



Memorandum

Memorandum No: 23-019

Date: March 1, 2023

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager

A handwritten signature in red ink, appearing to be 'G. Chavarria', written over the 'From:' line.

Re: Proposed Redevelopment of Contributing Properties in a Potential Historic District – 3013 and 3019 Harbor Drive

This memorandum is to inform you that the Development Services Department (DSD) has received a Development Review Committee (DRC) Site Plan Level III application (UDP-S23002) for the redevelopment of properties located at 3013 and 3019 Harbor Drive. Included in the proposed redevelopment project is complete demolition of two existing structures and construction of a new residential building.

These properties were identified as contributing properties in a potential historic district in a 2017 Architectural Resource Survey of Central Beach. These properties and the surrounding area have been documented through a Florida Master Site File (FMSF) Historic Resource Group Form (FMSF Number: BD04463).

Although these properties were identified as contributing properties in a potential historic district, several properties within the boundaries of the potential district have been demolished since the survey was completed. In the original survey, 12 properties were identified as contributing to the district and six properties were identified as non-contributing. Due to the demolitions that have occurred and another pending new development application, the potential historic district would no longer be eligible for designation with only seven of the original contributing properties remaining. If the proposed new development projects are approved there would be four contributing properties left.

As part of the DRC process, comments have been provided to the applicant asking, that prior to demolition of this structure, to provide color photos of the exterior and interior of the structure to update the FMSF documentation that is held by the State of Florida's Historic Resources Division.

The DRC comments were provided in accordance with City of Fort Lauderdale's Comprehensive Plan, Historic Preservation Element Goal 1, Objective HP 1.2: Resource Identification, Policy HP 1.2.3. that state applications within the development review process will be monitored for adverse effects to architecturally, archaeologically, and culturally significant resources. Additionally, per the Certified Local Government (CLG) Agreement that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.11.D.8, The City Commission may call an emergency meeting to review a threat to a property that has not yet been designated by the city, but appears to be eligible for designation.

Pursuant to State Statute 166.033, the DRC application for redevelopment must be deemed approved, approved with conditions, or denied within 180 days of completeness determination which occurred on January 23, 2023. The DRC meeting is scheduled for February 14, 2023, and the 180-day review period expiration will occur on July 22, 2023.

Attachments:

1. Florida Master Site File (FMSF) form for Harbor Drive Historic District.
 2. 2017 Central Beach Survey - Harbor Drive
 3. Updated Map of Harbor Drive
- c: Anthony G. Fajardo, Assistant City Manager
Susan Grant, Assistant City Manager
D'Wayne M. Spence, Interim City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
Department Directors
CMO Managers

CHANGE OF STATUS, Version 3.1, 5/03 Site #8 BD4463
Florida Master Site File Date This Form Completed (date of status change is below) 6/3/2015

DHR Staff Only

Reporter Ginny Jones DHR Not DHR: Give organization, address, phone, email:

- Site File file number KNOWN (provide): _____
 Site File file number NOT KNOWN (attach map and complete next three lines)
Resource Name _____
TRS: Township ___ N/S Range ___ E/W Section: ___
Other location info: _____

CHANGE IN PHYSICAL CONDITION (write date before each applicable change, omit day &/or month if exact date unknown; describe change as suggested; give DHR file number or attach documentation)

- ___/___/___ Altered without reference to the Secretary's Standards--describe: _____
___/___/___ Correction of address, map, or TRS (Give old & corrected info) _____
___/___/___ Restored to historical condition as of _____ (year)
___/___/___ Moved to new site (attach map)--new address: _____
___/___/___ Approved for demolition--by (authority): _____
___/___/___ Demolished (structures/bridges only)- _____
___/___/___ Accidentally destroyed--cause: _____
___/___/___ Disturbed (archaeological)--describe: _____
___/___/___ Human remains--ANY evidence? Describe: _____

DHR only-INVOLVEMENT IN PRESERVATION PROGRAMS (write earliest date this property involved)

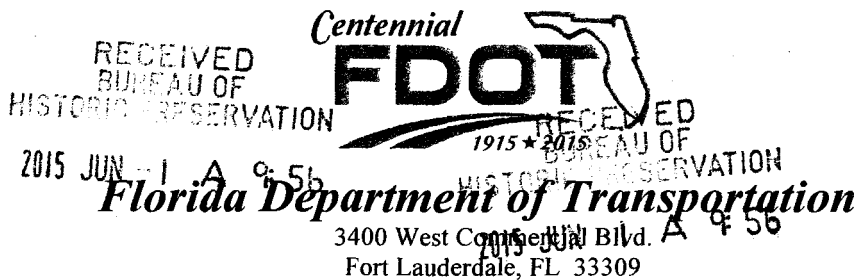
- ___/___/___ Ad valorem tax relief (Give CLG, BHP/CR file #): _____
___/___/___ Section 106 review (BHP/CR file #): _____
___/___/___ Chapter 267 FS review (BHP/CR file #): _____
___/___/___ Federal investment tax credit (BHP/APS file #): _____
___/___/___ Acquisition & development grant (BHP/Grants file #): _____
___/___/___ FS 872, unmarked human remains encountered _____
___/___/___ 1A32, state lands permit (BAR/AR file #): _____
___/___/___ CARL, conservation lands project (BAR/AR file #): _____

DHR only-CHANGE IN EVALUATION (write date before each applicable change)

- ___/___/___ Listed in National Register of Historic Places (Give NRIS#, federal id #) _____
___/___/___ Officially removed from the National Register of Historic Places (NRIS#, federal id) _____
___/___/___ Keeper: eligible ineligible
6/2/2015 SHPO: eligible ineligible (SHPO office, file #) 2015-2588
___/___/___ Opinion of technical DHR staff, not through 106 process--justification required per Director:
 eligible ineligible insufficient information - Explanation: _____

- ___/___/___ Rehabilitated to Secretary's Standards (SHPO office, file #) _____
___/___/___ Local register or landmark commission: eligible ineligible CLG non-CLG
Name, address of local register: _____

DOCUMENTATION attached already in Site File, specify file no _____



RICK SCOTT
GOVERNOR

JIM BOXOLD
SECRETARY

2015 MAY 12 PM 3:39

May 6, 2015

Mr. Luis Lopez
U.S. Department of Transportation
Federal Highway Administration
400 W. Washington Street, Suite 4200
Orlando, FL 32801

Subject: Request for Review
Cultural Resources Assessment Survey (CRAS)
State Road (SR) A1A from East of Mercedes River Small Bridge to SR 838/Sunrise
Boulevard
Financial Management #: 430601-1-58-01-01
Broward County, Florida

Dear Mr. Lopez:

The Florida Department of Transportation, District Four (FDOT D4) is proposing improvements to SR A1A from east of Mercedes Bridge to SR 838/Sunrise Boulevard in Broward County. Some improvements are also proposed along Sunrise Boulevard from the Intracoastal Waterway to SR A1A. The improvements include milling and resurfacing, minor widening, sidewalk reconstruction and updated signage.

The archaeological field survey included a pedestrian survey of the archaeological Area of Potential Effect (APE). No subsurface testing could be conducted due to the presence of existing pavement, sidewalks, buried utilities, and areas that have been severely disturbed by previous road-building. A search of the Florida Master Site File (FMSF) identified two archaeological sites within or adjacent to the archaeological APE. Ft. Lauderdale Beach (8BD1) is intersected by the proposed improvements, although the FMSF form for this resource states that most of the site's integrity may have been destroyed. Despite this, it is possible that some components may remain under beach sand and beneath modern structures and roads. The FMSF also notes that human burials were reported to have been recovered from the site vicinity. Mooney's Cove (8BD4405) is also intersected by the archaeological study area and consists of the location of a historic marina and cove. Neither of the sites have been evaluated by the SHPO regarding National Register eligibility. FDOT proposes that ground disturbing

Cultural Resources Assessment Survey

SR A1A

FM 430601.1

activities in the project area be monitored by a professional archaeologist on a periodic basis, and that an unanticipated finds plan be developed that includes procedures to be taken in the event that unanticipated finds, including human remains, are encountered during construction.

The CRAS identified a total of 23 historic resources within the project APE, 14 of which are previously recorded (8BD1099, 8BD1724, 8BD1811, 8BD2152, 8BD4461–8BD4464, 8BD4776, 8BD4484, 8BD4485, 8BD4492, 8BD4493, 8BD4503), and nine of which are newly recorded (8BD5244–8BD5252). One of the previously recorded historic resources, Bonnet House (8BD1099), is currently listed in the National Register. However, the only parcel within the National Register boundaries for this resource is located along Sunrise Boulevard and now contains a non-historic hotel. There are multiple parcels within the National Register boundaries for this resource, and the main parcel on which the Bonnet House sits is *not* within the historic APE. As the current National Register boundaries for the Bonnet House do extend all the way out to Sunrise Boulevard, the Bonnet House is included within this survey despite the large distance between the parcel within the APE and the historic house. Three previously recorded historic resources have been determined eligible for inclusion in the National Register by the SHPO: Lauderdale Beach Hotel–8BD1724, Hugh Taylor Birch House–8BD2152, and Sunrise Lane Historic Commercial District–8BD4461. One newly recorded historic resource is also considered individually eligible for the National Register: Sheraton Yankee Trader/Westin Hotel (8BD5248).

Three previously recorded potential historic districts are also considered National Register–eligible: Birch Estates Historic District (8BD4462), Harbor Drive Historic District (8BD4463), and Lauderdale-Del-Mar Historic District (8BD4464). An additional four previously recorded resources are considered eligible for the National Register as part of this study, but have not been evaluated by the SHPO: Jolly Roger Hotel/Sea Club Resort (8BD4484), Manhattan Tower (8BD4485), Spring Tide Coops (8BD4492), and Sheraton Yankee Trader/Westin Hotel (8BD5248). The Jolly Roger Hotel/Sea Club Resort (8BD4484) is also a contributing resource to the Birch Estates Historic District. Sheraton Yankee Trader/Westin Hotel (8BD5248) is contributing to the Lauderdale-Del-Mar Historic District.

Twelve historic resources are individually ineligible for inclusion in the National Register (8BD1811, 8BD4493, 8BD4503, 8BD4776, 8BD5244–8BD5247, and 8BD5249–8BD5252). However, five of these 12 individually ineligible resources are contributing to historic districts. Splish Splash (8BD4503), The Barber's Bar (8BD5246) and 3116 E Sunrise Boulevard (8BD5247) are all contributing to the Sunrise Lane Historic District. Avalon Waterfront Inn (8BD4493) is contributing to the Birch Estates Historic District, and Harbor Beach Inn (8BD5250) is contributing to the Harbor Drive Historic District.

The results of this CRAS indicate that the proposed improvements will not have an adverse effect on any significant historic resources, including the individual resources as well as the historic districts and contributing resources within the districts. The improvements are minor and include milling and resurfacing of SR A1A from east of Mercedes Bridge to SR 838/Sunrise Boulevard, and SR 838/Sunrise

Cultural Resources Assessment Survey

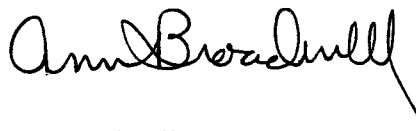
SR A1A

FM 430601.1

Boulevard from the Intracoastal Waterway to SR A1A. The minor widening of SR A1A just east of Mercedes Bridge and at Sunrise Boulevard from the entrance to Hugh Taylor Birch State Park to SR A1A is not located adjacent to any significant historic resources. The other improvements such as the rebuilding of sidewalk ramps, new pavement markings, and updated signs are also very minor. FDOT requests your concurrence with this determination.

If you have questions regarding the subject project, please contact me at 954-777-4325, or Lynn Kelley at 954-777-4334.

Sincerely,



Ann Broadwell
Environmental Administrator
FDOT - District 4

Enclosures

Cc: Anson Sonnet – District Four
Project File

Cultural Resources Assessment Survey

SR A1A


FM 430601.1

The FHWA finds the attached Cultural Resources Assessment Report complete and sufficient and approves / does not approve the above recommendations and findings.

The FHWA requests the SHPO's opinion on the sufficiency of the attached report and the SHPO's opinion on the recommendations and findings contained in this cover letter and in the comment block below.

FHWA Comments:

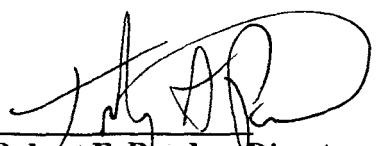
FHWA concurs with the report provided that the following note is included in the plans: "At least 48 hour notice should be provided before ground disturbing activities so that an archaeological monitor can be present. Archaeological monitoring will then proceed at the discretion of the archaeological monitor in coordination with the FDOT cultural resources liaison and the SHPO (as applicable)."

for

David C. Hawk
Acting Division Administrator
Florida and Puerto Rico Divisions
Federal Highway
Administration

5-28-2015

Date

The Florida State Historic Preservation Officer finds the attached Cultural Resources Assessment Report complete and sufficient and concurs with the recommendations and findings provided in this cover letter for SHPO/DHR Project File Number 2015-2588.


Robert F. Bendus, Director
Division of Historical Resources
and State Historic Preservation Officer

6/2/15

Date

Please forward to this office any monitoring report produced for this project.

Original
 Update



RESOURCE GROUP FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # BD4463
Recorder# _____
Field Date 9/5/08
Form Date 9/5/08

NOTE: Use this form to document districts, landscapes and building complexes as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated to the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

Historic district (NR category "district"): buildings and NR structures only: NO archaeological sites

Archaeological district (NR category "district"): archaeological sites only: NO buildings or NR structures

Mixed district (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)

FMSF building complex (NR category usually "building(s)"): multiple buildings in close spatial and functional association

Designed historic landscape (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)

Rural historic landscape (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)

Linear resource (NR category usually "structure"): Linear resources are a special type of rural historic landscape and can include canals, railways, roads, etc.

Resource Group Name HARBOR DRIVE HISTORIC DISTRICT Multiple Listing [DHR only] _____
 Project Name CENTRAL BEACH HISTORIC SITES SURVEY FMSF Survey # 15677
 National Register Category (please check one): building(s) structure district site object
 Linear Resource Type (if applicable): canal railway road other (describe): _____
 Ownership: XX private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign
 unknown

LOCATION & MAPPING

Address (if applicable, include N,S,E,W; #, St., Ave., etc.) See attached sheets

City/Town (within 3 miles) Fort Lauderdale In Current City Limits? yes no unknown
 County or Counties (do not abbreviate) BROWARD
 Name of Public Tract (e.g., park) _____
 1) Township 42 Range 60 Section 42 ¼ section: NW SW SE NE Irregular-name: _____
 2) Township 50S Range 42E Section 12 ¼ section: NW SW SE NE Irregular-name: _____
 3) Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 4) Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 USGS 7.5' Map Name(s) & Date(s) (boundaries must be plotted on attached photocopy of map; label with map name and publication date) _____
 Everglades Port Everglades
 Plat, Aerial, or Other Map (map's name, originating office with location) _____
 Landgrant _____

Verbal Description of Boundaries (description does not replace required map) The district is bound on the north and west sides by the Intracoastal Waterway. On the south by buildings on the south side of Harbor Drive. And portions of the west boundary front on A1A. The remaining western boundary is formed by the property line of the more recent Sheraton hotel.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ____/____/____ <input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Keeper – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)	Date ____/____/____ Init. _____ Date ____/____/____ Date ____/____/____

HISTORY & DESCRIPTION

Construction date: 1950-1956 (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)
Architect/Designer (last name first): Multiple Builder (last name first): _____
Total number of individual resources included in this Resource Group: # of contributing 15 # of non-contributing 2
Time period(s) of significance (for prehistoric districts, use archaeological phase name and approximate dates; for historical districts, use date range(s), e.g. 1895-1925)
Mid-twentieth Century, Post WWII
Narrative Description (National Register Bulletin 16A pp. 33-34; fit a summary into 3 lines or attach supplementary sheets if needed) The Harbor Drive District is a distinct enclave of one to two story buildings in the Mid-Century Modern architectural style. All are hotels and apartments. They are significant in the architectural and developmental history of the central beach area of Fort Lauderdale as the City became a tourist mecca following World War II.

RESEARCH METHODS (check all that apply)

X FMSF record search (sites/surveys) X library research X building permits X Sanborn maps
 FL State Archives/photo collection X city directory occupant/owner interview X plat maps
 property appraiser / tax records X newspaper files neighbor interview Public Lands Survey (DEP)
 cultural resource survey X historic photos interior inspection HABS/HAER record search
 other methods (specify) _____
Bibliographic References (use Continuation Sheet, give FMSF Manuscript # if relevant) See Attached Sheet _____

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? X yes no insufficient information
Potentially eligible as contributor to a National Register district? yes no insufficient information
Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.) _____
K- Key; C-Contributing; NC-Non-Contributing. See Attached Sheet. _____
Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
Important in the architectural, developmental history and the tourist industry in Ft. Lauderdale, Fl. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible:
For each separately maintained collection, describe (1) document type(s),* (2) maintaining organization,* (3) file or accession nos., and (4) descriptive information. _____
Periodicals, historic photos, archival files held at the Ft. Lauderdale Historical Society. Fort Lauderdale Buildings Dept. Records _____

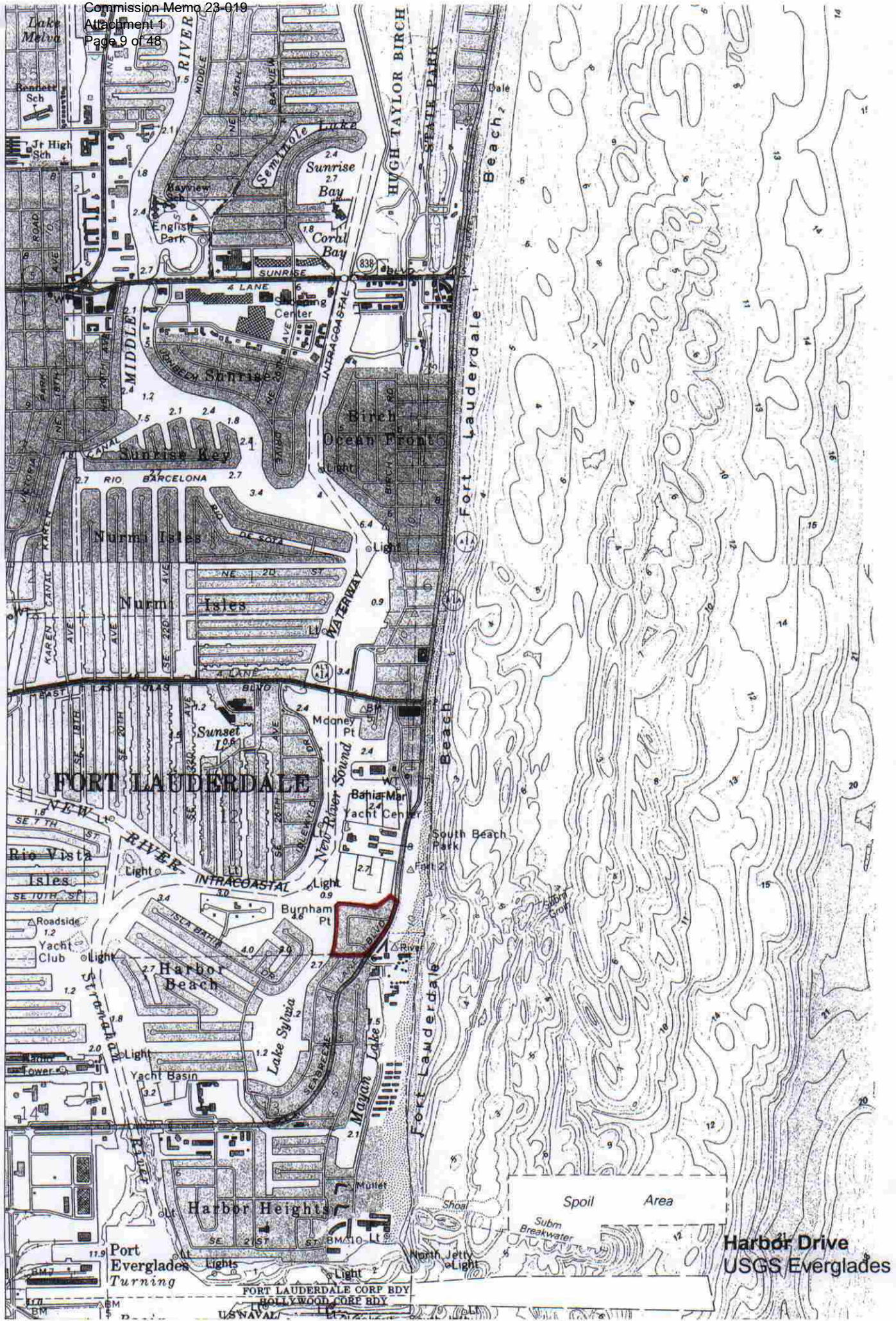
RECORDER INFORMATION

Recorder Name Pat Garbe Morillo, Preservation Planner III _____
Recorder Contact Information (Address / Phone / Fax / Email) Fort Lauderdale Planning and Zoning, 700 NW 19th Ave, Fort Lauderdale, Fl 33311 _____
954-828-8958, patriciag@fortlauderdale.gov _____
Recorder Affiliation _____

∂ PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED

Required Attachments

- **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**
- ≠ **TABULATION OF ALL INCLUDED RESOURCES** (name, EMSE #, contributing? Y/N, resource category, street address or township-range-section if no address)
- ≠ **PHOTOS OF GENERAL STREETScape OR VIEWS** (Optional: aerial photos, views of typical resources)
Photos may be archival B&W prints OR digital image files. If submitting digital image files, they must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Harbor Drive
USGS Everglades

FORT LAUDERDALE CORP BDY
HOLLYWOOD CORP BDY
USNAVAL

CENTRAL BEACH BIBLIOGRAPHY

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- "Birch Estates: Atlantic Boulevard, Fort Lauderdale, Florida." Brochure. *Decker Realty Co.* Published Decker Realty Co.
- "Birch Tower, County's Tallest to Open Today." *Miami Herald*. October 90, 1960. History Files s.v. "Hotels, Inns & Apartments: Various (Clippings 1)". Fort Lauderdale Historical Society.
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BD1726
- Fort Lauderdale City Permit Books: #6981. Fort Lauderdale Historical Society.
- Fort Lauderdale Hotel Directory and Guide*. 1966-1967. History Boxes s.v. "Hotels, Inns, Apartments." Manuscript Collection. Fort Lauderdale Historical Society.
- "Fort Lauderdale Manhattan Tower Apartment Hotel." *Hotel Website*. www.manhattantowerfl.com. Accessed 6/30/08.
- Greater Fort Lauderdale Superior Small Lodging*. Brochure. History Boxes s.v. "Hotels, Inns, Apartments." Manuscript Collection. Fort Lauderdale Historical Society.
- Historic Photos courtesy Fort Lauderdale Historical Society.
- Historic Sites Survey, City of Fort Lauderdale*. 1991.

History Files s.v. "Architecture: Architects Various; Francis Luis Abreu". Fort Lauderdale Historical Society.

History Files s.v. "Geography and Development Beach Area". Fort Lauderdale Historical Society.

Inventory of wahl Snyder Architectural Records. *Historical Museum of South Florida Website*. www.hmst.org/rc/guides/1989-040.htm. Accessed 7/18/08.

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Mclver, Stuart. "A House With Humor." *Fort Lauderdale News*. Jan 11, 1987.
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Nash, Eric P. and Randall C. Robinson Jr. *MiMo: Miami Modern Revealed*. San Francisco: Chronicle Books: 2004.

Plans and Architectural Drawings courtesy Fort Lauderdale Building Department.

Promotional Brochure for Bahia Cabana Hotel. C. 1955. Fort Lauderdale Historical Society.

Rathbun, Merylyn C. *Unpublished Memorandum to Historic Preservation Board of Fort Lauderdale*. January 2002.

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Central Beach Survey

SURVEY AND INVENTORY FORMS, Registration and Status Explanations:

- **NATIONAL HISTORIC LANDMARK:** Nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. <http://www.cr.nps.gov/nh/>
- **NATIONAL REGISTER of HISTORIC PLACES (NR):** the Nation's official list of cultural resources worthy of preservation. <http://www.cr.nps.gov/nr/about.htm>
- **DETERMINATION OF ELIGIBILITY:** A determination of Eligibility is issued by the Keeper of the National Register, National Park Service, Department of Interior. It is a formal certification that a property is eligible for registration on the National Register.
- **LOCAL DESIGNATION:** Denotes a property that is designated as a local historic site/district by the City's Historic Preservation Board or the City Commission.
- **OTHER DESIGNATION:** Denotes a property that has received any other historic designation
- **FLORIDA MASTER SITE FILE:** The Florida Master Site File is a paper file archive and computer database of recorded historic cultural resources in Florida registered at the State Office of Historic Preservation in Tallahassee.
- **LL ELIGIBLE:** Local Landmark Eligible.
- **NR ELIGIBLE:** National Register Eligible.

OTHER SURVEY NAME AND ID: Denotes a property that is part of a historic or architectural survey not otherwise listed on the base survey form

Central Beach Survey

Definitions of Significance (Architectural Districts)

K: Key Contributing: A little altered building which has special visual merit or historical importance; it can qualify for both individual local designation and meets the criteria for listing on the National Register of Historic Places.

C: Contributing: A building, site, structure, or object that adds to the historic architectural qualities, historic associations or archaeological values for which an architectural district is significant because a) it was present during the periods of significance, and possesses historic integrity reflecting its character at the time or is capable of yielding important information about the periods, or b) it possibly may qualify for local designation independently and may meet the National Register criteria.

NC: Non-Contributing: A building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which an historic district is significant because a) it was not present during the period of significance (infill and new construction), or b) due to alterations, disturbances, additions, or other changes, and not independently meet the standards for local designation or the National Register criteria.

Other Abbreviations:

LM: Individual Landmark Sites

NR: National Register of Historic Places

FMSF: Florida Master Site File number

Period Styles found in Central Beach

Mediterranean Revival

The Mediterranean Revival style was popular throughout Florida during the Boom of the 1920s. The style evokes romantic images of the Mediterranean region, especially Italian, Venetian and Moorish themes from southern Spain. Applied Spanish baroque decoration is generously used around openings, balconies, and cornices. Parapets, twisted columns, pediments, and other classical details also are frequently used. Arches are often featured. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.

Tropical Art Deco

South Florida's Tropical Art Deco style is a melding of 1920s Art Deco and 1930s Streamline Moderne. Art Deco, essentially a modernization of the 19th century Beaux Arts style, celebrated early 20th century advances in technology through emphasis on verticality and stylized ornamentation that appeared machine-made. Streamline Moderne reflected the fascination with speed and aerodynamics that emerged in the 1930s. Building forms evoke 'streamlined' locomotives and ocean liners. In contrast to Deco, horizontality was celebrated through simplified forms with rounded corners devoid of much applied decoration, banded windows, and racing stripes. In mid-1930s South Florida, the two styles were blended into a unique regional genre that is typified by "eyebrow" ledges over the windows, nautical motifs such as porthole windows, relief panels and etched glass depicting tropical scenes featuring palms, flamingos, pelicans, and sea life.

Neoclassical Revival

Also referred to as Colonial Revival, Neoclassical Revival enjoyed a surge in popularity after the opening of Colonial Williamsburg and the premier of *Gone With the Wind* in the late 1930s. Gabled roofs, porticos, shutters and classically inspired columns are typical.

Moderne

Immediately after World War II, in response to the growing awareness of the austere, functional International Style, Tropical Art Deco evolved into a stripped-down, rectilinear form referred to as Moderne.

Modern Vernacular

After 1950, as the country emerged from the War-time economy, local architects incorporated modernistic forms into the South Florida vernacular of modest block and stucco construction. The anti-decorative canon of the International Style was often subverted through the use of abstract stucco relief patterns, decorative railings, grille block, beanpoles, thin horizontal masonry cantilevers and vertical fins.

Wrightian Modern

Frank Lloyd Wright, through his creation of a Modern American style, had an enormous influence on the architecture of the 1950s. Architectural pattern books allowed architects far and wide to employ such Wrightian motifs as gabled facades, stone pylons and built-in planters.

Iconic Modernism

Iconic Modernism can be found throughout the U.S., however, Central Beach's large concentration of Mid-century Modern architecture includes a wide array of the iconic motifs of the 1950s, such as butterfly roofs, pylons, ships and Worlds Fairs pavilions.

Subtropical Modernism

Subtropical Modernism adapted the International Style to the hot, humid climate of South Florida. As in the Bauhaus, there is no decoration. Instead, architects employed a myriad of sun protection devices such as wide eaves, wooden louvers, concrete brise-soleils and intricate metal sun grilles. Buildings were laid out to make the most of natural ventilation.

Compiled by Randall Robinson

Fort Lauderdale Historic Site Survey
HARBOR DRIVE

County of Broward, Florida

District Form

Department of Planning and Zoning
Site #: D-3

Site Name: HARBOR DRIVE	Development Period: 1950 to 1956	Legal Description: _____
Street Address: __Harbor Drive	Physical Condition: Excellent	Type: Hotels, Apartments
Remaining Historic Fabric: 98%	Neighborhood: _Harbor Drive	Zip Code: 33316
Local Place Name: Harbor Dr.	County: Broward	

of Properties: Key Contributing 5 Contributing 10 Non-Contributing 2 Total: 17

Registrations and Status Dates

Date and ID Number

National Historic Landmark: <input type="checkbox"/>	Other Survey Name and ID:
National Register: <input type="checkbox"/>	Florida Master Site File: <input type="checkbox"/>
Local Designation: <input type="checkbox"/>	LL Eligible: <input checked="" type="checkbox"/>
Other Designation:	NR Eligible: <input checked="" type="checkbox"/>
Determination of Eligibility: <input type="checkbox"/>	

Description:

The Harbor Drive Historic district has seventeen one, two and three story buildings located on both sides of Harbor Drive, numbers 3001-3086, and 1147 Seabreeze Blvd. Most of the 16 buildings date to between 1950-1956 and are apartments, coops, or hotels. Finer properties are Key Contributing to the district and ten buildings are ranked as contributing. Only two buildings are considered non-contributing. 3030 Harbor Drive (see CB-D3-7) is six stories and dates to the 1970s, and 3055 Harbor Drive (see CB-D-3-13) is a recent high-rise.

Harbor Drive curves along the eastern side of the Intracoastal Waterway and most of the properties front on the water. Mid Century Modern is the predominant architectural style and some examples are rather whimsical in conception and design (see D-3-3 & 6).

The buildings are in excellent condition and were primarily designed as apartments or hotels. Some of them such as the Harbor Club Coop (see D-3-14) are grouped in a zig-zag pattern enclosing a central pool and all the spacious units face the water-way. All parking lots are included on the property and there is some street parking. There are some sidewalks within the district.

SURVEYOR: Patricia Garbe Morillo

UPDATED:

District Form

Setting:

The Harbor Drive Historic District is a distinct enclave of buildings located in the very southern section of the present Central beach Survey area. It is located to the west of Atlantic Ocean, A1A, and the east side of the Intercostals Waterway. Harbor Drive curves to take advantage of the natural curve of the shoreline and forms a U-shaped street with two entrances on A1A. At the northern entrance is the landmark Bahia Cabana Hotel and Restaurant/Bar (see CB-D-3-1), built in 1955 just before the Yankee Clipper Hotel across the street on the beach (see CB-1).

History/Significance:

The architectural district on Harbor Drive represents an important collection of 1950s modern buildings in the developmental history of the Central Beach area. This section of the beach was undeveloped until the mid-20th century. Originally the government owned this property from the early 1900's until the late 1940s. This area was the site of the First House of Refuge at the turn-of-the-century and a Coast Guard Station was here until the end of World War II. In the late 1940s the city raised enough money through private donations to purchase the property and turned it into the Bahia Mar area. The Harbor Drive section of the beach opened for development upon the completion of the 17th Street Causeway connecting the southern part of the beach to the mainland in 1950.

Most of the buildings in the district were constructed soon after the roadway opened and building materials could be trucked into the area. Some of the architects such as Gerard Pitt were Miami-based **D-3-# 3 &6**) and others were from well-established firms in Fort Lauderdale (Hansen, Gamble, Pownall & Gilroy). They were all versed in the sub-tropical version of south Florida's international movement that moved stairwells to the exterior of the buildings and formed layout patterns that took advantage of air flow patterns in an era just before air conditioning (see **CB-D-3-14, the Harbor Club, 1953, designed by Morton Ironmonger**).

Bibliography:

SURVEYOR: Patricia Garbe Morillo

UPDATED:

CONTINUATION SHEET



Harbor Drive Architectural District

Central Beach Inventory List

District 3 / Harbor Drive Architectural District



Address: 3007 HARBOR DR
Style: Modern
LM:
NR:
Date: 1953
FMSF:
Stories: 2 to 3
Siding: Wood
Site #: D-3- 1
Rank: K
Name: Bahia Cabana
Architect: Platt Johnson **See Survey Form**



Address: 3012 HARBOR DR
Style: Trop. Modern
LM:
NR:
Date: 1952
FMSF:
Stories: 2
Siding: Concrete
Site #: D-3- 2
Rank: C
Name: Bahia Cabana
Architect: Lester Avery



Address: 3013 HARBOR DR
Style: Trop. Modern
LM:
NR:
Date: 1956
FMSF:
Stories: 3
Siding: Poured Concrete
Site #: D-3- 3
Rank: K
Name: Mar Vista Club
Architect: Gerard Pitt **See Survey Form**



Address: 3018 HARBOR DR
Style: Trop. Modern
LM:
NR:
Date: 1953
FMSF:
Stories: 2
Siding: Concrete
Site #: D-3- 4
Rank: C
Name: Days Inn
Architect: Gamble, Pownall & Gilroy



Address: 3019 HARBOR DR
Style: Modern
LM:
NR:
Date: 1951
FMSF:
Stories: 2
Siding: Concrete
Site #: D-3- 5
Rank: C
Name:
Architect: Theodore A. Meyer

District 3 / Harbor Drive Architectural District



Address: 3025 HARBOR DR
Style: Trop. Modern
LM:
NR:
Date: 1955
FMSF
Site #: D-3- 6
Stories 2
Rank: K
Siding: Concrete
Name: Villa Madrid
Architect: Gerard Pitt
See Survey Form



Address: 3030 HARBOR DR
Style:
LM:
NR:
Date: 1964
FMSF
Site #: D-3- 7
Stories 6
Rank: NC
Siding:
Name:
Architect: C. Edward Keiler



Address: 3037 HARBOR DR
Style: Trop. Modern
LM:
NR:
Date: 1953
FMSF
Site #: D-3- 8
Stories 2
Rank: C
Siding: Concrete
Name: Bahia Vista Apartment
Architect: Robert E. Hansen



Address: 3043 HARBOR DR
Style: Modern
LM:
NR:
Date: 1956
FMSF
Site #: D-3- 9
Stories 2
Rank: C
Siding: Concrete
Name: Balboa Club
Architect: Lester Avery



Address: 3048 HARBOR DR
Style:
LM:
NR:
Date: 1952
FMSF
Site #: D-3- 10
Stories 2
Rank: C
Siding: Concrete
Name: Motel Oceana Harbor
Architect: J. Richard Ogden Jr

District 3 / Harbor Drive Architectural District



Address: 3049 HARBOR DR
Style: Trop. Modern
LM:
NR:
FMSF
Date: 1951
Stories 2
Rank: C
Siding: Concrete
Name:
Architect: Little + Crawford



Address: 3054 HARBOR DR
Style: Trop. Modern
LM:
NR:
FMSF
Date: 1957
Stories 2
Rank: C
Siding: Concrete
Name:
Architect: Lester Avery



Address: 3055 HARBOR DR
Style:
LM:
NR:
FMSF
Date: c2006
Stories 20
Rank: NC
Siding: Concrete
Name:
Architect:



Address: 3073 HARBOR DR
Style: Trop. Modern
LM:
NR:
FMSF
Date: 1953
Stories 2 to 3
Rank: K
Siding: Concrete
Name: Harbor Club Co-op
Architect: Morton Ironmonger **See Survey Form**



Address: 3081 HARBOR DR
Style: Modern
LM:
NR:
FMSF
Date: 1951
Stories 3
Rank: C
Siding: Concrete/ Flagstone
Name:
Architect: Courtney Stewart

District 3 / Harbor Drive Architectural District



Address: 3086 HARBOR DR
Style: Modern
LM:
NR:
Date: 1950
FMSF
Site #: D-3- 16
Stories 2 to 3
Rank: C
Siding: Concrete
Name:
Architect: Gamble, Pownall & Gilroy



Address: 1147 SEABREEZE BLVD
Style: Modern
LM:
NR:
Date: 1950
FMSF
Site #: D-3- 17
Stories 2
Rank: C
Siding: Concrete
Name: Harbor Beach Inn
Architect: Lester Avery





REGISTER AT 3001 HARBOR DRIVE

600 BLISS

TOWAWAY ZONE

TOWAWAY ZONE





MAR VISTA
SOLD BY A REALTOR
PRIVATE

PRIVATE PASSAGE

PRIVATE PASSAGE

PRIVATE PASSAGE









15













3049

PRIVATE 1

2

PRIVATE 1

3

PRIVATE

4









THE HARBOR CLUB
3073











3086
BLARNEY CASTLE MOTEL

TOW-AWAY
ZONE
NO PARKING
IN THIS ZONE
EXCEPT AS
SPECIALLY PERMITTED BY
SIGNALS OR SIGNS
NIGHTWAY FORWARD, INC.
800-751-1111

TOW-AWAY
ZONE
NO PARKING
IN THIS ZONE
EXCEPT AS
SPECIALLY PERMITTED BY
SIGNALS OR SIGNS
NIGHTWAY FORWARD, INC.
800-751-1111







HARBOR DRIVE

MASTER LIST OF STRUCTURES SURVEYED

Building #	Folio	Yr Built (GIS)	Yr Built (2008)	Yr Built (Permit)	Status	FMSF	Address				Current Name	Historic Name	Architect	Style
1	504212240100	1954			Non-Contributing	BD04496	3001		Harbor	Drive	Bahia Cabana		Paul M. Bradley	Mid-Century Modern
2	504212240090	1955	1953		Contributing		3007		Harbor	Drive	Bahia Cabana	Bahia Cabana	Platt Johnson	Modern Vernacular
3	504212NS0030	1958	1956		Contributing	BD04497	3013		Harbor	Drive	Mar Vista	Mar Vista Club	Gerard Pitt	Modern Vernacular
4	504212240070	1956	1951		Contributing		3019		Harbor	Drive			Theodore A. Meyer	Modern Vernacular
5	504212NR0060	1957	1955		Contributing	BD04498	3025		Harbor	Drive	Villa Madrid	Villa Madrid	Gerard Pitt	Mid-Century Modern
6	504212NT0160	1957	1953		Contributing		3037		Harbor	Drive	Bahia Vista	Bahia Vista Apartment	Robert E. Hansen	Modern Vernacular
7	504212NU0080	1957	1956		Contributing		3043		Harbor	Drive	Balboa Club	Balboa Club	Lester Avery	Modern Vernacular
8	504212240030	1951	1951		Non-Contributing		3049		Harbor	Drive	Southeast House		Little + Crawford	No Style
9	504212CH0120	1998	c2006		Non-Contributing		3055		Harbor	Drive	Harbourage Place			No Style
10A	504212NV0030	1957	1953		Contributing	BD04499	3073		Harbor	Drive	Harbor Club	Harbor Club Co-op	Morton Ironmonger	Modern Vernacular
10B	504212NV0030	1957	1953		Contributing	BD04499	3073		Harbor	Drive	Harbor Club	Harbor Club Co-op	Morton Ironmonger	Modern Vernacular
11	504212240170	1951	1950		Non-Contributing		3086		Harbor	Drive	Blarney Hotel		Gamble, Pownall & Gilroy	Modern Vernacular
12	504212240160	1950	1950		Non-Contributing	BD05250	1147		Seabreeze	Bldv	Harbor Beach Inn	Harbor Beach Inn	Lester Avery	Modern Vernacular
13	504212240180	1951	1951		Contributing		3081		Harbor	Drive	Sea Beach Plaza		Courtney Stewart	Modern Vernacular
14A	504212240190	1958	1957		Contributing		3054		Harbor	Drive			Lester Avery	Modern Vernacular
14A	504212240190	1958	1957		Contributing		3054		Harbor	Drive			Lester Avery	Modern Vernacular
15	504212240200	1953	1952		Contributing		3048		Harbor	Drive		Motel Oceana Harbor	J. Richard Ogden Jr	Modern Vernacular
16	504212240210	1966	1964		Non-Contributing		3030		Harbor	Drive	Bahia Beach Resort		C. Edward Keiler	No Style
17	504212240240	1953	1952		Contributing		3012		Harbor	Drive	Bahia Cabana	Bahia Cabana	Lester Avery	Modern Vernacular
18	504212240220	1953	1953		Contributing		3018		Harbor	Drive	Bahia Cabana	Days Inn	Gamble, Pownall & Gilroy	Modern Vernacular

NOTE: DATES ARE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISER.
IF ACTUAL DATES OF CONSTRUCTION ARE DIFFERENT, THEY ARE NOTED ON THE SURVEY PAGES.





Harbor Drive Survey Area

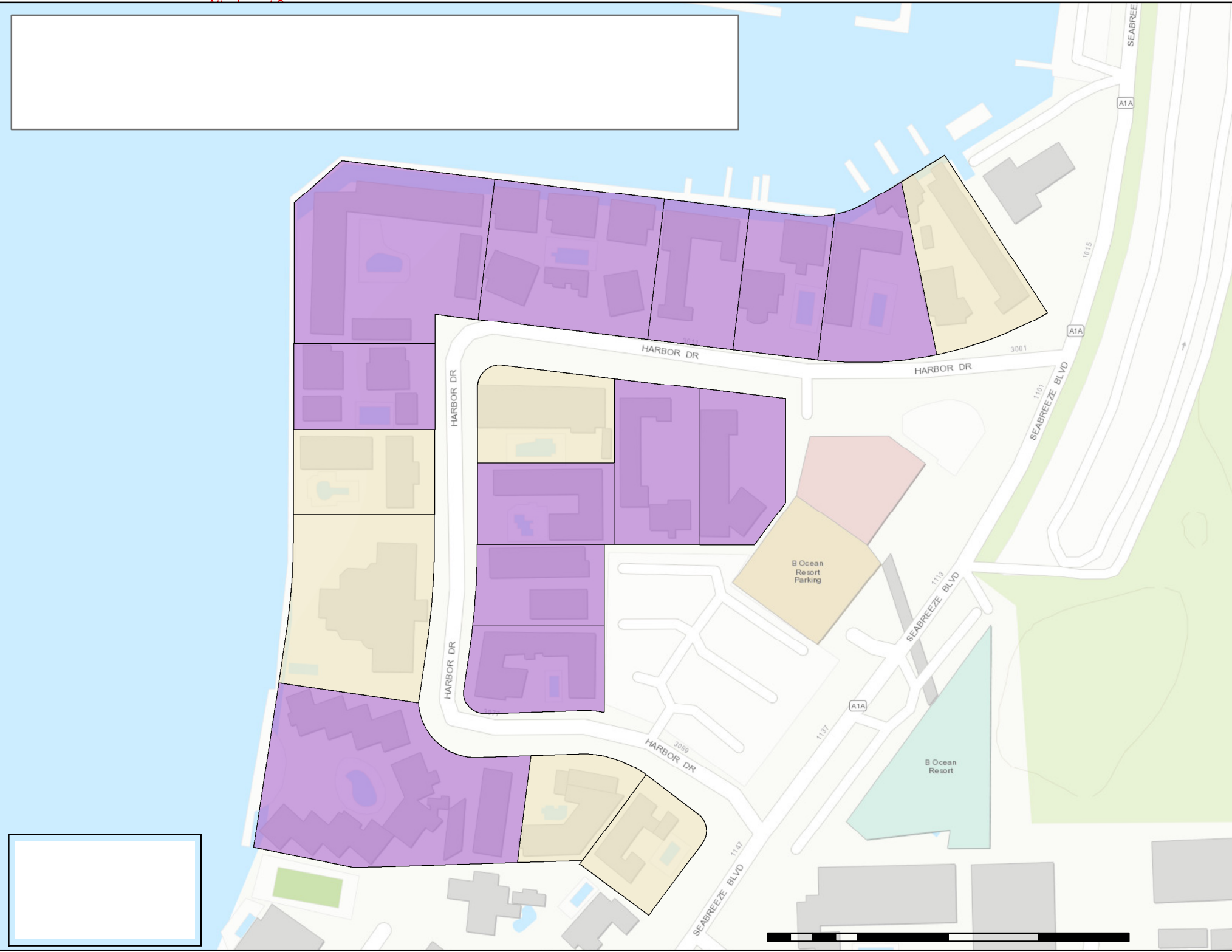
Central Beach Architectural Resources Survey

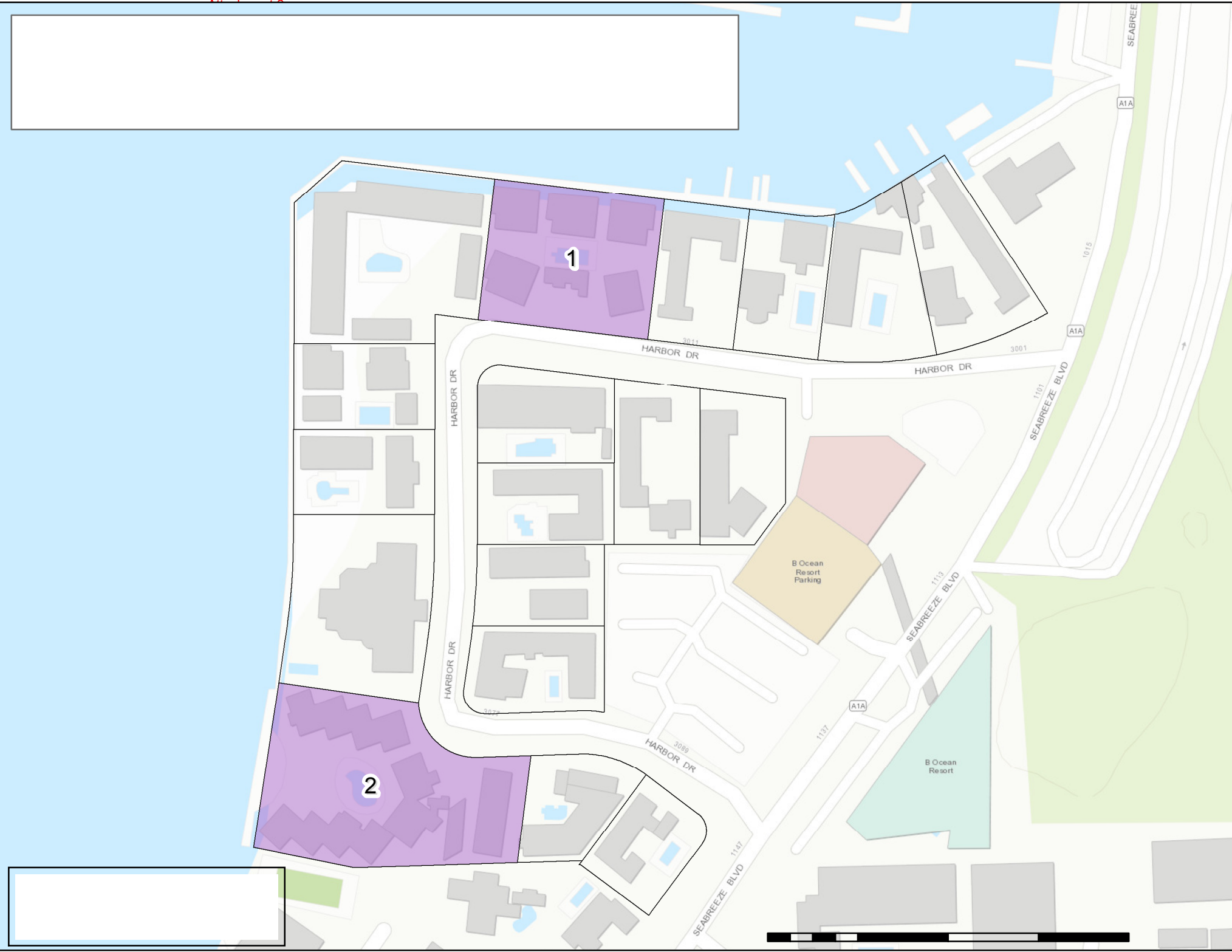
NOTE: DATES ARE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISER.
IF ACTUAL DATES OF CONSTRUCTION ARE DIFFERENT, THEY ARE NOTED ON THE SURVEY PAGES.



Legend

- 1970s +
- 1960s
- 1950s







Harbor Drive Historic District Central Beach Architectural Resources Survey



Building Number: 1
Address: 3001 Harbor Drive

Date: 1954
Architect: Paul M. Bradley
Architectural Style: Mid-Century Modern
Folio: 504212240100
Current Business Name (if applicable)
Bahia Cabana

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Fair
Noticeable Alterations: Yes
If yes, what are the alterations?
Alterations to exterior wall materials and fenestration
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: 1
Number of Hotel Rooms: 22

Building Use

- Restaurant
- Motel/Hotel

Building Materials

- Slumped Brick
- Aluminum
- Stucco
- Wood

Building Configuration: Irregular

Building Design Features

- Awning at Entrance
- Boxed Window/Extruded Frame
- Railings (Non-Decorative)

Sign Types

- Awning Sign
- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- No Sidewalk
- Parking in Front
- Street Lighting

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Fixed
- Single-Hung

With or Without Muntins: Without Muntins

Comments:

A full narrative is available in the Florida Master Site File form under file #BD04496

Geopoint

Lat: 26.11 Lon: -80.106

Location Map



Reference Photo



Historic Photo



Building Number: 2
Address: 3007 Harbor Drive

Date: 1955
Architect: Platt Johnson
Architectural Style: Modern Vernacular
Folio: 504212240090
Current Business Name (if applicable)
Bahia Cabana Beach Resort
Contributing or Non-Contributing: Unsure
Existing Condition of Structure: Fair
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 15
Building Use: Motel/Hotel

Building Materials

- Stucco
- Wood

Building Configuration: L-Shaped

Building Design Features

- Balcony(ies)
- Catwalks (Exterior Corridors)
- Railings (Non-Decorative)

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Hedge in front of structure
- No Sidewalk
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

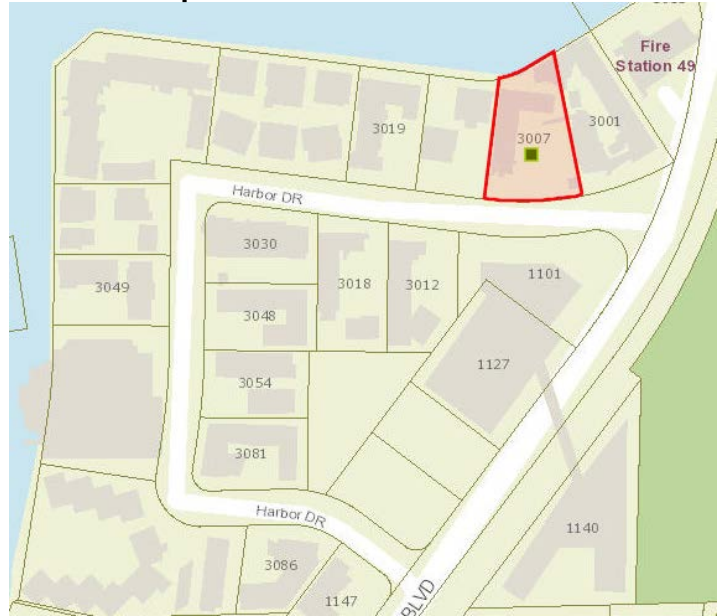
Window Type: Fixed

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.11 Lon: -80.107

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 3
Address: 3013 Harbor Drive

Date: 1958
Architect: Gerard Pitt
Architectural Style: Modern Vernacular
Folio: 504212NS0030
Current Business Name (if applicable)
Mar Vista

Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations?
Jalousie windows replaced with sliding
Has building been demolished since 2008 survey?
No

Number of Stories: 3
Number of Residential Living Units: 10
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Cantilevered Projection/Canopy
- Catwalks (Exterior Corridors)
- Railings (Non-Decorative)
- Floating Staircase

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front
- Wall in front of structure

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Jalousie
- Sliders

With or Without Muntins: Without Muntins

Comments:

A full narrative is available in the Florida Master Site File form under file #BD04497

Geopoint
Lat: 26.11 Lon: -80.107

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 4
Address: 3019 Harbor Drive

Date: 1956

Architect: Theodore A. Meyer

Architectural Style: Modern Vernacular

Folio: 504212240070

Current Business Name (if applicable)
n/a

Contributing or Non-Contributing: Contributing

Existing Condition of Structure: Fair

Noticeable Alterations: Yes

If yes, what are the alterations?

Removal of balcony railings

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 14

Number of Commercial Tenant Spaces: N/A

Number of Hotel Rooms: N/A

Building Use: Apartment/Condo

Building Materials

- Roman Brick
- Stucco

Building Configuration: L-Shaped

Building Design Features

- Boxed Window/Extruded Frame
- Catwalks (Exterior Corridors)
- Eyebrows
- Railings (Non-Decorative)

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Fixed
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo



Building Number: 5A
Address: 3025 Harbor Drive

Date: 1957

Architect: Gerard Pitt

Architectural Style: Mid-Century Modern

Folio: 504212NR0060

Current Business Name (if applicable)

Villa Madrid

Contributing or Non-Contributing: Contributing

Existing Condition of Structure: Good

Noticeable Alterations: Yes

If yes, what are the alterations? Select windows have been replaced.

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 4

Number of Commercial Tenant Spaces: N/A

Number of Hotel Rooms: N/A

Building Use: Apartment/Condo

Building Materials: Stucco

Building Configuration: Rectangular/Square

Building Design Features

- Boxed Window/Extruded Frame
- Built-in Planters
- Railings (Non-Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Street Lighting
- Trash can

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Comments

Front right unit

A full narrative is available in the Florida Master Site File form under file #BD04498

Geopoint

Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 5B
Address: 3025 Harbor Drive

Date: 1957
Architect: Gerard Pitt
Architectural Style: Mid-Century Modern
Folio: 504212NR0060
Current Business Name (if applicable)
Villa Madrid
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations? windows replaced
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Boxed Window/Extruded Frame
- Built-in Planters
- Railings (Non-Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Street Lighting
- Trash can

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Comments

Front middle unit

A full narrative is available in the Florida Master Site File form under file #BD04498

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 5C
Address: 3025 Harbor Drive

Date: 1957

Architect: Gerard Pitt

Architectural Style: Mid-Century Modern

Folio: 504212NR0060

Current Business Name (if applicable)

Villa Madrid

Contributing or Non-Contributing: Contributing

Existing Condition of Structure: Good

Noticeable Alterations: Yes

If yes, what are the alterations? windows replaced

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 4

Number of Commercial Tenant Spaces: N/A

Number of Hotel Rooms: N/A

Building Use: Apartment/Condo

Building Materials: Stucco

Building Configuration: Rectangular/Square

Architectural Style: Mid-Century Modern

Building Design Features

- Boxed Window/Extruded Frame
- Built-in Planters
- Railings (Non-Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Street Lighting
- Trash can

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Comments

Front left unit

A full narrative is available in the Florida Master Site File form under file #BD04498

Geopoint

Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 5D
Address: 3025 Harbor Drive

Date: 1957
Architect: Gerard Pitt
Architectural Style: Mid-Century Modern
Folio: 504212NR0060
Current Business Name (if applicable)
Villa Madrid
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations? windows replaced
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Architectural Style: Mid-Century Modern
Building Design Features

- Boxed Window/Extruded Frame
- Built-in Planters
- Railings (Non-Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Street Lighting
- Trash can

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Comments

Rear left unit

A full narrative is available in the Florida Master Site File form under file #BD04498

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 5E
Address: 3025 Harbor Drive

Date: 1957
Architect: Gerard Pitt
Architectural Style: Mid-Century Modern
Folio: 504212NR0060
Current Business Name (if applicable)
Villa Madrid

Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations? windows replaced
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Architectural Style: Mid-Century Modern
Building Design Features

- Boxed Window/Extruded Frame
- Built-in Planters
- Railings (Non-Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Street Lighting
- Trash can

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Comments

Rear middle unit

A full narrative is available in the Florida Master Site File form under file #BD04498

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 5F
Address: 3025 Harbor Drive

Date: 1957

Architect: Gerard Pitt

Architectural Style: Mid-Century Modern

Folio: 504212NR0060

Current Business Name (if applicable)

Villa Madrid

Contributing or Non-Contributing: Contributing

Existing Condition of Structure: Good

Noticeable Alterations: Yes

If yes, what are the alterations? windows replaced

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 4

Number of Commercial Tenant Spaces: N/A

Number of Hotel Rooms: N/A

Building Use: Apartment/Condo

Building Materials: Stucco

Building Configuration: Rectangular/Square

Architectural Style: Mid-Century Modern

Building Design Features

- Boxed Window/Extruded Frame
- Built-in Planters
- Railings (Non-Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Street Lighting
- Trash can

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung
- Sliders

With or Without Muntins: Without Muntins

Comments

Rear right unit

A full narrative is available in the Florida Master Site File form under file #BD04498

Geopoint

Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 6
Address: 3037 Harbor Drive

Date: 1957

Architect: Robert E. Hansen

Architectural Style: Modern Vernacular

Folio: 504212NT0160

Current Business Name (if applicable)

Bahia Vista

Contributing or Non-Contributing: Contributing

Existing Condition of Structure: Good

Noticeable Alterations: Unsure

If yes, what are the alterations?

Change of balcony railings; parking canopies in front of structure

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 19

Number of Commercial Tenant Spaces: N/A

Number of Hotel Rooms: N/A

Building Use: Apartment/Condo

Building Materials

- Concrete
- Slumped Brick
- Stucco
- Wood

Building Configuration: L-Shaped

Building Design Features

- Beanpoles
- Boxed Window/Extruded Frame
- Built-in Planters
- Catwalks (Exterior Corridors)
- Railings (Non-Decorative)

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- Hedge in front of structure
- No Sidewalk
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed

With or Without Muntins: Not Applicable

Comments

Fire hydrant

Geopoint

Lat: 26.11 Lon: -80.109

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 7A
Address: 3043 Harbor Drive

Date: 1957
Architect: Lester Avery
Architectural Style: Modern Vernacular
Folio: 504212NU0080
Current Business Name (if applicable)
Balboa Club

Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: n/a
Number of Hotel Rooms: n/a
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Railings (Non-Decorative)

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- No Sidewalk
- Parking in Front

Roof Type: Hip

Roof Material: Flat Tile

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.11 Lon: -80.109

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 7B
Address: 3043 Harbor Drive

Date: 1957
Architect: Lester Avery
Architectural Style: Modern Vernacular
Folio: 504212NU0080
Current Business Name (if applicable)
Balboa Club

Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations?
Change of stair/balcony railings
Has building been demolished since 2008 survey?
No

Number of Stories: 1
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features: Railings (Non-Decorative)
Sign Types: Wall Sign (Non-Illuminated)
Site Features

- Driveway (single or stacked)
- No Sidewalk
- Parking in Front

Roof Type: Hip
Roof Material: Flat Tile

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung

With or Without Muntins: Without Muntins

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 7C
Address: 3043 Harbor Drive

Date: 1957
Architect: Lester Avery
Architectural Style: Modern Vernacular
Folio: 504212NU0080
Current Business Name (if applicable)
Balboa Club
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 2
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Railings (Non-Decorative)

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- No Sidewalk
- Parking in Front

Roof Type: Hip
Roof Material: Flat Tile

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung

With or Without Muntins: Without Muntins

Geopoint
Lat: 26.11 Lon: -80.109

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 7D
Address: 3043 Harbor Drive

Date: 1957

Architect: Lester Avery

Architectural Style: Modern Vernacular

Folio: 504212NU0080

Current Business Name (if applicable)
Balboa Club

Contributing or Non-Contributing: Contributing

Existing Condition of Structure: Good

Noticeable Alterations: Yes

If yes, what are the alterations?

Change of stair/balcony railings

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 4

Number of Commercial Tenant Spaces: N/A

Number of Hotel Rooms: N/A

Building Use: Apartment/Condo

Building Materials: Stucco

Building Configuration: Rectangular/Square

Building Design Features

- Railings (Non-Decorative)

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- No Sidewalk
- Parking in Front

Roof Type: Hip

Roof Material: Flat Tile

Window Type

- Awning
- Fixed
- Jalousie
- Single-Hung

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.11 Lon: -80.109

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 8A
Address: 3049 Harbor Drive

Date: 1951
Architect: Little + Crawford
Architectural Style: No Style
Folio: 504212240030
Current Business Name (if applicable)
Southeast House

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Excellent
Noticeable Alterations: Yes
If yes, what are the alterations?
Appears to have removed original materials/detailing during renovation work
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Eyebrows
- Balcony(ies)
- Railings (Decorative)

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front
- Wall in front of structure

Roof Type: Hip

Roof Material: Barrel or Spanish Tile

Window Type

- Casement
- Fixed
- Sliders

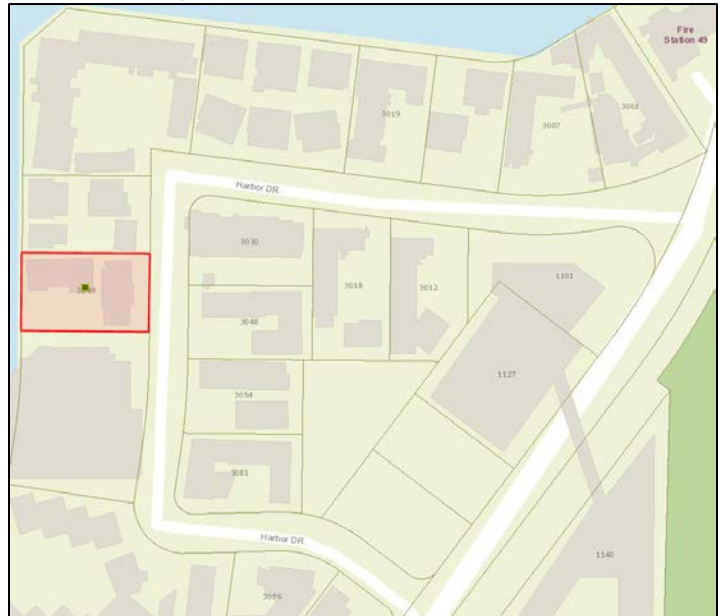
With or Without Muntins: Without Muntins

Comments

Bulb out for entry sidewalk between parking spaces

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 8B
Address: 3049 Harbor Drive

Date: 1951
Architect: Little + Crawford
Architectural Style: No Style
Folio: 504212240030
Current Business Name (if applicable)
Southeast House

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Excellent
Noticeable Alterations: Unsure
If yes, what are the alterations?
Appears to have removed original materials/detailing
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 4
Number of Commercial Tenant Spaces: n/a
Number of Hotel Rooms: n/a
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Eyebrows
- Balcony(ies)
- Railings (Decorative)

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front
- Wall in front of structure

Roof Type: Hip

Roof Material: Barrel or Spanish Tile

Window Type

- Casement
- Fixed
- Sliders

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.11 Lon: -80.109

Location Map



Reference Photo



Historic Photo



Building Number: 9
Address: 3055 Harbor Drive

Date: 1998
Architect: unknown
Architectural Style: No Style
Folio: 504212CH0120
Current Business Name (if applicable)
Harbourage Place

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Excellent
Noticeable Alterations: No
Has building been demolished since 2008 survey?
No

Number of Stories: 20
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Balcony(ies)
- Porte Cochere
- Other

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- No Sidewalk

Roof Type

- Flat
- Gable

Roof Material: Flat Roof - Not Visible

Window Type

- Fixed

With or Without Muntins: Without Muntins

Geopoint
Lat: 26.109 Lon: -80.109

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 10A
Address: 3073 Harbor Drive

Date: 1957
Architect: Morton Ironmonger
Architectural Style: Modern Vernacular
Folio: 504212NV0030
Current Business Name (if applicable)
Harbor Club
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations?
Awning windows replaced
Has building been demolished since 2008 survey?
No

Number of Stories: 3
Number of Residential Living Units: Unknown
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: irregular
Building Design Features

- Balcony(ies)
- Beanpoles
- Catwalks (Exterior Corridors)
- Floating Staircase
- Marine Imagery
- Railings (Decorative)
- Railings (Non-Decorative)
- Woggles
- Other

Sign Types

- Pole Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front
- Other

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Fixed
- Single-Hung

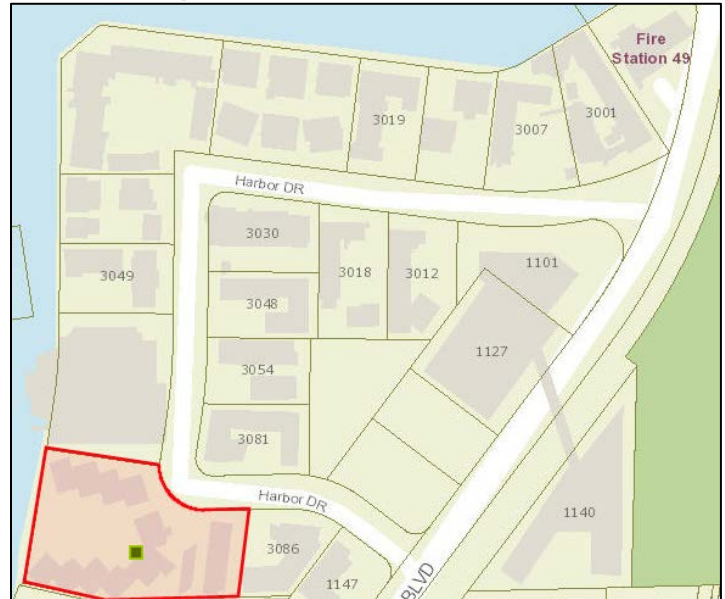
With or Without Muntins: Without Muntins

Comments:

A full narrative is available in the Florida Master Site File form under file #BD04499

Geopoint
Lat: 26.109 Lon: -80.109

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 10B
Address: 3073 Harbor Drive

Date: 1957
Architect: Morton Ironmonger
Architectural Style: Modern Vernacular
Folio: 504212NV0030
Current Business Name (if applicable)
Harbor Club
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations?
Awning windows replaced
Has building been demolished since 2008 survey?
No

Number of Stories: 3
Number of Residential Living Units: Unknown
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: N/A
Building Use: Apartment/Condo

Building Materials: Stucco
Building Configuration: Irregular
Building Design Features

- Balcony(ies)
- Beanpoles
- Catwalks (Exterior Corridors)
- Floating Staircase
- Marine Imagery
- Railings (Decorative)
- Railings (Non-Decorative)
- Woggles
- Other

Sign Types

- Pole Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front
- Other

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Fixed
- Single-Hung

With or Without Muntins: Without Muntins

Comments:

A full narrative is available in the Florida Master Site File form under file #BD04499

Geopoint

Lat: 26.108 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 11
Address: 3086 Harbor Drive

Date: 1951
Architect: Gamble, Pownall & Gilroy
Architectural Style: Modern Vernacular
Folio: 504212240170
Current Business Name (if applicable)
Blarney Hotel

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Fair
Noticeable Alterations: Yes, addition to rear and alterations to front façade.
Has building been demolished since 2008 survey?
No

Number of Stories: 3
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 20
Building Use: Motel/Hotel

Building Materials

- Brick
- Mosaic Tile
- Stucco
- Other

Building Configuration: Courtyard/U-Shaped

Building Design Features

- Balcony(ies)
- Catwalks (Exterior Corridors)
- Railings (Decorative)
- Other

Sign Types

- Hanging Sign
- Wall Sign (Illuminated)

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Fixed
- Jalousie
- Single-Hung
- Storefront Windows

With or Without Muntins: Without Muntins

Geopoint

Lat: 26.108 Lon: -80.108

Location Map



Reference Photo



Historic Photo



HARBOR DRIVE

Central Beach Architectural Resources Survey

Building Number: 12
Address: 1147 Seabreeze Blvd

Date: 1950
Architect: Lester Avery
Architectural Style: Modern Vernacular
Folio: 504212240160
Current Business Name (if applicable)
Harbor Beach Inn

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 15
Building Use: Apartment/Condo

Building Materials

- Stucco
- Other

Building Configuration: Courtyard/U-Shaped

Building Design Features

- Awning at Entrance
- Balcony(ies)
- Catwalks (Exterior Corridors)
- Railings (Decorative)

Sign Types

- Monument Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- Hedge in front of structure
- No Sidewalk
- Swale between street and sidewalk
- Wall in front of structure

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie

With or Without Muntins: Without Muntins

Comments:

A full narrative is available in the Florida Master Site File form under file #BD05250.

Geopoint

Lat: 26.108 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 13
Address: 3081 Harbor Drive

Date: 1951
Architect: Courtney Stewart
Architectural Style: Modern Vernacular
Folio: 504212240180
Current Business Name (if applicable)
Sea Beach Plaza
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations?
Removal of stucco art
Has building been demolished since 2008 survey?
No

Number of Stories: 3
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 40
Building Use: Motel/Hotel

Building Materials: Stucco
Building Configuration: Courtyard/U-Shaped
Building Design Features

- Railings (Non-Decorative)

Sign Types

- Pole Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front

Roof Type: Flat
Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Single-Hung

With or Without Muntins: With Muntins

Geopoint
Lat: 26.109 Lon: -80.108

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 14A
Address: 3054 Harbor Drive

Date: 1958

Architect: Lester Avery

Architectural Style: Modern Vernacular

Folio: 504212240190

Current Business Name (if applicable)
n/a

Contributing or Non-Contributing: Non-Contributing

Existing Condition of Structure: Fair

Noticeable Alterations: Unsure

Has building been demolished since 2008 survey?
No

Number of Stories: 2

Number of Residential Living Units: 0

Number of Commercial Tenant Spaces: 0

Number of Hotel Rooms: 0

Building Use: Other – Vacant

Building Materials: Stucco

Building Configuration: Rectangular/Square

Building Design Features

- Brise-Soleils
- Railings (Non-Decorative)
- Catwalks (Exterior Corridors)
- Beanpoles
- Screen Block/Breeze Block

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- Parking in Front
- Hedge in front of structure

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie

With or Without Muntins: Without Muntins

Comments

Vacant. Development Review Committee (DRC) approved project for this parcel.

Geopoint

Lat: 26.109 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 14B
Address: 3054 Harbor Drive

Date: 1958
Architect: Lester Avery
Architectural Style: Modern Vernacular
Folio: 504212240190
Current Business Name (if applicable)
n/a

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Fair
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: 0
Number of Commercial Tenant Spaces: 0
Number of Hotel Rooms: 0
Building Use: Other – Vacant

Building Materials: Stucco
Building Configuration: Rectangular/Square
Building Design Features

- Brise-Soleils
- Railings (Non-Decorative)
- Catwalks (Exterior Corridors)
- Screen Block/Breeze Block

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- Parking in Front
- Hedge in front of structure

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed
- Jalousie

With or Without Muntins: Without Muntins

Comments

Vacant. Development Review Committee (DRC) approved project for this parcel.

Geopoint
Lat: 26.109 Lon: -80.108

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 15
Address: 3048 Harbor Drive

Date: 1953

Architect: J. Richard Ogden Jr

Architectural Style: Modern Vernacular

Folio: 504212240200

Current Business Name (if applicable)

n/a

Contributing or Non-Contributing: Non-Contributing

Existing Condition of Structure: Fair

Noticeable Alterations: Yes

If yes, what are the alterations?

pool drained/filled, removal of marine decor

Has building been demolished since 2008 survey?

No

Number of Stories: 2

Number of Residential Living Units: 0

Number of Commercial Tenant Spaces: 0

Number of Hotel Rooms: 0

Building Use: Other - Vacant

Building Materials

- Roman Brick
- Stucco

Building Configuration: Courtyard/U-Shaped

Building Design Features

- Beanpoles
- Catwalks (Exterior Corridors)
- Railings (Non-Decorative)

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Fence or Gate in front of structure
- No Sidewalk
- Parking in Front
- Other

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Single-Hung

With or Without Muntins: Without Muntins

Comments

Vacant for 20 years, slated for demolition

Geopoint

Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo

None Available

Building Number: 16
Address: 3030 Harbor Drive

Date: 1966
Architect: C. Edward Keiler
Architectural Style: No Style
Folio: 504212240210
Current Business Name (if applicable)
Bahia Beach Resort

Contributing or Non-Contributing: Non-Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Yes
If yes, what are the alterations? Railings replaced
Has building been demolished since 2008 survey?
No

Number of Stories: 6
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 35
Building Use: Motel/Hotel

Building Materials

- Stucco
- Other – scored concrete

Building Configuration: Rectangular/Square

Building Design Features

- Cantilevered Projection/Canopy
- Catwalks (Exterior Corridors)
- Railings (Non-Decorative)

Sign Types

- Pole Sign

Site Features

- Driveway (single or stacked)
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Single-Hung
- Fixed

With or Without Muntins: Without Muntins

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 17
Address: 3018 Harbor Drive

Date: 1953
Architect: Gamble, Pownall & Gilroy
Architectural Style: Modern Vernacular
Folio: 504212240220
Current Business Name (if applicable)
Bahia Cabana

Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 13
Building Use: Motel/Hotel

Building Materials

- Stucco

Building Configuration: Rectangular/Square

Building Design Features

- Boxed Window/Extruded Frame
- Cantilevered Projection/Canopy
- Eyebrows
- Marine Imagery
- Railings (Non-Decorative)

Sign Types

- No Sign

Site Features

- Driveway (single or stacked)
- Dumpster in front of structure
- No Sidewalk
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed

With or Without Muntins: Without Muntins

Geopoint
Lat: 26.11 Lon: -80.108

Location Map



Reference Photo



Historic Photo
None Available

Building Number: 18
Address: 3012 Harbor Drive

Date: 1953
Architect: Lester Avery
Architectural Style: Modern Vernacular
Folio: 504212240240
Current Business Name (if applicable)
Bahia Cabana Beach Resort
Contributing or Non-Contributing: Contributing
Existing Condition of Structure: Good
Noticeable Alterations: Unsure
Has building been demolished since 2008 survey?
No

Number of Stories: 2
Number of Residential Living Units: N/A
Number of Commercial Tenant Spaces: N/A
Number of Hotel Rooms: 16
Building Use: Motel/Hotel

Building Materials: Stucco
Building Design Features

- Balcony(ies)
- Beanpoles
- Catwalks (Exterior Corridors)
- Railings (Non-Decorative)
- Other

Sign Types

- Wall Sign (Non-Illuminated)

Site Features

- Driveway (single or stacked)
- Parking in Front

Roof Type: Flat

Roof Material: Flat Roof - Not Visible

Window Type

- Awning
- Fixed

With or Without Muntins: Without Muntins

Geopoint
Lat: 26.11 Lon: -80.107

Location Map



Reference Photo



Historic Photo
None Available



CITY OF FORT LAUDERDALE

Harbor Drive Historic District Central Beach Architectural Resources Survey Contributing or Non-Contributing Status

