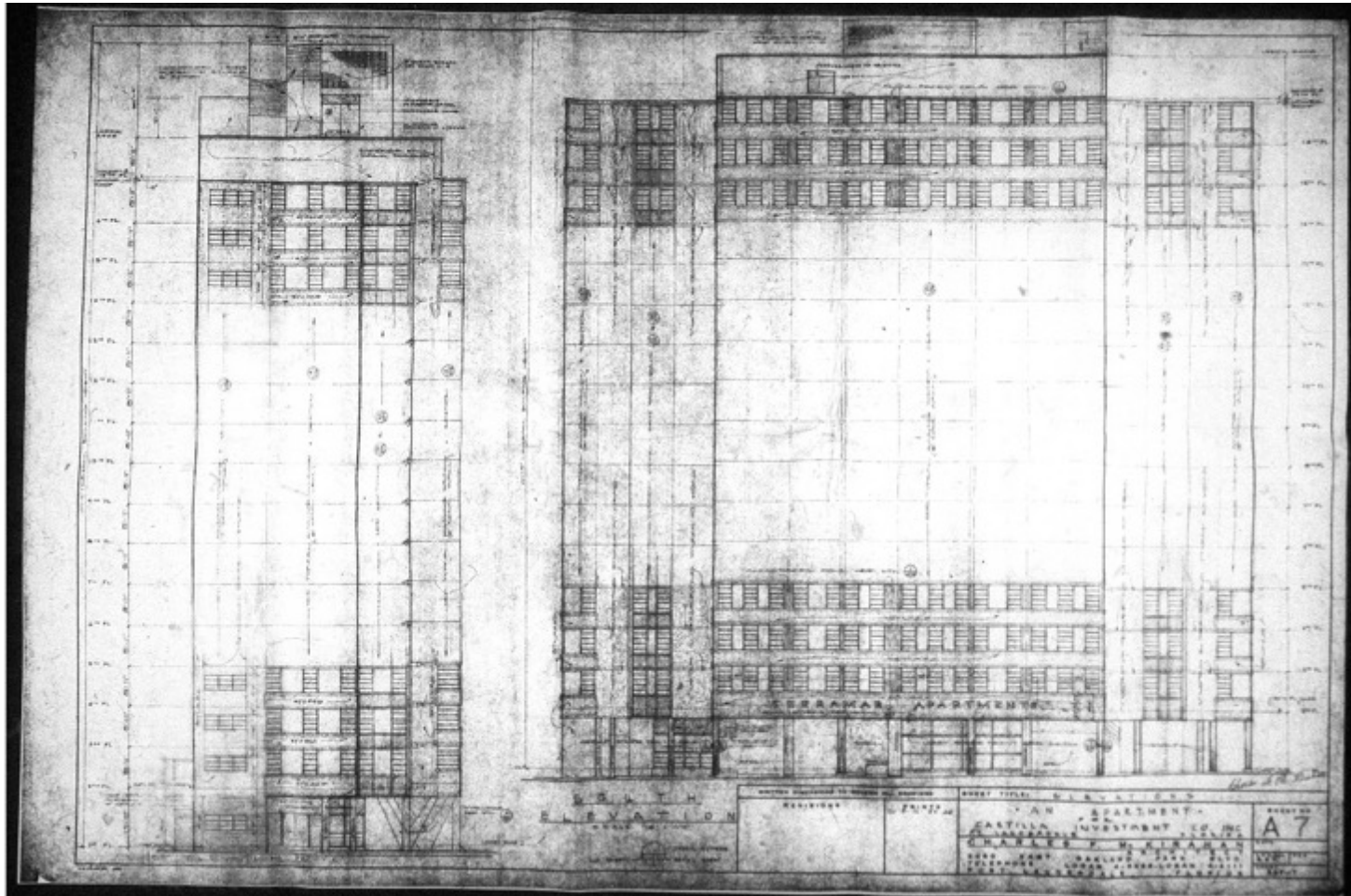
April Kirk, President
Broward Trust for Historic Preservation
954-524-4736 (office)
954-691-6138 (cell)
director@stranahanhouse.org
aprilreeneekirk@gmail.com

Appendix 3



Birch Tower, Elevations, Sheet A-8, C. F. McKirahan, An Apartment Building Project for Castilla Investment Co. September 20, 1957.

Appendix 3



Birch Tower, Elevations, Sheet A-7, C. F. McKirahan, An Apartment Building Project for Castilla Investment Co. May 16, 1959.

State of Florida

Department of State

I certify from the records of this office that BROWARD TRUST FOR HISTORIC PRESERVATION, INC. is a corporation organized under the laws of the State of Florida, filed on May 26, 1995.

The document number of this corporation is N95000002526.

I further certify that said corporation has paid all fees due this office through December 31, 2020, that its most recent annual report/uniform business report was filed on January 6, 2020, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of January, 2020*



Ronald R. De
Secretary of State

Tracking Number: 2136605502CC

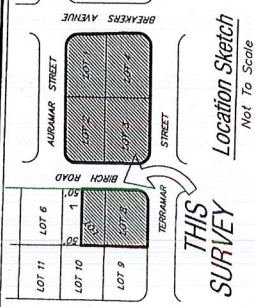
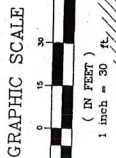
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RECORD LAND SURVEY

BLOCK 14 & A PORTION OF BLOCK 16 BIRCH OCEAN FRONT SUBDIVISION NO. 2, P.B. 21, PG. 22, B.C.R.

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



THIS SURVEY

Legal Description

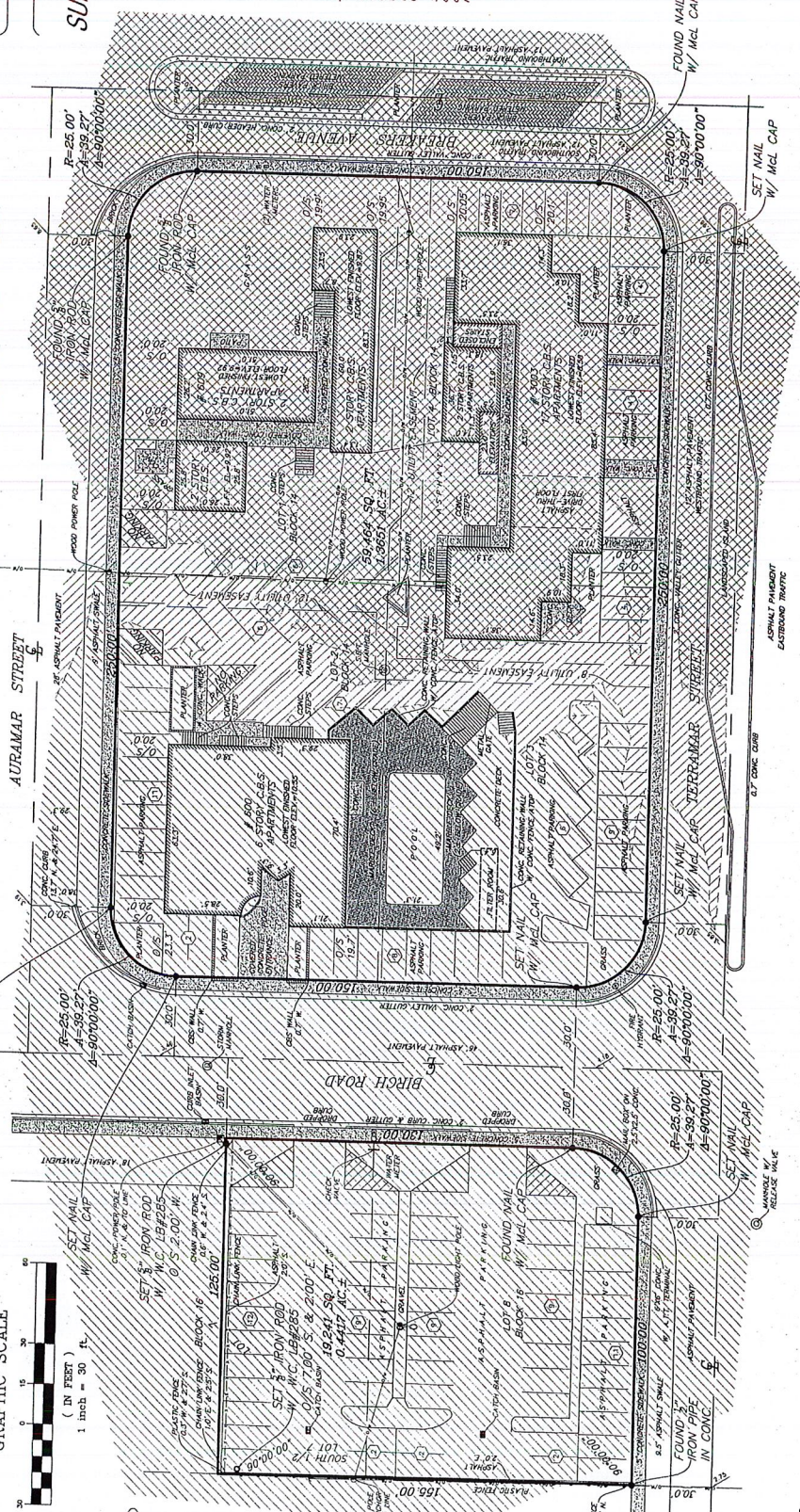
The South 1/2 of Lot 7, all of Lot 8, Block 16 and Lots 1, 2, 3 and 4, Block 14, Birch Ocean Front Subdivision No. 2, according to the plat of said subdivision, Book 21, Page 22, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 78,705 square feet or 1.8068 acres, more or less.

CERTIFICATION
 We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors pursuant to Section 473.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 21st day of April, 2017.

McLAUGHLIN ENGINEERING COMPANY
 SCOTT A. McLAUGHLIN
 Registered Professional Engineer
 State of Florida

CHECKED BY: [Signature]
 DRAWN BY: [Signature]



LEGEND

- 1 - GENERAL HATCH (SEE 'A')
- 2 - GRAVEL
- 3 - ASPHALT
- 4 - CONCRETE
- 5 - BRICK
- 6 - METAL ROOFING
- 7 - ROOFING
- 8 - ROOFING
- 9 - ROOFING
- 10 - ROOFING
- 11 - ROOFING
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NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on the subject property, and is not intended to be construed as a deed or other instrument. The subject property was not surveyed by McLaughlin Engineering Company.
- 2) Boundaries shown are based on the plat of said subdivision, Book 21, Page 22, of the public records of Broward County, Florida.
- 3) All iron rods 5/8" diameter, unless otherwise noted, shall be set in concrete.
- 4) Reference Bench Mark: City of Fort Lauderdale Benchmark # NE 152, located at the intersection of Birch Road and Terramar Street, is indicated as being 15.71 feet above the datum.
- 5) This property lies in Flood Zones "A", "X", and "Y". The 1% Annual Chance of Flood Hazard is shown on the ground provided by others. McLaughlin Engineering Company confirms the accuracy of this data. The exact location of all utilities should be confirmed by the owner.
- 6) Elevation per North American Vertical Datum (1988) derived from National Geospatial Data (1993) data and converted to NAVD83 using the software of Engineers software (Corson 6.6.1) obtained from <http://www.techsurfm.com/>

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FILE NO. 01-2-032(17)

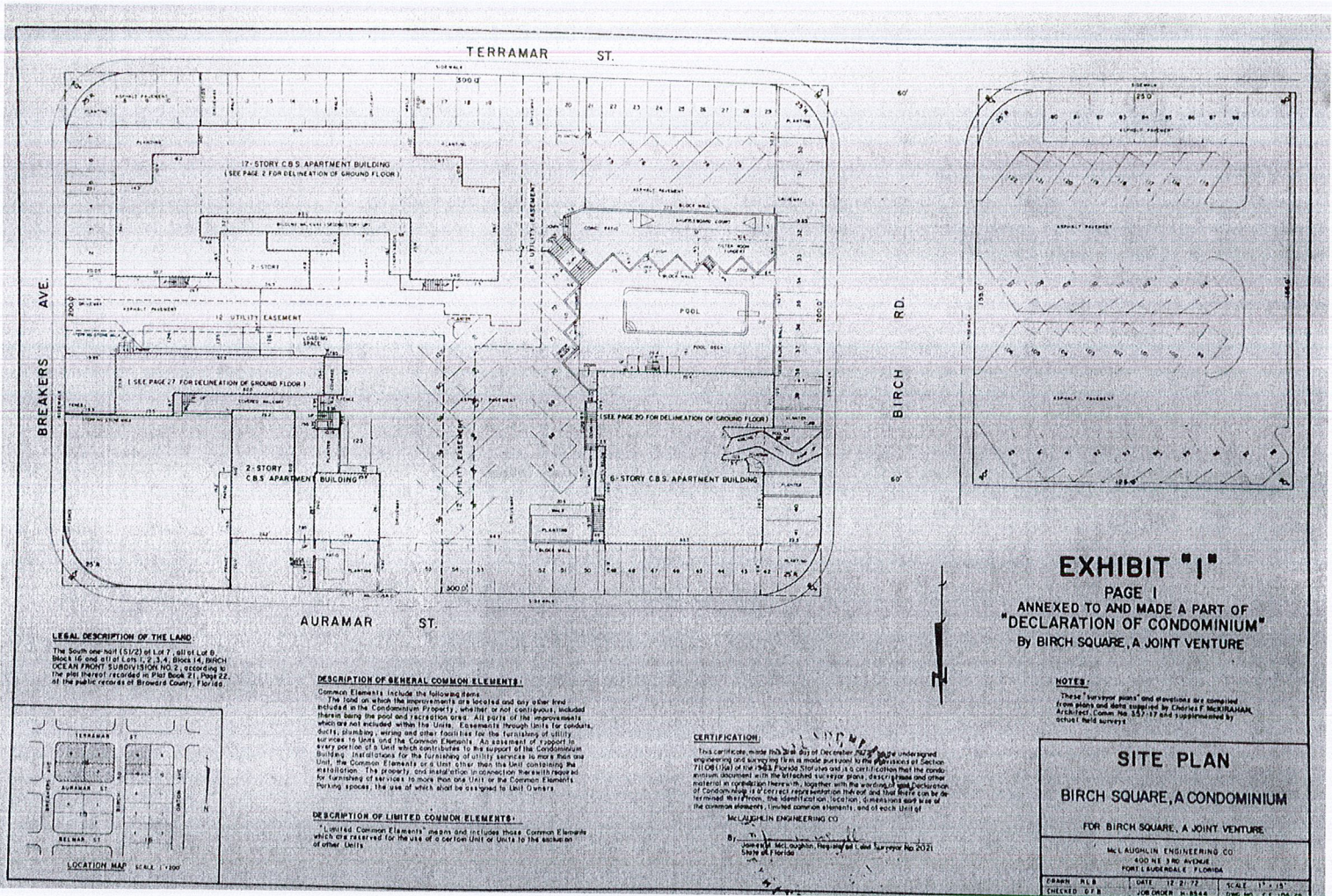
FIELD BOOK NO. LB# 357/37
 JOB ORDER NO. LV-2259

FILE NO. 01-2-032(17)

The *Record Land Survey for Block 14 & a Portion of Block 16, Birch Ocean Front Subdivision No. 2, P.B. 21, Pg. 22, B.C.R.*, prepared by McLaughlin Engineering Company, 1700 N.W. 64th Street, Suite 400, Fort Lauderdale, depict all three buildings and amenities of Birch Square located on their original sites. The organization of open spaces and landscape elements within Birch Square remains as planned by William T. Vaughn, the designer of Birch Terrace, and Charles F. McKirahan, the designer of Birch House, Birch Tower, and Birch Square's recreational area, the swimming pool, and parking lots. No new buildings or amenities are constructed on the site since the *Site Plan, Birch Square, A Condominium*, was prepared by McLaughlin Engineering Co. in 1972.

Site Plan 1972

Legal description: The south one-half (S 1/2) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida



LEGAL DESCRIPTION OF THE LAND
 The South one-half (S 1/2) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, BIRCH OCEAN FRONT SUBDIVISION NO. 2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida.

DESCRIPTION OF GENERAL COMMON ELEMENTS
 Common Elements include the following items:
 The land on which the improvements are located and any other land included in the Condominium Property, whether or not contiguous, including thereon being the pool and recreation area. All parts of the improvements therein being the pool and recreation area. All parts of the improvements which are not included within the Units. Easements through land for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to Units and the Common Elements. An easement of support to every portion of a Unit which contributes to the support of the Condominium Building. Installations for the furnishing of utility services to more than one Unit, the Common Elements or a Unit other than the Unit containing the installation. The property and installation in connection therewith used for furnishing of services to more than one Unit or the Common Elements. Parking spaces, the use of which shall be assigned to Unit Owners.

DESCRIPTION OF LIMITED COMMON ELEMENTS
 Limited Common Elements means and includes those Common Elements which are reserved for the use of a portion Unit or Units to the exclusion of other Units.

CERTIFICATION
 This certificate made this 28th day of December, 1972, by the undersigned engineering and surveying firm is made pursuant to the provisions of Section 710.01(1) of the Florida Statutes and is a certification that the condominium document with the attached survey plans, descriptions and other material as captioned hereon, together with the working plans and Certificate of Condominium is a correct representation thereof and that there can be determined therefrom, the identification, location, dimensions and area of the common elements, limited common elements, and of each Unit of
 McLAUGHLIN ENGINEERING CO.
 Joseph McLaughlin, Registered Land Surveyor No. 2021
 State of Florida

NOTES:
 These "surveyor points" and elevations are compiled from photos and data supplied by Charles F. MacKIRAHARA, Architect, Comm. No. 53717 and supplemented by actual field surveys.

SITE PLAN
BIRCH SQUARE, A CONDOMINIUM
 FOR BIRCH SQUARE, A JOINT VENTURE
 McLAUGHLIN ENGINEERING CO.
 400 NE 3 RD AVENUE
 FORT LAUDERDALE, FLORIDA
 DRAWN: RLB DATE: 12-21-72 SCALE: 1" = 10'
 CHECKED: DFB JOB NUMBER: H-8844 DWG. NO.: C.E. 104-28

Modern Redux - 1832 NW 10th Avenue - Gainesville, Florida 32605

15 August 2019

Trisha Logan
Urban Planner III and Historic Preservation Board Liaison
City of Fort Lauderdale, Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Birch Square Nomination as a City of Fort Lauderdale Local Landmark

Dear Ms. Logan:

Attached is the nomination of Birch Square in the Central Beach District as a City of Fort Lauderdale local landmark. The property consists of three structures – Birch Terrace (1950) by architect William T. Vaughn, Birch House (1959) and Birch Tower (1960) both by architect Charles F. McKirahan, and the pool recreation area and overall site. In 2008, the City of Fort Lauderdale performed an Architectural Resources Survey of the Central Beach Area that identified individual structures as potential landmarks. The 2017 update of the previous survey, identified twenty four buildings, among them Birch Terrace, Birch House, and Birch Tower, as architecturally significant and potentially eligible to be designated as landmarks.

Supported by archival research, Birch Square is being nominated as a single landmark based on the development of the property as an architecturally cohesive ensemble that was, beginning in 1960, marketed as a single residential complex comprised of three buildings.

Kristine Ziedina, Master of Historic Preservation, and I (bios attached) served as consultants to 23 residents of Birch Square organized by nominator Maryrose Nesbitt who owns three units in Birch Tower. The other residents include: Amir Askari, William Francis Campbell, Donna Carbonara, Gary Cattle, Kurt Dahl, Nancy Dobreff, Antonio Figueiredo, Charles Flynn, Jr., Chadwick Gibbons, Joseph Gutkowski, Joseph Lee, Luis Martinez, Holly McGuire, Florence Montalbano, Scott Neils, Danilo Pesce, Ronald Rudolph, Cristobal Serna, Rosalie Smith, John Street, Jr., Greg Talerico, and John and Susan Timko.

Research for the nomination included comprehensively documenting and evaluating the archival materials housed at Birch Square Association's Archives, review of City of Fort Lauderdale records including deed information, historic blueprints, and building permits, and careful review of the work of Vaughn and McKirahan and the social and architectural context within which the complex was planned and developed.

Please do not hesitate to contact us with questions or requests for additional information. We hope the City of Fort Lauderdale will give this nomination the utmost consideration.

Sincerely yours,

A handwritten signature in black ink that reads "Morris Hylton III". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Morris Hylton III
Principal, Modern Redux , LLC

Attachments

cc: Maryrose Nesbitt on behalf of 23 residents of Birch Square

Morris Hylton III

**Director of Historic Preservation Program, Associate Scholar
College of Design, Construction and Planning, University of Florida**

Morris (Marty) Hylton III is Director of Historic Preservation and Associate Scholar at the University of Florida's College of Design, Construction and Planning where his research focuses on preserving post-World War II modern architecture and resources. He has lectured extensively on the issue of preserving modern heritage and has served as a consultant to the Advanced Studies in Urbanism conserving modern architecture program at the Swedish Royal Institute of Art. Prior to his appointment at University of Florida, Marty served as Initiatives Manager at the World Monuments Fund where he helped create the Modernism at Risk program dedicated to addressing the advocacy and technical challenges threatening the preservation of modern architecture. He also served as curator of the World Monuments Fund's *Modernism at Risk: Modern Solutions for Modern Landmarks* international traveling exhibition and catalog exploring the role architects and designers play in saving endangered modern buildings. More recently, Marty researched and curated *The Building Itself Teaches: Sarasota, Florida's Public School Program (1954-1960)*, an exhibition exploring the people, events, and architecture that shaped the nationally and internationally acclaimed modern educational facilities constructed in postwar Sarasota and co-authored Florida's Mid-Century Modern Architecture (1945-1975), a statewide survey of significant modernist structures meeting the criteria for listing on the National Register of Historic Places. Currently, he is collaborating with co-author Kristine Ziedina on a book that documents the modern architecture of Florida at mid-century: *Florida's Mid-Century Modern Architecture: 100 Buildings, 100 Architects*. He has served on the Board of Directors of Docomomo-Florida and Florida Trust for Historic Preservation and was a founding member and first President of the Board of Directors of Gainesville Modern.

Kristine Ziedina

Master of Historic Preservation Program

Research Assistant, College of Design, Construction and Planning, University of Florida

Kristine's interest in the history of the built environment, especially modern architecture, is the result of her previous life and work experience. As an interior designer and project manager, she worked on real estate renovation projects in the Northern European country of Latvia. After relocating to the United States, Kristine enrolled at Pennsylvania State University, and in 2017 graduated with a Bachelor of Arts in American Studies. During the summer of 2017, Kristine attended the Preservation Institute Nantucket, where she gained knowledge of the theories and methodologies of international cultural heritage conservation, as well as deciding to pursue a degree in historic preservation. On May 2019, Kristine graduated from the University of Florida Historic Preservation Program with a Master of Historic Preservation. Her thesis *Screen Block and the Mid-century Built Environment of Florida* explored the history of the building material commonly known as breeze block, particularly its usage by South Florida architects, such as Edwin T. Reeder, Igor Polevitzky, Wahl Snyder, and Charles T. McKirahan. As a graduate assistant at UF, Kristine contributed to the study and report – *Florida's Mid-Century Modern Architecture (1945-1975)*, a statewide survey of significant modernist structures meeting the criteria for listing on the National Register of Historic Places. Through the second academic year Kristine participated in a state-wide survey of mid-century modern housing and evaluated architectural and cultural significance of more than hundred merchant-built neighborhoods in Southeast and Southwest Florida. For her post-graduate research Kristine is assisting Morris Hylton III, the Director of Historic Preservation and Associate Scholar at the University of Florida's College of Design, Construction and Planning. Professor Hylton's research focuses on preserving post-World War II modern architecture and resources. Kristine is collaborating with Professor Hylton on a book that will document the modern architecture of Florida at mid-century: *Florida's Mid-Century Modern Architecture: 100 Buildings, 100 Architects*.

LANDMARK NAME

Birch Square

HISTORIC LANDMARK DESIGNATION REPORT

Photo of Historic Structure



Images: Marty Hylton, April 19, 2019

City of Fort Lauderdale
Historic Preservation Board
100 N. Andrews Avenue
Fort Lauderdale, Florida 33301



REPORT OF THE CITY OF FORT LAUDERDALE
TO THE HISTORIC PRESERVATION BOARD
ON THE POTENTIAL DESIGNATION OF THE PROPERTY NAMED

Birch Square

ENCLOSED BY

Auramar Street, Breakers Avenue, Terramar Street, and N. Birch Road

AS A HISTORIC LANDMARK

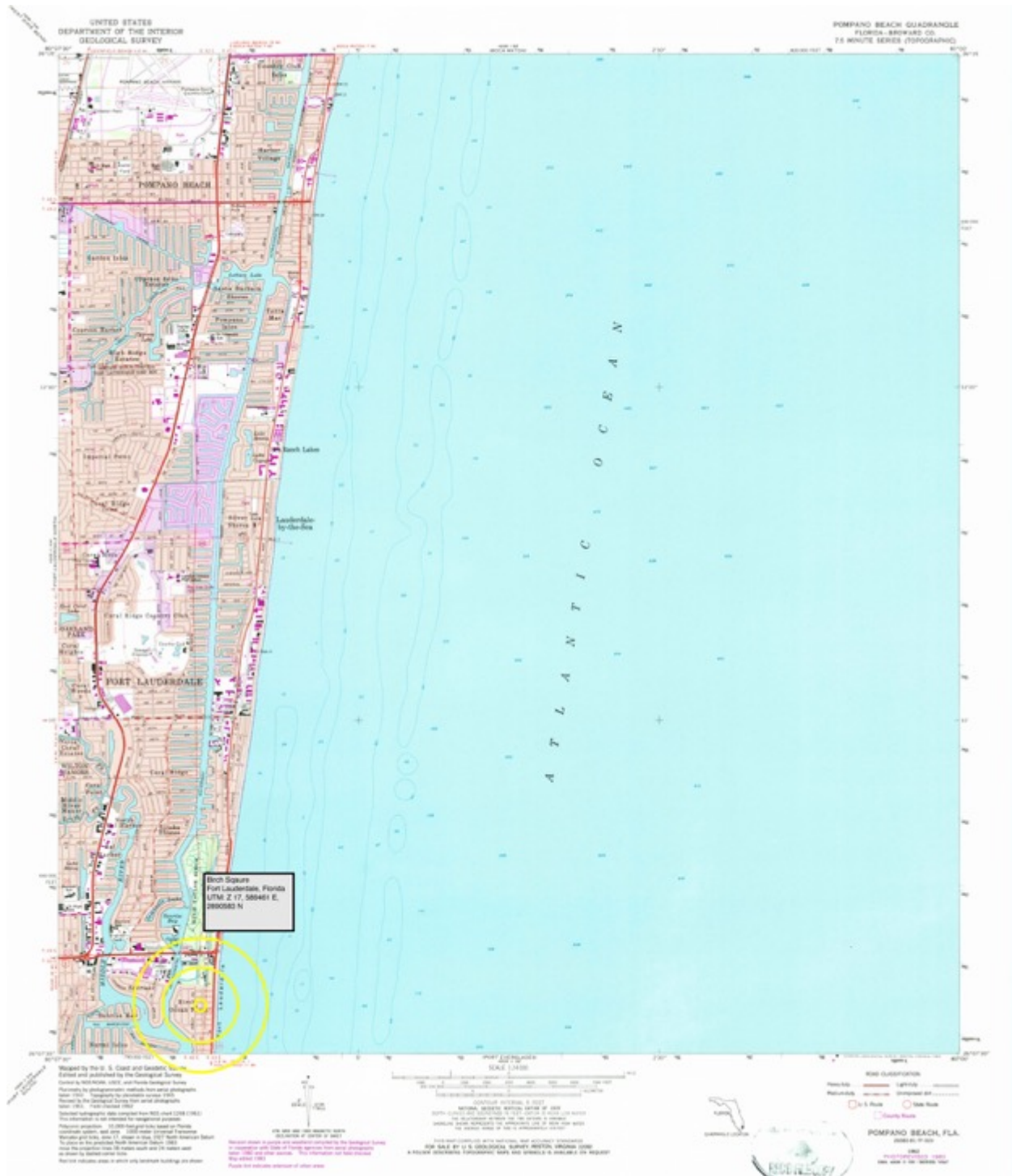
Prepared By: Morris Hylton III, Kristine Ziedina

Reviewed By:

Passed and Adopted On:

Resolution Number:

LOCATION MAPS

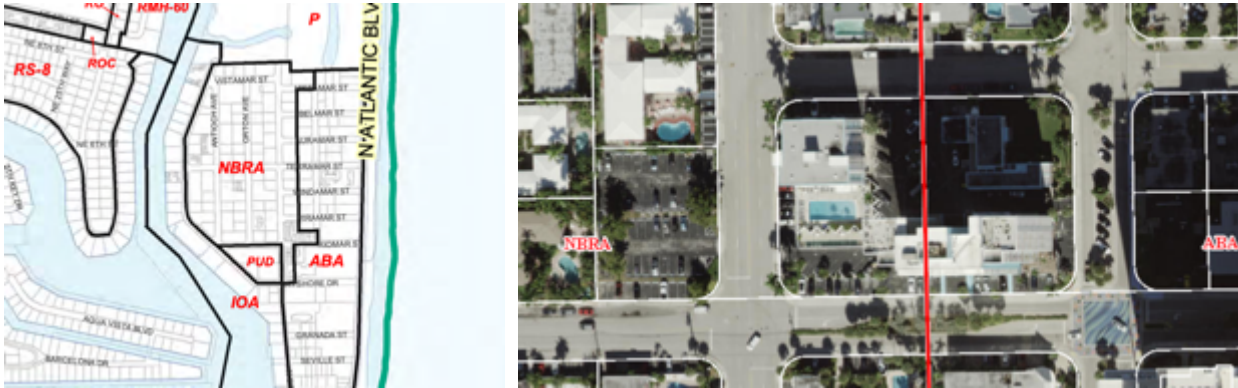


Map 1
Birch Square: Location



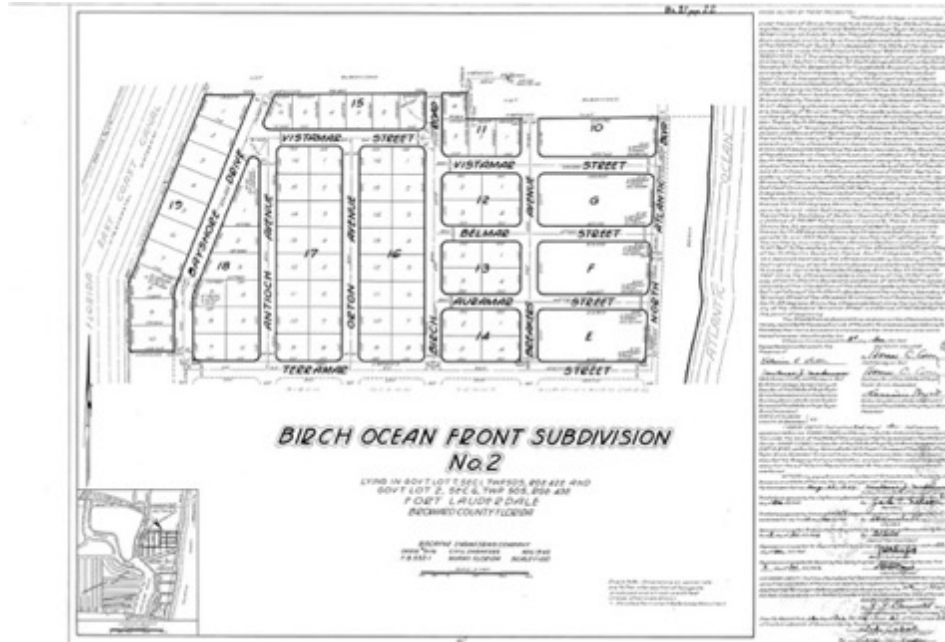
Map 2

Legal description: The south one-half (S ½) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida

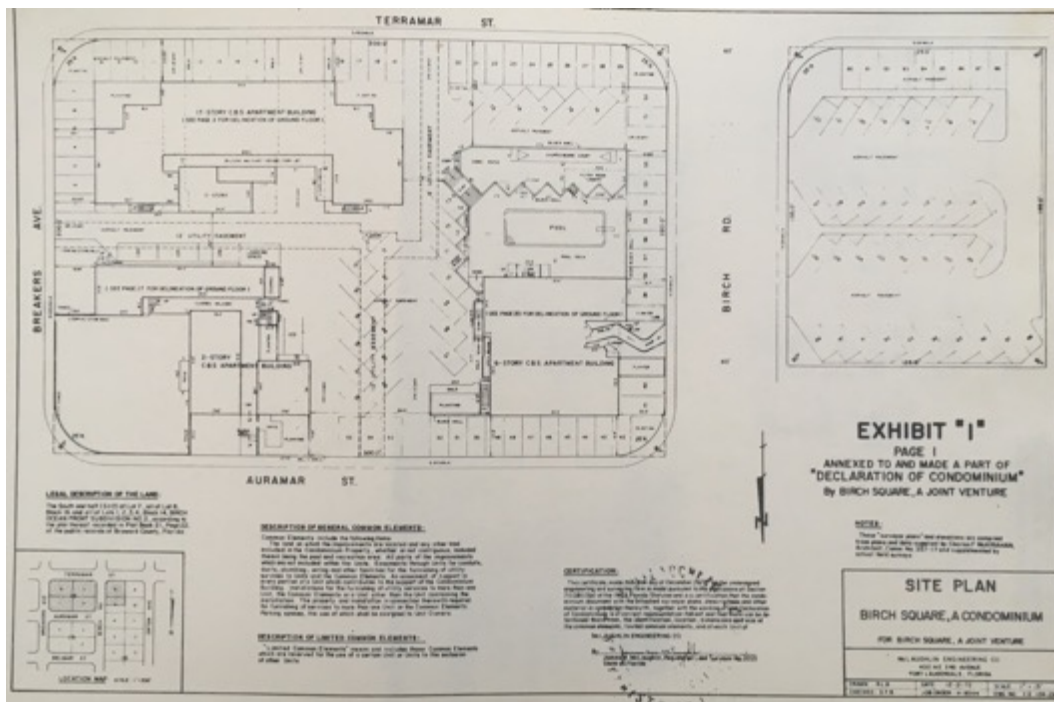


Map 3

Zoning: A-1-A Beachfront Area (ABA) District, North Beach Residential Area (NBRA) District



Map 4-1
Birch Ocean Front Subdivision No.2



Map 4-2
Birch Square Site Map

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- I. General Information**
- II. Preliminary Statement of Significance**
- III. Architectural Description**
- IV. Application of Criteria**
- V. Planning Context**
- VI. Bibliography**
- VII. Photographs**
- VIII. Appendixes**

I. General Information

Historic Name:

- Ridgewater Apartments
- Birch Terrace
- Birch House
- Birch Tower
- Birch Square

Current Name:

- Birch Square Condominium

Date of Construction:

- 1950-1960

Location:

- Birch Square – enclosed by Auramar Street, Breakers Avenue, Terramar Street, and North Birch Road
- Birch Tower - 3003 Terramar Street
- Birch House - 600 N Birch Road
- Birch Terrace - 609 Breakers Avenue

Present Owners:

- Birch Square Condominium and various private persons and commercial entities (see Appendix 1)

Present Use:

- Apartments, recreation area and swimming pool, parking lot

Zoning:

- A-1-A Beachfront Area (ABA) District
- North Beach Residential Area (NBRA) District

Folio Number(s):

- From 504201BC 0010 to 504201BC 1190 (See Appendix 1)

Boundary/Legal Description:

- Land - the south one-half (S ½) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida (Map 4-1; 4-2)
- Birch Square Condominium, according to the Declaration of Condominium, is recorded in official records book 5160, page 422, of the public records of Broward County, Florida

Setting

Three apartment buildings, Birch Terrace, Birch House, and Birch Tower, and adjoining recreation amenities, parking lots, and landscape form Birch Square, a property enclosed by Terramar Street to the south, North Birch Road to the west, Breakers Avenue to the east, and Auramar Street to the north. The physical environment of Birch Square reflects material conditions and character of Fort Lauderdale's Central Beach District at the 1950s and 1960s, a period, commonly known as mid-century. During the decades when the two-story Birch Terrace, seven-story Birch House, eighteen-story Birch Tower, recreation amenities, swimming pool, landscaping, and parking lots, adjacent to the buildings, were designed, planned, and built, the area, known as Birch Ocean Front Subdivision, underwent rapid development. All three buildings and facilities that form Birch Square property retain their historic residential functions. The Birch Tower, the highest building of Birch Square and one of the first beachfront high-rise apartment buildings that allowed its residents to enjoy unobstructed views of the ocean, maintains its impressive presence within the North Beach Residential Area.

Integrity

The integrity of the historic property, as defined by U.S. Department of the Interior, National Park Service (NPS), is the ability of a property to convey its significance. Within the concept of integrity, the National Register of Historic Places criteria recognizes seven aspects or qualities, that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association.

Location:

All three buildings and amenities are located on their original sites. The organization of open spaces and landscape elements within Birch Square remains as planned by William T. Vaugh, designer for Birch Terrace, and Charles F. McKirahan, designer for Birch House, Birch Tower, recreational area, swimming pool, and parking lot.

Design:

The original design of all three buildings remains intact. Proportions and scale of the buildings have not been altered, and door and window openings remain original. The essential architectural features, characteristic for South Florida's variation of International Style architecture, such as open walkways and sun-shades over the windows of Birch Terrace, protruding canopy and elevated entrance ramp of Birch House, and large glass surfaces of Birch Tower are original. The distinctive architectural treatment of surfaces, such as a decorative arrangement of textured concrete brick for Birch Terrace's walls, scored stucco on Birch House and Birch Tower, a pre-cast concrete block wall, elaborated by colorful glass blocks of Birch House, and the wall surfaces of Birch Tower's entrance area, are original and remain intact.

Setting:

The physical environment of Birch Square reflects the material conditions and character of Fort Lauderdale's Central Beach District during the 1950s and 1960s, a period, commonly referred to as mid-century. All three buildings and facilities that form Birch Square property retain their historic residential functions. Birch Terrace, Birch House, and Birch Tower retain their original proportions and historic relationships within the property and within the neighborhood. Birch Tower, the highest building of Birch Square and one of the first beachfront high-rise apartment buildings that allowed its residents to enjoy unobstructed views of the ocean, maintains its impressive presence within North Beach Residential Area.

Materials:

The exterior architectural appearance of Birch Square has not been significantly altered since the time of the construction of the buildings and recreational area. Most of the historic materials, such as decorative concrete privacy walls that enclose Birch Terrace's patio, keystone walls that surround the entrance of Birch House, white and black marble walls and bronze elevator doors of the main lobby of Birch Tower, custom-designed pre-cast concrete railings that enclose open walkways of Birch Tower, as well as backlight, neon sign that reads "Birch Tower," are intact. The concrete block and reinforced concrete walls, as well as the evidence of the unique building technology, reinforced concrete, V-shaped *pilotis* (V-shaped columns) that support Birch Tower's eighteen stories, remains intact.

Workmanship:

All three buildings embody physical evidence of workmanship of engineers and contractors who ensured the quality of construction and employed building techniques, reflective of mid-century South Florida, such as the use of concrete block and poured reinforced concrete.

Feeling:

Birch Square's physical appearance, especially the presence of character-defining features typical for tropical modernism, convey the historic character of the property and expresses the aesthetic sense and feeling of mid-century.

Association:

Birch Square, developed in the 1960s, retains an association with its long-term owner, Leo Goodwin Sr. (1887-1971), founder of Government Employees Insurance Company, GEICO. A resident of Fort Lauderdale since 1952, Mr. Goodwin started to acquire properties in Birch Ocean Front Subdivision No.2 in 1946, and, until 1954, owned three of four lots of Block 14. In the late 1950s, Mr. Goodwin's company, Birch Properties

Inc., acquired Birch Terrace and developed Birch House and Birch Tower. Mr. Goodwin and his wife Lilian lived in Birch Tower until their death.

While several, large-scale window walls consisting of original aluminum awning-type windows were recently replaced, the openings and configuration match the original. The change of windows that were triggered by necessity to protect interiors from the harsh tropical storms, and several alterations that were required by Broward County's Building Codes, for example, the addition of the wall to enclose water pumps, do not compromise the property's integrity. Birch Square, while designed by two architects, W. Vaughn, and C. McKirahan, is a coherent ensemble of three buildings, amenities, and landscape that individually and collectively retain a high level of integrity.

II. Preliminary Statement of Significance

Birch Square, a complex of three apartment buildings, adjoining amenities, and surrounding site context, is nominated to be recognized as an individually designated historic landmark site of the City of Fort Lauderdale. Birch Terrace, a two-story apartment building, located at 609 Breakers Avenue, is an example of work of a well-known Fort Lauderdale's architect William T. Vaughn. The Birch House, a seven-story apartment building, located at 600 North Birch Road, and Birch Tower, an eighteen-story apartment building located at 3003 Terramar Street, were designed by Charles F. McKirahan, a prolific South Florida's architect. All three buildings, Birch Terrace (1950), Birch House (1959), and Birch Tower (1960), are significant examples of South Florida's regional strain of International Style architecture, characterized by simple, geometric volumes, asymmetric compositions, large glass areas, textured wall and other surfaces, sun mitigation devices, bold colors, and use of local building materials. The physical environment of Birch Square reflects the material conditions and character of Fort Lauderdale's Central Beach District during the 1950s and 1960s, a period, commonly known as mid-century. During the decades when the two-story Birch Terrace, seven-story Birch House, eighteen-story Birch Tower, recreation amenities, swimming pool, landscaping, and parking lots, adjacent to the buildings, were designed, planned, and built, the area, known as Birch Ocean Front Subdivision, underwent rapid development, that started with construction of two-story garden apartments, and ended with the race for the title for the tallest building in Fort Lauderdale. Birch Tower was among the first buildings along-Fort Lauderdale's oceanfront that introduced the new building typology of high-rise apartment building that towered above the adjacent, low-rise single-family residences and garden apartments and provided unobstructed views of the ocean. The property retains a high level of all seven criteria of physical integrity as defined by the National Park Service: setting, location, design, materials, workmanship, feeling, and association. The period of significance of Birch Square extends from the opening of Birch Terrace in 1950 until the conversation all three buildings into a single condominium complex in 1972.

III. Architectural Description

Birch Terrace

Architect:

- William T. Vaugh

Built:

- 1950

Owners:

- 1950-53 Mr. And Mrs. Donald G. McLeod of Detroit, Michigan
- 1953-1956 Theodor H. Hansen and Edna U. Hansen
- 1956-1957 Mr. and Mrs. Donald M. Martin of Englewood, N.J.
- 1959- 1960 Castilla Investment Co.
- 1960-1971– Birch Properties, Inc., (previously known as Castilla Investment Co.)
- 1971-1972 Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 - Birch Square Condominium and various private persons and commercial entities

Location

Birch Terrace, a nine-unit apartment building, is located at the south-west corner of the intersection of Breakers Avenue and Auramar Street. Birch Terrace is oriented with its principal elevation parallel to Auramar Street. Birch Terrace sits close to the south and west borders of Lot # 1, Block 14 of Birch Square Oceanfront Subdivision 2 (Map 4-2).

Massing

The two-story, flat-roofed, masonry building has an irregular, complex floorplan. The International Style building consists of three individual, rectangular blocks, linked by a covered breezeway and exterior stairs. First-floor apartments have direct access from the walkways on the ground level, and second-story apartments are accessible by external walkways, elevated above the ground. External stairs link walkways and are enclosed by simple railings and low, concrete block walls.

Birch Terrace – Exterior Description

North Facade

The main entrance to the building complex, accessible from Auramar Street, is covered by a semi-circular, white awning, and protected by a white-painted, iron gate. The covered breezeway separates two building blocks and gives access to the first-floor apartments. The two-bay, symmetrical part of the façade is located to the west of the breezeway, its western part is painted turquoise, and eastern part painted white. The two bay, asymmetrical part of the façade is located to the east of central breezeway. The east window bay is slightly recessed and painted turquoise,

the rest of the façade is painted white. The visible part of the narrow roof coping is painted turquoise. An external stair flight extends along with the second story of the east wall of the west block; a simple railing encloses its landings on the second story and roof level. Stairs, landings, and railings are painted white (Image 1).

A concrete block privacy wall sits on the border of the property, near to sidewalk along Auramar Street. The wall wraps around the patio in the front of the first-floor apartment, located to the west of the main entrance, and reaches the building's north-west corner. The wall is clad with narrow, horizontally oriented slumped brick, arranged by six that form a rectangular block. The rows of vertically oriented blocks are offset by half of the block and enclosed by the stuccoed frame. The frame is painted white, and the slumped brick blocks are painted turquoise.

A windowless, concrete block wall extends along the eastern part of L-shaped building block, extends above the building's flat roof and forms a parapet. The concrete block wall is clad with narrow, horizontally oriented slumped brick. The bricks are arranged by six and create a rectangular block. The rows of vertically oriented blocks are offset by half of the block and enclosed by the stuccoed frame. The frame is painted white, and the slumped brick blocks are painted turquoise.

The aluminum, awning type windows appear to be original.

The landscaped area, located in front of the east elevation of rectangular block and north elevation of L-shaped block, enclosed by sidewalks along Auramar Street and Breakers Boulevard, is surrounded by an evergreen hedge.

East Elevation

The U-shaped balcony dominates the five-bay, asymmetrical east elevation of the rectangular building block. The tray-shape balcony extends above the second and third bay from the building's north-east corner, shades the patio beneath, and is covered by the prominent, cantilevered eyebrow-type sun-shade. The doors to the apartments are filled with glass jalousies.

The east elevation of southern, L-shaped, block of the building complex is enclosed by floor to ceiling glass walls. The window walls extend in the width of the building. The windowless wall of the north elevation slightly protrudes to the east and shades large windows. The central interior wall, and buildings south wall slightly extends above roof level. The concrete block walls are stuccoed and painted white, the visible part of the narrow roof coping is unpainted, grey. The aluminum, awning type windows of rectangular building block appear to be original. The window wall of the L-shaped building block seems to be a recent addition, added in front of original, jalousie type windows (Image 2).

South Elevation

Two cantilevered eyebrow-type sun-shades dominate the ten-bay, asymmetrical south elevation. Each sun-shade extends above all windows, except the eastern bay. The window wall encloses

the second level of the east bay, and the first level gives access to the apartment. The aluminum, awning type windows of two western bays appear to be original. The rest of the windows are one-over-one type, single hung windows. All window and door openings are original (Image 3).

West Elevation

The asymmetrical west elevation reveals elevations of all interconnected building blocks. The external stairs, enclosed by concrete, low walls, leads to the second level, L-shaped walkway that connects all three building blocks. All building walls are stuccoed and painted white. The concrete walls that enclose second level breezeway to the north and south of stairs, the handrail and roof cooping are painted turquoise (Image 4).

The square, rectangular building block has jalousie type windows, enclosed by an aluminum frame. The L-shaped building block and square building block has aluminum, awning type windows. All window and door openings are original, as well all windows appear to be original.

The concrete block privacy wall that wraps around the first-floor apartment extends from buildings north-west corner to north and reached sidewalk along Auramar Street. Metal louvers cover wall-mounted air-conditioning units. The concrete screen blocks, incorporated at the ground level of the west wall, provide ventilation. Louvers and screen blocks are painted white.

Birch House

Architect:

- Charles F. McKirahan

Built:

- 1959

Owners:

- 1969-1960– Castilla Investment Co.
- 1960-1971– Birch Properties, Inc., (previously known as Castilla Investment Co.)
- 1971-1972- Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 – Birch Square Condominium and various private persons and commercial entities

Location

Birch House, a thirty-five-unit apartment building, sits close to the north-west corner of North Birch Road and Auramar Street. Birch House is oriented with its main façade along North Birch Road. The building is set back from the property lines, allowing perpendicular parking lots between sidewalks and buildings walls (Image 5).

Massing

Birch House, a seven-story masonry building, has a square floorplan. The building's flat roof is emphasized by a narrow cooping. At the ground level, Birch House is partially recessed at the

main entrance. A prominent, cantilevered canopy protrudes and dominates the west façade. Birch House is an example of a regional variation of International Style architecture (Image 6).

Birch House – Exterior Description

West Façade

The Birch House's main, asymmetrical, three-bay façade faces west. The window bays are accentuated by surrounding, extruded frames that start at the spandrel that separates ground level and first level and extends along the six levels above the ground level and reaches the top of the seventh-level window. The visible part of the narrow roof copping is painted turquoise. Spandrels under the windows are accentuated by horizontally scored stucco, painted turquoise.

The windows of the second level appear to be original, four-part awning type with aluminum frames. The first, third, fourth, and fifth-level windows are single hung, one-over-one, painted white, with horizontal muntins applied to every light to reassemble appearance of original, four-part awning windows. The ground level glass-jalousie windows appear to be original. Simple, slip-type, protruding concrete windowsills are painted white.

The wall-mounted, exterior air-conditioning units are attached to the wall, south of the upper corner of the north bay windows, under the central part of the three-part windows of the central window bay, and at the top north corner of the south window bay.

Main Entrance

The buildings deeply recessed main entrance is located above the ground level and gives access to the building's second story. The entry is accessible by an elevated ramp that links the sidewalk along the North Birch Street and lobby (Image 7). The south and west walls of the entrance block start at the ground level floor slab and reach to the ceiling of the entrance block. The walls are clad with keystone, an oolite stone native to Florida.¹ The north wall is irregular, almost natural grotto that protrudes to the south-east and features a waterfall. The waterfall cascades over the keystone, into the shallow pool located beneath the elevated ramp. White, round planters are located within the pool (Image 8). The basin extends from the buildings main entrance to the planters, located along the Birch Road sidewalk. The south wall is perpendicular to the building's west façade. At the ground level, beneath the entry block, keystone clad walls surround the pond area. Three cylindrical, white flag posts sit to the north of the ramp, on a concrete wall that separates pond and planter. The round post that supports the building's second story extends from the pool underneath the ramp to the buildings second floor level. A glass entrance door unit is positioned into the angle to the keystone walls, with its protruding edge pointing to the south-west. The entry door is located in the wall, oriented towards the north-

¹ Nash and Robinson, *MIMO: Miami Modern Revealed*, 46.

west, and is flanked by a sidelight to the north, and by an aluminum panel to the south. An intercom panel for apartments is located on the aluminum panel.

Cantilevered Canopy

A cantilevered, inverted-pitched-form canopy protects and emphasizes the zig-zag-shaped, elevated ramp that leads to the main entrance (Image 9). The south side of the protruding canopy is supported by two concrete columns, one at the east end, near the building's main façade, and another at the point where the canopy's pitch changes its angle. The pre-cast concrete screen block wall fills the space between columns, canopy, and concrete wall that separates ramp and planter. A built-up roof covers the canopy; its south, west, and north sides are finished with turquoise painted flashing. The canopy's eaves are stuccoed and painted white, the underside of the canopy is painted turquoise. The white signage that reads "600" is located on the southern, highest edge of the canopy.

The sloped, zig-zag-shaped concrete access ramp connects the sidewalk along with the North Birch Road and building's main entrance (Image 10). The ramp's east end is supported by the building's wall and west end by the concrete wall that separates planter and sidewalk. Two 4'diameter "V" steel posts support the ramp from the underneath. The ramp is enclosed by 42" high, aluminum railing, with vertical posts embedded in slab, crossed by horizontal posts, and topped with flat, painted turquoise, aluminum handrail. On the south side of the ramp, the railing spans along the ramp and stops at the concrete wall that separates the sidewalk and planter. On the north side of the ramp, the railing spans along the slope, and where the sidewalk turns to the north, it sits on the concrete wall that separates the sidewalk and planter. The railing appears to be original as its design corresponds to McKirahan's blueprint *Front Entrance Details, Sheet No.7*, dated 1958, and located at the archives of Birch Square Association (BSA). For safety reasons, the transparent plexiglass sheets are attached to railings from the rear side.

Pre-cast Concrete Screen Block Wall

The segment of the main, west façade located to the north of the entrance is slightly recessed and spans from the spandrel above the ground level to the ceiling in front of the interior stairs. The wall segment is filled with square and rectangular shaped, pre-cast concrete screen blocks and enclosed by an extruded frame. Yellow, turquoise, and blue glass inserts are randomly placed within the screen blocks and help elaborate the wall's geometrical composition (Image 11).

Two rectangular planters, enclosed by low, concrete walls, are located at the base of the west façade, to the north and to the south of the pool that flows beneath the entrance ramp. The planters extend to the sidewalk along North Birch Road. A concrete block partition wall screens engineering equipment between the north planter and the building's main façade. The wall appears to be a later addition to the original façade, as the design of the screen-blocks used for its construction differs from blocks, used for the portion of west façade.

North Elevation

The Birch House's five-bay north elevation is asymmetrical, composed of bays of different width. The largest windows are located close to the building's north-east corner. Surrounding, extruded frames accentuate all window bays. Spandrels under the windows are accented by horizontally scored stucco, painted turquoise (Image 12).

The four-part windows on buildings first and fourth levels appear to be original, four-part awning type, aluminum windows. All other windows are single hung, one-over-one, painted white, with horizontal muntin applied to every light to reassemble appearance of original, four-part awning windows. The difference in paint shade for windows points to the different replacement periods. The ground level glass-jalousie windows appear to be original. Simple, slip-type, protruding concrete windowsills are painted white.

The wall-mounted, exterior air-conditioning units are mounted underneath and to the west of the center of windows in the eastern window bay, and at the upper west corner of the windows of central window bay.

East Elevation

The Birch House's east, the five-bay elevation is asymmetrical, accented by an original, non-structural curtain wall in front of the interior stairs. The curtain wall consists of windows, flanked by sidelights, and extends slightly above the building's roof. The vertical rows of screen block, that decorate interior stairs, are visible through the sidelights. The windows bays are accentuated by surrounding, extruded frame. The stuccoed wall is painted white, spandrels under the windows are accented by horizontally scored stucco, painted turquoise. Roof copings above the southern bay and three northern bays are painted turquoise (Image 13).

The four-part windows on buildings first and third levels, the two-part window on of the first level of the south bay, and first and third level windows of the north bay appear to be original, four-part awning type, aluminum windows. Several windows are single hung, one-over-one, painted white, with horizontal muntin applied to every light to reassemble appearance of original, four-part awning windows. The difference in paint shade for windows points to the different replacement periods. The ground level glass-jalousie windows appear to be original. Simple, slip-type, protruding concrete windowsills are painted white.

The wall-mounted, exterior air-conditioning units are mounted underneath the center of four-part windows, and at the upper north corner of the windows of south window bay. The hurricane jalousies are attached to the southern window at the buildings first level.

Two entrances to the building are located at the ground level. Aluminum railings enclose the exterior stairs, located to the north of the building's center and lead from buildings north-east corner down to the door that leads to the technical premises, located on the ground floor. The exterior stairs, located to the south of the center of the building, are enclosed by aluminum

railings and lead from buildings south-east corner down to the door that leads to the building's interior stairs.

South Elevation

Contrasting with the other three elevations, the five upper levels of Birch House's south façade has six bays arranged symmetrically (Image 14). The ground level is asymmetrical, as the glass-enclosed foyer for the recreation lounge is located to the east of the center of the building. As for other elevations, the south elevation has five window bays that are accentuated by surrounding, extruded frames. Spandrels under the windows of the second, third, fourth, and fifth-level windows are accentuated by horizontally scored stucco, painted turquoise. Turquoise painted windowsills accent the first level windows.

All windows on the south façade appear to be more recent replacements; however, all openings are original and visual appearance of windows reassemble the original awning-type windows. The hurricane jalousies are attached to the three eastern windows at the building's first level.

The wall-mounted, exterior air-conditioning units are mounted at the upper east corner of the windows of the second and fourth bay from the south-east corner of the building.

The ground level has three fixed glass windows. Two large, rectangular windows are located to the west of building's center. The square window is located to the east of buildings center. The doors that lead to the interior of the building are located on the west wall of the rectangular, flat-roofed, glass-enclosed foyer.

Birch House – Interior Description

Ground Floor

Several service premises are located at Birch House's ground level. The east stairs, accessible from the door at the building's east façade, lead to housekeeper's office, linen room, storage rooms, trash room, laundry room, emergency generator room, transformation vault, and three toilet rooms. The lounge and two toilets are accessible from the lower pool deck. The lounge is accessible either by elevator, that opens to the corridor or by a corridor that links the east stairs and lounge access.

First Floor

The building's lobby, located on the first floor, is accessible through the main entry door, as well by the west and east stairs and by the elevator from the ground level. The elevator door on the first floor is located on the lobby's west wall, slightly to the south of the building's east-west axis. The elevator gives access to the building's ground level and the upper five levels.

To the north of the elevator door is access to the interior west stair and a one-bedroom apartment, located in the north-west corner of the building, and to the studio apartment that is located in the north-east corner of the building.

To the south of the elevator door is access to the one-bedroom apartment located at buildings south-west corner. South of the elevator shaft a corridor spans to the east and reaches the entrance to the east stair. A one-bedroom apartment, located in buildings south-east corner, and a studio-type apartment that faces east are accessible from the corridor's east end. The floor in the lobby and corridor is surfaced by beige-grey, square ceramic tiles, that are laid diagonally and reassemble limestone.

The recreation lounge is located on the Birch House's ground level to the south of the building's east-west axis. The west, north, and east walls of the recreation lounge are clad with vertical pecky cypress planks and the floor is surfaced with beige-grey marble tile. The doors in the north wall give access to the corridor that leads to the elevator. The access to the swimming pool is through the foyer that links the recreation room to pool deck along the building's south side.

Typical Floor Plan – Second, Third, Fourth, and Fifth Floor Plans

The five floors above the first floor have similar layouts, and each contain three studio-type apartments and three one-bedroom apartments. Access to each level is either by elevator, located slightly to south and east of the building's center or by two stairs. The east stairs are located to the south of the east-west axis of the building, perpendicularly to the east wall. The west stairs are located to the north of the east-west axis of the building, perpendicular to the west wall.

Birch Tower

Architect:

- Charles F. McKirahan

Built:

- 1960

Engineers:

- D. E. Britt and Associates

Contractor:

- Collins Construction Co.

Owners:

- 1960-1971– Birch Properties, Inc.
- 1971-1972- Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 - Birch Square Condominium and various private persons and commercial entities

Location

Birch Tower, a seventy-five-unit apartment building, is located at the north-west corner of the intersection of Terramar Street and Breakers Boulevard. Birch Tower is oriented with its principal, south façade along the Terramar Street. The building is set back from streets that allow allocating perpendicular parking lots between sidewalks and building.

Birch Tower- Exterior Description

Massing

The eighteen-story, flat-roofed high-rise building is constructed of poured, reinforced concrete. The V-shaped, cylindrical, and rectangular reinforced concrete *pilotis*, support columns characteristic of the International Style, raise the Birch Tower's mass above the ground and transfer the load and wind-shear forces to single piers, driven into the ground.² The V-shaped *pilotis* dominate the composition of Birch Tower's ground level and create shaded areas and breezeways underneath the building's central mass (Image 15).

Birch Tower's footprint is irregular: the central part of the main facade protrudes to the south, and east and west sections step back, forming a zig-zag shaped footprint. The central part of the north elevation is slightly recessed, creating a U-shaped footprint. There are fifteen identical floors of apartments above the ground level. Birch Tower's sky gardens, storage spaces, and engineering equipment spaces are located on a seventeenth level. The building is topped by an air-conditioning equipment tower that makes Birch Tower eighteen-stories high.

South Façade

Birch Tower's principal, symmetrical façade faces south and extends along Terramar Street and is accentuated by fifteen horizontal bands of windows. The horizontal spandrel, located below the second-floor windows, is painted turquoise and holds a smooth, white painted sign "3003 Birch Tower 3003." The extruded, concrete frames surround spandrels that emphasize the horizontality of the architectural composition. The rhythm of the south façade is disrupted by the main lobby, located to the east of vertical axis and breezeways situated to the east and west of the lobby and manager's office, located to the west of westernmost breezeway (Image 16).

Glass walls enclose Birch Tower's lobby and manager's office. Interiors of semi-private premises are visible from Terramar Street and are an indivisible part of the south façade. The entrances to the lobby and manager's office are accessible from the central breezeway (Image 17).

Birch Tower's lobby is recessed under the first apartment floor. The lobby has an irregular, L-shaped floor plan. The lobby's west, L-shaped wall's interior and exterior are clad in large, rectangular, horizontally oriented, white marble tiles (Image 18). The interior and exterior of the wall is decorated with brass, rhombus-shape inserts. The marble wall extends to the south behind the building's lobby (Image 19). The main entrance is located close to the L-shaped walls north-west corner, consist of an aluminum framed glass door, flanked by fixed glass panel to the north, and topped by a large, fixed transom.

The lobby's east wall is clad in large, rectangular, horizontally oriented, chocolate-brown marble tiles (Image 20). The interior and exterior of the wall is decorated with brass, rhombus-shape inserts (Image 21). The marble wall extends to the south behind the building's lobby. An

² Ibid., 180.

aluminum-framed glass door is located close to the lobby's north wall and leads to the breezeway.

The lobby's south, floor-to-ceiling glass wall is recessed between the east and west walls, and consist of vertical, fixed glass windows (Image 22).

Two elevators provide access to Birch Tower's upper levels from the lobby. They are located at the lobby's north wall. The elevators' bronze paneled doors are decorated with embossed, bronze signage that reads 'BT' (Image 23). The letters are enclosed by a rectangular, vertically oriented black panel, that is emphasized by embossed bronze frame (Image 24). Elevator cabins are paneled with light-brown plywood panels.

The lobby's north wall is paneled with large, floor to ceiling mirrored panels. Vertical plastic boards separate individual mirrored panels, as well as conceal the entrance to the restroom. Bronze finished, double tier mailboxes are located along the lobby's south and west wall. An original wood magazine rack is positioned above the metal mailboxes (Image 25).

One of the structural columns, that support the building, is located within the lobby, near its south, glass wall. The prominent column is clad with narrow, vertical, white marble planks, separated by thin, vertical bronze laths (Image 26). The lobby's floor is surfaced with white marble tiles, similar in appearance and size to the marble tiles that clad the lobby's west wall. The narrow, white marble floor trim extends along the west wall.

The decorative, shallow pool is located along the exterior of lobby's west wall (Image 27). The pool is framed by the same type of white marble that is used for the lobby's west wall. Three small fountains are located in the center of the pool. The walkway that leads from the pool to the entrance to the lobby is painted turquoise.

North Elevation

Birch Tower's asymmetrical north elevation is dominated by the elevator tower that protrudes to the south and encloses the meter room, two passenger elevator shafts, and utility room. Mail and trash chutes are accessible from the walkway and are located near the south-west corner of the elevator tower. The elevator tower is stuccoed, ornamentally scored, and painted turquoise. The horizontally scored rectangles are arranged above unscored squares, therefore the elevator tower's surface decoration resembles the scored spandrels underneath the windows of Birch House. The elevator tower supports an approximately eighty-foot tall sign, with vertically oriented letters that read 'Birch Tower' (Image 28). The letters are painted white and backlight.

Open, balcony-type walkways span along the buildings north wall and give access to each of the five apartments located on the fifteen apartment levels (Image 29). The walkways provide access to an enclosed, east stairwell and exterior, open west stair. The open stair is enclosed by straight aluminum railings that extend from steps to the underside of stair flights (Image 30). Custom-designed pre-cast concrete panels enclose the balconies from the east stair to the elevator core

and from elevator core to the west stair (Image 31). The similar concrete panels enclose each northern end of the west stair landings and are topped with vertical, straight aluminum railings. From the south side, the voids of decorative panels are enclosed by plexiglass to ensure safety (Image 32).

The technical premises of Birch Tower are located in the two-story high section of the building. The section, enclosed by breezeways, slightly protrudes to the north. The entrance to the interior stairwell is located at the second level and is accessible by a single, open stair that floats over the eastern breezeway (Image 33).

Façade, aluminum railings, pre-cast concrete panels, and the underside of the stairs are painted white. Elevator tower and doors, that lead to apartments and technical premises, are painted turquoise. Walkway decks and stair steps are painted beige, doors that lead to apartments and technical premises are painted turquoise.

East and West Elevation

The fifteen apartment levels of Birch Tower's east elevations are identical. The glass curtain walls hung on the structural frame that is located close to the southern corners of each façade. The walls that enclose and frame the curtain wall are painted turquoise and emphasize Birch Tower's height. The rest of the facades are painted white (Image 34).

The north corner of the second story of the east elevation of Birch Tower is supported by V-shaped *pilotis*. The south corner rests on cylindrical columns. The upper levels of the east elevation rest on the ground level premises and are supported by cylindrical columns.

Recreation Area and Parking

Architect:

- Charles F. McKirahan

Built:

- 1959-1960

Owner:

- 1960-1971– Birch Properties, Inc.
- 1971-1972- Leo Goodwin, Jr.
- 1972- Leonard Mercer, Jr.
- 1972-2019 - Birch Square Condominium and various private persons and commercial entities

Swimming Pool and Recreation Area

The two-level recreation area is located to the south of Birch House, to the east of the North Beach Road, and enclosed by parking spaces to the south and the east (Image 35). The swimming pool is located in the lower area, adjacent to Birch House, and is surrounded by a zig-zag shaped concrete wall. The upper-level area is enclosed by a straight concrete wall that starts

at the steps of the areas north-east corner, extends to the west, reaching the sidewalk along Auramar street, then turns to the north, and reaches Birch House's south-west corner. Two rows of pre-cast concrete blocks top the straight wall and the section of the zig-zag shaped wall that extends along the swimming pool area's east side. White, globe lights are mounted on black fiberglass posts (Image 36).

The upper pool deck area is surfaced with concrete and painted beige. Multicolor, blue-beige-grey shades of the deck area's paving reassemble broken tiles. The landings to the east and west of the foyer are paved with tiles that reassemble marble. The swimming pool is surfaced with dark-blue tiles and enclosed by pre-cast concrete copping. The semicircular steps that are located within the pool, at its north-east corner, leads down and to the south-east. Two above-ground, stainless steel ladders lead directly from the paved area into pool.

Parking

Parking spots are located perpendicular to the Birch House's west and north elevations, perpendicular to the Birch Tower's south and east elevations, and parallel to Birch Terrace's south elevation. Additional parking spots are located within the Birch Square, oriented into an angle to the Birch House's south and east elevations (Image 37).

Birch Square - Additions and Alterations

Birch Tower, Birch House, and Birch Terrace were built as residential apartment buildings. Despite the change of ownership in 1971 and the property's conversion to condominiums in 1972, the functions and designs of the buildings and amenities were not substantially changed.³ The design, materials, and character defining features of the public and private interior spaces of the Birch Square properties remain intact.

In 1995, Diane Smart, a preservation activist, who formed the Broward Trust of Historic Preservation, researched the history of Birch Square and described some changes that were altering the appearance of all three buildings and surrounding landscape: "Over the years fish ponds and fountain pools were drained and filled with decorative rocks. Curtains were added in the lobby to soften the angular, modern lines. Neon lights were removed from the towering "Birch Towers" sign that once lit up the evening sky on the north side of the building."⁴ Diana Smart, a Birch Tower resident since 1993, and President of Broward County's Trust of Historic Preservation, advocated for the preservation of historic cultural resources of Broward County, including mid-century architectural heritage.

Triggered by necessity to protect Birch Square's interiors from harsh tropical storms, numerous Birch House's original aluminum awning-type windows and almost all windows for Birch Tower have been replaced over the last ten years. The original openings and window configuration

³ Smart, August 24, 1995.

⁴ "Renovation: Glamour Touches Historic Condo," 9.

remain as envisioned by William Vaughn and Charles McKirahan, therefore, the overall integrity of Birch Square is not compromised.

The architectural, engineering, and landscaping projects for Birch House and Birch Tower, designed between 1957 and 1960, remain in archives of Fort Lauderdale's Department of Sustainable Development. Several sheets of C. F. McKirahan's original blueprints, as well as documentation of repairs and alterations of buildings and amenities remain in the archives of Birch Square Association (BSA). These documents, as well as historic newspapers and marketing materials help understand several historical changes. For example, the Pool and Lounge plan, signed on February 16, 1959, depict a proposed redwood fence that was placed above the zig-zag formed privacy wall. Currently, the redwood has been replaced by pre-cast concrete screen blocks. Several historic marketing leaflets, as well as historical images of Birch Towers, depict vertical mahogany paneling that clad the Birch Tower's lobby's north wall. As an interior feature, visible through floor-to-ceiling high lobby walls, it was an integral part of overall architectural design.

In 2013, to preserve and maintain the Birch House's entrance including the ramp and canopy, ING Consultants Inc. submitted a renovation project. The ING Consultants cleaned, reinforced, and applied antirust protective paint to flag posts and original V-shaped posts that support ramp. All spalled, cracked and hollow concrete at ramp slab edges and underside were repaired. Steel reinforcement was cleaned of rust and epoxy coat and repaired. Several loose aluminum rail posts were repaired at bottom embedment and new concrete were poured around loose posts. Visual appearance of character-defining architectural features, protruding canopy and zig-zag shaped ramp was not changed, as well most of original materials were retained.

The latest improvements to Birch Square properties are pavement and parking lot renovation, designed by Swaysland Professional Engineering Consultants, 2890 Marina Mile Blvd, #114, Fort Lauderdale, Florida, submitted and signed on November 2016. The project didn't change the design established by Charles F. McKirahan.

The air conditioning specifications, available at Birch Square Archives, confirm that Birch Tower's engineering systems were well-maintained and updated regularly. The original air-conditioning system, while advanced at the time of installation, was replaced with a more modern system. According to BSA Archives, air-condition system of Birch Tower was replaced in 1998. In 2004 the Broomley Cook Engineering, Inc., 2004 NE 49th Street, Fort Lauderdale, Florida was hired to maintain Birch Tower's air conditioning system. According to the Archives, the latest update of the air-conditioning system was made by Ellis Consulting Engineers, Inc, 1106 North G Street Suite B. Lake Worth, Florida.

The original color scheme for Birch Terrace, Birch House, and Birch Tower needs to be investigated. Several variations of facades are depicted in archival materials, such as marketing materials, newspaper articles, and database of Broward County's Tax Appraisal. The article in *Fort Lauderdale News* describes the process of painting the façade of Birch Tower that

presumably was done before the property was sold, after its long-term owner Leo Goodwin died in 1971.⁵ Birch Tower, Birch House, and Birch Terrace were built as rental apartment buildings and remained rental properties until their condo conversion in 1972.⁶

⁵ “Shady Descent,” 3.

⁶ Smart, August 24, 1995.

IV. Application for Criteria

Birch Square, a complex of three apartment buildings and adjacent amenities, is nominated as an individually designated historic landmark site of the City of Fort Lauderdale. Birch Square is a complex comprised of an ensemble of buildings that include Birch Terrace, the two-story apartment building, located at 609 Breakers Avenue; Birch House, a seven-story apartment building, located at 600 N Birch Road; and Birch Tower, an eighteen-story apartment building. Architecturally, this complex is a significant example of South Florida's regional strain of International Style architecture by two prominent mid-century modern designers working in Fort Lauderdale and elsewhere. Birch Square also represents the transition and development of the Central Beach neighborhood from small-scale single and multi-family residential to high-rise apartment, then condominium living. The property retains a high level of the physical integrity of location, design, materials, workmanship, feeling, and association as defined by the National Park Service. The period of significance of Birch Square extends from the opening of Birch Terrace in 1950 until the conversion of all three buildings into a single condominium complex in 1972.

Birch Square should be recognized as historically and architecturally significant and designated as an individual local landmark, as it satisfies three of eight criteria, defined by the City of Fort Lauderdale's United Land Development Regulations, Section 47-24.11:⁷

(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:

Birch Square is the work of two architects. The oldest-buildings that forms Birch Square, Birch Terrace, is designed by William T. Vaughn, a well-known Fort Lauderdale's architect, whose career began in the late 1930s and spanned over several decades including the mid-century period. Two multi-story apartment buildings, Birch House and Birch Tower, as well as recreation area, swimming pool and parking area, are designed by Charles F. McKirahan, an architect who used innovative technologies, and whose creative design solutions influenced the development of modern architecture and the visual appearance of the built environment in South Florida. McKirahan's design for Birch House and Birch Tower referenced the forms and decorative architectural details of the earlier Birch Terrace by William Vaughn. Birch Square, while designed by two architects, is a coherent example of a regional variation of International Style, typical for South Florida.

⁷ Full list, images and description of character-defining architectural features that determine South Florida's regional version of International Style architecture; historic building materials, used according to original designs, proposed by W. Vaughn and Charles McKirahan; historic alterations and additions made since the original construction are depicted in "Appendix 2. Birch Square -Character Defining Features and Historic Materials."

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

The architectural value of the three buildings, that form Birch Square and adjacent recreation area, is the remaining character-defining features and elements representative of the regional mid-century modern architecture of South Florida. Cantilevered shading devices, custom-designed pre-cast concrete screens, keystone walls, large glass surfaces, prominent *pilotis*, breezeways integrated into building massing, and open walkways and stairs are examples of mid-century elements developed for south Florida's environment and are incorporated into the design of buildings, that form Birch Square. The glass enclosed lobby of Birch Tower retains its original marble clad walls that are visible from Terramar Street and a breezeway that runs under the elevated main mass of building and should be considered as indivisible part of building's south façade.

(f) Its distinguishing characteristics of an architectural style valuable for the study of period, method of construction, or use of indigenous materials:

The distinguishing architectural characteristics of Birch Square depict a regional strain of the International Style. The simple geometrical forms, asymmetric composition, wide glass areas, and flat roofs are typical of the architectural style established by European modernists between the World Wars, and disseminated through North and South America in the 1930s, 1940s, and into the 1950s. Birch Terrace, Birch House, and Birch Tower embody the development of architectural trends of South Florida, influenced by the tropical environment, local building traditions, and technical advancements available during the postwar era. Therefore, all three buildings and adjacent amenities are valuable for the study of the mid-century period, methods of construction, as well as the use of indigenous materials.

Birch Terrace, Birch House, and Birch Tower have been determined to be historically significant by several cultural resource surveys. In 2003, when Fort Lauderdale undertook the update of the six previous surveys of historic properties, conducted between 1977 and 1993, the consultants recommended proactive measures for the preservation of mid-century buildings.⁸

In 2008, City Staff and the City's Preservation Consultant performed an Architectural Resources Survey of the Central Beach area (CBA) in the City of Fort Lauderdale that identified four areas where potential historic districts could be formed, as well as individual structures that were recognized as potential landmarks.⁹ The survey identified Birch Terrace, Birch House, and Birch Tower as architecturally significant buildings, that are potentially eligible to be designated as individual landmarks.

⁸ "City of Fort Lauderdale Comprehensive Plan. Volume II - Historic Preservation Element," 10-13.

⁹ The city of Fort Lauderdale, "Central Beach Architectural Resource Survey."

Between May through July of 2017, an in-the-field survey was conducted of Central Beach to update survey efforts that previously took place.¹⁰ Evaluation of the properties were based on the date of construction, integrity of the structure, as well as the structures within the overall context and setting.¹¹ The survey established a master list of twenty-four potential historic landmarks within the neighborhood, among them Birch Terrace, Birch House, and Birch Tower.

Florida's Mid-century Modern Architecture (1945-1975), a statewide survey and study undertaken in 2018 by the University of Florida Historic Preservation Program with support from the Florida Department of State's Division of Historical Resources, surveyed 581 properties, designed and constructed during the post-World War II period. The focus of the study was identifying buildings that meet Criterion C for listing on the National Register of Historic Places, that applies to "properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork." The study recognized Birch Tower as one of the "Fifty Flagship" that represent the character and scope of mid-century design in Florida.¹²

¹⁰ Ibid., 7.

¹¹ Ibid.

¹² Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 7; 25; 93.

V. Planning Context

Architectural Context

Modernist architecture was first introduced to the United States through the Prairie and Organic Style buildings of Frank Lloyd Wright and the International Style work of Richard Neutra, among others. Before World War II, European émigrés and modernists took positions at architecture and design schools. Walter Gropius, the first director of German avant-garde design school Bauhaus, joined the faculty of Harvard University's Graduate School of Design in 1937. In 1938 the Armour Institute of Technology in Chicago, Illinois engaged Ludwig Mies van der Rohe as the director of the Department of Architecture. Gropius and Mies achieved international recognition as avant-garde architects and established their reputation as progressive educators. These appointments marked a turning point as the progressive architecture and design schools that chose to teach a modernist over the traditional approach. For the first generation of American-trained modernists, who started to practice in the late 1940s and early 1950s, Florida provided seemingly unparalleled opportunities.¹³

The history of architects and architecture in Florida at mid-twentieth century is marked by a burst of creativity and innovation spurred in part by a period of enormous economic growth and physical expansion. The 2018 study and report *Florida's Mid-century Modern Architecture (1945-1975)* recognizes six important themes that influenced post-war American modernist architects, which was also mirrored in Florida: evolution of the postwar lifestyles; environmental adaption; spatial, formal, and material experimentation; technological innovation; urban re-invention; and integration of art. Florida's mid-century architects addressed climatic, geographic, and cultural concerns across the state, from the hilly pine forests of the north to the white sand beaches along the coast, to create distinctive, modernist designs unique to each area.¹⁴

After World War II, International Style architecture, characterized by emphasis of volume over mass, rectilinear geometry, smooth surfaces, large glass facades, asymmetrical composition, and apparent weightless, continued to replace the Mediterranean-inspired architecture that had been popular in South Florida.¹⁵ To make a living "behind plate glass walls" tolerable, architects employed new materials and technologies. Swiss architect Le Corbusier was among first architects, who introduced *brise-soleils*, a sunlight mitigation device, further developed by South American modernists.¹⁶ In the late 1940s, the International Style became more vibrant, more plastic, and no longer weightless in appearance. The apprehension of texture and sculptural mass is expressed in the Unite d'Habitation in Marseilles, France, designed in 1946 Le Corbusier. The apartment building, elevated above the ground on a double row of massive *pilotis*, features

¹³ Ibid., 18.

¹⁴ Ibid., 44.

¹⁵ Lynn and Penabad, *Marion Manley*, 67.

¹⁶ Jordy, "The International Style in the 1930s," 13.

rough, poured concrete surfaces and exposed pebble aggregate. Despite these changes, the International Style was still a rich source of inspiration for mid-century architects.¹⁷ The scholars, who analyze Florida's built environment, conclude that mid-century's architects, designers, and builders reinterpreted and contextualized the International Style to create a multifaceted regional movement that respected the sub-tropical climate and building traditions.¹⁸

Given the wide range of characteristics and myriad of materials used, many scholars and others struggle with describing the buildings of the recent past and avoid defining modernism in stylistic terms. Authors of *What Style Is It?: A Guide to American Architecture*, published in 2003 and recommended by NPS for identification of particular building style, admit:

Many buildings defy stylistic labels. They may represent transitional periods when one style was slowly blending into another; they may exhibit the conscious combination of unrelated stylistic elements for a certain effect; or they may be a product of pure whimsy or eccentricity.¹⁹

There are, however, several trends that can be identified and categorized according to shared architectural features. Eric P. Nash and Randall C. Robinson, Jr. describes a strand of Florida's multifaceted modern design traditions, the Miami Modern or MiMo.²⁰ According to the authors, MiMo was a product of postwar prosperity and American desire for luxury and reflected multiple influences, including automobile design, and even space competition.²¹ Characteristics of MiMo architecture include the use of local building materials such as concrete block and precast concrete screens, cantilevered canopies, and tropical, and bold colors.²²

Several scholars emphasize that the South American architectural language, an interpretation of International Style engrained with local heritage, made a noticeable effect on the built environment of Florida. Historians highlight the influence of Brazilian architects to the American professionals, especially the importance of the exhibition *Brazil Builds*, organized in 1943 by the Museum of Modern Art. The exhibition complimented designs of such Brazilian architects as Lucio Costa, Affonso Reidy, and Oscar Niemeyer for adapting to the realities of the tropical climate.²³ South American architects were among the pioneers who incorporated *brise-soleils*, elevated buildings on massive, sculptural *pilotis*, integrated landscape, and art into architecture. One of the most significant examples of International Style adapted to regional preferences is the Bacardi Building Plaza Tower and Annex, Miami. The amalgamation of modernist architectural forms and the exuberant colors of the Caribbean, the Tower was designed in 1963 by Cuban architect Enrique Guiterrez, of SACMAG International (Puerto Rico). The Bacardi Building is eight stories tall and is supported by reinforced concrete columns that allow it to float above the

¹⁷ Jacobus, "Le Corbusier: Fantasy and the International Style," 14–15.

¹⁸ Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 42.

¹⁹ Poppeliers, Chambers, and Schwartz, *What Style Is It?*, ix.

²⁰ Nash and Robinson, *MIMO: Miami Modern Revealed*, 9.

²¹ *Ibid.*, 38.

²² Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 36.

²³ Lefaivre and Tzonis, *Architecture of Regionalism*, 119.

glass enclosed lobby. It's west and east facades are sheathed in an elegant glass curtain wall. The murals, composed of 28,000 hand-painted, blue and white tiles, decorate building's the south and north facades.²⁴

Readily available, mass-produced concrete materials became standard for South Florida's building industry from the 1920s onward.²⁵ Local entrepreneurs developed slumped brick, an inexpensive textured concrete product, and screen blocks of various types. Decorative, yet functional building materials, designed and produced in South Florida, were available in different sizes, shades, and textures. The five-story McArthur School of Engineering Building, Miami, designed by Wahl Snyder in 1959 features one of the most ornamental screen block walls in all South Florida. Rows of rippling sculptural screen-block, custom-designed by local company Dunan Brick Yards, wrap the building's four-story wing. The screen walls, according to architectural historian William Jordy, was among the most important inventions that expanded the grammar of the International Style.²⁶

The abundance of local limestone, one of the main ingredients for the concrete industry, made Florida one of the leading concrete product producers in the nation.²⁷ The versatility and malleability of concrete appealed to mid-century architects, who were experimenting with dynamic forms.²⁸ The Gumenick Chapel, an addition to the Temple Israel of Greater Miami, designed by Kenneth Treister in 1969, is a unique example of sculptural biomorphic modernism in Florida, featuring an unusual facade of rounded, asymmetrical shapes perforated by irregular, recessed window openings. The chapel is created from ferro-cement, a system of reinforced mortar applied over a layer of metal mesh.²⁹

The development of air-conditioning technology and availability of mass-produced, low-cost, window air-conditioning units transformed South Florida's economy. The possibility to control indoor temperatures prolonged the tourism season, as well as encouraged people to choose South Florida as a permanent residence. The rental apartment business flourished along with the hotel and motel industry. The air conditioning also influenced the appearance of the built environment. The expansive, fixed glass surfaces replaced massive stucco walls and narrow casement windows, and the cross-ventilation became unnecessary.³⁰ Norman Giller, a prominent South Florida's architect, believed that air-conditioning was "the single most important technology introduced to the region in the postwar period."³¹ The mid-century period witnessed the construction of almost self-sufficient multi-family apartment complexes like Birch Square in Fort Lauderdale. The advent of central air conditioning was one of the reasons that allowed to

²⁴ Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 53.

²⁵ Nash and Robinson, *MIMO: Miami Modern Revealed*, 42.

²⁶ Jordy, "The International Style in the 1930s," 14.

²⁷ "Concrete Industry Tops," 13.

²⁸ Giller and Nelson, *Designing the Good Life*, 21.

²⁹ Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 106.

³⁰ Giller and Nelson, *Designing the Good Life*, 12.

³¹ *Ibid.*

increase building height. Designed in 1957 by Charles F. McKirahan, the eighteen-story Birch Tower, took advantage of the latest technology, that allowed to “to dial your own weather” and to assure personal comfort.³²

Architects

William T. Vaughn

In March 1938 William Thurman Vaughn advertised the opening of an architectural office in Fort Lauderdale.³³ Vaughn worked in South Florida until the late 1980s and left a significant imprint on Fort Lauderdale's built environment. In the late 1930s, Mr. Vaughn designed single-family residences and apartment buildings. Like most architects, Vaughn did not have commissions during the World War II. In December 1945 he resumed his practice, obtained building permit for a small apartment building, and continued to design single-family residences.³⁴ During his long and productive career, Vaughn designed commercial buildings, shopping malls, warehouses, car wash facilities, hotels, hospitals, gas stations, churches, single-family residences, and apartment buildings.

In 1946, Fort Lauderdale's City Offices and Police and Fire Station were designed by Robert Hansen, William T. Vaughn, and Robert M. Little. The three architects established the Association of Architects intending to represent the newest architectural solutions "in unprecedented cooperation."³⁵ In the late 1940s, Mr. Vaughn was a president of the Fort Lauderdale Association of Architects, and actively popularized works of local architectural firms.³⁶ He joined Broward County's Chapter of American Institute of Architects (AIA) in 1947 and served as Chapters Director for the year 1952. In 1953 Mr. Vaughn was appointed to the Fort Lauderdale's Planning and Zoning Board.³⁷

The buildings designed by Vaughn were frequently mentioned in Florida's media, as well in specialized architectural journals. His designs were published in *Florida Architecture* along with designs of such influential architects of South Florida as Wahl Snyder, Igor Polevitzky, Edwin T. Reeder, and Morris Lapidus.³⁸ The local newspapers frequently depicted Mr. Vaughn's designs for private residences. Mr. Vaughn incorporated into his designs the most popular architectural trends that prevailed in South Florida. In 1959, Mr. Vaughn designed one of the most impressive, most substantial, as well as tallest office buildings in fast-developing West Fort Lauderdale. Two upper stories of three-story Romark Center were screened by concrete block veil.³⁹

³² Hylton III and French, "Florida's Mid-Century Modern Architecture," 2018, 25.

³³ "William T. Vaughn," 23.

³⁴ "Apartment Permit," 9.

³⁵ "Architects' Desing for City Hall."

³⁶ "Thirteen Local...," 11.

³⁷ "City Commission," 3.

³⁸ "Foundation Stones Laid For Florida Home Design," 40.

³⁹ "Grand Opening Of The Office Building," 21.

Of all buildings, designed by William T. Vaughn for Birch Estates, Sunrise Lane, Harbor Drive, and Lauder-del-Mar subdivision, twelve buildings still exist. Three buildings designed by Vaughn are evaluated as historically significant and potential landmarks by Central Beach Architectural Resource Survey, conducted by the City of Fort Lauderdale: long-running beach bar Elbo Room (1957), single-family residence at 3015 Granada Street (1958), and Birch Terrace, a two-story, concrete block apartment building, located at 609 Breakers Avenue, currently part of the Birch Square property. The Birch Terrace was constructed in 1950, and until 1960 was known as Bridgewater Apartments.

Charles F. McKirahan

Charles F. McKirahan (1919-1964) was characterized by his contemporaries as one of the most productive and imaginative mid-century modern architects. Scholars and architectural historians admit that McKirahan's innovative designs significantly influenced the appearance of South Florida's built environment. "His buildings strongly influenced other contemporary architects with his unique and creative designs," stated Steven Glassman, President of the Broward Trust for Historic Preservation.⁴⁰

Charles Foster McKirahan was born in Tulsa, Oklahoma, March 20, 1919. He studied at Oklahoma State University from 1937 until 1939 and then transferred to the University of Illinois to get a degree in architecture.⁴¹ World War II interrupted his studies when McKirahan was drafted to serve as a captain with the U.S. Army Corps of Engineers in Australia, Hawaii, Guam, Japan, and the South Pacific. McKirahan completed a Bachelor of Science degree in architecture from the University of Illinois in 1946,⁴² and then obtained a license to practice architecture in Florida. Soon after graduation, McKirahan and his wife Lucile, also an architect, moved to South Florida. The young family made Fort Lauderdale their home, and in 1950 McKirahan joined the Broward County Chapter of the AIA.⁴³ In the early years of his career, McKirahan worked as a senior draftsman in the office of Gamble, Pownall & Gillroy, in 1951 formed the partnership of Wilmer & McKirahan, and in 1953 established his independent practice. McKirahan and Associates were designing almost every type of building: gas stations and shopping malls, prototypes for single-family houses built by commercial developers and exclusive single-family residences, motels and hotels, offices, and hospitals. However, a large part of McKirahan's legacy consists of low-rise and high-rise apartment buildings, among them, the seven-story Birch House built in 1959 and eighteen-story Birch Tower completed in 1960.

Most of the buildings, designed by McKirahan were built in Fort Lauderdale or Broward County. However, the architect and his associates worked for developers in Miami-Dade County, in

⁴⁰ Glassman, "With Building's Change, We Inch Closer to Anywhere, USA."

⁴¹ McDonald, "The Preservation of Mid-Century Modern Architecture in South Florida: Efforts to Save the Work of Influential Architect, Charles McKirahan," 1.

⁴² Ibid.

⁴³ Ibid.

central, and northern Florida,⁴⁴ as well in Vermont, where he designed five single-family residences.⁴⁵ McKirahan also worked in the Caribbean region and South American countries.⁴⁶

The state wide-recognition of McKirahan's designs started with the 1952 issue of *Florida Architecture*, a yearly journal that since 1934 depicted architectural and interior design trends prevailing in Florida.⁴⁷ McKirahan's designs were frequently described in South Florida's newspapers. The images of mid-century modern structures, designed to serve their occupants in the subtropical environment, were used for marketing purposes by developers, who chose McKirahan and his individual, modernist style. The nation-wide recognition of McKirahan's talent is characterized by his 1961 cooperation with Richard Neutra, one of the most influential architects of the twentieth century. Neutra, who helped to define modernism in the United States and around the world, and McKirahan, who shaped the built environment of South Florida, joined their creative forces and participated in completion for apartment and townhouse project, south of Washington, DC.⁴⁸

While supervising a growing architectural office, McKirahan was involved in Fort Lauderdale's and Broward County's social activities. In 1956, a member of the Democrat Party, he was a candidate for Broward County's School Board. When a new building code of Fort Lauderdale was established in January 1959, McKirahan was among fourteen men who represented the building industry, appointed by the City Commission as members of the Board of Rules and Appeals.⁴⁹ In 1961, McKirahan was appointed by the Florida State Commission of Hotels as supervising architect for the Hotels and Restaurant Commission.⁵⁰ McKirahan cherished his Irish heritage and participated in local events, organized by the small, but influential community.⁵¹

McKirahan's career spanned only over little more than ten years. His life was cut short by a car accident in 1964, a month before his forty-fifth birthday. According to his contemporaries, at his death, McKirahan was "Florida's best-paid architect and one of its best known."⁵² While McKirahan's buildings were both prized and criticized, the architect was recognized for the practicality of his designs.⁵³ The function was a problem to overcome; first, McKirahan believed, but one that came second to aesthetic appearance.⁵⁴ "You expect a building to work. You expect

⁴⁴ "Magnificent Clubhouse," 32.

⁴⁵ "Norwich Historical Society – Charles Foster McKirahan Neighborhood."

⁴⁶ Devine, "McKirahan Leaves Design Impact."

⁴⁷ "Architects Represented," 43.

⁴⁸ Beubis, "Richard Neutra Says: Our Architecture Is Good," 21.

⁴⁹ "14 Appointed To New Unit," 17.

⁵⁰ "Seven Named," 2.

⁵¹ "Sidelights On Society," 47.

⁵² Devine, "McKirahan Leaves Design Impact."

⁵³ *Ibid.*

⁵⁴ *Ibid.*

the elevators to be in the right place and the exits to be placed correctly and the doors to open in the right direction," the architect once said.⁵⁵

Architectural firm McKirahan and Associates was disbanded after death,⁵⁶ however, projects that were in the construction stage were finished by McKirahan's former associates.

One of the first commissions for the newly established architectural partnership of Wilman and McKirahan, was a two-story, L-shaped, concrete block building, an apartment hotel known as the 'Cadillac,' located at 3101 Bay Shore Drive. The building's design incorporated large glass surfaces, exterior stair leading to open, second-level walkway, prominent stairwell tower enclosed by screen wall, eye-catching signage, and a zig-zag-shaped walkway from the sidewalk to the stairs. These architectural features soon became trademarks for Charles McKirahan's designed buildings.⁵⁷

In 1952 the unusual design of a waterfront house, designed by McKirahan and his wife Lucile for their family, brought state-wide recognition for the young architect.⁵⁸ The house, enclosed by tropical landscape and cypress fence, featured design principles that McKirahan explored throughout his career. Choice of location, landscape design, interior plan – all was planned to enjoy living in Florida's climate. Built of wood on a reinforced concrete foundation, and framed with heavy timbers, the house was oriented to enjoy breezes. The exposed roof rafters ensured the following of modern design principles, and its living room's floor-to-ceiling glass walls visually connected the interior to the surrounding tropical landscape. The house demonstrated originality, functionality, and livability that later became a trademark quality for the numerous single-family residences McKirahan designed. As the architect's clients became wealthier, the homes he designed became larger (in some cases sprawled over more than one lot), "Bermuda-type" roofs were preferred over shed-type roofs, and "French-provincial" or "oriental" interiors were favored over the exposed construction. However, McKirahan's design for houses were always thoughtfully arranged to capture tropical sunshine and breezes, and to take full advantage of views.⁵⁹

McKirahan believed that good design could be brought to every building; however, he was aware that versatility comes with a price.⁶⁰ In one of his rare interviews, McKirahan admitted, the in South Florida where homes were built to withstand hurricanes, as well as be designed for casual living,⁶¹ the need for more variety in architecture was visible.⁶² The architect explained that lack of exterior variations and the limited use of varied textured walls was not because of

⁵⁵ Ibid.

⁵⁶ "Arvida Building: Riley Will Draw Boca INlet Plans," 47.

⁵⁷ "Scheduled for Opening Feb. 1," 10.

⁵⁸ "McKirahan's Home Has All Glass Living Room With A Waterfront View," 32.

⁵⁹ "Home Of The Week: Planned For A View," 27.

⁶⁰ Fries, "South Florida Architecture: Is It as Bad As Wright Said," 5.

⁶¹ Ibid.

⁶² Ibid.

lack of creativity of designers, but "due largely to the fact the people do not want to pay the higher costs of such designs."⁶³ Another reason that interfered with the desirable appearance of buildings, in his opinion, was the building material market of the 1950s, characterized by McKirahan: "...it is hard to get suitable materials. There is no great variety of stone available locally. Coral rock is the principal native stone. There is no clay for brick or tiles, and these items are expensive when brought in from a great distance."⁶⁴ McKirahan's patrons, especially those who developed commercial and recreational buildings were not afraid of innovative forms of modernist design and were ready to invest more resources into innovative technologies and experimental, as well as highly decorative materials.

In 1954, E.J. Bolender, a vice president of Animal Foundation, Inc., of Sherburne, New Jersey, developed commercial property, currently known as Time Square Shopping mall. Design of the two-story buildings incorporated a cantilevered second story, floor to ceilings glass walls shaded by vertical *brise-soleils*, terracotta grilles, and projecting sunshades. Before pre-cast, concrete screen blocks could be sourced locally, McKirahan employed terracotta grilles, imported from Panama, Venezuela, and Mexico.

As one of the first South Florida architects, who extensively used different kinds of sun shading devices, McKirahan is known for his trademark, custom-designed, screen walls. Like many other architects, who worked in a sub-tropical climate, McKirahan was inspired by solutions, pioneered by Brazilian architects. Buildings, elevated on sculptural *pilotis*, vertical and horizontal *brise-soleils*, textured interior and exterior walls were design solutions introduced in the late 1940s by such influential Brazilian architects as Lucio Costa, Oscar Niemeyer, and Afonso Reidy, among others. In 1957 McKirahan's designed the Bayview Building that, according to his contemporaries, set the trend of decorative, yet practical screen walls in Fort Lauderdale. Located at 1040 Bayview Drive and designed by McKirahan and his associate Richard Reilly, the four-stories-high concrete building features floor-to-ceiling glass walls, veiled by a passive cooling device, a locally produced pre-cast concrete block screen wall. "An unusual design form like anything else in the area,"⁶⁵ admitted other architects at the time.

By the mid-50s, McKirahan was considered as a designer of the most "graceful and functional cooperative apartments in all of Florida."⁶⁶ "Stand at any central spot in the city of Fort Lauderdale and McKirahan can point in many directions the apartments and cooperatives he designed," described *Fort Lauderdale News*.⁶⁷ As for single-family residences, designed by McKirahan, South Florida's climate was always one of the essential factors for his buildings. "One of the greatest products southern Florida has to offer is sunshine and balmy breezes," said

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ "Design of Bayview Building Is Highlighted By White Precast Grills," 38.

⁶⁶ "McKirahan's 'Mark' Seen On Many Florida Co-Ops," 32.

⁶⁷ Ibid.

McKirahan, "and the cooperatives we design always make the maximum use of these two features."⁶⁸

In December 1955 *Miami News* reported that new building type, co-operative apartments gained widespread popularity throughout South Florida.⁶⁹ According to building permits, most of the county's co-operatives were concentrated in Fort Lauderdale and North Broward County. At the same time, Broward County's developers started a competition for the title of the owner of the tallest structure in Fort Lauderdale. One of the first that started the race was the project for the sixteen-story, cylindrical apartment high-rise known as Fiesta Towers. The developers were Kenneth C. Oberle and the design by McKirahan. When completed, the tower was supposed to be the tallest building between Miami and Jacksonville. To emphasize buildings height and the unusual, round footprint, McKirahan designed a circular roof-top restaurant, enclosed with glass exterior walls. Construction of the complex on the lot, adjacent to Bahia Yacht Basin on the Intracoastal Waterway,⁷⁰ was planned to be completed by fall 1956. The Fiesta Tower project gained state-wide recognition, but was not realized.⁷¹ At the same time, McKirahan was hired to design an apartment complex that was expected to be a "self-contained oasis," Nurmi Arms.⁷² According to contemporaries, the design for the five-story apartment building, that dominated the complex, "has a remarkable resemblance to Miami Beach's fabulous Fontainebleau Hotel."⁷³ McKirahan's design published in *Fort Lauderdale News* showed a four story apartment building elevated on cylindrical *pilotis*, elevator towers that dominated the building's curved mass, and driveway and landscape that flowed underneath the building.⁷⁴ The project was significantly changed when construction started. However, innovative ideas that were proposed by the architect for Fiesta Tower and Nurmi Arms were incorporated into the design of the eighteen-story Birch Tower, the first version of which was designed in summer of 1957.⁷⁵ Again, developers claimed that Birch Tower, when constructed, would be the highest building in South Florida.

Currently, one of the buildings, designed by Charles McKirahan, is listed on the National Register of Historic Places. In 2014, after significant efforts made by preservation officials across Florida, the well-known and long-term operating Fort Lauderdale restaurant, Mai Kai, was the first mid-century building from Fort Lauderdale listed on National Register of Historic Places. In 2017, the Central Beach Architectural Resource Survey, conducted by the City of Fort Lauderdale, evaluated five buildings, designed by Charles McKirahan, as potential Fort Lauderdale landmarks. Blue Water Hotel, the first hospital on barrier island, located at 125 North

⁶⁸ Ibid.

⁶⁹ Schneider, "Cooperative Apartments Springing Up In Area," 33.

⁷⁰ "Ft. Lauderdale To Have 15-Story Apartments," 53.

⁷¹ Schneider, "Cooperative Apartments Springing Up In Area," 33.

⁷² Hoffer, "Towers To Have Five Stories," 27.

⁷³ Ibid.

⁷⁴ "What Is Missing from the Oasis Cooperative," 29.

⁷⁵ "Permits Up:71-Unit Building Planned," 25.

Birch Road, was designed by Water Pauley in 1942, and featured several 1950s additions designed by McKirahan; an office building at 917 Sunrise Lane (1954); and long-running hotel Manhattan Tower, located at 701 Bayshore Drive (1955). Two apartment buildings, Birch House, a seven-story, concrete block building, located at 600 North Birch Road, and eighteen-story Birch Tower, located at 3003 Terramar Street, along with Birch Terrace, designed by W. Vaughn, and adjoining recreational amenities, form the Birch Square property. The Birch Square, a coherent example of a regional strain of International Style architecture was evaluated as eligible for listing as a Fort Lauderdale Landmark.

The simple geometrical forms, asymmetric composition, vast glass areas, and flat roofs are an architectural language that Charles McKirahan employed to design hotels, motels, and apartment buildings. John O'Connor, the publisher of the magazine *Tropic* listed other prominent character-defining features of McKirahan buildings: "Floor-to-ceiling windows, Bermuda roofs, cool terrazzo floors, custom-designed pre-cast concrete walls, cantilevered canopies, and ground floors raised on *pilotis*." O'Connor also admits that currently, a lot of McKirahan's architectural legacy has been lost and concludes: "...what remains is classic."⁷⁶

Birch Ocean Side Subdivision 2 - History

In May 1896 J. McGregor Adams and Hugh T. Birch acquired the oceanfront property that stretched several miles along the current Fort Lauderdale Beach.⁷⁷ In March of 1902, the partners split and Hugh Birch became an owner of the land to the north of the current Las Olas Boulevard.⁷⁸ Mr. Birch, along with Arthur T. Gault of Chicago, Illinois, were said to be one of the largest owners of real estate in Broward County. Until early 1940, the Birch Estate was one of the most extensive land tracts between the ocean and the inland waterway, that served as a barrier to new developments and Fort Lauderdale's expansion north of Las Olas Beach.⁷⁹ The information about the possible sale of Birch Estate's southern section, which probably would be opened for the development of an exclusive residential area became first-page news.⁸⁰

Throughout his long life, Mr. Birch has been known for his generosity, among them financial support of his alma mater, Antioch College, Yellow Springs, Ohio.⁸¹ The Birch Estate, willed to the Antioch College following the death of Mr. Birch in January 1943, was zoned for hotel and apartment sites. The estate, located between the Tenth Avenue Causeway and north of the main developments on Fort Lauderdale Beach, had one thousand feet of the oceanfront.⁸² On March 6, 1945, Birch Ocean Front Subdivision No.1 was approved by the County Commission. The sale

⁷⁶ Hurtibise, "Vintage Businesses Carry Flame of Nostalgia," A14.

⁷⁷ "Birch and Camp Bank Directors," 1.

⁷⁸ "Lauderdale's 15 Year Club," 5.

⁷⁹ "Pass In Review," 1.

⁸⁰ Ibid.

⁸¹ "Birch Provides State Park," 10.

⁸² "County Solons Learn Of Boom In Real Estate," 1.

of properties in Birch Ocean Front Subdivision, one of the prime locations in Fort Lauderdale, started on March 8, 1945. All ocean-front lots were sold on the first day and on the second day of sales, the price of five remaining waterfront lots was increased.⁸³

On January 1946, the Birch Ocean Front Subdivision No.2, located south of Vistamar Street, north of Terramar Street, and enclosed by the beach and Intracoastal Waterway was approved by the County Commissioners. On February 12, 1946, the subdivision was filed for record in Book 21 of Plats, Page 22, of the Public Records of Broward County. Sales were among the largest in Broward County,⁸⁴ even though the infrastructure was not developed until May 1947, when Fort Lauderdale's City Commission approved streets, sanitary sewers, storm drains, water drains, and sidewalks in Birch Ocean Front subdivision.⁸⁵

Among the buyers in Birch Ocean Front Subdivision No.2 were Leo and Lillian E. Goodwin, who on April 5, 1946, purchased a Lot # 3 of Block 14, on the corner of Terramar Street and North Birch Road. Lot # 1 was sold on the same day, and within a few weeks, all four lots of Block 14 were sold. The properties in subdivision changed owners frequently, and by 1954, the Goodwins owned Lot # 2, Lot # 3, and Lot # 4. Mr. and Mrs. Goodwin, who later will be known as the owners of Birch Square, made news as buyers of one of the most expensive of Fort Lauderdale's properties; in May 1952 they paid \$90,000 for the mid-century modern ranch-type house at 1511 Lake Drive. In the 1950s and 1960s, Goodwin continued to acquire real estate in South Florida, among them two-story house on the corner of E. Las Olas Boulevard and Sixth Avenue.

Birch Square - History

The history of the property currently known as Birch Square begins in 1950 when the two-story, concrete block apartment building, designed by William T. Vaughn, a well-known Fort Lauderdale's architect, was built on Lot # 1 by Mr. And Mrs. Donald G. McLeod of Detroit, Michigan. In June 1950, McLeod's registered business name 'Ridgewater Apartments' and soon became permanent residents of Fort Lauderdale.⁸⁶ When three years later Mr. McLeod sold the property to Theodor H. Hansen and Edna U. Hansen for \$105,000, the sale was the largest real estate transaction for the first week of June 1953 in Fort Lauderdale.⁸⁷ In 1959, the eight-unit apartment building was acquired by the owners of Birch Tower and Birch House and renamed 'Birch Terrace.' It became part of the rental apartment building complex, known as Birch Square.

In September 1957, a series of planned apartments and homes rocketed Fort Lauderdale's building permit value. The most significant contributor was a \$1,000,000 permit, issued on

⁸³ "A New Ocean-Front Development," 15.

⁸⁴ "Real Estate Transfers Rise To 27 Million," 7.

⁸⁵ "Permit Approved," 11.

⁸⁶ "Notice Is Hereby Given," June 9, 1950, 15.

⁸⁷ "Real Estate Closures Show Seasonal Decline In County," 7.

September 5, 1957, to H.D. Remington for a 71-unit apartment building at 3003 Terramar Street in the Birch Oceanfront Subdivision 2.⁸⁸ On September 11, 1957, Leo Goodwin, Sr., established Castilla Investment Co., a Delaware corporation authorized to do business in the State of Florida. On January 22, 1960, after the completion of Birch Square project, the company was renamed to Birch Properties Inc.

On September 20, 1957, Charles McKirahan, the architect who was known for designs of luxurious apartment buildings furnished with the newest technologies, signed the first blueprints for a high-rise building, located at 3003 Terramar Street, Fort Lauderdale. The original project, dated September 20, 1957, included a ground floor that was an entrance and reception area and fifteen levels of luxurious apartments (See Appendix 3). Beginning in December 1960, the eighteen-story high-rise was made a part of the existing apartment building complex referred to as Birch Square. Named Birch Tower, the building featured a marble-clad lobby, fifteen levels of apartments, two roof-top terraces, and prominent equipment tower that collectively made the building eighteen stories in height.

On September 21, 1957, the design of high-rise apartment building was presented in the section News of Broward Building, *Fort Lauderdale News*. In an interview for the newspaper McKirahan explained the selection of construction technology:

...[the] reinforced concrete frame offers a fireproof building with ultimate resistance to hurricane wind pressure. This multi-story building, with its solid 12-inch thick poured concrete reinforced walls and eight-inch concrete, reinforced floor slabs, provide the required sound insulation between all units.⁸⁹

The owners and developers described architectural features, included in McKirahan's project and claimed that employing V-shaped *pilotis* would be the "first application of this principle in Florida."⁹⁰ Most importantly, they emphasized that the building would be the tallest structure in Fort Lauderdale, when constructed.

The erection of the high-rise was anticipated to begin in the middle of October 1957 and the site was prepared for construction, but actual work was delayed until 1959. On December 7, 1957, president of Castilla Investment Co. Inc., H.D. Remington, registered business under the name 'The Terramar,' which was planned to be used for the operation of an apartment building, with its principal place of business at 3003 Terramar Street, Fort Lauderdale, Florida. The active construction work on the site, that in 1960 became Birch Square, started with a seven-story apartment building, located on the south-east corner of North Birch Road and Auramar street. The *Job Specifications of Birch House at Birch Road and Terramar, Fort Lauderdale, for Castilla Investment Co., Inc. Commission No. 358-52*, was prepared by C. McKirahan's office on August 19, 1958, and on August 23, 1958, the building permit was issued to the Castilla

⁸⁸ "Permits Up:71-Unit Building Planned," 25.

⁸⁹ "16-Story Apartment Planned," 25.

⁹⁰ *Ibid.*

Investment Co. Inc. for a 35-unit apartment building at 600 North Birch Road. On September 27, 1958, *The Fort Lauderdale News* building editor Glenn Hoffer for the first-time revealed the buildings name, Birch House, and stated that it was expected to be finished by early December 1958.⁹¹ The prognosis was too optimistic; the construction process took more than planned. The *Fort Lauderdale News* admitted that 1958 was not going to be similar to 1957 in that it was a record-breaking year in postwar construction in Fort Lauderdale. In the beginning of 1958, a short-term recession influenced many industries all over the country and was mirrored in Florida. Construction of numerous projects, designed and planned during summer and fall of 1957, were delayed. "Building permits reflected the condition, many communities reporting permits at 10-year bottoms," were described by reporters of the building industry.⁹²

While Birch House was under construction, the work on property's plot plan, as well as the design of the swimming pool and lounge area, adjacent to Birch House, continued. McKirahan's initial project for Birch Tower and Birch House, developed in 1957, incorporated two-level parking, adjacent to the south façade of Birch House. Since the mid-1950s Fort Lauderdale, especially downtown and the beach areas, experienced parking problems and strict requirements for adequate off-street parking space was required by City's Planning and Zoning Board. The purchase of the south one-half of Lot # 7 and all of Lot # 8 of Block 16 allowed the organization of parking at the ground level.

On April 25, 1959, *The Fort Lauderdale News* reported, that Birch House was almost finished, and the construction of the "towering Terramar apartment building" was started.⁹³ The article also announced that Mr. Remington had acquired the Ridgewater Apartments and purchase of this property made an entire block, enclosed by Breakers Avenue, Birch Road, Terramar Street, and Auramar Street, what is today Birch Square.⁹⁴ The original project was already revised in January 1958, when the height of the high-rise building was decreased by eliminating one of the apartment levels. During May and June of 1959, the original design project for Birch Tower underwent extensive revisions by properties owners, architect, and engineers. Blueprints, signed on May 16, 1959, depict a return to the original, eighteen-story height. Ground level, fifteen levels of apartments, roof gardens and storage spaces on the seventeenth level, and prominent air-conditioning equipment tower made the building 177 feet in height (Appendix 4). When completed, the high-rise became the most prominent structure in Birch Ocean Front Subdivision.

On June 20, 1959, *Fort Lauderdale News* announced that the building permit for the revised, eighteen-story apartment building had been issued.⁹⁵ *The Job Specifications for the Apartment Building at Terramar and Beakers Avenue for Birch Properties, Inc.*, and numerous Addendums to job specifications, prepared by McKirahan's office of Castilla Investment Corporation, depict

⁹¹ Hoffer, "What's Going Up," September 27, 1958, 36.

⁹² "Building Permits Go Over \$2,000,000 During Past Week," 28.

⁹³ "Birch House Nears Completion: 17-Story Apartment To Be Constructed," 58.

⁹⁴ *Ibid.*

⁹⁵ Hoffer, "What's Going Up," June 20, 1959, 26.

changes, that allowed the building to be constructed more efficiently. While changes in the project allow assuming that significant economy of financial resources was necessary, McKirahan's specifications still specified exclusive materials, such as a redwood fence, marble walls, bronze doors, and included small details, such as bronze ashtrays for Lobby and aluminum for other floors. The owners continued to revise the project and defined changes that would possibly decrease construction costs. For example, paragraph 4 of *The Addendum 3* specified that bidders for the construction job should "as an alternate for monumental windows specified submit a price for using windows of an intermediate series with a metal thickness of .093 for major sections." Another change that allowed the economy of financial resources was stated in *The Addendum 4*, that specified that initially planned, white *Marbletite* stucco should be replaced with two coats of Epoxy paint. *Marbletite*, as made by Hamlin Colonial Products, Inc., Miami, Florida, was exterior plaster which contained 70 percent white marble and did not require repainting.⁹⁶

On December 5, 1959, *Fort Lauderdale News* reported that Terramar Apartment building, located on the corner of Birch Road and Terramar Street, had reached the seventh-floor height. On December 30, 1959, Leo Goodwin personally registered the fictitious name Birch Terrace, Birch Hotel, Birch Tower, and Birch Apartments⁹⁷ On January 22, 1960, Mr. Goodwin changed the name of Castilla Investment Co to Birch Properties Inc, and on March 3, 1960, filed a notice of intention to do business under the names of Birch Terrace, Birch House, Birch Tower, and Ridgewater. The notice was signed by Leo Goodwin, President of Birch Properties, Inc.

On March 3, 1960, *Fort Lauderdale News* reported that to lift a 16-ton water cooler from the ground to the seventeenth floor of the Birch Tower; a crane was used by M.R. Harrison Crane Service of South Florida. Tom Baker, a chief engineer for Broward-York Corp., distributors for the coolers, admitted it was the "highest job we ever had."⁹⁸ The three-pipe air conditioning system that was installed by York was one the first installed in Florida, according to buildings long-term owner Leo Goodwin, Sr. The article "Air Conditioning of Apartment Buildings Is Hill York Specialty," published in *The Miami News*, confirms Goodwin's information and states that "Yok 3-Pipe System" was installed only in the Birch Towers, and at the Harbor House South, Miami.⁹⁹ Mr. Goodwin described the air-conditioning system's benefits:

The flexibility of the York 3-Pipe System is very satisfactory, indeed. The regulation of the temperature can be easily handled by the will of the person occupying the particular room. The primary advantages, I would say, are that it gives uniform temperature as desired by a tenant at all times, tenants told us that they never dreamed there was such an air conditioning system on the market. Of course, the cost of this system is so much greater than the ordinary air conditioning system. In building a first-class deluxe apartment house such as the Birch Tower is, I would unquestionably

⁹⁶ "Co-Op's Units To Be Ready By Next Month," 25.

⁹⁷ "Notice Is Hereby Given," December 30, 1959, 26.

⁹⁸ "Big Job."

⁹⁹ "Air Conditioning Of Apartment Buildings Is Hill York Specialty."

use the three-pipe system and take a chance on tenants being willing to pay enough for to make it a profitable investment. As this system was new (I think possibly the second system to be installed by York at the time), it was twice as expensive as ordinary system.¹⁰⁰

The opening of the first of two decorated model apartments in Birch Tower was announced for April 10, 1960. The owner and builder of Birch Tower, Birch House, and Birch Terrace is noted as Leo Goodwin of Washington D.C., an insurance executive and a resident of Fort Lauderdale. "His new Birch Tower is the dominant unit in the development of the entire square-block area Goodwin owns and which will be called Birch Square,"¹⁰¹ *Fort Lauderdale News* reported. While Birch Tower building's construction was still in progress, the project gained the statewide recognition and was branded as "second tallest building in South Florida, (first is Miami's Dade County Courthouse), that cost \$3 million to be built."¹⁰² In July, 1960, Donald P. Bowman, a landscape architect, proposed a planting plan for Birch Square.

On October 12, 1960, The Certificate of Occupancy No. 472 for 71-Unit Apartment building located on 3003 Terramar Street, was issued. The article, published on October 29, 1960, reported that building was "rated by architects and builders as one of the top 10 or 12 most elegantly-appointed residential apartments in the United States." The public open house reception at Birch Tower took place on December 20, 1960.¹⁰³

While during the 1960s Birch Tower served as a luxurious accommodation for its tenants, in early 1970s, it acquired a new, short-term function. In 1971, when Broward County developed its Community Shelter Plan, in case the U.S. was attacked by atomic weapons. The Plan admitted that it would not be able to protect the people who probably would be killed or seriously injured by the blast or would happen to be close to a nuclear explosion and in the area of massive destruction or by the heat of the nuclear fireball. The explanation of potential nuclear attack and its consequences, published in *Fort Lauderdale News and Sun-Sentinel* on February, 28, 1971, cited Department of Defense studies, that showed that in "any nuclear attack an enemy might launch against us, tens of millions of Americans would be outside the "fringe area" of the explosion," and will potentially be injured by radioactive fallout particles that would fall back to earth and give off gamma rays. It was advised that people could protect themselves against fallout radiation, and "have a good chance of surviving it," by staying inside a fallout shelter.¹⁰⁴ Birch Tower was listed among a total of 302 public fallout shelters which could accommodate 661,295 persons or all of Broward County's population and would be marked in a time of emergency with fallout shelter signs.¹⁰⁵

¹⁰⁰ Goodwin, "Dear Mr. McKeowa."

¹⁰¹ "Birch Tower Opens Model Sunday," 31.

¹⁰² Balch, "Hush Puppies," 40.

¹⁰³ Smart, August 24, 1995.

¹⁰⁴ "Community Shelter Plan for Broward County in a Nuclear Attack," 1.

¹⁰⁵ *Ibid.*, 5.

In May 1973, *Fort Lauderdale News* reported the rapid sales of units in the recently established condominium complex of Birch Square.¹⁰⁶ The complex was converted from rental apartments to condominiums after the death of its long-term owner, Leo Goodwin, Sr. In the early 1970s, a growing number of rental apartment complexes in Broward County were converted to condominiums. "The conversion trend is gaining in popularity throughout the United States; however, it should become especially strong in South Florida," explained Richard Osias, real estate expert who worked in Fort Lauderdale area.¹⁰⁷ "In the face of continuing inflation, Americans are becoming more conscious of buying of gaining some equity for themselves," stated Osias.¹⁰⁸ According to South Florida newspapers, the growing sales figures confirmed the trend in the real estate market. Glenn Hoffer, an author of the article "Rentals Go 'Condo'", listed several reasons why real-estate buyers of the early 1970s preferred converted units over new apartments. Among others, the chance to live in an already established neighborhood, especially if the building was constructed in prime locations such as the Birch Ocean Front Subdivision.¹⁰⁹

The common practice before the property was placed on the market was remodeling and updating public spaces and residential units. The Hemisphere Equity Investors, Inc., the company that handled the conversion of the Birch Square complex,¹¹⁰ presumably was responsible for several alterations, depicted in the historical images of Birch Square complex in the early 1970s. The fact that the Mortgage Corporation of America arranged \$2,560,000 financing for construction during the first nine months of 1972 for Birch Square condominium confirms that smaller and more significant alterations were made in 1972 and 1973.¹¹¹ The original designs of the three buildings the makeup the Birch Complex, however, remained intact.

On January 22, 1973, Birch Square Association Inc., a Florida not-for-profit corporation, filed a notice of intention to register a new business under the names of "Birch Terrace, Birch House, Birch Tower, and Ridgewater."¹¹² The Association was granted a Certificate of Incorporation from the State of Florida to sell condominium apartments.¹¹³ On May 1973, *Fort Lauderdale News* reported on fast sales of units in a recently established condominium complex, Birch Square.¹¹⁴

¹⁰⁶ "Rental To Condo For Birch Square," 76.

¹⁰⁷ Hoffer, "Rentals Go 'Condo,'" 65.

¹⁰⁸ Ibid.

¹⁰⁹ Ibid.

¹¹⁰ "When Converting To Condo, Give Apartment Owners Word," 88.

¹¹¹ "9-Month Loans Tops \$69 Million For Miami Firm," 81.

¹¹² "Notice of Intention," 28.

¹¹³ Smart, "Story of Landmark."

¹¹⁴ "Rental To Condo For Birch Square," 76.

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VII. Photographs



*Image 1: Birch Terrace, North Façade, Looking South
Photo: Morris Hylton III, April 19, 2019*



*Image 2: Birch Terrace, East Façade, Looking North East
Photo: Morris Hylton III, April 19, 2019*



*Image 3: Birch Terrace, South Façade, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 4: Birch Terrace, West Façade, Looking South-East
Photo: Morris Hylton III, April 19, 2019*



*Image 5: Birch House North and West Façade, Looking South-East
Photo: Morris Hylton III, April 19, 2019*



*Image 6: Birch House, West Façade, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 7: Birch House, Main Entrance, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 8: Birch House, Main Entrance Looking North-West
Photo: Morris Hylton III, April 19, 2019*



*Image 9: Birch House, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 10: Birch House, Main Entrance Looking West
Photo: Morris Hylton III, April 19, 2019*



*Image 11: Birch House, Ornamental Screen Block, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 12: Birch House, North Facade Looking South-East
Photo: Morris Hylton III, April 19, 2019*



*Image 13: Birch House, East Façade Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 14: Birch House, South Façade, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 15: Birch Tower, South and East Façade, Looking North-West and Up
Photo: Morris Hylton III, April 19, 2019*



*Image 16: Birch Tower South Façade, Looking North West
Photo: Morris Hylton III, April 19, 2019*



*Image 17: Birch Tower, South Façade, Looking East
Photo: Morris Hylton III, April 19, 2019*



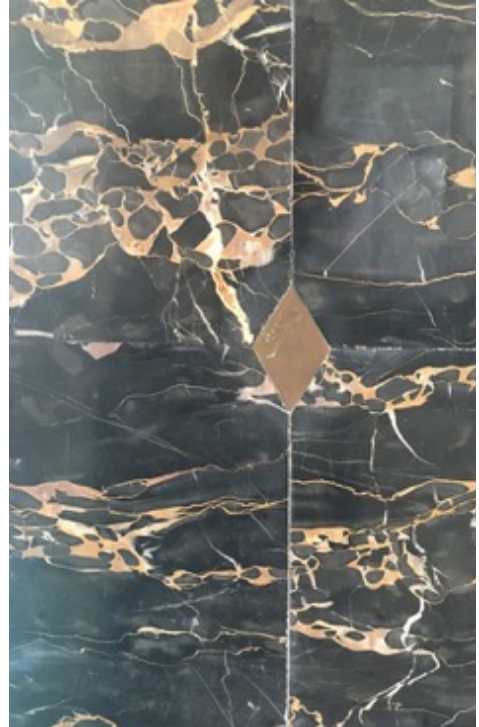
*Image 18: Birch Tower, Lobby, South and West Wall,
Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 19: Birch Tower, Lobby, West Wall,
Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 20: Birch Tower, Lobby East Wall, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 21: Birch Tower, Lobby, Marble Detail
Photo: Morris Hylton III, April 19, 2019*



*Image 22: Birch Tower, Lobby, West and South Walls, Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 23: Birch Tower Lobby, Elevator Door,
Looking North-East
Photo: Morris Hylton III, April 19, 2019*



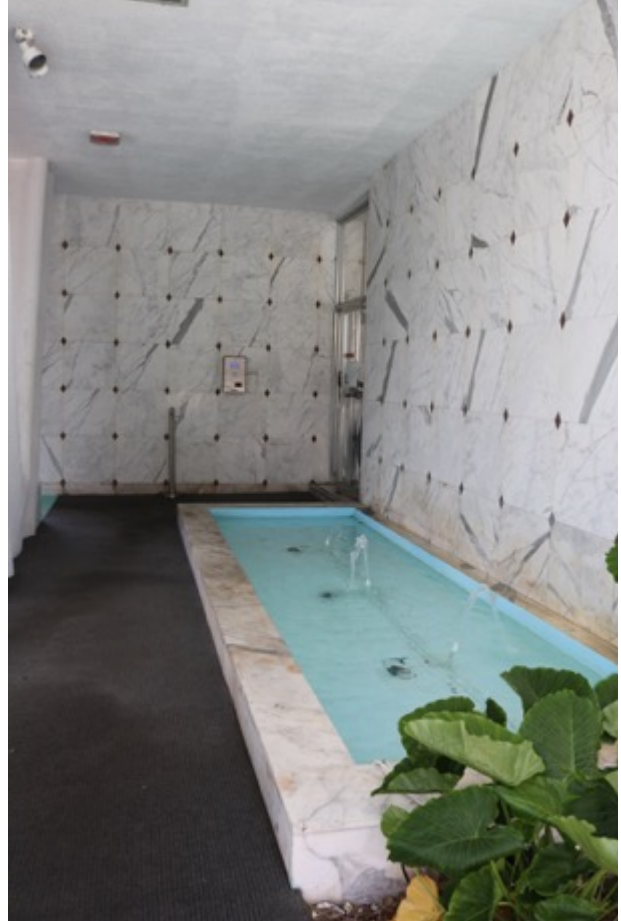
*Image 24: Birch Tower, Lobby,
Bronze Detail
Photo: Morris Hylton III, April 19, 2019*



*Image 25: Birch Tower, Lobby, Post Box Area, Looking West
Photo: Morris Hylton III, April 19, 2019*



*Image 26: Birch Tower, Lobby, South Wall,
Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 27: Birch Tower, Main Entrance,
Looking North
Photo: Morris Hylton III, April 19, 2019*



*Image 28: Birch Tower, North Façade, Looking South
Photo: Morris Hylton III, April 19, 2019*



*Image 29: Birch Tower, North Façade, Balcony, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 30: Birch Tower, North Stairs, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 31: Birch Tower, North Façade,
Precast Concrete Railings, Looking South and Up
Photo: Morris Hylton III, April 19, 2019*



*Image 32: Birch Tower, North Façade,
Balcony and Exterior Stairs,
Looking North- West
Photo: Morris Hylton III, April 19, 2019*



*Image 33: Birch Tower, North Façade, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 34: Birch Tower, West Façade, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 35: Birch Square, Recreation Area, Looking East and Down
Photo: Morris Hylton III, April 19, 2019*



*Image 36: Birch Square, Recreation Area,
Looking North-West
Photo: Morris Hylton III, April 19, 2019*



*Image 37: Birch Square, Parking Lots,
Looking North-West
Photo: Morris Hylton III, April 19, 2019*

VIII. Appendixes

Appendix 1 Birch Square Condominium, List of Owners

On August 14, 2019, Broward County Property Appraiser lists owners of 119 individual units:

http://www.bcpa.net/RecSearch.asp?URL_Sort=Folio&URL_Seq=100&URL_SubFolio=504201BC

Folio Number	Owner Name	Property Address
504201BC0010	MARTINEZ, LUIS F	3003 TERRAMAR STREET 201
504201BC0020	MOORE, PAUL F & JOANNE B	3003 TERRAMAR STREET 202
504201BC0030	PSLS PROPERTIES LLC	3003 TERRAMAR STREET 203
504201BC0040	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 204
504201BC0050	FCP-BIRCH 205 LLC	3003 TERRAMAR STREET 205
504201BC0060	NORRA STRAND LLC	3003 TERRAMAR STREET 301
504201BC0070	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 302
504201BC0080	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 303
504201BC0090	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 304
504201BC0100	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 305
504201BC0110	NORRA STRAND LLC	3003 TERRAMAR STREET 401
504201BC0120	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 402
504201BC0130	FRY, BRUCE E	3003 TERRAMAR STREET 403
504201BC0140	PSLS PROPERTIES LLC	3003 TERRAMAR STREET 404
504201BC0150	FIGUEIREDO, ANTONIO	3003 TERRAMAR STREET 405
504201BC0160	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 501

504201BC0170	GUILLAUME, PHYLLIS H/E BROWN, BARBARA	3003 TERRAMAR STREET 502
504201BC0180	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 503
504201BC0190	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 504
504201BC0200	PESCE, DANILO	3003 TERRAMAR STREET 505
504201BC0210	LINDSAY, A THOMAS STREET, JOHN B JR	3003 TERRAMAR STREET 601
504201BC0220	ABREU, GERARD ANDREW	3003 TERRAMAR STREET 602
504201BC0230	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 603
504201BC0240	VCP5 CORP	3003 TERRAMAR STREET 604
504201BC0250	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 605
504201BC0260	RUDOLPH, RONALD	3003 TERRAMAR STREET 701
504201BC0270	LEE, CHIH HSIN	3003 TERRAMAR STREET 702
504201BC0280	NORRA STRAND LLC	3003 TERRAMAR STREET 703
504201BC0290	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 704
504201BC0300	MUELLER, MARK N	3003 TERRAMAR STREET 705
504201BC0310	HANCOCK, HAROLD D	3003 TERRAMAR STREET 801
504201BC0320	STANFORD, GREGORY G & KORNSPAN, MARK L	3003 TERRAMAR STREET 802
504201BC0330	TIMKO, JOHN I & SUSAN C	3003 TERRAMAR STREET 803
504201BC0340	FCP-BIRCH 804 LLC	3003 TERRAMAR STREET 804
504201BC0350	BUHLER, NELSON J	3003 TERRAMAR STREET 805
504201BC0360	SERNA, CRISTOBAL D SUCHAND, ANTHONY A	3003 TERRAMAR STREET 901
504201BC0370	DLZHP LLC	3003 TERRAMAR STREET 902
504201BC0380	PESCE, DANILO	3003 TERRAMAR STREET 903

504201BC0390	LAMPNER, MARTIN & ELANORE	3003 TERRAMAR STREET 904
504201BC0400	NORRA STRAND LLC	3003 TERRAMAR STREET 905
504201BC0410	LYNCH, WILLIAM & ANNA M	3003 TERRAMAR STREET 1001
504201BC0420	J ALBERT CALUSSO TR CALLUSO, J ALBERT TRSTEE	3003 TERRAMAR STREET 1002
504201BC0430	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1003
504201BC0440	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1004
504201BC0450	SMITH, RODGER SMITH, ROSALIE	3003 TERRAMAR STREET 1005
504201BC0460	PAUL S FARROW REV TR FARROW, PAUL S TRSTEE	3003 TERRAMAR STREET 1101
504201BC0470	MOULTON, ANDREW J	3003 TERRAMAR STREET 1102
504201BC0480	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1103
504201BC0490	GIOVANNI CHIODI REV TR CHIODI, GIOVANNI TRSTEE	3003 TERRAMAR STREET 1104
504201BC0500	FLYNN, CHARLES L JR	3003 TERRAMAR STREET 1105
504201BC0510	NESBITT, MARYROSE	3003 TERRAMAR STREET 1201
504201BC0520	HUTT, WILLIAM A	3003 TERRAMAR STREET 1202
504201BC0530	ELIAS TERRAMAR PROPERTIES LLC	3003 TERRAMAR STREET 1203
504201BC0540	KATHLEEN A GILLULY REV TR GILLULY, KATHLEEN A TRSTEE	3003 TERRAMAR STREET 1204
504201BC0550	RUDOLPH, RONALD	3003 TERRAMAR STREET 1205
504201BC0560	OLIMAR LLC	3003 TERRAMAR STREET 1401
504201BC0570	SPEAR, JOHN S	3003 TERRAMAR STREET 1402
504201BC0580	SUSAN E O'CONNOR LIV TR O'CONNOR, SUSAN E TRSTEE	3003 TERRAMAR STREET 1403
504201BC0590	WILLIAMS, JAMES	3003 TERRAMAR STREET 1404
504201BC0600	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1405

504201BC0610	BARTON, JAMES	3003 TERRAMAR STREET 1501
504201BC0620	NESBITT, MARYROSE	3003 TERRAMAR STREET 1502
504201BC0630	NESBITT, MARYROSE	3003 TERRAMAR STREET 1503
504201BC0640	ANATHAN, ROBERT PETER	3003 TERRAMAR STREET 1504
504201BC0650	NEILS, SCOTT	3003 TERRAMAR STREET 1505
504201BC0660	WILLIAM C JAMOUNEAU TR JAMOUNEAU, WILLIAM C TRSTEE	3003 TERRAMAR STREET 1601
504201BC0670	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1602
504201BC0680	CROWLEY, MICHAEL J	3003 TERRAMAR STREET 1603
504201BC0690	FERNANDEZ, ELOY J H/E FERNANDEZ, SVETLANA	3003 TERRAMAR STREET 1604
504201BC0700	CARBONARA, DONNA L	3003 TERRAMAR STREET 1605
504201BC0710	CAMPBELL, WILLIAM FRANCIS	3003 TERRAMAR STREET 1701
504201BC0720	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1702
504201BC0730	CANEPA, RICARDO L LE BANHARA CANEPA, ISABELLA	3003 TERRAMAR STREET 1703
504201BC0740	GARRIGAN, RAYMOND C	3003 TERRAMAR STREET 1704
504201BC0750	MONTALBANO, FLORENCE A FLORENCE A MONTALBANO TR	3003 TERRAMAR STREET 1705
504201BC0760	VCP5 CORP	600 N BIRCH ROAD 201H
504201BC0770	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 202H
504201BC0780	DOLAN, SHAWN M & RODRIGUEZ, ROBERT M	600 N BIRCH ROAD 203H
504201BC0790	SUNSCAPE LLC	600 N BIRCH ROAD 205H
504201BC0800	OREMAN, JAY & KISSEE, JOHN	600 N BIRCH ROAD 206H
504201BC0810	MERMET, STEPHANE	600 N BIRCH ROAD 301H
504201BC0820	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 302H

504201BC0830	DEVLIN, BRUCE & DEVLIN, JANET	600 N BIRCH ROAD 303H
504201BC0840	NORRA STRAND LLC	600 N BIRCH ROAD 304H
504201BC0850	NORRA STRAND LLC	600 N BIRCH ROAD 305H
504201BC0860	LISOWSKI, WILLIAM	600 N BIRCH ROAD 306H
504201BC0870	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 401H
504201BC0880	KREZMIEN, LAWRENCE D LE KREZMIEN, CHAD LAWRENCE	600 N BIRCH ROAD 402H
504201BC0890	TCHIVIDJIAN, ANGHEL	600 N BIRCH ROAD 403H
504201BC0900	NORRA STRAND LLC	600 N BIRCH ROAD 404H
504201BC0910	DINNOCENZI, PAUL	600 N BIRCH ROAD 405H
504201BC0920	CLARK, JEFFREY DAHL, KURT	600 N BIRCH ROAD 406H
504201BC0930	DEAN A CRAWFORD REV LIV TR CRAWFORD, DEAN A TRSTE	600 N BIRCH ROAD 501H
504201BC0940	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 502H
504201BC0950	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 503H
504201BC0960	GUTKOWSKI, JOSEPH M	600 N BIRCH ROAD 504H
504201BC0970	FALCONE, SALVATORE A & FALCONE, RACHEL G	600 N BIRCH ROAD 505H
504201BC0980	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 506H
504201BC0990	REDASIGN SPACES LLC	600 N BIRCH ROAD 601H
504201BC1000	COTUGNO, MARK T	600 N BIRCH ROAD 602H
504201BC1010	LOVAS, ISTVAN LOVAS, MILKA	600 N BIRCH ROAD 603H
504201BC1020	SMITH, DANIEL ALAN & TIFFANY, SHERWOOD DAZELL	600 N BIRCH ROAD 604H
504201BC1030	CONNELLY, THOMAS R THOMAS R CONNELLY REV TR	600 N BIRCH ROAD 605H
504201BC1040	MCQUIRE, HOLLY L	600 N BIRCH ROAD 606H

504201BC1050	TALERICO, GREG T	600 N BIRCH ROAD 701H
504201BC1060	SUNSCAPE LLC	600 N BIRCH ROAD 702H
504201BC1070	VCP5 CORP	600 N BIRCH ROAD 703H
504201BC1080	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 704H
504201BC1090	NORRA STRAND LLC	600 N BIRCH ROAD 705H
504201BC1100	VCP5 CORP	600 N BIRCH ROAD 706H
504201BC1110	FCP - COTTAGE LLC	609 BREAKERS AVENUE 1T
504201BC1120	GIBBONS, CHADWICK	609 BREAKERS AVENUE 2T
504201BC1130	VAGENAS, JAMES B	609 BREAKERS AVENUE 3T
504201BC1140	COLE, ANDREW G	609 BREAKERS AVENUE 4T
504201BC1150	SUNSCAPE GROUP LLC	609 BREAKERS AVENUE 5T
504201BC1160	ZELTMAN, F JOLINE	609 BREAKERS AVENUE 6T
504201BC1170	CAPUTO, NICOLA & EDDA % CARMELA FRAZIERO	609 BREAKERS AVENUE 7T
504201BC1180	SUNSCAPE GROUP LLC	609 BREAKERS AVENUE 8T
504201BC1190	SUNSCAPE GROUP LLC	609 BREAKERS AVENUE 9T

Appendix 2

Birch Square - Setting

Historic relationships between buildings and open space, prominent presence within neighborhood.



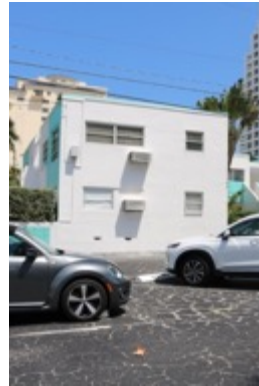
Birch Square - Character Defining Architectural Features

Birch Terrace

Geometrical volume



Flat roof



Textured wall



Eyebrow-type sunshades



U-shaped balcony

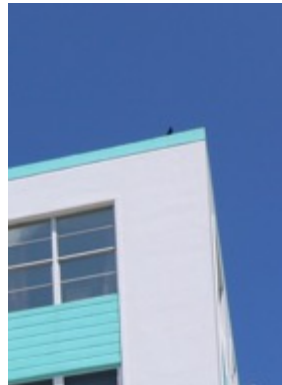


Birch House

Geometrical volume



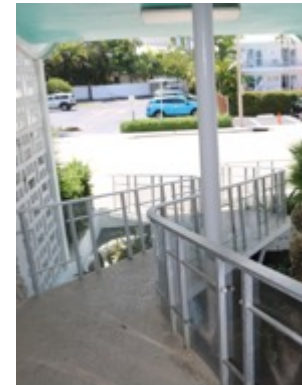
Flat roof



Prominent canopy



Elevated entrance



Transparency



Birch Tower

Geometrical volume



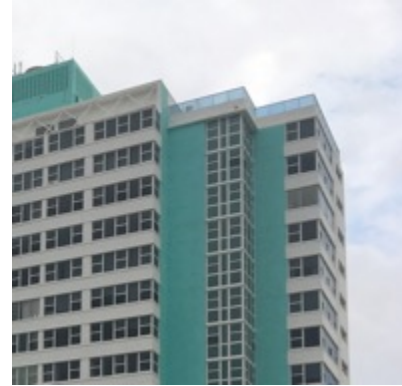
Elevated building mass



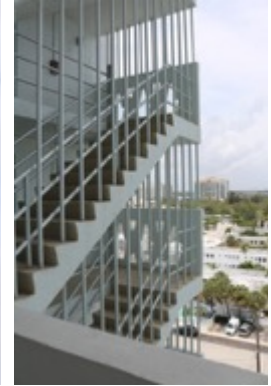
Emphasis of horizontality



Roof terraces



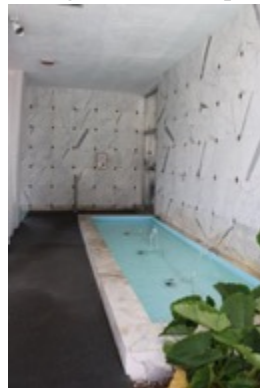
Open stairs



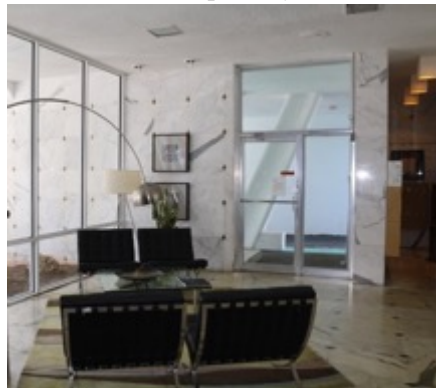
Exterior walkways



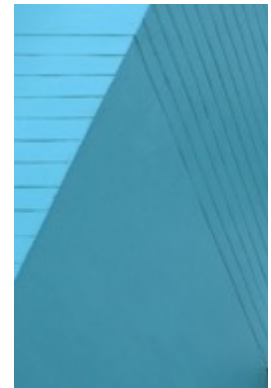
Integrated landscape



Transparency



Textured surfaces



Birch Square – Historic Building Materials

Birch Terrace

Slumped brick



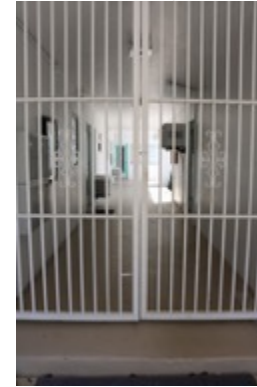
Aluminum windows



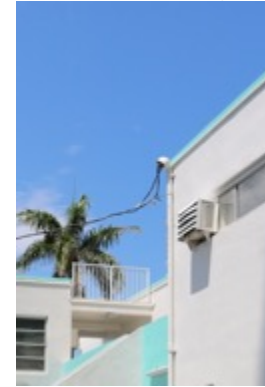
Stucco



Metal gate



Metal railings



Birch House

Concrete screen block



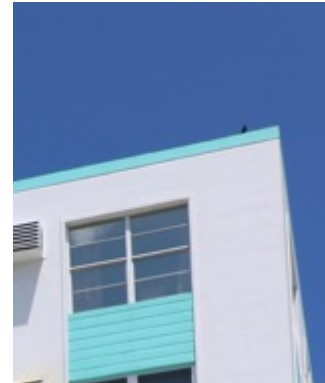
Keystone



Aluminum railings



Stucco



Curtain wall



Planters



Birch Tower

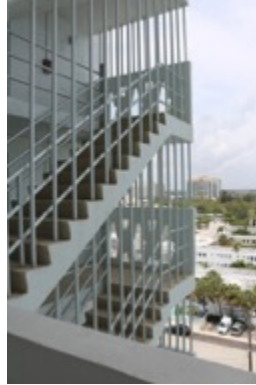
Concrete *pilotis*



Glass surfaces



Metal railings



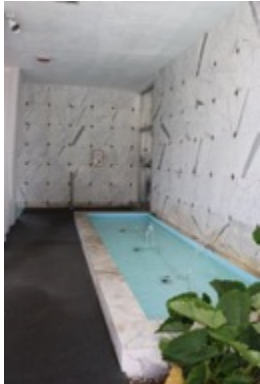
Scored stucco



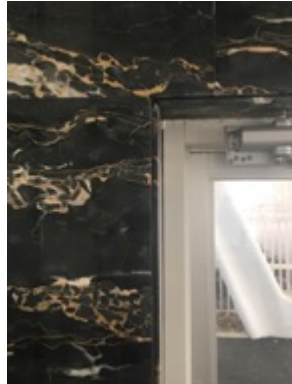
Concrete panels



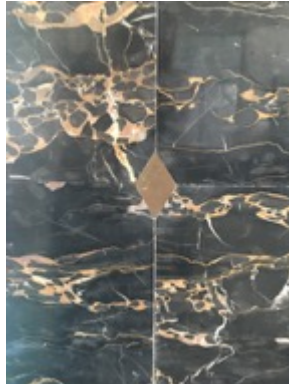
White marble



Brown marble



Brass inserts



Signage



Signage



Birch Tower

Aluminum frames



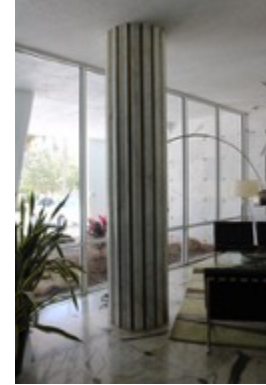
Bronze doors



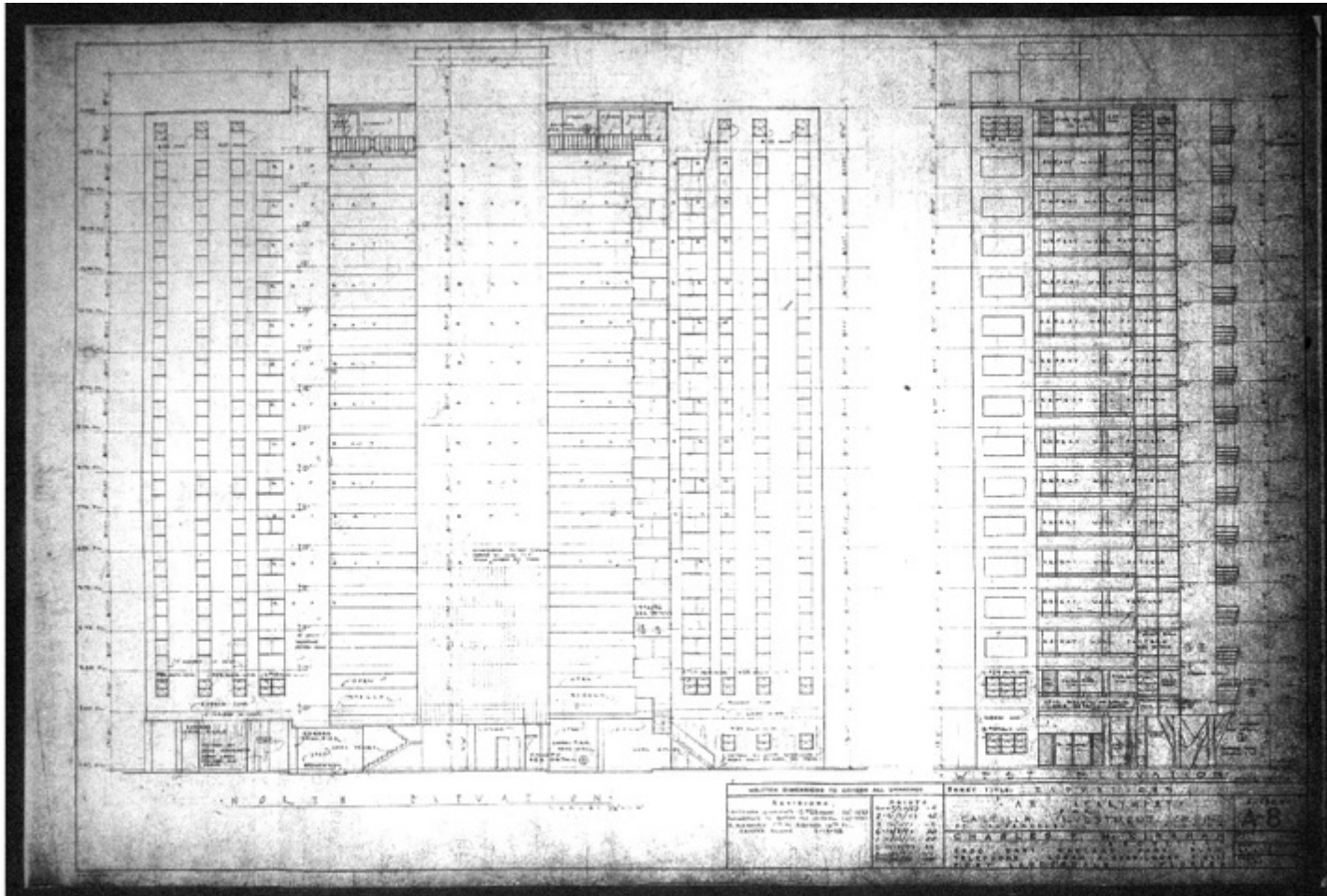
Bronze mailboxes



Marble column

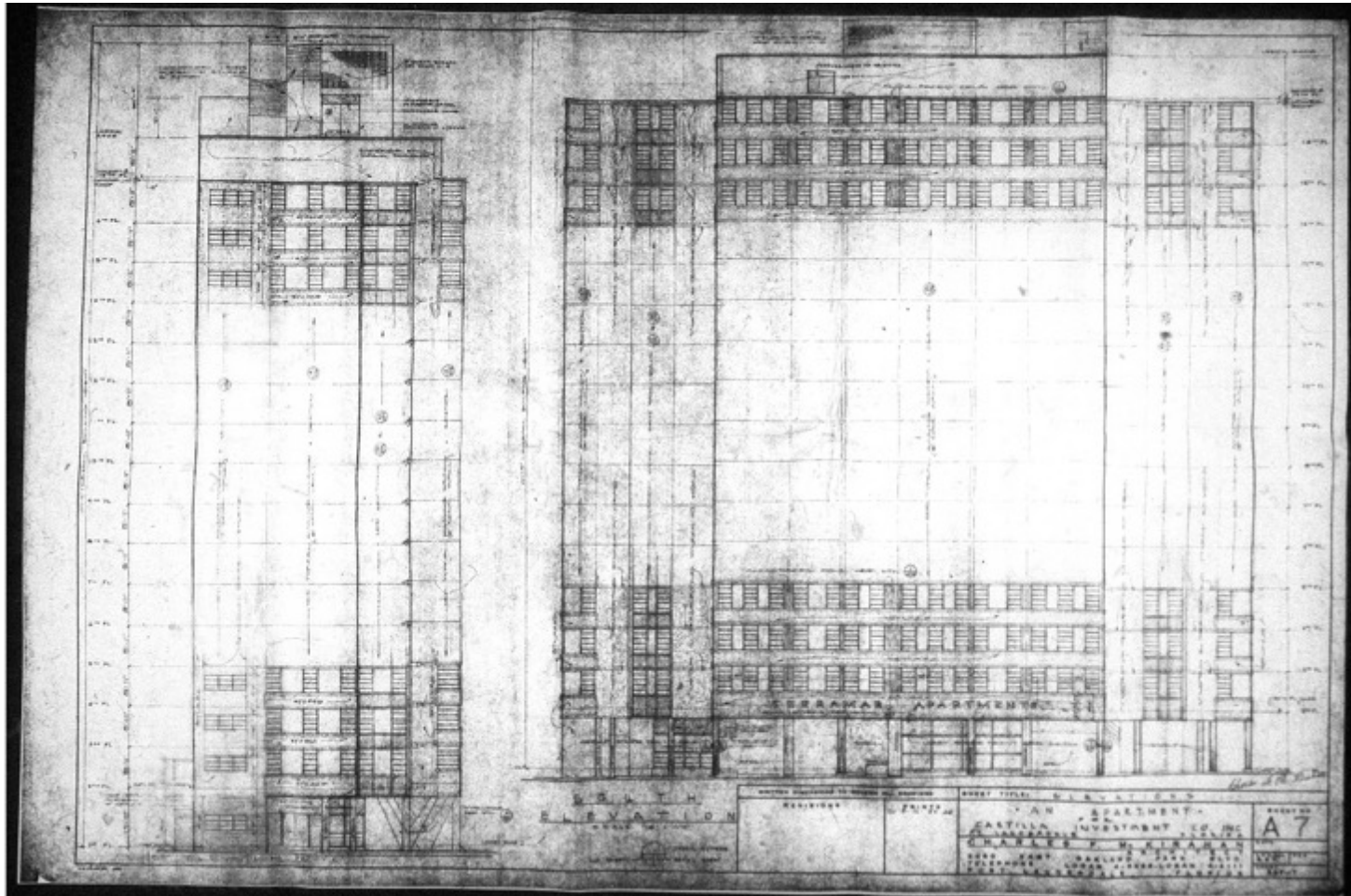


Appendix 3



Birch Tower, Elevations, Sheet A-8, C. F. McKirahan, An Apartment Building Project for Castilla Investment Co. September 20, 1957.

Appendix 3



Birch Tower, Elevations, Sheet A-7, C. F. McKirahan, An Apartment Building Project for Castilla Investment Co. May 16, 1959.

Site Plan

Legal description: The south one-half (S 1/2) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida

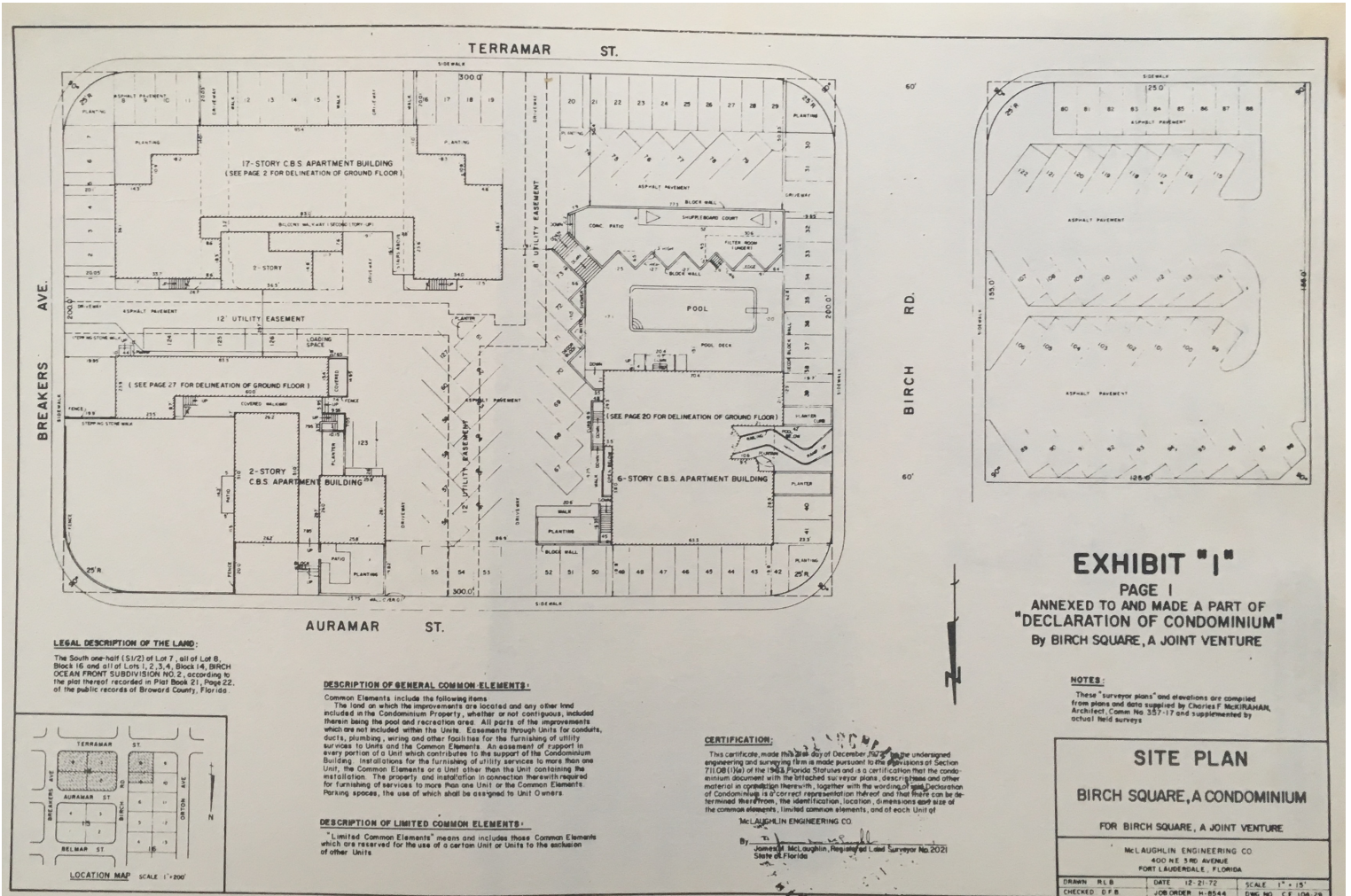


EXHIBIT "I"
 PAGE I
 ANNEXED TO AND MADE A PART OF
"DECLARATION OF CONDOMINIUM"
 By BIRCH SQUARE, A JOINT VENTURE

NOTES:
 These "surveyor plans" and elevations are compiled from plans and data supplied by Charles F. MacFARLAN, Architect, Comm. No. 357-17 and supplemented by actual field surveys.

CERTIFICATION:
 This certificate made this 23rd day of December, 1972, by the undersigned engineering and surveying firm is made pursuant to the provisions of Section 717(08)(1)(a) of the 1965 Florida Statutes and is a certification that the condominium document with the attached survey plans, descriptions and other material is operative hereunto, together with the wording of said declaration of Condominium is a correct representation thereof and that there can be determined therefrom, the identification, location, dimensions and size of the common elements, limited common elements, and of each Unit of

McLAUGHLIN ENGINEERING CO.
 James H. McLaughlin, Registered Land Surveyor No. 2071
 State of Florida

SITE PLAN
BIRCH SQUARE, A CONDOMINIUM
 FOR BIRCH SQUARE, A JOINT VENTURE

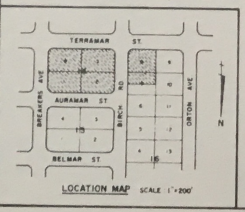
McLAUGHLIN ENGINEERING CO.
 400 N.E. 3RD AVENUE
 FORT LAUDERDALE, FLORIDA

DRAWN: RLB DATE: 12-21-72 SCALE: 1" = 15'
 CHECKED: D.F.B. ORDER: H-8544 DWG. NO. C.E. 104.28

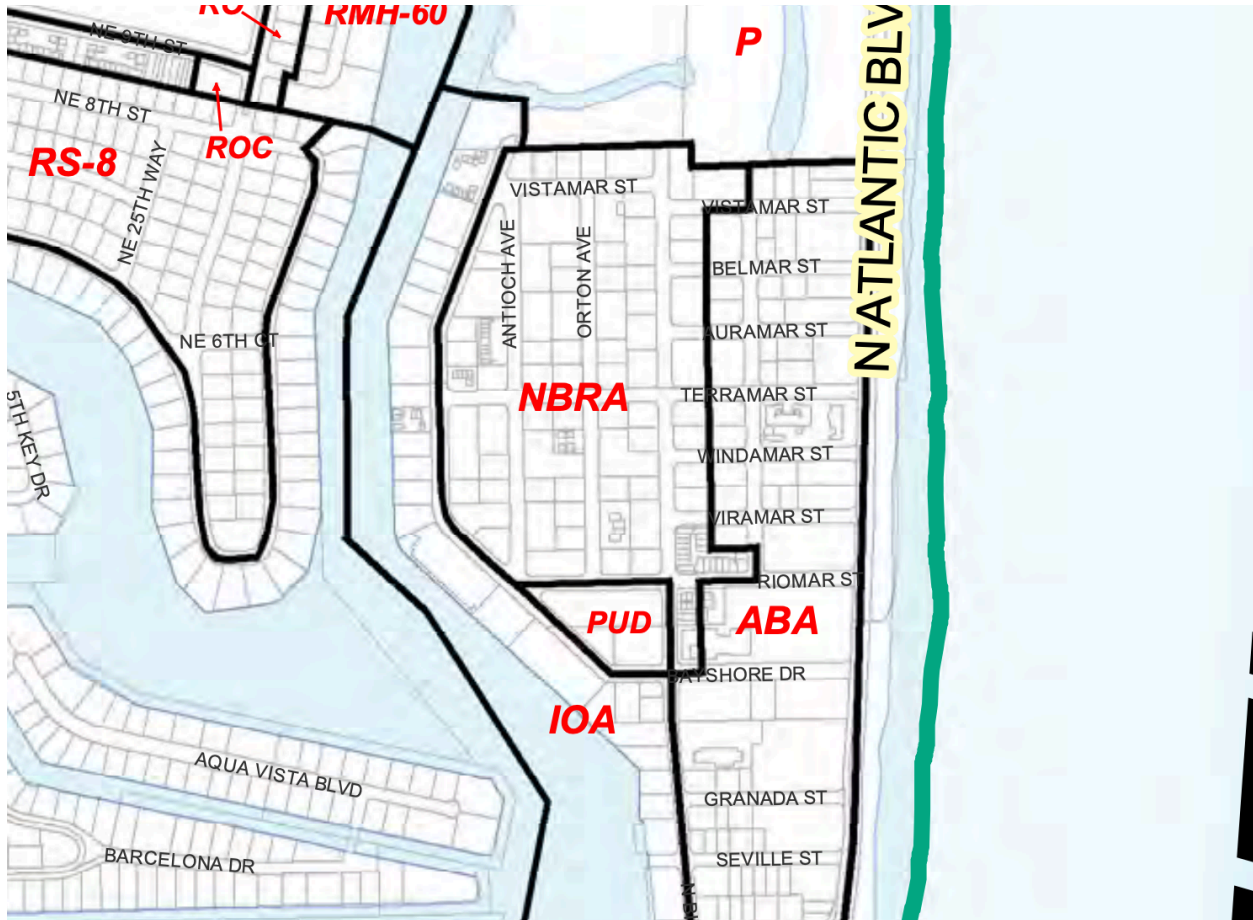
LEGAL DESCRIPTION OF THE LAND:
 The South one-half (S 1/2) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, BIRCH OCEAN FRONT SUBDIVISION NO. 2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida.

DESCRIPTION OF GENERAL COMMON ELEMENTS:
 Common Elements include the following items:
 The land on which the improvements are located and any other land included in the Condominium Property, whether or not contiguous, included therein being the pool and recreation area. All parts of the improvements which are not included within the Units. Easements through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to Units and the Common Elements. An easement of support in every portion of a Unit which contributes to the support of the Condominium Building. Installations for the furnishing of utility services to more than one Unit, the Common Elements or a Unit other than the Unit containing the installation. The property and installation in connection therewith required for furnishing of services to more than one Unit or the Common Elements. Parking spaces, the use of which shall be assigned to Unit Owners.

DESCRIPTION OF LIMITED COMMON ELEMENTS:
 "Limited Common Elements" means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units.



Zoning Map



Prepared by and return to:
DANIEL A. JACOBSON, ESQ.
NEW WORLD TITLE COMPANY
2500 N. Federal Highway, Suite 100
Fort Lauderdale, FL 33305

File Number: 02-04241
Will Call No.:

Grantee S.S. No.
Parcel Identification No. 10201-BC-05100

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of May, 2002 between Charles L. Dinsmore, III, a single man whose post office address is 2996 NE 15 Terrace, Oakland Park, FL 33334 of the County of Broward, State of Florida, grantor*, and Maryrose Nesbitt, a single woman whose post office address is 3003 Terramar Street, #1501, Fort Lauderdale, FL 33304 of the County of Broward, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

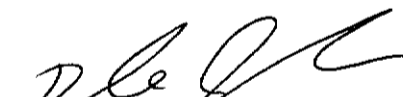
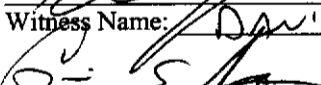
Condominium Unit No. 1201 of BIRCH TOWER as the same is described and identified in that certain Declaration of Condominium of BIRCH SQUARE, and the exhibits thereto, recorded in Official Records Book 5160, Page 422, etc., of the Public Records of Broward County, Florida. Together with all of the appurtenances thereto and an undivided interest in the Common Elements declared in said Declaration of Condominium.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

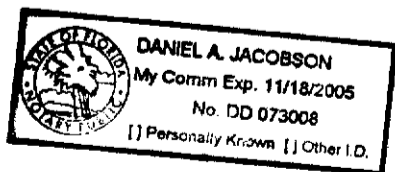

Witness Name: Daniel A. Jacobson

Witness Name: Cynthia Eaton

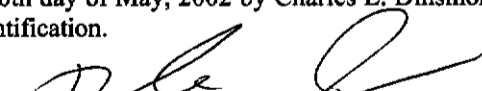
 (Seal)
Charles L. Dinsmore, III

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 30th day of May, 2002 by Charles L. Dinsmore, III, who is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: _____
My Commission Expires: _____

Prepared by and return to:

Daniel A. Jacobson
President
NEW WORLD TITLE COMPANY
2500 N. Federal Highway, Suite 100
Fort Lauderdale, FL 33305

File Number: 03-11203
Will Call No.: 163

Parcel Identification No. 10201-BC-06200

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11th day of December, 2003 between **William Franklin Beck and Vesna Beck, husband and wife** whose post office address is **4015 Palm Aire Drive West, #702, Pompano Beach, FL 33069** of the County of **Broward**, State of Florida, grantor*, and **Maryrose Nesbitt, a single woman** whose post office address is **3003 Terramar Street, #1501, Fort Lauderdale, FL 33304** of the County of **Broward**, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Unit No. 1502, BIRCH SQUARE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5160, Page(s) 422-499, of the Public Records of Broward County, Florida.

Subject to taxes for 2003 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Daniel A. Jacobson
[Signature]
Witness Name: Jennifer Melrose
[Signature]
Witness Name: Daniel A. Jacobson
[Signature]
Witness Name: Jennifer Melrose

[Signature] (Seal)
William Franklin Beck

[Signature] (Seal)
Vesna Beck

State of Florida
County of Broward

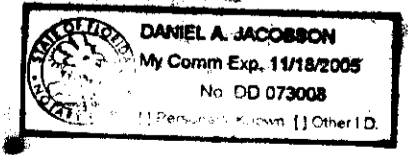
The foregoing instrument was acknowledged before me this 11th day of December, 2003 by William Franklin Beck, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



THIS INSTRUMENT PREPARED BY AND RETURN TO:

GARY J. HAUSLER, ESQ.
950 N. Collier Blvd., #301
Marco Island, Florida 34145

Property Appraisers Parcel Identification (Folio) Numbers:
10201-BC-06300
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 16th day of Sept., A.D. 2004 by **CATHERINE A. JOANIDES**, a married woman, individually, and as Trustee of the Catherine A. Joanides Trust herein called the Grantor, to **MARYROSE NESBITT**, a single woman, whose post office address is **3003 Terramar Street #1201, Fort Lauderdale, FL 33304**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in COLLIER County, State of Florida, viz:

Condominium Unit No. 1503, of BIRCH TOWER, as the same is described and identified in that certain Declaration of Condominium of BIRCH SQUARE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5160, Page 422, of the Public Records of Broward County, Florida; together with an undivided share in the common elements appurtenant thereto.

Subject to easements, restrictions and reservations of record and to taxes for the current year and thereafter.

"NEITHER GRANTOR(S) NOR ANY OTHER FAMILY MEMBER RESIDES ON THE PROPERTY DESCRIBED HEREIN OR ADJACENT THERETO AND DOES NOT THEREFORE CONSTITUTE HOMESTEAD PROPERTY."

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the current year and thereafter.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra E. Warren

Witness #1 Signature

SANDRA E. WARREN

Witness #1 Printed Name

Frances D. Mettetal

Witness #2 Signature

FRANCES D. METTETAL

Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF COLLIER**

Catherine A. Joanides L.S.
CATHERINE A. JOANIDES *
261 Seminole Court, Marco Island, FL 34145

*individually and as TRustee
of the Catherine A.
Joanides Trust

The foregoing instrument was acknowledged before me this 16th day of September, 2004 by **CATHERINE A. JOANIDES**, a married woman, individually, and as Trustee of the Catherine A. Joanides Trust who is personally known to me or has produced _____ as identification and who did not take an oath.

SEAL



Sandra E. Warren
Commission # DD086932
Expires Feb. 25, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission Expires:

Sandra E. Warren

Notary Signature

Printed Notary Signature

1

From: Michaela Butterfly54 <michaela54@live.com>
To: Maryrose <mrgarita2@aol.com>
Subject: RE: Letter of permission
Date: Thu, Dec 5, 2019 12:37 pm

Maryrose, I need for you to print this letter out and have Luis and yourself sign it. I will need a hardcopy of the city. I can meet you somewhere or stop by Birch Tower and pick up. I will need this by Sunday, 12/8.

Thanks,

M

From: Maryrose <mrgarita2@aol.com>
Sent: Friday, October 25, 2019 3:36 PM
To: michaela54@live.com
Subject: Letter of permission

To whom it may concern,

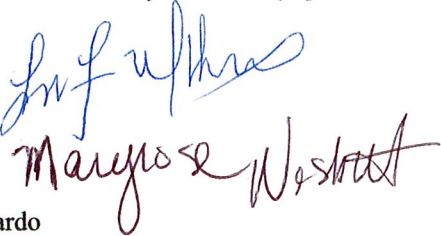
Please be advised by method of this email that our group of 23 petitioners lead by Maryrose Nesbitt and Luis Martinez wish to grant the Broward Trust for Historic Preservation full power of representation and assume our position of applicant to continue pursuing landmark status on behalf of the collection of buildings that make up Birch Square. Our group has collectively funded a research study and report documenting the historic and architectural significance of this property. The group wishes to grant the Trust full access and usage rights to this documentation. We authorize the trust to use this information as deemed necessary to support their efforts in nominating the properties and pursuing Landmark Status.

Do not hesitate to contact us if you have any questions.

Sincerely,

Luis Martinez
Maryrose Nesbitt

cc: Trisha Logan
Anthony Fajardo

Handwritten signatures of Luis Martinez and Maryrose Nesbitt. The signature of Luis Martinez is in blue ink and the signature of Maryrose Nesbitt is in red ink.

Modern Redux - 1832 NW 10th Avenue - Gainesville, Florida 32605

15 August 2019

Trisha Logan
Urban Planner III and Historic Preservation Board Liaison
City of Fort Lauderdale, Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Birch Square Nomination as a City of Fort Lauderdale Local Landmark

Dear Ms. Logan:

Attached is the nomination of Birch Square in the Central Beach District as a City of Fort Lauderdale local landmark. The property consists of three structures – Birch Terrace (1950) by architect William T. Vaughn, Birch House (1959) and Birch Tower (1960) both by architect Charles F. McKirahan, and the pool recreation area and overall site. In 2008, the City of Fort Lauderdale performed an Architectural Resources Survey of the Central Beach Area that identified individual structures as potential landmarks. The 2017 update of the previous survey, identified twenty four buildings, among them Birch Terrace, Birch House, and Birch Tower, as architecturally significant and potentially eligible to be designated as landmarks.


Supported by archival research, Birch Square is being nominated as a single landmark based on the development of the property as an architecturally cohesive ensemble that was, beginning in 1960, marketed as a single residential complex comprised of three buildings.

Kristine Ziedina, Master of Historic Preservation, and I (bios attached) served as consultants to 23 residents of Birch Square organized by nominator Maryrose Nesbitt who owns three units in Birch Tower. The other residents include: Amir Askari, William Francis Campbell, Donna Carbonara, Gary Cattle, Kurt Dahl, Nancy Dobreff, Antonio Figueiredo, Charles Flynn, Jr., Chadwick Gibbons, Joseph Gutkowski, Joseph Lee, Luis Martinez, Holly McGuire, Florence Montalbano, Scott Neils, Danilo Pesce, Ronald Rudolph, Cristobal Serna, Rosalie Smith, John Street, Jr., Greg Talerico, and John and Susan Timko.

Research for the nomination included comprehensively documenting and evaluating the archival materials housed at Birch Square Association's Archives, review of City of Fort Lauderdale records including deed information, historic blueprints, and building permits, and careful review of the work of Vaughn and McKirahan and the social and architectural context within which the complex was planned and developed.

Please do not hesitate to contact us with questions or requests for additional information. We hope the City of Fort Lauderdale will give this nomination the utmost consideration.

Sincerely yours,

A handwritten signature in black ink that reads "Morris Hylton III". The signature is written in a cursive style with a horizontal line extending to the right from the end of the name.

Morris Hylton III
Principal, Modern Redux , LLC

Attachments

cc: Maryrose Nesbitt on behalf of 23 residents of Birch Square

Morris Hylton III

**Director of Historic Preservation Program, Associate Scholar
College of Design, Construction and Planning, University of Florida**

Morris (Marty) Hylton III is Director of Historic Preservation and Associate Scholar at the University of Florida's College of Design, Construction and Planning where his research focuses on preserving post-World War II modern architecture and resources. He has lectured extensively on the issue of preserving modern heritage and has served as a consultant to the Advanced Studies in Urbanism conserving modern architecture program at the Swedish Royal Institute of Art. Prior to his appointment at University of Florida, Marty served as Initiatives Manager at the World Monuments Fund where he helped create the Modernism at Risk program dedicated to addressing the advocacy and technical challenges threatening the preservation of modern architecture. He also served as curator of the World Monuments Fund's *Modernism at Risk: Modern Solutions for Modern Landmarks* international traveling exhibition and catalog exploring the role architects and designers play in saving endangered modern buildings. More recently, Marty researched and curated *The Building Itself Teaches: Sarasota, Florida's Public School Program (1954-1960)*, an exhibition exploring the people, events, and architecture that shaped the nationally and internationally acclaimed modern educational facilities constructed in postwar Sarasota and co-authored Florida's Mid-Century Modern Architecture (1945-1975), a statewide survey of significant modernist structures meeting the criteria for listing on the National Register of Historic Places. Currently, he is collaborating with co-author Kristine Ziedina on a book that documents the modern architecture of Florida at mid-century: *Florida's Mid-Century Modern Architecture: 100 Buildings, 100 Architects*. He has served on the Board of Directors of Docomomo-Florida and Florida Trust for Historic Preservation and was a founding member and first President of the Board of Directors of Gainesville Modern.

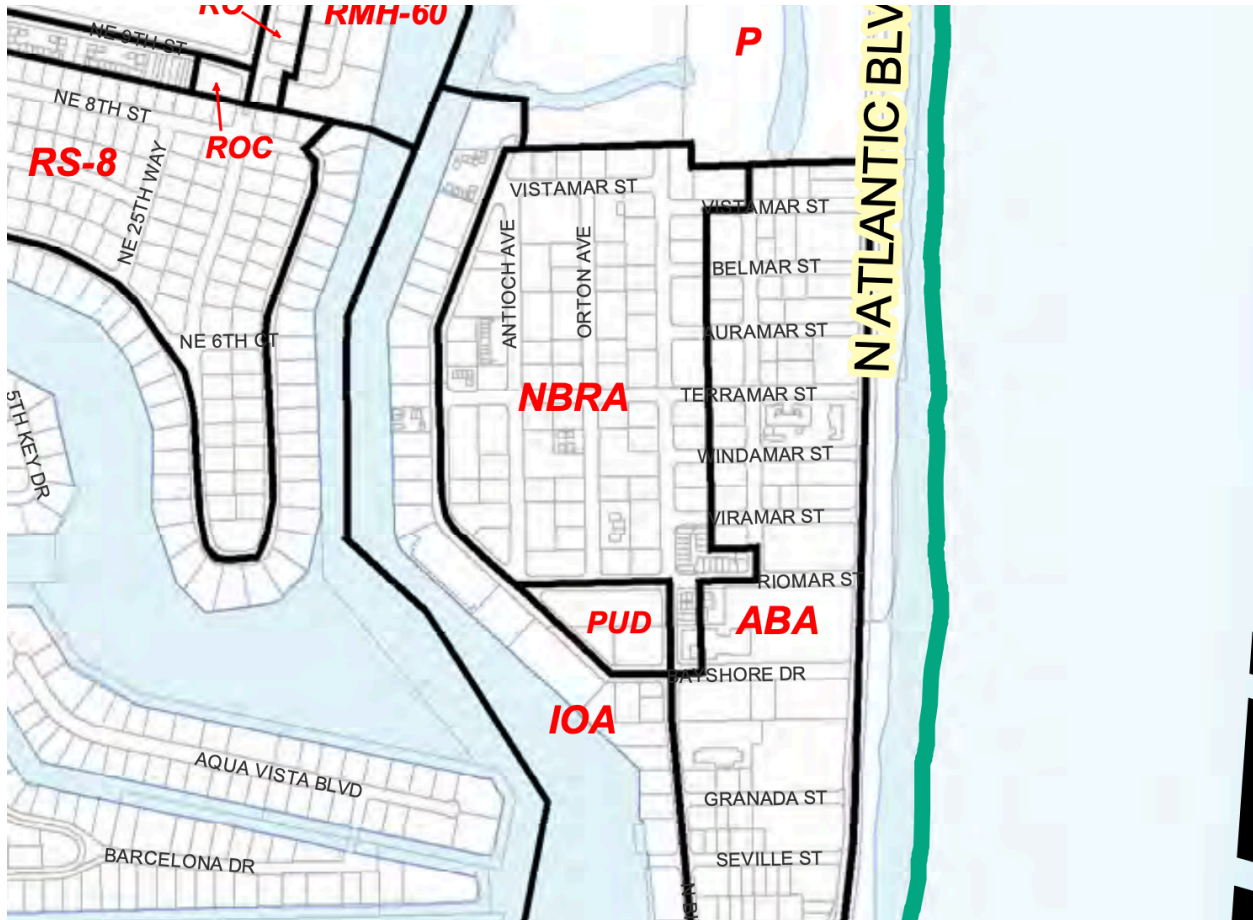
Kristine Ziedina

Master of Historic Preservation Program

Research Assistant, College of Design, Construction and Planning, University of Florida

Kristine's interest in the history of the built environment, especially modern architecture, is the result of her previous life and work experience. As an interior designer and project manager, she worked on real estate renovation projects in the Northern European country of Latvia. After relocating to the United States, Kristine enrolled at Pennsylvania State University, and in 2017 graduated with a Bachelor of Arts in American Studies. During the summer of 2017, Kristine attended the Preservation Institute Nantucket, where she gained knowledge of the theories and methodologies of international cultural heritage conservation, as well as deciding to pursue a degree in historic preservation. On May 2019, Kristine graduated from the University of Florida Historic Preservation Program with a Master of Historic Preservation. Her thesis *Screen Block and the Mid-century Built Environment of Florida* explored the history of the building material commonly known as breeze block, particularly its usage by South Florida architects, such as Edwin T. Reeder, Igor Polevitzky, Wahl Snyder, and Charles T. McKirahan. As a graduate assistant at UF, Kristine contributed to the study and report – *Florida's Mid-Century Modern Architecture (1945-1975)*, a statewide survey of significant modernist structures meeting the criteria for listing on the National Register of Historic Places. Through the second academic year Kristine participated in a state-wide survey of mid-century modern housing and evaluated architectural and cultural significance of more than hundred merchant-built neighborhoods in Southeast and Southwest Florida. For her post-graduate research Kristine is assisting Morris Hylton III, the Director of Historic Preservation and Associate Scholar at the University of Florida's College of Design, Construction and Planning. Professor Hylton's research focuses on preserving post-World War II modern architecture and resources. Kristine is collaborating with Professor Hylton on a book that will document the modern architecture of Florida at mid-century: *Florida's Mid-Century Modern Architecture: 100 Buildings, 100 Architects*.

Zoning Map



Site Plan

Legal description: The south one-half (S 1/2) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, Birch Ocean Front Subdivision No.2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida

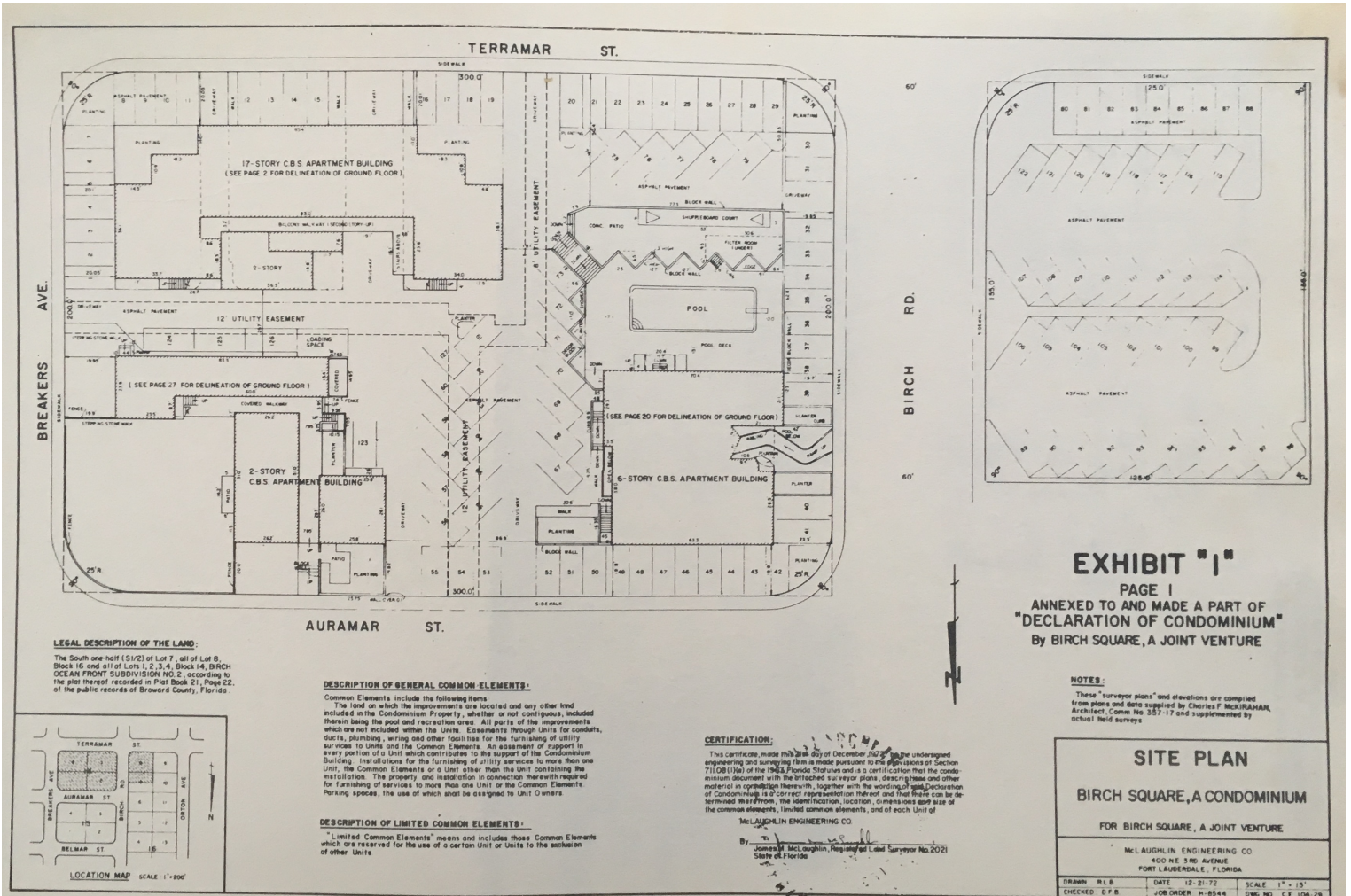


EXHIBIT "I"
 PAGE I
 ANNEXED TO AND MADE A PART OF
"DECLARATION OF CONDOMINIUM"
 BY BIRCH SQUARE, A JOINT VENTURE

NOTES:
 These "surveyor plans" and elevations are compiled from plans and data supplied by Charles F. MacFarland, Architect, Comm. No. 357-17 and supplemented by actual field surveys.

CERTIFICATION:
 This certificate made this 23rd day of December, 1972, by the undersigned engineering and surveying firm is made pursuant to the provisions of Section 717(08)(1)(a) of the 1965 Florida Statutes and is a certification that the condominium document with the attached survey plans, descriptions and other material is operative hereunto, together with the wording of said declaration of Condominium is a correct representation thereof and that there can be determined therefrom, the identification, location, dimensions and size of the common elements, limited common elements, and of each Unit of

McLAUGHLIN ENGINEERING CO.
 James H. McLaughlin, Registered Land Surveyor No. 2071
 State of Florida

SITE PLAN
BIRCH SQUARE, A CONDOMINIUM
 FOR BIRCH SQUARE, A JOINT VENTURE

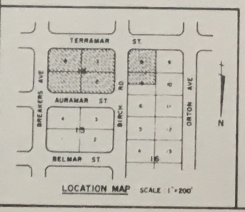
McLAUGHLIN ENGINEERING CO.
 400 N.E. 3RD AVENUE
 FORT LAUDERDALE, FLORIDA

DRAWN: RLB DATE: 12-21-72 SCALE: 1" = 15'
 CHECKED: D.F.B. ORDER: H-8544 DWG. NO. C.E. 104.28

LEGAL DESCRIPTION OF THE LAND:
 The South one-half (S 1/2) of Lot 7, all of Lot 8, Block 16 and all of Lots 1, 2, 3, 4, Block 14, BIRCH OCEAN FRONT SUBDIVISION NO. 2, according to the plat thereof recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida.

DESCRIPTION OF GENERAL COMMON ELEMENTS:
 Common Elements include the following items:
 The land on which the improvements are located and any other land included in the Condominium Property, whether or not contiguous, included therein being the pool and recreation area. All parts of the improvements which are not included within the Units. Easements through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to Units and the Common Elements. An easement of support in every portion of a Unit which contributes to the support of the Condominium Building. Installations for the furnishing of utility services to more than one Unit, the Common Elements or a Unit other than the Unit containing the installation. The property and installation in connection therewith required for furnishing of services to more than one Unit or the Common Elements. Parking spaces, the use of which shall be assigned to Unit Owners.

DESCRIPTION OF LIMITED COMMON ELEMENTS:
 "Limited Common Elements" means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units.



VIII. Appendixes

Appendix 1 Birch Square Condominium, List of Owners

On August 14, 2019, Broward County Property Appraiser lists owners of 119 individual units:

http://www.bcpa.net/RecSearch.asp?URL_Sort=Folio&URL_Seq=100&URL_SubFolio=504201BC

Folio Number	Owner Name	Property Address
504201BC0010	MARTINEZ, LUIS F	3003 TERRAMAR STREET 201
504201BC0020	MOORE, PAUL F & JOANNE B	3003 TERRAMAR STREET 202
504201BC0030	PSLS PROPERTIES LLC	3003 TERRAMAR STREET 203
504201BC0040	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 204
504201BC0050	FCP-BIRCH 205 LLC	3003 TERRAMAR STREET 205
504201BC0060	NORRA STRAND LLC	3003 TERRAMAR STREET 301
504201BC0070	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 302
504201BC0080	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 303
504201BC0090	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 304
504201BC0100	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 305
504201BC0110	NORRA STRAND LLC	3003 TERRAMAR STREET 401
504201BC0120	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 402
504201BC0130	FRY, BRUCE E	3003 TERRAMAR STREET 403
504201BC0140	PSLS PROPERTIES LLC	3003 TERRAMAR STREET 404
504201BC0150	FIGUEIREDO, ANTONIO	3003 TERRAMAR STREET 405
504201BC0160	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 501

504201BC0170	GUILLAUME, PHYLLIS H/E BROWN, BARBARA	3003 TERRAMAR STREET 502
504201BC0180	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 503
504201BC0190	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 504
504201BC0200	PESCE, DANILO	3003 TERRAMAR STREET 505
504201BC0210	LINDSAY, A THOMAS STREET, JOHN B JR	3003 TERRAMAR STREET 601
504201BC0220	ABREU, GERARD ANDREW	3003 TERRAMAR STREET 602
504201BC0230	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 603
504201BC0240	VCP5 CORP	3003 TERRAMAR STREET 604
504201BC0250	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 605
504201BC0260	RUDOLPH, RONALD	3003 TERRAMAR STREET 701
504201BC0270	LEE, CHIH HSIN	3003 TERRAMAR STREET 702
504201BC0280	NORRA STRAND LLC	3003 TERRAMAR STREET 703
504201BC0290	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 704
504201BC0300	MUELLER, MARK N	3003 TERRAMAR STREET 705
504201BC0310	HANCOCK, HAROLD D	3003 TERRAMAR STREET 801
504201BC0320	STANFORD, GREGORY G & KORNSPAN, MARK L	3003 TERRAMAR STREET 802
504201BC0330	TIMKO, JOHN I & SUSAN C	3003 TERRAMAR STREET 803
504201BC0340	FCP-BIRCH 804 LLC	3003 TERRAMAR STREET 804
504201BC0350	BUHLER, NELSON J	3003 TERRAMAR STREET 805
504201BC0360	SERNA, CRISTOBAL D SUCHAND, ANTHONY A	3003 TERRAMAR STREET 901
504201BC0370	DLZHP LLC	3003 TERRAMAR STREET 902
504201BC0380	PESCE, DANILO	3003 TERRAMAR STREET 903

504201BC0390	LAMPNER, MARTIN & ELANORE	3003 TERRAMAR STREET 904
504201BC0400	NORRA STRAND LLC	3003 TERRAMAR STREET 905
504201BC0410	LYNCH, WILLIAM & ANNA M	3003 TERRAMAR STREET 1001
504201BC0420	J ALBERT CALUSSO TR CALLUSO, J ALBERT TRSTEE	3003 TERRAMAR STREET 1002
504201BC0430	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1003
504201BC0440	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1004
504201BC0450	SMITH, RODGER SMITH, ROSALIE	3003 TERRAMAR STREET 1005
504201BC0460	PAUL S FARROW REV TR FARROW, PAUL S TRSTEE	3003 TERRAMAR STREET 1101
504201BC0470	MOULTON, ANDREW J	3003 TERRAMAR STREET 1102
504201BC0480	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1103
504201BC0490	GIOVANNI CHIODI REV TR CHIODI, GIOVANNI TRSTEE	3003 TERRAMAR STREET 1104
504201BC0500	FLYNN, CHARLES L JR	3003 TERRAMAR STREET 1105
504201BC0510	NESBITT, MARYROSE	3003 TERRAMAR STREET 1201
504201BC0520	HUTT, WILLIAM A	3003 TERRAMAR STREET 1202
504201BC0530	ELIAS TERRAMAR PROPERTIES LLC	3003 TERRAMAR STREET 1203
504201BC0540	KATHLEEN A GILLULY REV TR GILLULY, KATHLEEN A TRSTEE	3003 TERRAMAR STREET 1204
504201BC0550	RUDOLPH, RONALD	3003 TERRAMAR STREET 1205
504201BC0560	OLIMAR LLC	3003 TERRAMAR STREET 1401
504201BC0570	SPEAR, JOHN S	3003 TERRAMAR STREET 1402
504201BC0580	SUSAN E O'CONNOR LIV TR O'CONNOR, SUSAN E TRSTEE	3003 TERRAMAR STREET 1403
504201BC0590	WILLIAMS, JAMES	3003 TERRAMAR STREET 1404
504201BC0600	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1405

504201BC0610	BARTON, JAMES	3003 TERRAMAR STREET 1501
504201BC0620	NESBITT, MARYROSE	3003 TERRAMAR STREET 1502
504201BC0630	NESBITT, MARYROSE	3003 TERRAMAR STREET 1503
504201BC0640	ANATHAN, ROBERT PETER	3003 TERRAMAR STREET 1504
504201BC0650	NEILS, SCOTT	3003 TERRAMAR STREET 1505
504201BC0660	WILLIAM C JAMOUNEAU TR JAMOUNEAU, WILLIAM C TRSTEE	3003 TERRAMAR STREET 1601
504201BC0670	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1602
504201BC0680	CROWLEY, MICHAEL J	3003 TERRAMAR STREET 1603
504201BC0690	FERNANDEZ, ELOY J H/E FERNANDEZ, SVETLANA	3003 TERRAMAR STREET 1604
504201BC0700	CARBONARA, DONNA L	3003 TERRAMAR STREET 1605
504201BC0710	CAMPBELL, WILLIAM FRANCIS	3003 TERRAMAR STREET 1701
504201BC0720	SUNSCAPE GROUP LLC	3003 TERRAMAR STREET 1702
504201BC0730	CANEPA, RICARDO L LE BANHARA CANEPA, ISABELLA	3003 TERRAMAR STREET 1703
504201BC0740	GARRIGAN, RAYMOND C	3003 TERRAMAR STREET 1704
504201BC0750	MONTALBANO, FLORENCE A FLORENCE A MONTALBANO TR	3003 TERRAMAR STREET 1705
504201BC0760	VCP5 CORP	600 N BIRCH ROAD 201H
504201BC0770	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 202H
504201BC0780	DOLAN, SHAWN M & RODRIGUEZ, ROBERT M	600 N BIRCH ROAD 203H
504201BC0790	SUNSCAPE LLC	600 N BIRCH ROAD 205H
504201BC0800	OREMAN, JAY & KISSEE, JOHN	600 N BIRCH ROAD 206H
504201BC0810	MERMET, STEPHANE	600 N BIRCH ROAD 301H
504201BC0820	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 302H

504201BC0830	DEVLIN, BRUCE & DEVLIN, JANET	600 N BIRCH ROAD 303H
504201BC0840	NORRA STRAND LLC	600 N BIRCH ROAD 304H
504201BC0850	NORRA STRAND LLC	600 N BIRCH ROAD 305H
504201BC0860	LISOWSKI, WILLIAM	600 N BIRCH ROAD 306H
504201BC0870	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 401H
504201BC0880	KREZMIEN, LAWRENCE D LE KREZMIEN, CHAD LAWRENCE	600 N BIRCH ROAD 402H
504201BC0890	TCHIVIDJIAN, ANGHEL	600 N BIRCH ROAD 403H
504201BC0900	NORRA STRAND LLC	600 N BIRCH ROAD 404H
504201BC0910	DINNOCENZI, PAUL	600 N BIRCH ROAD 405H
504201BC0920	CLARK, JEFFREY DAHL, KURT	600 N BIRCH ROAD 406H
504201BC0930	DEAN A CRAWFORD REV LIV TR CRAWFORD, DEAN A TRSTE	600 N BIRCH ROAD 501H
504201BC0940	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 502H
504201BC0950	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 503H
504201BC0960	GUTKOWSKI, JOSEPH M	600 N BIRCH ROAD 504H
504201BC0970	FALCONE, SALVATORE A & FALCONE, RACHEL G	600 N BIRCH ROAD 505H
504201BC0980	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 506H
504201BC0990	REDASIGN SPACES LLC	600 N BIRCH ROAD 601H
504201BC1000	COTUGNO, MARK T	600 N BIRCH ROAD 602H
504201BC1010	LOVAS, ISTVAN LOVAS, MILKA	600 N BIRCH ROAD 603H
504201BC1020	SMITH, DANIEL ALAN & TIFFANY, SHERWOOD DAZELL	600 N BIRCH ROAD 604H
504201BC1030	CONNELLY, THOMAS R THOMAS R CONNELLY REV TR	600 N BIRCH ROAD 605H
504201BC1040	MCQUIRE, HOLLY L	600 N BIRCH ROAD 606H

504201BC1050	TALERICO, GREG T	600 N BIRCH ROAD 701H
504201BC1060	SUNSCAPE LLC	600 N BIRCH ROAD 702H
504201BC1070	VCP5 CORP	600 N BIRCH ROAD 703H
504201BC1080	SUNSCAPE GROUP LLC	600 N BIRCH ROAD 704H
504201BC1090	NORRA STRAND LLC	600 N BIRCH ROAD 705H
504201BC1100	VCP5 CORP	600 N BIRCH ROAD 706H
504201BC1110	FCP - COTTAGE LLC	609 BREAKERS AVENUE 1T
504201BC1120	GIBBONS, CHADWICK	609 BREAKERS AVENUE 2T
504201BC1130	VAGENAS, JAMES B	609 BREAKERS AVENUE 3T
504201BC1140	COLE, ANDREW G	609 BREAKERS AVENUE 4T
504201BC1150	SUNSCAPE GROUP LLC	609 BREAKERS AVENUE 5T
504201BC1160	ZELTMAN, F JOLINE	609 BREAKERS AVENUE 6T
504201BC1170	CAPUTO, NICOLA & EDDA % CARMELA FRAZIERO	609 BREAKERS AVENUE 7T
504201BC1180	SUNSCAPE GROUP LLC	609 BREAKERS AVENUE 8T
504201BC1190	SUNSCAPE GROUP LLC	609 BREAKERS AVENUE 9T

VII. Photographs



*Image 1: Birch Terrace, North Façade, Looking South
Photo: Morris Hylton III, April 19, 2019*



*Image 2: Birch Terrace, East Façade, Looking North East
Photo: Morris Hylton III, April 19, 2019*



*Image 3: Birch Terrace, South Façade, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 4: Birch Terrace, West Façade, Looking South-East
Photo: Morris Hylton III, April 19, 2019*



*Image 5: Birch House North and West Façade, Looking South-East
Photo: Morris Hylton III, April 19, 2019*



*Image 6: Birch House, West Façade, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 7: Birch House, Main Entrance, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 8: Birch House, Main Entrance Looking North-West
Photo: Morris Hylton III, April 19, 2019*



*Image 9: Birch House, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 10: Birch House, Main Entrance Looking West
Photo: Morris Hylton III, April 19, 2019*



*Image 11: Birch House, Ornamental Screen Block, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 12: Birch House, North Facade Looking South-East
Photo: Morris Hylton III, April 19, 2019*



*Image 13: Birch House, East Façade Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 14: Birch House, South Façade, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 15: Birch Tower, South and East Façade, Looking North-West and Up
Photo: Morris Hylton III, April 19, 2019*



*Image 16: Birch Tower South Façade, Looking North West
Photo: Morris Hylton III, April 19, 2019*



*Image 17: Birch Tower, South Façade, Looking East
Photo: Morris Hylton III, April 19, 2019*



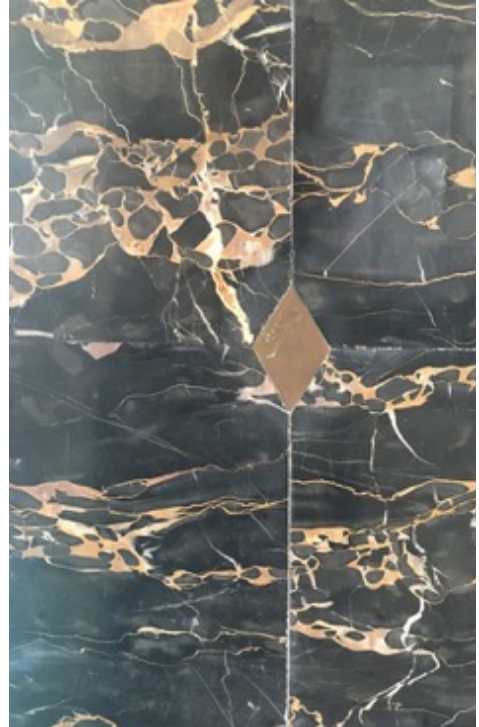
*Image 18: Birch Tower, Lobby, South and West Wall,
Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 19: Birch Tower, Lobby, West Wall,
Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 20: Birch Tower, Lobby East Wall, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 21: Birch Tower, Lobby, Marble Detail
Photo: Morris Hylton III, April 19, 2019*



*Image 22: Birch Tower, Lobby, West and South Walls, Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 23: Birch Tower Lobby, Elevator Door,
Looking North-East
Photo: Morris Hylton III, April 19, 2019*



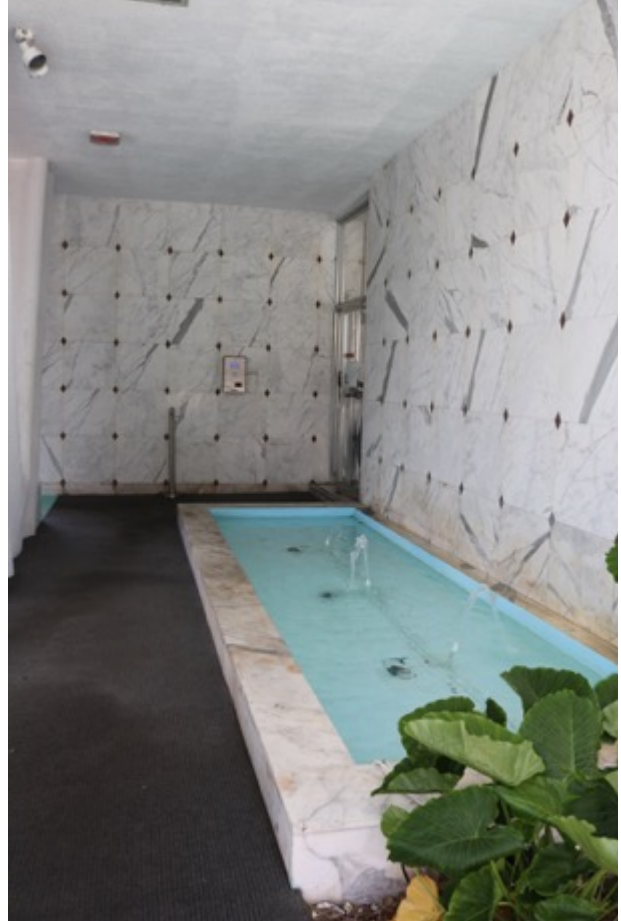
*Image 24: Birch Tower, Lobby,
Bronze Detail
Photo: Morris Hylton III, April 19, 2019*



*Image 25: Birch Tower, Lobby, Post Box Area, Looking West
Photo: Morris Hylton III, April 19, 2019*



*Image 26: Birch Tower, Lobby, South Wall,
Looking South-West
Photo: Morris Hylton III, April 19, 2019*



*Image 27: Birch Tower, Main Entrance,
Looking North
Photo: Morris Hylton III, April 19, 2019*



*Image 28: Birch Tower, North Façade, Looking South
Photo: Morris Hylton III, April 19, 2019*



*Image 29: Birch Tower, North Façade, Balcony, Looking North- East
Photo: Morris Hylton III, April 19, 2019*



*Image 30: Birch Tower, North Stairs, Looking North-East
Photo: Morris Hylton III, April 19, 2019*



*Image 31: Birch Tower, North Façade,
Precast Concrete Railings, Looking South and Up
Photo: Morris Hylton III, April 19, 2019*



*Image 32: Birch Tower, North Façade,
Balcony and Exterior Stairs,
Looking North- West
Photo: Morris Hylton III, April 19, 2019*



*Image 33: Birch Tower, North Façade, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 34: Birch Tower, West Façade, Looking East
Photo: Morris Hylton III, April 19, 2019*



*Image 35: Birch Square, Recreation Area, Looking East and Down
Photo: Morris Hylton III, April 19, 2019*



*Image 36: Birch Square, Recreation Area,
Looking North-West
Photo: Morris Hylton III, April 19, 2019*



*Image 37: Birch Square, Parking Lots,
Looking North-West
Photo: Morris Hylton III, April 19, 2019*

Appendix 2

Birch Square - Setting

Historic relationships between buildings and open space, prominent presence within neighborhood.



Birch Square - Character Defining Architectural Features

Birch Terrace

Geometrical volume



Flat roof



Textured wall



Eyebrow-type sunshades



U-shaped balcony

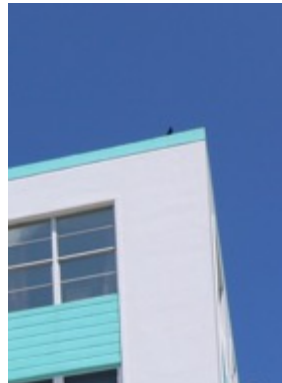


Birch House

Geometrical volume



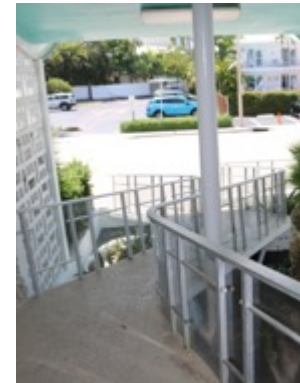
Flat roof



Prominent canopy



Elevated entrance



Transparency



Birch Tower

Geometrical volume



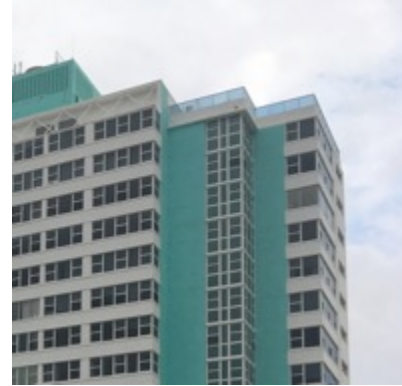
Elevated building mass



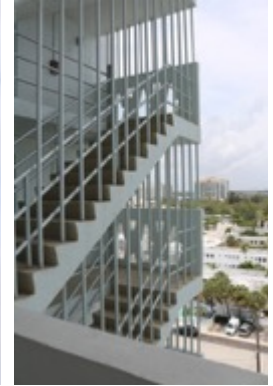
Emphasis of horizontality



Roof terraces



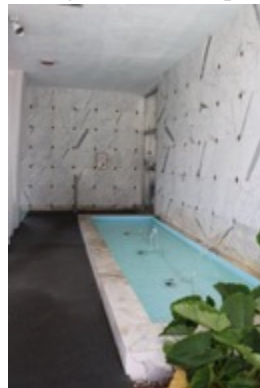
Open stairs



Exterior walkways



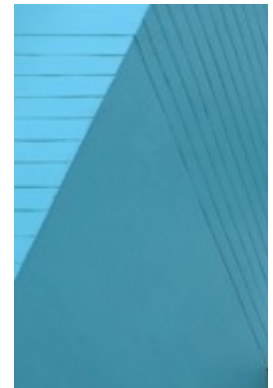
Integrated landscape



Transparency



Textured surfaces



Birch Square – Historic Building Materials

Birch Terrace

Slumped brick



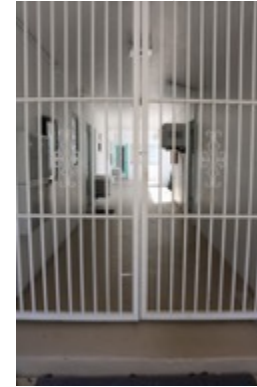
Aluminum windows



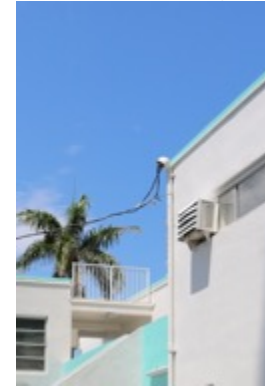
Stucco



Metal gate



Metal railings



Birch House

Concrete screen block



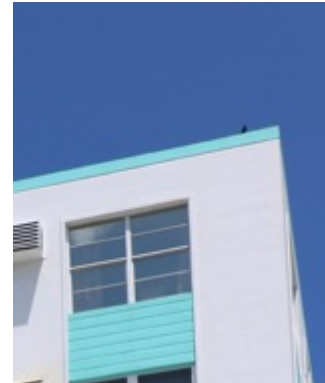
Keystone



Aluminum railings



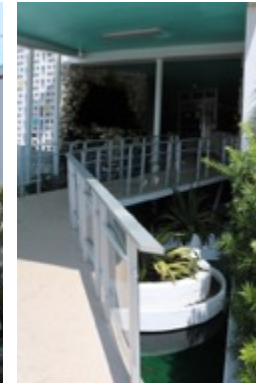
Stucco



Curtain wall



Planters



Birch Tower

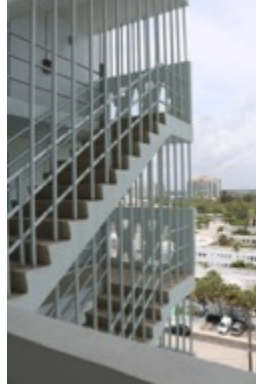
Concrete *pilotis*



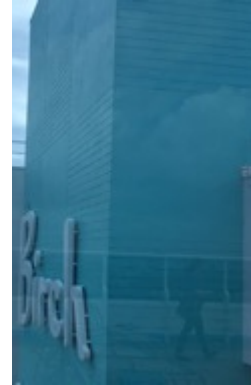
Glass surfaces



Metal railings



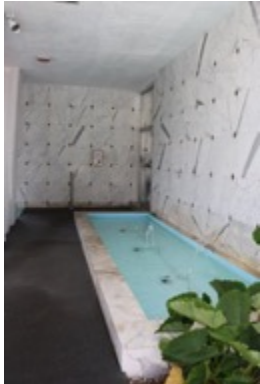
Scored stucco



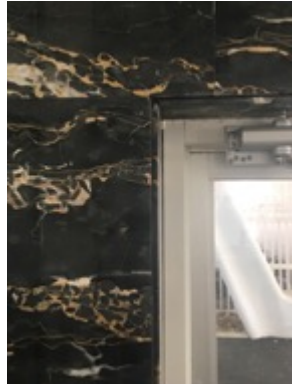
Concrete panels



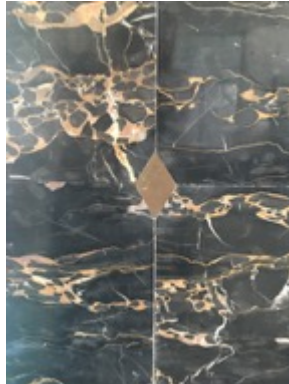
White marble



Brown marble



Brass inserts



Signage



Signage



Birch Tower

Aluminum frames



Bronze doors



Bronze mailboxes



Marble column





Site Address	3003 TERRAMAR STREET #1001, FORT LAUDERDALE FL 33304	ID #	5042 01 BC 0410
Property Owner	LYNCH, WILLIAM & ANNA M	Millage	0312
Mailing Address	3003 TERRAMAR ST #1001 FORT LAUDERDALE FL 33304	Use	04
Abbr Legal Description	BIRCH SQUARE CONDO UNIT 1001 BIRCH TOWERS PER CDO BK/PG: 5160/422		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$32,930	\$296,400	\$329,330	\$329,330	
2019	\$32,930	\$296,400	\$329,330	\$329,330	\$5,670.74
2018	\$32,430	\$291,860	\$324,290	\$324,290	\$5,395.66

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$329,330	\$329,330	\$329,330	\$329,330
Portability	0	0	0	0
Assessed/SOH 18	\$329,330	\$329,330	\$329,330	\$329,330
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$279,330	\$304,330	\$279,330	\$279,330

Sales History			
Date	Type	Price	Book/Page or CIN
1/20/2017	SWD-Q-DS	\$324,900	114180671
5/11/2016	CET-D	\$163,100	113713452
1/13/2012	CET-T	\$100	48505 / 1427
5/24/2006	WD	\$400,000	42097 / 1411
7/5/2005	WD	\$360,000	40089 / 694

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		1300
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	3003 TERRAMAR STREET #1002, FORT LAUDERDALE FL 33304	ID #	5042 01 BC 0420
Property Owner	SUNSCAPE GROUP LLC	Millage	0312
Mailing Address	501 N BIRCH RD STE 3 FORT LAUDERDALE FL 33304	Use	04
Abbr Legal Description	BIRCH SQUARE CONDO UNIT 1002 BIRCH TOWERS PER CDO BK/PG: 5160/422		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$23,840	\$214,570	\$238,410	\$238,410	
2019	\$23,840	\$214,570	\$238,410	\$217,290	\$4,491.59
2018	\$23,480	\$211,290	\$234,770	\$197,540	\$4,080.62

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$238,410	\$238,410	\$238,410	\$238,410
Portability	0	0	0	0
Assessed/SOH	\$238,410	\$238,410	\$238,410	\$238,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$238,410	\$238,410	\$238,410	\$238,410

Sales History			
Date	Type	Price	Book/Page or CIN
9/17/2019	WD-Q	\$270,000	116058027
4/28/2010	WD-T	\$100	47069 / 904
6/8/2009	WD-Q	\$215,000	46313 / 910
4/1/2009	WD-D	\$175,000	46097 / 1506
6/28/2005	WD	\$270,000	40087 / 1302

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		860
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	3003 TERRAMAR STREET #1003, FORT LAUDERDALE FL 33304-4038	ID #	5042 01 BC 0430
Property Owner	SUNSCAPE GROUP LLC	Millage	0312
Mailing Address	501 N BIRCH RD #3 FORT LAUDERDALE FL 33304	Use	04
Abbr Legal Description	BIRCH SQUARE CONDO UNIT 1003 BIRCH TOWERS PER CDO BK/PG: 5160/422		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$23,700	\$213,280	\$236,980	\$236,980	
2019	\$23,700	\$213,280	\$236,980	\$195,390	\$3,181.51
2018	\$23,330	\$210,010	\$233,340	\$191,750	\$2,989.47

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$236,980	\$236,980	\$236,980	\$236,980
Portability	0	0	0	0
Assessed/SOH	\$236,980	\$236,980	\$236,980	\$236,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$236,980	\$236,980	\$236,980	\$236,980

Sales History			
Date	Type	Price	Book/Page or CIN
6/24/2019	DRR-T	\$100	115979909
6/24/2019	WD-T	\$100	115966453
4/19/2019	WD-Q	\$270,000	115755827
1/27/2016	QCD-T	\$71,300	113489999
7/18/2003	QCD	\$100	35741 / 1681

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		859
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	3003 TERRAMAR STREET #1004, FORT LAUDERDALE FL 33304-4038	ID #	5042 01 BC 0440
Property Owner	SUNSCAPE GROUP LLC	Millage	0312
Mailing Address	501 N BIRCH RD #3 FORT LAUDERDALE FL 33304	Use	04
Abbr Legal Description	BIRCH SQUARE CONDO UNIT 1004 BIRCH TOWERS PER CDO BK/PG: 5160/422		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$23,840	\$214,570	\$238,410	\$234,020	
2019	\$23,840	\$214,570	\$238,410	\$212,750	\$4,437.83
2018	\$23,480	\$211,290	\$234,770	\$193,410	\$4,032.09

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$238,410	\$238,410	\$238,410	\$238,410
Portability	0	0	0	0
Assessed/SOH	\$234,020	\$238,410	\$234,020	\$234,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$234,020	\$238,410	\$234,020	\$234,020

Sales History			
Date	Type	Price	Book/Page or CIN
1/19/2011	WD-Q	\$115,000	47684 / 186
9/20/2000	WD	\$83,000	30883 / 542
			5268 / 536

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		860
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								



Site Address	3003 TERRAMAR STREET #1005, FORT LAUDERDALE FL 33304-4038	ID #	5042 01 BC 0450
Property Owner	SMITH, RODGER SMITH, ROSALIE	Millage	0312
Mailing Address	5818 WYNGATE DR BETHESDA MD 20817-2556	Use	04
Abbr Legal Description	BIRCH SQUARE CONDO UNIT 1005 BIRCH TOWERS PER CDO BK/PG: 5160/422		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$31,790	\$286,070	\$317,860	\$317,860	
2019	\$31,790	\$286,070	\$317,860	\$304,810	\$6,063.74
2018	\$31,300	\$281,690	\$312,990	\$277,100	\$5,516.41

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$317,860	\$317,860	\$317,860	\$317,860
Portability	0	0	0	0
Assessed/SOH	\$317,860	\$317,860	\$317,860	\$317,860
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$317,860	\$317,860	\$317,860	\$317,860

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD-Q	\$275,000	112323723			
4/10/2007	WD-Q	\$325,000	43942 / 521			
5/13/2004	WD	\$273,000	37629 / 822			
1/13/2004	PRD	\$215,000	36816 / 1855			
			5275 / 850			
				Adj. Bldg. S.F.		1300
				Units/Beds/Baths		1/2/2
				Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
1								