

III. SAILBOAT BEND HISTORIC DISTRICT BACKGROUND

The SBHD was created in 1988 by action of the City Commission with boundaries that encompassed the lower Southeast corner of the current district. These original boundaries included the New River boundary to the south, SW 2nd Street to the north, SW 11th Avenue to the west, and SW 7th Avenue to the east.

The 1985 Survey

This original 1988 designation was sought by the "Historic Committee" of the Sailboat Bend Civic Association that was formed in 1986 in response to an Architectural and Historical Survey of Fort Lauderdale: Original Town Limits that was compiled by Historic Property Associates in 1985. Within the acknowledgements of this survey report, the author credits "the persistence and hard work of residents and organization of that [Fort Lauderdale's] community..."¹

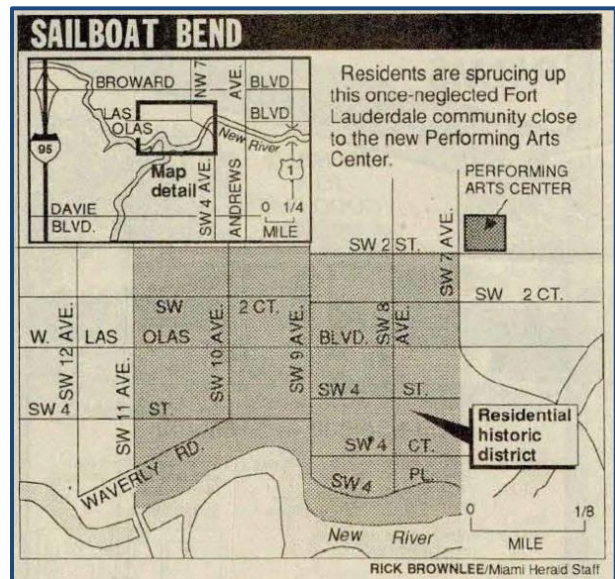


Figure 1: Original Historic District Boundaries (1988)²

As part of the 1985 survey, the original Sailboat Bend Historic District was identified as an area eligible for local designation, providing the following description:

Bryan Subdivision Area located immediately to the west of the current historic district, this section of Fort Lauderdale, in addition to the New River Inn area, is one of the most historically and architecturally significant early twentieth century mixed use neighborhoods within the original city limits. Not only was it one of the first to develop, it also contains the best and most extensive collection of Boom-period Mediterranean Revival architecture in the survey area. Bryan Subdivision area is roughly bounded by West Broward Boulevard, the New River, Southwest 5th Avenue, and Southwest 9th Avenue.

The 1991 Survey

Between 1989 through 1991, a study of Sailboat Bend was conducted through a Neighborhood Master Plan program by planning consultant Duany Plater-Zyberk (DPZ) who were hired by the Sailboat Bend Civic Association. This study covered a larger area using the New River boundary to the west and to the south, West Broward Boulevard to the north and Southwest 7th Avenue to the East with the intent to "analyze the district and recommend new zoning which would address the needs of the community."³ A summary report of this study was prepared in 1991 by the Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Master Plan Committee of the Sailboat Bend Civic Association entitled the "Sailboat Bend Historic District Study" (SBHD Study).

¹ Historic Property Associates. "Architectural and Historical Survey of Fort Lauderdale: Original Town Limits." St. Augustine, Florida. 1985.

² Sheridan, Terry. "Sailboat Bend Fort Lauderdale Birthplace Reborn." *The Miami Herald*. Miami, Florida. January 13, 1991. Section J, Page 1.

³ "Sailboat Bend Historic District Study." Historic District Committee and Land Use/Zoning Subcommittee of the Neighborhood Master Plan Committee of the Sailboat Bend Civic Association. 1991.

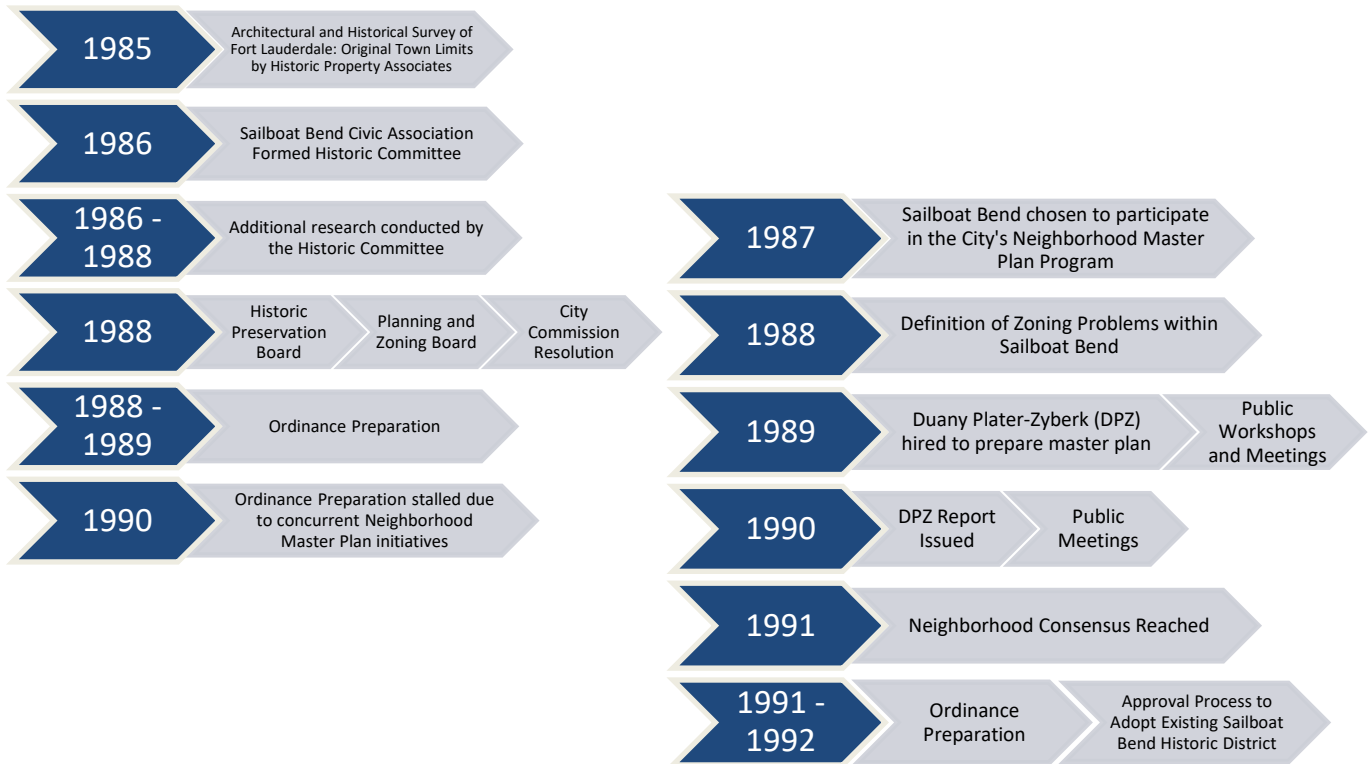
Within the SBHD Study, structures built prior to 1940 were identified as the most significant to the district. A caveat was included stating that if a structure was built later, (specifically in the 1940s-1950s) it could be considered "significant" if it had "appearance" of those in the previous decade. The SBHD Study states: "we have chosen the date of 1940 because the Second World War interrupted development, and structures built during the post-war development boom are markedly different from those of the pre-war years." The 1940 date also marked a period of time for properties that were 50-years and older, a common method of defining a historic context and establishing a period of significance.



Figure 2: Current Sailboat Bend Historic District Boundary

The study's Statement of Significance was, in part, that, "Sailboat Bend is the oldest extant working-class community in Fort Lauderdale, perhaps in South Florida, with the majority of pre-1940 residences dating from 1900-1925..." The SBHD and its now current boundaries were approved by the City Commission in 1992 under Ordinance No. C-92-49. In approving the SBHD, the City Commission found that the application and documentation submitted, which included the SBHD Study, met the criteria for its designation as a historic district.

TIMELINE FOR ADOPTION OF THE SAILBOAT BEND HISTORIC DISTRICT



The 2009 Survey

In 2009, an Architectural Resource Survey of the SBHD⁴ was initiated to identify contributing and non-contributing structures and went further to identify structures that were classified as “key contributing” and “compatible.” This survey applied the “50-years and older” guideline as a benchmark in identifying contributing structures. However, even if a building met the age requirement, the study failed to evaluate their architectural integrity. Architectural integrity means whether or not the property retains its original character-defining design features that have not been obscured by later alterations or additions.

Present Conditions—The 2018-2020 Survey

In 2018, another Architectural Resource Survey of the SBHD began to review present conditions. Through this survey effort, the basis of the historic significance of the designated historic district remains the same as originally intended i.e. that the neighborhood is a surviving example of the early community development of Fort Lauderdale. Buildings within the SBHD were evaluated not only as representative of a particular style, but also as they established the overall context as a pioneering, working class neighborhood. These standards were applied *in addition to* the customary “gauge” which is that: properties must be at least fifty years old or older in order to begin their evaluation as historic buildings. The 2009 study typically chose to catalog the significant structures as those constructed before 1959; correspondingly in 2020 the benchmark year moves forward to 1970.

Thus, by establishing a threshold for the date of construction and by evaluating the building’s physical condition as well as by applying the contextual significance established for this district, properties were identified as either “Contributing” or “Non-Contributing.” Those properties meeting the established criteria were classified as “Contributing” (to the character of the district); and those that could not, were classified as “Non-Contributing.”

In the 1991 survey, buildings dating from 1940 or older met the cutoff established by the fifty-year guideline. As the City of Fort Lauderdale has continued to grow and reflect now current trends in the 21st century, the fifty-year guideline move forward, so that buildings constructed from 1970 or earlier were evaluated for their ability to convey their architectural style and the then current trends. With the addition of these buildings, and taking into consideration their ability to convey the historic context of the SBHD, the overall Period of Significance has now been identified in this updated survey to be the period between 1910 to 1961.

⁴ Architectural Resources Survey, Sailboat Bend Historic District, City of Fort Lauderdale, Planning and Zoning Department, May 2009 (Revised September 2010). Compiled by Patricia Garbe-Morillo, Marilyn Rathbun, Delvis D. Anes, Donald D. Johnson, and Rollin Maycumber.