



Resurvey of the Sailboat Bend Historic District

Frequently Asked Questions

An updated survey of the Sailboat Bend Historic District (SBHD) was conducted to identify any changes that have occurred in the district since the last Architectural Resource Survey was completed in 2009. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources, as required because of the City of Fort Lauderdale's designation as a Certified Local Government (CLG).

The following objectives are proposed to implement the findings of the resurvey:

- Assign a "Contributing" or "Non-Contributing" status to all structures within the SBHD; and
- Amend Section 47-17, SBHD, of the ULDR so that it is consistent with the changes to the "Administrative Certificate of Appropriateness" review process set forth in Section 47-24.11, of the ULDR; and
- To update the "Material and design guidelines" in Section 47-17, SBHD, of the ULDR.

The following "Frequently Asked Questions" were composed to help neighbors understand the proposed changes.

What is an Architectural Resource Survey?

An Architectural Resource Survey is the identification, research, and documentation of buildings, sites, and structures in the City of Fort Lauderdale that includes an evaluation of the architectural style, structural integrity, and character for each building within a specified boundary.

Why are Architectural Resource Surveys needed?

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions. They also help document the City's history, which contributes to the repository of historical information in the event a structure is demolished in the future. It is typical to reassess historic districts periodically, usually every ten years, to maintain an inventory of designated historic resources, as required because of the City of Fort Lauderdale's designation as a Certified Local Government (CLG).

How is an Architectural Resource Survey conducted?

While the methodology within each survey may vary and the degree of information provided may depend on the type of survey conducted, the efforts typically include background research, a field survey where each building is photographed, and evaluation of each building.

What does "Contributing Property" or "Non-Contributing Property" mean?

Both definitions are standard within historic preservation ordinances throughout the country. They enable a historic district to have a status assigned to each property that signifies its significance. A "contributing property" is one that adds to the qualities of a historic district and is typically defined in a period of significance statement included in the historic designation that identifies time periods, architectural styles, and related historical associations. A "non-contributing property" does not add to the qualities for which the area is designated.

Who decides whether my building is assigned a "Contributing" or "Non-Contributing" status?

Qualified planners and consultants make determinations regarding a building's status. Both planners and consultants working on the survey meet the Secretary of the Interior's Professional Qualification Standards (https://www.nps.gov/history/local-law/arch_stnds_9.htm) for Architectural History or Historic Architecture, which are requirements maintained by the National Park Service in the United States Department of the Interior. If a status for each building is to be adopted for the SBHD, an amendment to the historic district would need to be reviewed and approved by the Historic Preservation Board, the Planning and Zoning Board, and the City Commission.

How will assigning a "Contributing" or "Non-Contributing" status affect my property?

Assigning contributing or non-contributing status to each building would provide clarification as to which properties are intended for future preservation and rehabilitation. The review process for properties identified as contributing would not change from standards applied to all structures within the SBHD today. Properties identified as non-contributing would still be subject to the historic preservation ordinance but may have more lenience for exterior alterations to existing buildings in the review process.

How will an amendment to the Sailboat Bend Historic District Ordinance affect my property?

Through the assignment of contributing and non-contributing status to all structures within the district, it is anticipated that there will also be recommendations for updates to the ordinance to differentiate between each status and modifications to the material and design guidelines. Additionally, while there are typically some consistencies between contributing and non-contributing properties regarding materials, site improvements, scale, and massing – the same level of review applied to contributing properties to assess potential adverse effects to historic architectural features – may not be applied to non-contributing properties.

What is the timeline for this project?

Following an initial period of public review and commenting, a draft of the Architectural Resource Survey Report, proposed assignment of contributing and non-contributing statuses, as well as a proposed amendment to the SBHD ordinance will be presented to the Historic Preservation Board and to the Planning and Zoning Board for recommendations, and ultimately the City Commission for adoption.

What is the period of significance for the historic district?

Each property is being evaluated for its historic significance as part of the updated architectural resource survey. Properties are being evaluated through field observations of existing conditions, data in the City's GIS system, original permits (when available), and past permits. An updated Period or Periods of Significance will be finalized when the draft of the architectural resource survey is complete.

Will a non-contributing building have to follow the same regulations as a contributing building?

Yes, however non-contributing properties would not undergo the same level of review as contributing properties when assessing potential adverse effects to historic architectural features. For any projects such as demolition, new construction, or major alterations and additions to non-contributing properties, the applicant would need to submit those requests to the Historic Preservation Board.

What criteria are used to make a determination of a “contributing” or “non-contributing” status?

The survey was conducted, and data was collected in the field through observation of existing conditions, existing data in the City's GIS system, original permits (when available), and past permits. A Contributing or Non-Contributing status is assigned based on collected data and a property's evaluation of significance, which includes a determination of architectural integrity. For more information on the process to conduct a local architectural resource survey, review the National Register of Historic Places Guidelines for Local Surveys: A Basis for Preservation Planning [Part 1](#) and [Part 2](#), or visit <https://www.nps.gov/subjects/nationalregister/publications.htm>

Do I have any input on the status of “contributing” or “non-contributing” assigned to my property?

If a property owner or member of the community has factual information to be taken into consideration such as photographs, architectural plans, or permits, those materials may be submitted for review and incorporation into a final draft prior to public hearings. If a property owner disagrees with the status assigned to their property in the initial draft of the Architectural Resource Survey, they can request a status adjustment during the public hearing.

Where can I get more information on this project?

You may visit the Historic Preservation section on the City website at fortlauderdale.gov or contact Trisha Logan, Historic Preservation Planner and Historic Preservation Board Liaison, by email at tlogan@fortlauderdale.gov or by phone at 954-828-7101.

For additional information about these efforts and to view the proposed text, visit

<https://www.fortlauderdale.gov/departments/sustainable-development/urban-design-and-planning/historic-preservation>.