

IV. METHODOLOGY AND CRITERIA FOR EVALUATION

Methodology

Between January and March of 2018 an in-the-field survey was conducted to review the current conditions of the SBHD and to identify contributing and non-contributing structures. As data has been reviewed and analyzed additional site visits were conducted to collect additional information and updates were then made to the initial in-the-field survey.

The existing boundaries of the SBHD were re-surveyed. In setting up the in-the-field survey, maps were prepared to provide each parcel a number so that information collected in the field could be tracked. If a parcel contained more than one primary structure, they were typically sub-labeled (i.e. 3A, 3B, etc.). Within the Village of Sailboat Bend, groupings of structures containing multiple folios were labeled with one number.

After maps were prepared, surveyors photographed each structure to record existing conditions. These photographs were organized and labeled to coordinate with their address and assigned numbers for the purpose of this survey. Dates, addresses, and folios were taken from the Broward County Property Appraiser unless otherwise noted.

To collect data in the field, a digital survey was created using ArcGIS Survey 123. Fields included information about existing conditions, alterations, building materials, design features, and site features. Forms were initiated in the office to input a preliminary set of information based on photographs taken in the field and conditions visible through Google maps. Surveyors then visited the SBHD to record current conditions and verify information that was initially collected.

Data collected is stored within an ArcGIS Web Application, as well as through ArcGIS Survey 123. The ArcGIS Web Application provides an ability to show the survey locations spatially on maps. Data stored in ArcGIS Survey 123 allows for the analysis of various data collected through the use of charts and graphs.

The type of data that was collected as part of the Architectural Resource Survey includes:

<i>Building Number</i>	<i>Number of Residential Units</i>
<i>Folio Number</i>	<i>Number of Commercial Tenant Spaces</i>
<i>Year Built</i>	<i>Building Use</i>
<i>Address</i>	<i>Building Materials</i>
<i>Architect</i>	<i>Building Configuration</i>
<i>Architectural Style</i>	<i>Building Design Features</i>
<i>Building Square Feet</i>	<i>Site Features</i>
<i>Building Name (if applicable)</i>	<i>Fence Material</i>
<i>Existing Condition of Structure</i>	<i>Fence Height</i>
<i>Noticeable Alterations</i>	<i>Paving Material</i>
<i>Has the original building been demolished?</i>	<i>Roof Type and Material</i>
<i>Number of Stories</i>	<i>Window Type (With/Without Muntins)</i>

Criteria for Evaluation

Historic districts typically contain both contributing and non-contributing resources. Evaluations of significance for each property are conducted using data gathered through field observations of existing conditions; data such as folio numbers, parcel IDs, and dates of construction that are in the City's GIS system; original permits (when available); and past permits as well as consideration of the architectural integrity that is assessed for each structure. The evaluation of each structure was based on the overall analysis that combines the date of construction; the physical integrity of the structure; and the ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below:

Historic Context

Each property is evaluated for its relationship to the historic context established for this Architectural Resource Survey of the SBHD as described in Section VI below.

Dates of Construction

A majority of the dates of construction were determined utilizing data included within the Broward County Property Appraiser (BCPA) website. In select instances, further research was conducted utilizing Sanborn Maps as well as past building permits to determine whether the property was constructed at an earlier date.

Property Types

The survey revealed that during the period of significance, the area was comprised primarily of residential properties (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community.

Integrity

"Integrity" as used in the context of historic preservation refers to the physical character of a property. If the original characteristics of a building have been compromised (by additions or alterations) to the degree that the original design is no longer present, the building is deemed to have lost its integrity. National Register Bulletin #15, published by the National Park Service, which describes the "Seven Aspects of Integrity" was used to judge the level integrity for buildings. The "Seven Aspects of Integrity" are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.