

II. OBJECTIVES AND DEFINITIONS

Objectives

To implement the findings of this resurvey, the following objectives were set forth:

- 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 ability to classify buildings within the SBHD as either “Contributing” or “Non-Contributing”, is a critical component in this current survey. The goal of a historic district is to recognize the remaining resources that convey the evolution of the city, and which are now so scarce that special protections are warranted. By recognizing the SBHD, the City Commission finds it a public purpose to assist in the protection of those properties deemed “Contributing.”

Properties located within the boundary of the SBHD are subject to an administrative process to monitor conditions in the district and to review requests for building permits. This administrative process includes a professional review to determine whether or not any alterations proposed to the structures or sites in a building permit are sensitive to, and consistent with the standards set forth in the SBHD Ordinance and in the City of Fort Lauderdale’s Historic Preservation Design Guidelines.

When a building with the SBHD has been deemed “Contributing” additional weight of the review is placed on retaining its architectural integrity in style, scale, and materials. Because “Contributing” buildings have been determined to evidence original characteristics of design, the objective in the review process is to decide whether the actions requested will or will not destroy, or irretrievably alter, important original features. If a proposed alteration to the structure is not visible from the right-of-way and agrees with the Historic Preservation Design Guidelines as well as the SBHD Ordinance, the Historic Preservation Planner may be able to review and approve the request at an administrative level. If the request is visible from the right-of-way or may have a substantial impact on the architectural features of the structure, the request will require the review by the Historic Preservation Board (HPB).

When a building within the SBHD has been deemed “Non-Contributing” it suggests that either the building is of a more recent construction date, or that the qualities of the original architecture have over time, been so altered to have caused a loss in the building’s ability to convey its original historic design. The administrative review for “Non-Contributing” buildings is therefore scrutinized much less with allowances outlined in the SBHD Ordinance for material changes. Similar to the process outlined above for “Contributing” properties, if a proposed alteration to a “Non-Contributing” property agrees with the Historic Preservation Design Guidelines as well as the SBHD Ordinance the Historic Preservation Planner may be able to review and approve the request at an administrative level. For requests that are visible from the right-of-way, an administrative level review may require an application with a 15-day call-up period. If the request is visible from the right-of-way and may have a substantial impact on the structure such as a large addition, the request will require review by the HPB. Requests for complete demolition and new construction of “Non-Contributing” properties always require review by the HPB.

Definitions

The following definitions for a Contributing Property and a Non-Contributing Property are taken from Section 47-24.11 "Historic designation of landmarks, landmark site or buildings and certificate of appropriateness" of the Unified Land Development Regulations. Other words defined below are specific to the practice of historic preservation and are contained within the Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended, and shall be applied within this report. Any other words not defined shall be interpreted by their common and ordinary meaning.

Contributing Property. A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.

Non-contributing Property. A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.

Period of Significance. The length of time when a property was associated with important events, activities, person, or its physical characteristics. The period of significance usually begins with a date when significant activities or events took place thereby giving the property its historic significance. This is frequently the actual construction date of the historic resource.

Vacant lots were identified by their present use: Park; Parking Lot; and Vacant Lot.