



LETTER TO THE COMMISSION

LTC No: 26-038

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission
FROM: Rickelle Williams, City Manager *RW*
DATE: February 11, 2026
**SUBJECT: Federal Courthouse Building (299 E Broward Boulevard)
Disposal Process Update (#2)**

The purpose of this Letter to the Commission (LTC) is to provide an update on the disposal process for the Federal Courthouse Building, located at 299 E Broward Boulevard.

On June 16, 2025, an update was provided to the City Commission via Commission Memorandum No. 25-092 (Attachment 1), advising that General Services Administration (GSA) is currently constructing a new federal courthouse at 1000 SE 3 Avenue. The completion of the new federal courthouse is anticipated by the end of calendar year (CY) 2026 with relocation of court operations by the first quarter of CY 2027.

The intent of Commission Memorandum No. 25-092 was to educate the City Commission on the federal disposal process which includes:

1. GSA first offers excess property to other federal agencies that may have a program need for it. If another federal agency identifies a need, the property can be transferred to that agency.
2. Conveyance to state and local governments and in some cases, to nonprofits at up to one hundred percent (100%) discount for public benefit use, depending on GSA's determination of the highest and best use of the property. Some of the qualifying uses include public health, homeless assistance, education, park and recreation, correctional, law enforcement, and emergency management, among others.
3. Negotiating a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.
4. If state and local governments or other eligible nonprofits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

In addition, Commission Memorandum No. 25-092 included two (2) attachments: GSA Guide - Acquiring Federal Real Estate for Public Uses and Public Benefit Conveyance (PBC) Legislation and Matrix.

The matrix identified potential PBC programs that could be offered as part of the disposal process. It is important to emphasize the word “could” as GSA ultimately determines how the building will be disposed of, which may or may not, offer a PBC option. If a PBC is offered, it may or may not be the same conveyances that the City is seeking to pursue.

The fifteen (15) PBC options highlighted in the matrix include:

- Correctional
- Education
- Emergency Management Response (Including Fire)
- Highway
- Historical Monument
- Homeless
- Law Enforcement
- Park and Recreation
- Port Facility
- Power Transmission Lines
- Public Airport
- Public Health
- Self-Help Housing
- Wildlife Conservation
- Widening of Public Roads

On January 13, 2026, as part of the Fiscal Year (FY) 2027 City Commission Prioritization Workshop, City staff provided an update on the disposal process and requested City Commission feedback on its interest in pursuing the property. The City Commission discussed potential concepts and provided staff with two (2) potential uses to further explore with GSA. The two (2) uses included education purposes and affordable housing.

On January 22, 2026, City staff communicated the City’s interest in acquiring the parcel to GSA specifically for two (2) potential uses and requested guidance on next steps. GSA provided confirmation of receipt and advised that no further action is needed at this time.

As part of the GSA response, GSA clarified that there is not a direct PBC for affordable housing. City staff’s understanding was that the Self-Help Housing PBC, sponsored by Department of Housing and Urban Development (HUD), was closely aligned with affordable housing purposes as the description includes “as being needed for providing housing or housing assistance for low-income individuals or families”. City staff will be following up with GSA and/or HUD to further clarify its intent for affordable housing and to understand the criteria and requirements associated with the Self-Help Housing PBC.

The February 3, 2026, City Commission Conference Meeting agenda included a staff presentation on the draft FY 2027 City Commission priorities (CAM #26-0039). During the discussion, Vice Mayor Herbst identified that the property would be a good fit for an art center or museum based on the structural layout and limited windows. During the discussion, Commissioner Glassman highlighted that charrettes were previously completed and referenced an article in Tropic Magazine that highlighted potential uses, including a museum concept (Attachment 2).

On February 9, 2026, the City received a letter from GSA regarding historic considerations of the property and the upcoming disposal process (Attachment 3). City staff will further evaluate the information that was provided and participate, upon invitation, in the process.

The new federal courthouse is expected to be completed in late 2026, followed by an estimated three (3)-month transition period for relocation of court operations. The formal surplus and disposal process is anticipated to begin after the relocation to the new building. GSA has indicated that the disposal process includes outreach to the City of Fort Lauderdale, Broward County, and the State of Florida. City staff will continue to coordinate with GSA, monitor the disposal timeline, and provide the City Commission with additional updates as more information becomes available.

If you have any questions, please contact Ben Rogers, Assistant City Manager at BRogers@fortlauderdale.gov or (954) 828-3781.

Attachments:

1. Commission Memorandum No. 25-092
2. Tropic Magazine Article
3. GSA Letter (February 9, 2026)

c: Shari McCartney, City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors



Memorandum

Memorandum No. 25-092

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager *RW*

DATE: June 6, 2025

SUBJECT: Federal Courthouse Building (299 E. Broward Boulevard) Disposal Process Update

The purpose of this memorandum is to provide an update on the status of the Federal Courthouse Building located at 299 E. Broward Boulevard (Existing Courthouse).

The General Services Administration (GSA) is currently constructing a new federal courthouse building in Fort Lauderdale at 1000 SE 17th Avenue. The new Fort Lauderdale Federal Courthouse is expected to be substantially completed by the end of 2026.

In February 2024, Mayor Trantalis met with GSA and City staff to better understand the potential future use of the Existing Courthouse property. During the meeting, GSA provided a high-level overview of the property disposal process and indicated that the disposal process would begin after the Existing Courthouse is vacated.

In May 2025, City staff met with GSA regarding the status of the new courthouse project, relocation efforts, and the disposal process for the Existing Courthouse. GSA provided additional information on the disposal process (Attachments 1 and 2). Pursuant to the information provided and discussed with GSA, the Existing Courthouse parcel can be disposed of through various options, including:

- GSA first offers excess property to other federal agencies that may have a program need for it. If another federal agency identifies a need, the property can be transferred to that agency.
- Conveyance to state and local governments and in some cases, to nonprofits at up to 100% discount for public benefit use, depending on GSA's determination of the highest and best use of the property. Some of the qualifying uses include public health, homeless assistance, education, park and recreation, correctional, law enforcement, and emergency management, among others.

- Negotiating a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.
- If state and local governments or other eligible nonprofits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

Later this year, GSA will seek feedback on whether the City has an interest in the property and, if so, what the proposed future use would be. Discussion on this topic will be initiated at the June 30, 2025, City Commission Conference Meeting as part of the City Manager report.

Information about GSA surplus property can be accessed at the GSA website (<https://disposal.gsa.gov/s/s>). For further information, contact Ben Rogers, Acting Assistant City Manager, at 954-828-3781 or brogers@fortlauderdale.gov.

Attachments:

1. GSA Guide – Acquiring Federal Real Estate for Public Uses
2. Public Benefit Uses Matrix
3. Public Benefit Conveyance Legislation

c: D'Wayne M. Spence, Acting City Attorney
David R. Soloman, City Clerk
Patrick Reilly, City Auditor
City Manager's Office
Department Directors

FEDERAL COURTHOUSE SQUARE

reimagining the city

WHAT HAPPENS NEXT?

Text Sybil Robert **Photos** Myro Rosky

Urban Renewal! The term conjures up awful attempts to revive cities by wiping out old neighborhoods and replacing them with the modern utopian vision of towers in the park. Of course the end of the story has been, as the story goes, that these attempts failed miserably except in a handful of instances aimed at the luxury/upper middle class housing and office markets. Within two or three decades most of these utopian visions were themselves wiped off the map to make way for re-creations of the neighborhoods they replaced.

Downtown Fort Lauderdale, we offer, provides a positive take on the urban renewal story. In the 1960s, the city, faced with the prospect of its relatively small downtown being emptied out and blighted, decided it would indeed

Now that \$160 million has been found for a new Federal Courthouse, what happens to William Morgan's Brutalist showpiece?

embrace urban renewal as the best way to remake its city center. Since many of us arrived in South Florida once this process of renewal was underway, we're not aware of this momentous decision and the unique history of our downtown. By 2000, the pre-WWII downtown between Andrews Avenue and US 1, Broward Boulevard and New River had been cleared to make way for a new city center, which was gradually emerging in its place.

The first landmark in this new vision was our rakish city hall completed in 1969. There was trial and error, as the first swath of downtown to go in the 1970s was for a Rouse Company festival market place development, a la Harbor Place in Baltimore, that never materialized. In 1979 came a new Federal Courthouse designed by renowned Florida modernist architect William Morgan which stands today at the intersection of Broward Boulevard and NE 3rd Avenue.



In 2018, in the post 9-11 world we live in, it's difficult for many to see the beauty and value of Morgan's masterpiece in our midst. Morgan designed a courthouse that would reflect the *transparency and openness* of the American experiment. One where courtrooms could be entered directly from garden terraces open to the sky. One that gave downtown Fort Lauderdale the public square it so desperately needed in the form of the colonnaded forecourt, embraced by a water feature recalling the pyramids of the great civilizations that came before ours in this hemisphere. Today, that open, democratic structure is closed off with locked, alarmed doors and Federally-mandated security guards around every corner. Its water features have been shut off and the plantings on its multiple trays are anything but nurtured. It has become the opposite of what it was meant to be.

And so, as the renewal of downtown kicks up to a level that Wayne Huizenga and Terry Stiles can only be smiling about, it was recently announced that Fort Lauderdale is receiving funds to build a new, \$190 million Federal Courthouse. We're thrilled to hear that Fort Lauderdale will be getting a new federal courthouse, even if its overwhelming volume causes trepidation for some. If our future was so bright last month that we needed sunglasses, with this news we may also need sunscreen and a Panama hat.

The prospect of a new courthouse begs the question, 'What do we do with Morgan's masterpiece?' While many of us don't see the beauty, there is no doubt that the courthouse is indeed our town square. One need only look at the fact that the first manifestation of the youth movement for gun control borne of a horrible event in a distant corner of our county, happened right here. The courthouse is significant for its architecture and for the stage it provided for this event, if not for all the others that have occurred here.

Tropic invites you to come along as we ask some of our best and brightest design visionaries to reimagine this modernist agora for the present and the future. What does it want to be? How can its functions, its connections, change to best meet needs of a drastically morphing downtown... one that is now filled with residents as well as office workers. The designers have been given free-reign for a no-holds-barred design charrette, to take what they feel is the best of the building and use it as the jumping off point, creating what might just be their own contribution to the phoenix rising on the New River.

Hang on and stay tuned. ■

Special Section: Reimagining Courthouse Square



REIMAGINING COURTHOUSE SQUARE

Text John T. O'Connor

Fort Lauderdale's Federal Courthouse was built during downtown Fort Lauderdale's first urban renaissance that stretched from the late 1960s through the 1980s. Notable buildings of this period of urban renewal include the City Hall building by William Parrish Plumb and Paul Robin John (1969), the Broward County Main Library by Marcel Breuer Associates (1984), the Broward Center for the Performing Arts (designed in 1989 and completed in 1991) and of course the Federal Courthouse by William Morgan (1979).

While the recently renovated Main Library and Broward Center are going strong, the Federal Court-



The United States Courthouse in its present state, photographed by Myro Rosky

house and to a lesser extent the City Hall, no longer fit their original concept. With City Hall, the issue pretty much has to do with size. At the Federal Courthouse, it's more complicated. Morgan's Courthouse was built to reflect the transparency and openness of the American system... to invite people in with its courtyard, open, tray-like terraces and tiered fountain. After 9/11, everything changed. Security was heightened, visitors were shooed away, locks and chain-link were added and the atmosphere changed from that of a great, democratic structure to one closed off by fear.

This year, after decades of deferred maintenance, which led to leaky roofs and health issues, the Federal Government has allocated \$190 million to build a new courthouse, elsewhere in town. This makes Morgan's courthouse — a gem of the Brutalist era — nothing more than surplus.

We at *Tropic* saw this as an opportunity rich with possibilities for an adaptive re-use. One that would keep the original structure, perhaps with changes, perhaps with additions taking over the empty lot to its west. We gave this problem to some great thinkers in the field of architecture and landscape architecture and asked them to work on a solution. Very simply: What would you do and how would you accomplish it? No pesky zoning rules. No worries about acquisition of adjoining properties... Just roll your sleeves up and give it your best shot. And indeed they did. One the following pages (and this month's cover) are proposals from Cadence Landscape Architects, Touzet Studios and Adache Group Architects. Our hope is that these ideas inspire both the building's designation as a landmark, as well as its rebirth as an inviting town square... a destination for decades to come.

LTC No. 26-038
 Attachment 2
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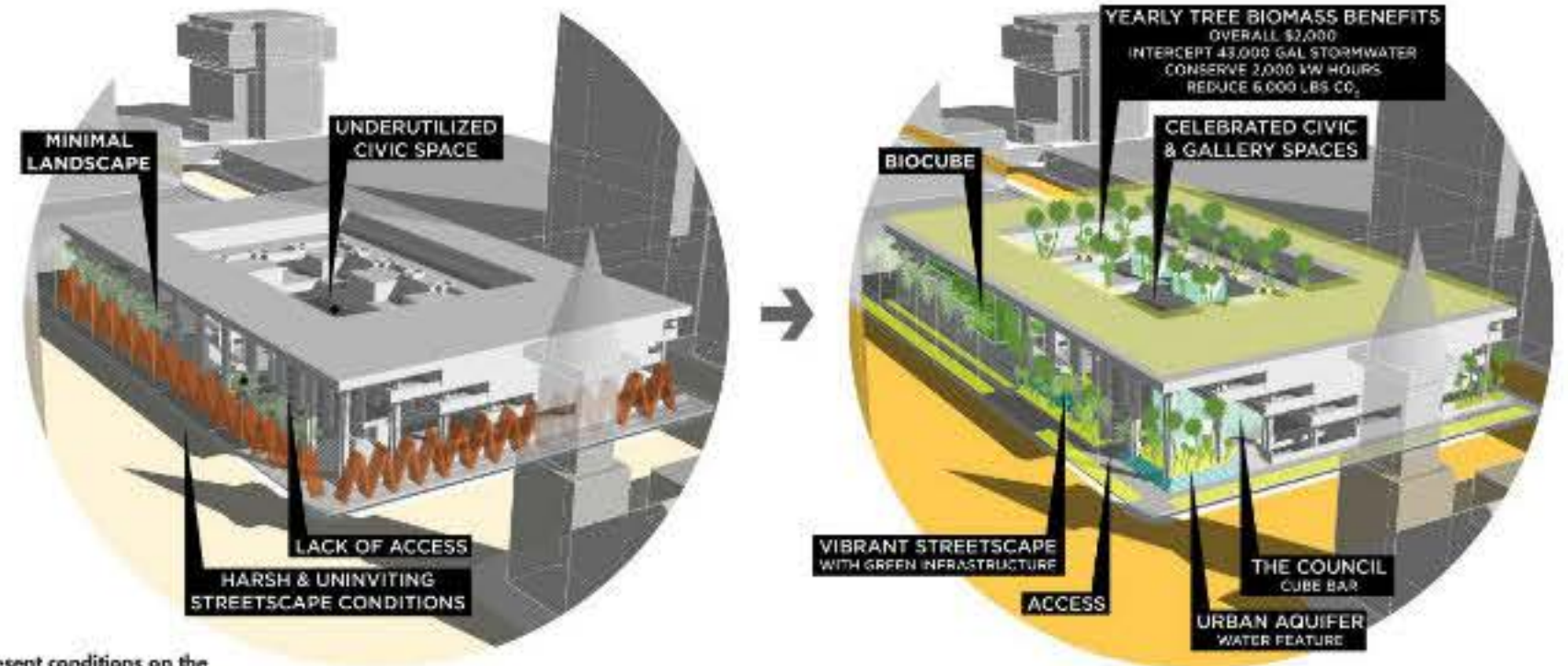
SUN DRENCH, biodiversity, and constant ocean breezes have always driven the economy of Fort Lauderdale. Yet today's culture has come to overlook the benefits of our unique climate and often forgets how meaningful interactions with nature can be. The present day architecture of our City has closed its walls to the social and natural communities we are all a part of, leaving the city's landscape architecture forgotten and stale.

At the heart of this reality and our City is William Morgan's Federal Courthouse. It stands as a beacon for what was once celebrated and could soon usher a new era for our citizens - one where the intersection of architecture and landscape architecture is honored and where the two perform in unison. Morgan's establishment of Brutalism in South Florida exhibits his response to our tropic climate. He intentionally broke open the sheering walls of this design to welcome the cooling south-eastern winds, and provided a floating canopy supported by "concrete trees" to shelter the public square. Water features underline the central square to minimize vehicular noise, while further cooling the space. Unfortunately, Morgan could not have predicted modern geo-political forces, events, acts of violence and the increased security measures which arose from the ashes of September 11th forever eliminating

the access which once breathed life into this great public square. Consequently, attention has been focused on the interior uses, while our City has watched the outdoor vacuum of this historic structure fall to ruins.

As a direct response to this design challenge, our team, composed of Landscape Architects, has chosen to embrace the landscape and the timeless beauty of Morgan's brutalist work. We have paired the beauty of our regional landscape palette to address the region's complex culture, economy and history of public gathering spaces. We pose these questions - If we revitalize the civic square to its intended use as a public amenity, how can we celebrate this architectural marvel as a cultural asset? How can we utilize the rise of social media to gather groups virtually by providing innovative physical spaces for public messages to not fall on deaf ears?

Through an analysis of existing civic spaces, downtown neighborhood adjacencies and the incorporation of green infrastructure, our team has envisioned a master plan to ultimately relocate the existing Courthouse to an alternative location where it will be part of a larger network of government buildings west of its current home. This allows the design to focus on revital-



Present conditions on the left, and Cadence's vision of what the Courthouse could be, on the right.



Cutaway view shows a layering of (from top to bottom) hotel, museum, bar & restaurant, pedestrian plaza and parking garage.

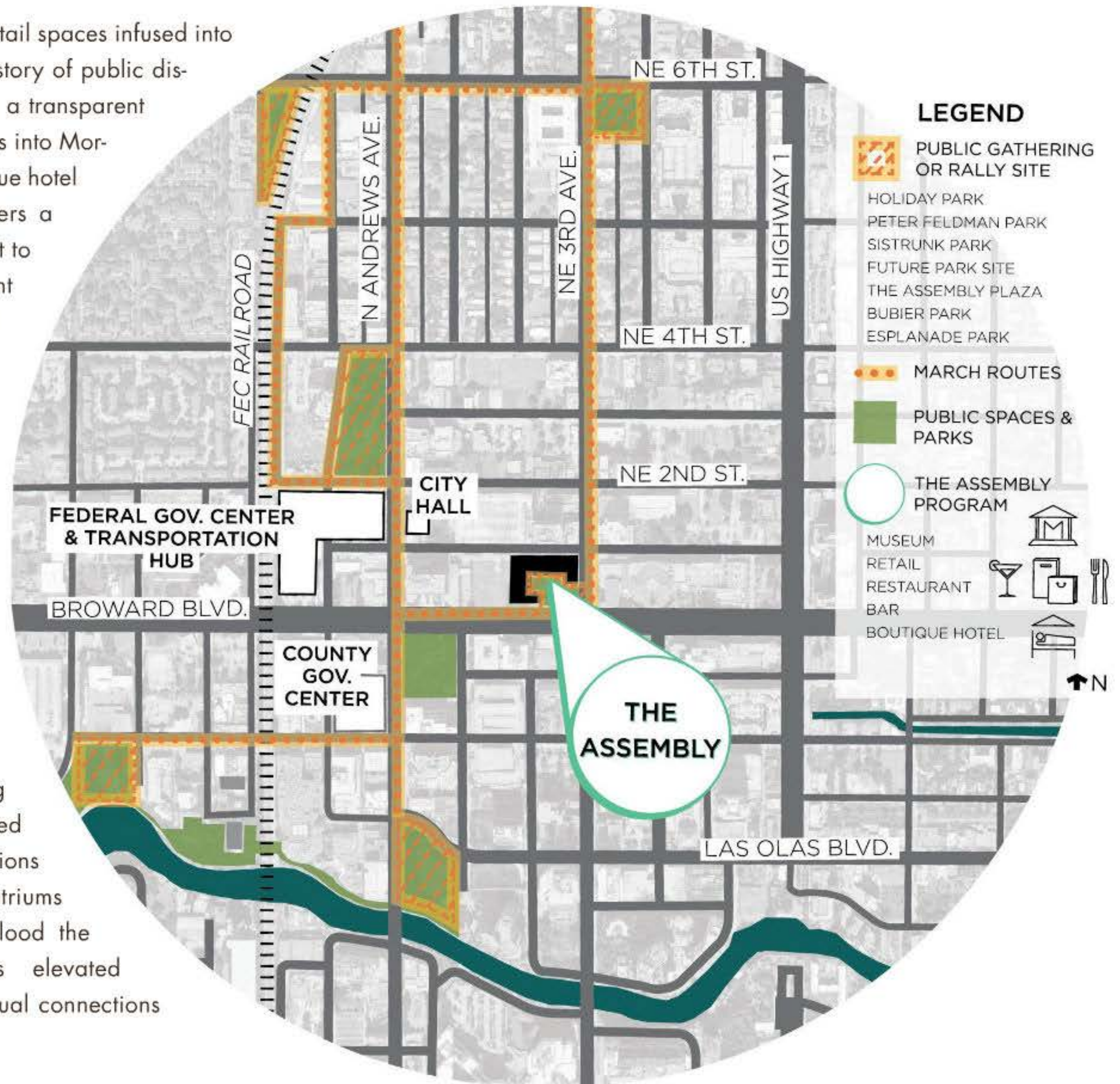


The United States Courthouse, as transformed into The Assembly, with glowing "biocube" visible on the left. Retail spaces, a museum, boutique hotel and bar take up the remaining space.

izing the public realm at the existing site and promoting a more impactful assembly space for the City. The space can now become a platform on which the public's voice can physically be seen from the street front. The melding of Architecture with Landscape Architecture represents our past, our present and future — structure and nature resiliently working as one.

The interior architecture will be repurposed into retail spaces infused into a grand Museum to pedagogically exhibit our history of public discourse, current events, environmental justice, and a transparent look at our justice system. An outdoor gallery spills into Morgan's public plaza and outdoor terraces. A boutique hotel dedicated to cultural and art programming offers a unique accommodation for the international tourist to bump into business travelers. The refreshed plant palette will be composed of a native mix from South Floridian plant communities which will sequester pollutants, re-link pollinators and provide sensorial delight for those passing through and using the space. The new cultural attraction will be activated both night and day. The programmatic elements will aim to celebrate the brutal nature of Morgan's concrete fortress by juxtaposing the constant forces of nature and man evolving together.

Through the new architectural materiality added of glass and steel - transparency and strength are symbolized. Augmented to the original massing and modularity of the building are deconstructed cubes, interventions which further amplify the notions of porosity and grandeur. The multistory glass atriums along with publicly accessible glass bridges flood the gallery spaces with sun light, serve as elevated restaurants/lounges, and further enhance the visual connections with the surrounding urban landscape.



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GSA Public Buildings Service

February 9, 2026

Alissa Slade Lotane
State Historic Preservation Officer
Florida Division of Historical Resources
R.A. Gray Building
500 S. Bronough Street
Tallahassee, FL 32399-0250

Re: Disposal of the Federal Building and U.S. Courthouse
299 East Broward Blvd., Fort Lauderdale, FL 33301

Dear Ms. Lotane,

The U.S. General Services Administration (GSA) has declared its property known as the Fort Lauderdale Federal Building and U.S. Courthouse (Federal Building) located at 299 East Broward Boulevard, Fort Lauderdale, Florida, as excess and is initiating consultation under Section 106 of the National Historic Preservation Act (NHPA) for conveyance out of federal ownership (undertaking). The Area of Potential Effect (APE) for this undertaking is the property boundaries. The property will remain in GSA's real property inventory until a transfer of ownership is finalized.

In 2023, the Florida Division of Historical Resources concurred with GSA's determination that the Federal Building would be eligible for listing in the National Register of Historic Places when it reached 50 years of age in 2026. Constructed from 1976 to 1979, the four-story pre-cast concrete building was determined locally significant under Criterion A as an architectural icon and important symbol of the federal government in Fort Lauderdale. The building's unique contemporary architecture and incorporation of energy efficiency and handicap accessible features embody the public design and social policy goals promoted by GSA for public building projects during the Modern Era. This public design philosophy is also reflected in the commissions of public art works as part of the Art in Architecture Program and the selection process of the design team. Additionally, the Federal Building was determined locally significant under Criterion C as an important work and rare federal government commission by the distinguished, Jacksonville-based architectural firm of William Morgan Architects, and as a unique example of the monumental Brutalist style. Detailed documentation on the Federal Building is provided in the attached 2022 Determination of Eligibility report.

Recognizing that the conveyance of this property out of federal ownership without adequate protections in place would result in an adverse effect under 36 CFR 800.5(a)(2)(vii), GSA is currently exploring a range of options to avoid, minimize, or mitigate those impacts. This includes a potential Public Benefit Conveyance to local government, or competitive sale to the public. To meet our responsibilities under 36 CFR 800.3(f), GSA is hereby initiating consultation with your office and requesting your assistance in identifying tribal organizations and other consulting parties that should be contacted regarding this undertaking. Currently, our list includes the following entities:

- Miccosukee Tribe of Indians
- Muscogee (Creek) Nation
- Seminole Tribe of Florida

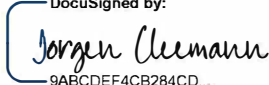
1800 F Street, NW
Washington, DC 20405-0002
www.gsa.gov

- City of Fort Lauderdale Historic Preservation Board
- Florida Trust for Historic Preservation
- Broward Trust for Historic Preservation
- History Fort Lauderdale

We are notifying interested parties of our undertaking and soliciting any comments they may have at this point in the process. If the Florida State Historic Preservation Office (FL SHPO) is aware of other entities that should be consulted on this matter, please let us know.

Once GSA has identified a comprehensive list of interested parties, GSA will schedule a meeting to discuss the undertaking and potential avoidance, minimization, or mitigation measures. In the meantime, please do not hesitate to contact me at 301-532-1994 or jorgen.cleemann@gsa.gov should you wish to discuss the matter further.

Sincerely,

DocuSigned by:

9ABCDEF4CB284CD...
Jørgen Cleemann
Historic Preservation Specialist

Enclosures: 2022 Determination of Eligibility report

cc:

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GSA, Region 4 Phase II Modern Era Building Evaluation

Federal Building and U.S. Courthouse (FL0089)

Fort Lauderdale, FL



Report submitted to:
General Services Administration
Public Buildings Service
Southeast Sunbelt Regional Office
77 Forsyth Street
Atlanta, Georgia 30303

Report prepared by:
New South Associates
6150 East Ponce de Leon Avenue
Stone Mountain, Georgia 30083

Jackie Tyson—Principal Investigator

Patrick Sullivan—Historian and Author

November 22, 2022
New South Associates

REGION  PHASE II EVALUATION

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REGION 4 PHASE II EVALUATION

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REGION  PHASE II EVALUATION

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REGION 4 PHASE II EVALUATION

INTRODUCTION

The U.S. General Services Administration (GSA) Southeast Sunbelt Region 4 Office contracted with New South Associates, Inc. to make an assessment of the National Register of Historic Places (NRHP) eligibility of the Federal Building and U.S. Courthouse (FL0089) located at 299 East Broward Boulevard in downtown Fort Lauderdale, Florida. The building's open plaza and stepped levels are a modern interpretation of pre-Columbian Mesoamerican forms. The distinctive design was produced through a joint venture of the architectural firms of William Morgan Architects and H.J. Ross and Associates (Rifkind 2001:132). Construction began on the facility in 1976 and it was completed in 1979. GSA commissioned two public works of art for the project as part of the Art in Architecture program: *Pink 3/79* by Lynn Gelfman and the sculpture *Dead Heat* by Sylvia Stone.

SURVEY AND EVALUATION METHODS

The Fort Lauderdale Federal Building and U.S. Courthouse was originally surveyed by New South Associates as part of a Phase I inventory and a preliminary assessment of 43 Modern-era buildings that are located within GSA Southeast Sunbelt Region 4 and were constructed between 1950 and 1979. An architectural historian with New South Associates conducted a site visit in 2009 to tour and photograph the property. Photographic documentation included pictures of all exterior elevations, interior public spaces, notable architectural elements, circulation patterns, and settings. Care was taken not to include identifiable features of any persons present.

In addition to the field survey and review of internal GSA Southeast Sunbelt Region 4 records, the historian conducted background history research of the property at the Broward County Historical Archives that are housed in the Broward County Main Library. Research focused on gathering various sources that included newspaper clippings and microfilm,

**Federal Building and U.S.
Courthouse (FL0089)**

**299 East Broward Boulevard
Fort Lauderdale, FL 33301**

**NRHP Eligibility:
Criteria A and C**

Year Completed: 1979

**Architect:
William Morgan Architects,
H.J. Ross and Associates**

**Contractor:
Henry C. Beck and Company**

**Style:
Brutalism**



REGION 4 PHASE II EVALUATION

subject vertical files, and local history books. Additional background information was gathered online (Price et al. 2010:1–2).



Aerial View (Source: Google Earth 2022)

According to Mark Mueller, the property manager of the Fort Lauderdale Federal Building and U.S. Courthouse, there are ongoing finish and concrete structural repairs to interior and exterior areas of the facility due to water intrusion issues over the past 10 to 15 years. In addition, most of the outdoor features, including outdoor lighting, the water fountain, parapet planters and rooftop green spaces, have been abandoned or covered and have fallen into disrepair (M. Mueller to D. Brown, email, 30 March 2022). Patrick Sullivan, a Senior Historian with New South Associates, conducted a site visit to the property to assess and document these changes on May 6, 2022.

Phase I Evaluation

When it was originally surveyed in 2009, the Federal Building and U.S. Courthouse in Fort Lauderdale was not 50 years old, which is the minimum age required for evaluation of NRHP eligibility. Construction of the building began in 1976 and was completed in 1979, therefore the property would meet the 50-year threshold for evaluation of eligibility in 2026. The preliminary assessment was to determine each building's potential NRHP eligibility and to evaluate the significance of each building within the context of federal architecture and construction programs during the Modern Era as defined by GSA's 2005 publication, *Growth, Efficiency, and Modernism: GSA Architecture in the 1950s, 60s, and 70s (GEM)*. Awareness of a property's National Register eligibility is necessary for GSA to identify properties requiring special consideration when pursuing real estate actions, reinvestment, or

REGION 4 PHASE II EVALUATION

design for building alterations. Therefore, a principal goal of the assessment was to determine each building's potential eligibility for the NRHP and evaluate the architectural significance of the building within the Modern Era, focusing primarily on National Register Criterion C, and supplemented by historic research. This was accomplished using the GSA Eligibility Assessment Tool, which was included in the agency's *GEM* study (Robinson & Associates, Inc. 2005). The Eligibility Assessment Tool provided a tier-based standard for assessing the potential eligibility of Modern-era federal buildings for listing in the NRHP (Price et al. 2010:1).

Because the Fort Lauderdale Federal Building and U.S. Courthouse had not yet reached the 50-year threshold for evaluation of NRHP eligibility in 2009, the Phase I report recommended the building did not appear to meet the requirements for Criteria Consideration G as a property that had achieved significance for exceptional importance within the past 50 years. Basing its evaluations on the GEM guidelines, the Phase I report classified the property as a Tier 2 building that would likely be eligible for listing on the NRHP under Criteria A and C once it reached 50 and if integrity was retained (Price et al. 2010). No response was received from the Florida Division of Historical Resources (the State Historic Preservation Office, or SHPO) regarding the National Register recommendations for the building in the Phase I report.

Phase II Evaluation Framework

The Phase II assessment is a NRHP eligibility evaluation of 22 Modern-era buildings currently in the inventory managed by the GSA Southeast Sunbelt Region 4, including the Fort Lauderdale Federal Building and U.S. Courthouse. Twenty-one of the properties were originally surveyed as part of the Phase I study that was conducted by New South Associates and published in 2010. Many of the buildings constructed during the Modern Era of the late twentieth century require rehabilitation or restoration for continued use. Proposed work ranges from alterations for aesthetic updates or changes in tenant spatial use, to energy efficiency improvements, upgrading or replacing mechanical systems, and correcting material or structural failures. GSA is faced with the decision of whether to reinvest in these aging structures or to remove them from its inventory, rehabilitate the buildings, or construct new facilities.

REGION 4 PHASE II EVALUATION

The goal of the current Phase II study is to assist GSA in producing a final determination of each property's eligibility for the NRHP. Evaluations of the architectural significance of these Modern-era buildings are based on the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation, GEM*, and the updated guidance provided in the GSA Determination of Eligibility Assessment Tool (DOE Tool) that was published by GSA in May 2021. The revised guidelines seek to correct some common issues with the evaluation framework presented in the earlier GEM context and NRHP assessment tool for Modern-era federal buildings. The updated DOE Tool emphasizes the need for more comprehensive NRHP evaluations of federal properties that apply equal weight and justifications for significance under Criteria A, B, and C within local and state contexts, in addition to the national context originally provided in the 2005 *GEM* study. The new guidelines also de-emphasize the focus on the Modern Era of the late twentieth century in favor of a more era-neutral approach and to reevaluate what constitutes exceptional significance under Criteria Consideration G that accurately reflects the current thinking in the field of historic preservation (U.S. General Services Administration 2021).

NRHP Criteria for Evaluation

Historic properties are evaluated for listing in the NRHP based on eligibility criteria specified in the Department of Interior Regulations 36 CFR Part 60: National Register of Historic Places. Historic resources such as buildings and structures may be significant if they “possess integrity of location, design, setting, materials, workmanship, feeling, and association,” if they are 50 years of age or older, and if they

- A) are associated with events that have made a significant contribution to the broad patterns of history (history); or
- B) are associated with the lives of persons significant in our past (person); or
- C) embody the distinctive characteristic of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (architecture).

REGION 1 PHASE II EVALUATION

The scope of work for the Phase I and Phase II studies did not include evaluations for significance under Criterion D (archaeology) to determine if properties may be eligible for the NRHP if they have yielded, or may be likely to yield, information that is important in human prehistory or history.

Ordinarily properties that have achieved significance within the past 50 years are not considered eligible for listing in the NRHP. However, such properties qualify if they are integral parts of historic districts that do meet the criteria, or if they meet the requirements of Criteria Consideration G for having achieved significance within the past 50 years due to their exceptional importance.

BUILDING DESCRIPTION

The Fort Lauderdale Federal Building and U.S. Courthouse is located in the city's downtown business district. The primary façade faces the busy East Broward Boulevard to the south and is bound by East First Street on the north and SE Third Avenue on the west. The four-story building has a basement parking garage level, flat composition roof, and two mechanical penthouses. It has a long, horizontal form and rectangular massed plan approximately totaling 320,000 square feet. The interlocking structural system of cast-in-place concrete column beams and ribbed slabs is set on a spread footing pier foundation (U.S. General Services Administration 1994 and Rifkind 2001). The building exterior is a primarily gray, pre-cast, ribbed concrete panel interspersed with horizontal bands of white painted stucco concrete.

The dramatic, open, loggia at the southeast corner of the building is marked by a series of raised stairs, a cascading water fountain feature, and thin columns that are gradually exposed to their full height along the façade and support a long rooftop canopy. A central, multi-level plaza occupies much of the building's footprint, while interior spaces are pushed to the north, west, and east edges of the site, forming the blank exterior walls on those sides. The stepped setbacks of the canopy roof canopy and terraces provide shade for interior rooms on the level below and form designed, geometric voids at the building's exterior corners. The interior office spaces are separated from the outside terrace areas on all levels by full-height, anodized aluminum and tinted, insulated sash, glass walls. Extensive landscaping in the ground plaza and courtyard terraces is

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accomplished with long, raised planters with partially engaged, pyramidal concrete planters that also double as benches.

The stepped plaza fountain along East Broward Boulevard is no longer operational. The public entrance is located on the west corner of the first-floor plaza. Four other original points of egress on this level and a concrete staircase on the southwest corner of the plaza, which accesses the upper plaza levels, have been closed off to the public for security purposes. The multiple door access points from the terraces to the building interior are retained on the upper three levels. The abstract, art installation *Dead Heat* is located on the west wall of the second-floor terrace. A rear service door from the employee parking area is located at the northwest corner of the building and temporarily served as the public entrance until circa 2015. The parking exit to NE First Street is on the northeast corner.

The first and fourth floors of the Fort Lauderdale Federal Building and U.S. Courthouse are primarily occupied by tenant office space, while the second and third floors are reserved for courtrooms and associated offices for the federal judiciary. Elevator lobbies are located on the east and west ends of the building. Partitions in all areas are typically metal stud with painted gypsum wallboard (U.S. General Services Administration 2009). Ceilings are primarily suspended acoustic panel, although plaster, and decorative stained oak wood slat coverings are used in the entrance, elevator, and courtrooms, and courtroom lobby areas. Original cream terrazzo flooring is present in the first-floor employee entrance lobby, while marble tile is used in the upper floor elevator lobbies. Courtroom lobbies, tenant spaces, hallways and other common areas on all levels have a combination of vinyl tile or carpet flooring. The courtrooms on the second floor generally retain their original design and have stained oak wall and ceiling paneling, trim, and court furnishings (e.g., jury box, judge's bench, gallery seating). The public art painting *Pink 3/79* is hung on the north wall of the lobby for Courtrooms B and C on the second floor. Some of the bankruptcy and magistrate courts on the third floor were remodeled circa 2008, while Courtroom 310 was renovated in 2020 due to water intrusion issues. Non-historic finishes in these areas feature painted and wallpaper walls, carpet flooring, and suspended acoustical panel ceilings with recessed or pendant light fixtures.

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The property is located in an urban setting of the Fort Lauderdale downtown commercial business district. The parcel to the west of the federal building has been cleared and is now an open grass lot enclosed with chain-link fencing. Concrete sidewalks with intermittent palm street tree plantings line the property on the three exposed sides. The First Baptist Church of Fort Lauderdale on the east side of SE Third Street was built in 1947; however, most surrounding development is a mix of non-historic commercial office and condominium high-rise towers and parking decks that date from the late-twentieth and early-twenty-first centuries.

DESIGN AND CONSTRUCTION HISTORY

In the decades after World War II, the federal government embarked on a period of extraordinary growth throughout the U.S. While federal courthouses, customhouses, and post-office buildings had been built in southern coastal cities and larger municipalities such as Atlanta and Savannah, Georgia, Mobile, Alabama, and Nashville, Tennessee as part of an earlier period of government expansion during the late nineteenth and early twentieth centuries, the federal government's presence in smaller towns and mid-sized cities in the region was often marginal (U.S. General Services Administration 2008:16–17). The halt of public construction projects after the financial collapse of the Great Depression and the diversion of resources in World War II strained the federal government's ability to provide public services in the years after the war as the country experienced unprecedented economic and population growth (Craig and Federal Architecture Project 1978:240, 438). By the mid-twentieth century, many of the older federal facilities had become functionally obsolete, lacking the square footage required to house the growing ranks of government personnel and devoid of adequate parking facilities to accommodate increasing automobile use in the U.S.

As a response to these rapidly changing conditions, the federal government sought to address the needs of various agencies by leasing private office space throughout cities and regions. The strategy ultimately proved to be both expensive and a hindrance to the efficient delivery of government services. Spurred by the creation of the GSA in 1949 and the passage of the Public Buildings Act of 1959, a federal construction boom spread across the Southeast and the rest of the country in an attempt to alleviate these pressures (Robinson & Associates, Inc. 2005:38–39).

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EXTERIOR VIEWS



- 1. Oblique of South (Façade) and East Sides, View to Northwest (2009)
- 2. Oblique of South (Façade) and West Sides, View to Northeast (2009)
- 3. East Side and Plaza Fountain, View to West-Northwest (2009)
- 4. Oblique of East and North Sides, View to Southwest (2009)

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5. North (Rear) Side, View to Southeast (2009)

6. Plaza Fountain and Detail of Column Repairs (note color differentiation at bases), View to Southeast (2022)

7. Second Floor Plaza, View to Southeast (2022)

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8. *Dead Heat* Sculpture on Second Floor Plaza, View to Southwest (2022)

9. Third Floor Plaza, View to West (2002)

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INTERIOR VIEWS



- 1. Entrance Lobby, View to Northwest (2009)
- 2. First Floor Elevator Lobby, View to Northwest (2022)
- 3. Employee Entrance and Former Public Entrance, View to South (2022)

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4. Second Floor Courtroom Lobby and Pink 3/79 Painting, View to East (2022)

5. Courtroom 202B, View to North (2022)

6. Courtroom 202E, View to North (2009)

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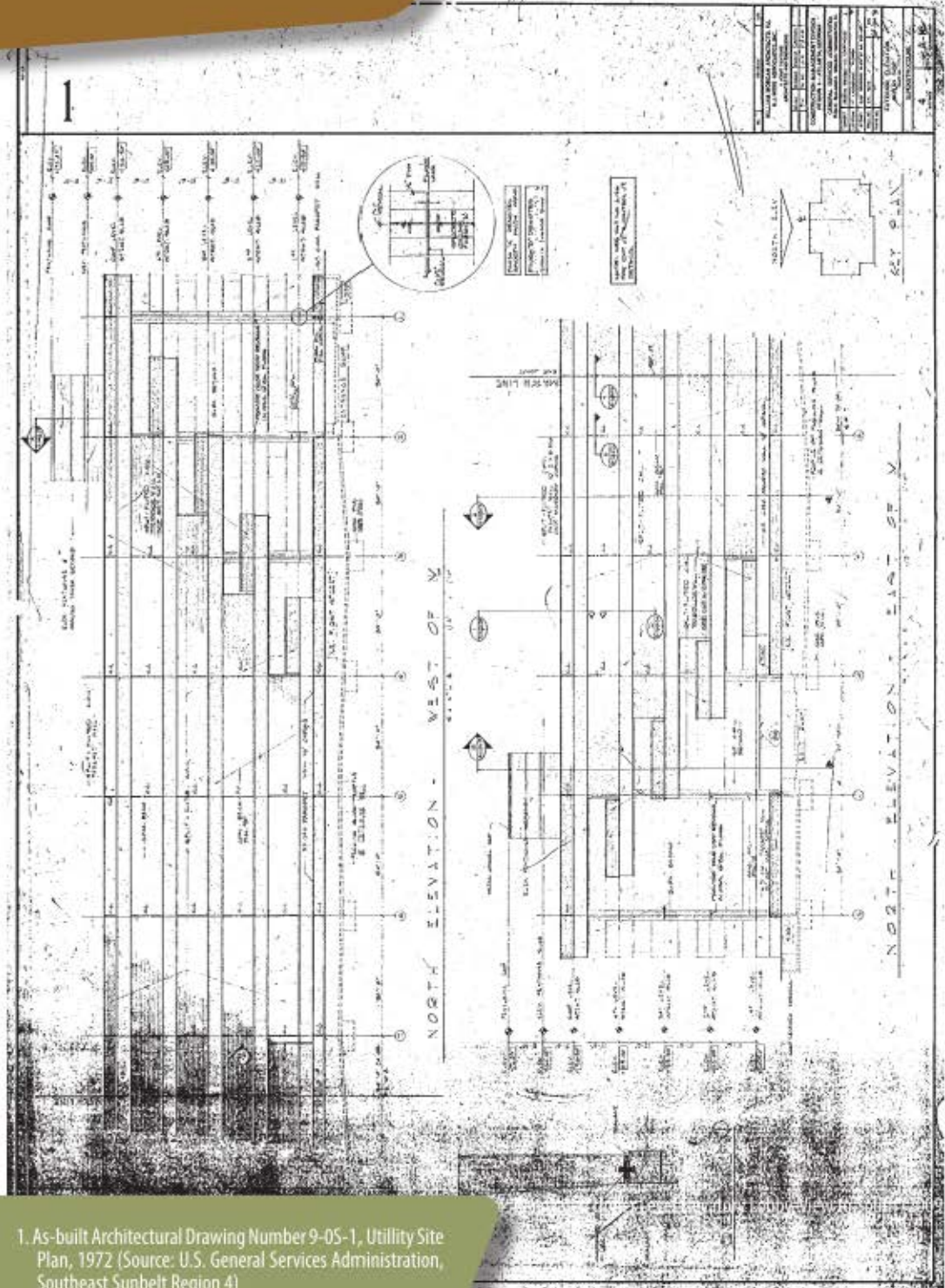
7. Courtroom 2020, View to West (2009)

8. Renovated Courtroom 301, View to North (2022)

9. Renovated Courtroom 310, View to Northeast (2002)

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ARCHITECTURAL DRAWINGS



1. As-built Architectural Drawing Number 9-05-1, Utility Site Plan, 1972 (Source: U.S. General Services Administration, Southeast Sunbelt Region 4)

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HISTORIC IMAGES



1. Historic View, circa 1980 (Source: U.S. General Services Administration, Southeast Sunbelt Region 4)

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National Policies for Federal Architecture

Federal architecture during this era was primarily influenced by the GSA's reliance on private architectural firms for the design of public buildings and policies set forth in the 1962 "Guiding Principles for Federal Architecture." Created by President John F. Kennedy's Ad Hoc Committee on Federal Office Space, the principles called for design that reflected "the dignity, enterprise, vigor, and stability of the American National Government" (Robinson & Associates, Inc. 2005:6). They were primarily articulated in a three-point plan that encouraged designs to incorporate the finest in contemporary architectural thought, including local or regional architects; sought to avoid the development of an official style of government buildings; and specified that the choice and development of a building site should be considered the first step in the design process (Robinson & Associates, Inc. 2005:44-45). The GSA and other federal agencies responded to the "Guiding Principles" by embracing advances in building technology along with a modernist design philosophy and style.

In the nation's capital and large cities such as Boston and Chicago, the GSA's "Guiding Principles" produced landmark buildings by internationally renowned modern architects like Walter Gropius and Ludwig Mies van der Rohe. These buildings were often enhanced by large public art installations and landscaped plazas, especially after the creation of the Fine Arts Program (later renamed the Art in Architecture program) in 1962. In smaller cities and towns across the nation, the GSA commissioned local or regionally known architects to design new federal buildings. In some of the smaller towns throughout the Southeast, the federal buildings may be the only examples of modern architecture found among the local building stock.

Selection of architects for federal construction projects was often based on professional credentials and previous experience in a process that some critics had suggested produced "conservative designs that left little room for architectural innovation by new firms, even if quality firms were selected" (Robinson & Associates, Inc. 2005:9, 36). Adding to this conservative design environment was an intense push for economy and efficiency in buildings that were intended to house scores of government workers. Cost cutting was achieved through the use of economical building materials like reinforced concrete, steel, glass, and brick. Architects at the time also seized

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on the burgeoning use of lower-cost prefabricated building materials that could be manufactured elsewhere and assembled on site, especially precast concrete panels for exterior elevations.

More expensive finishes, including terrazzo flooring and distinctive lighting fixtures, were generally reserved for more heavily used, interior public spaces including entrance lobbies, first floor corridors, or near elevator waiting areas. Upper levels and agency tenant spaces usually featured more modest finishes similar to office build-out construction common to the private sector, including suspended acoustic tile ceilings; gypsum board or concrete block masonry walls; and resilient tile or carpet floors. Such treatments were able to withstand everyday office wear yet could still be efficiently replaced over time to accommodate changes in style, tenant use, or space planning needs. In contrast, the interiors of district courtrooms on upper levels were often formally designed to convey the solemnity of the court and authority of the federal judiciary while still meeting the basic functional and security demands of the space. These areas commonly featured two-story high ceilings with designed lighting, rich, wood paneled walls, carpet or tile flooring, and wood furnishings. Often, some of these finishes were extended into public courtroom lobbies or waiting areas.

When broadly viewed, the discrepancies between more noteworthy modernist designs and those that are unremarkable often seem dependent on the twin factors of function and location. Projects built in populated, urban areas that served a predominantly public role and were intended as more prominent symbols of the federal presence, generally benefitted from larger design and construction budgets and attracted more prestigious architectural firms. Typically sited in or near a central business district, these larger, multi-storied buildings often house mixed-use facilities with office space, district courtrooms, post offices, and common areas like cafeterias and break rooms. They are also more likely to include well-appointed lobby areas and integrated, site-specific artwork such as murals or sculptures provided through GSA's Art in Architecture program.

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Development of the Fort Lauderdale Federal Building and U.S. Courthouse

In 1966, the Fort Lauderdale Downtown Development Authority (DDA) first proposed plans for development of a federal building as part of an effort to support the downtown central business district. Four years later, the Fort Lauderdale division of U.S. District Courts was established as part of the expanded Southern District of Florida (Federal Judicial Center 2010). GSA recommended approximately 100,000 square feet of office for the federal agencies and courts in the city as part of a priority survey conducted in 1972 (Nevins 1979A:2B).

By 1975, Congress had appropriated a total budget of \$19.1 million for the design and construction of a federal office and courthouse building in downtown Fort Lauderdale. An additional \$2 million was reserved for site acquisition. GSA selected a 16-parcel site at the intersection of East Broward Boulevard and NE Third Avenue for the proposed building location. It was in a six-block area of historic homes and commercial buildings that was purchased by the DDA in the late 1960s and controversially razed as part of a municipal urban renewal effort (Gillis 2007:128-129). Seeking to side-step local debate, federal officials explained their choice was based on the site's "prime intersection in the heart of a revitalized downtown areas" (Retchko 1975:C1). The block was originally sparsely developed in the early 1920s as a residential area with small, one and two-story frame dwellings (Sanborn Map Fire Insurance Company, Ltd. 1950). Following the DDA's redevelopment actions in the early 1970s, two-thirds of the consolidated site had been cleared for surface parking or sat unused. The Ring Bennett Building was one of the few extant structures on the lot at the time of purchase (Retchko 1975).

Problems with GSA's architectural design selection process for the proposed 200,000-square-foot federal building delayed the project for four months in 1975. Design and construction contracts totaling \$1.4 million were finally awarded in August of that year. William Morgan Architects of Jacksonville and H. J. Ross and Associates received \$871,750 from GSA to produce the architectural and engineering drawings for the building. GSA awarded the construction contract to Henry C. Beck and Company of Atlanta, Georgia, who submitted the low bid a \$515,919. At the time of the contract announcements, GSA officials estimated an eight-month design period

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and two-year construction schedule. The revised completion date was moved back from October 1977 to April 1978 (Retchko 1975).

An assortment of problems plagued construction work almost from the start. A discovery of excess soil water in July 1976 forced engineers to redesign the building's structural foundation, causing more than a yearlong delay in the projected completion date. Labor strikes by members of the Operating Engineers led to material shortages and stop-work orders were imposed, and later lifted, by the city's director of building and zoning against the electrical subcontractor on the project. There were additional schedule setbacks when city officials ordered the installation of a sprinkler system in the garage and smoke detectors on the building's upper floors. The interior hallways also had to be redesigned halfway through the construction process when GSA altered its building requirements. A longtime GSA business specialist with the regional office in Atlanta said of the Fort Lauderdale construction process, "It has been frustrating, perhaps the most difficult building I ever encountered" (Nevins 1979A:2B).

The Fort Lauderdale Federal Building and U.S. Courthouse was finally completed in February 1979, approximately 16 months later than the original scheduled date. federal agencies began moving in shortly thereafter. Despite the multitude of problems associated with the project, the final construction cost was \$16.9 million, almost \$4 million under the original \$20.7 million budget. The cost savings were primarily due to over inflated cost estimates made during the design process in the early 1970s. Original tenants in the four-story, 324,000-square foot building included the U.S. District Courts and U.S. Attorney's offices, the Federal Bureau of Investigation, Drug Enforcement Agency, and the Department of Health, Education, and Welfare (Nevins 1979A:2B).

GSA also commissioned three pieces of public art worth \$77,000 for the Fort Lauderdale Federal Building and U.S. Courthouse. The three works, a 5'6 x 11' acrylic on canvas painting titled *Pink 3/79* by Miami-based artist Lynn Golob Gelfman, Doug Moran's 6' x 32'6 painting, *Southeast Wallscape Wesga* (no longer on site), and *Dead Heat*, an abstract sculpture by Sylvia Stone of New York were selected in 1977 as part of the Art in Architecture Program, which dedicated one-half of one percent of federal building costs toward public art installations. An official dedication of the building and art was held on August 17, 1979, with Joan Mondale, wife of Vice-President

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Walter Mondale, in attendance (Geuther 1979: 12SL, Gyllenhaal 1979:4BR, Nevins 1979B:2B). Six years after opening, a \$250,000 renovation was made to improve security concerns and an information booth was installed to make the building less confusing for visitors (Van Natta 1985:4B).

Local calls for construction of a new courthouse in Fort Lauderdale that would meet federal safety standards began to emerge during the early twenty-first century and ongoing flooding issues at the existing facility and urgent demands by the Administrative Office of the U.S. Courts for updated space and security requirements made it a priority among local, state, and federal officials of the following decades (Wallman 2002:1). In 2018, the U.S. Congress allocated \$190 million in funding for the project design and construction on a 3.5-acre site near the Tarpon River in Fort Lauderdale (U.S. General Services Administration 2022). The U.S. District Courts and associates tenants are expected to vacate the Fort Lauderdale Federal Building and U.S. Courthouse by 2027 following completion of the new courthouse. Because adaptive use would require extensive alteration of the court and prisoner control spaces, GSA is expected to dispose of the existing facility on East Broward Boulevard (M. Mueller to D. Brown 30 March 2022). Concerned about its fate, the Florida Trust for Historic Preservation included the Fort Lauderdale Federal Building and U.S. Courthouse on its “Florida’s 11 to Save” list in 2018 (Florida Trust for Historic Preservation 2018)

NRHP EVALUATION

The Federal Building and U.S. Courthouse in Fort Lauderdale has been evaluated for potential eligibility for listing in the NRHP under Criteria A, B, and C using the updated assessment guidelines provided in the GSA DOE Tool. Because construction of the building began in 1976, it will not meet the 50-year threshold for evaluation of NRHP eligibility until 2026. Therefore, the property was also assessed under Criteria Consideration G to determine if it was of exceptional importance and had achieved significance within the past 50 years.

The Federal Building and U.S. Courthouse is recommended eligible for the NRHP under Criterion A at the local level of significance. While the property does not have any connection to an important public building program or funding initiative, it is

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significant as an architectural icon and important symbol of the federal government in Fort Lauderdale. Development of the building was a direct result of the addition of the Fort Lauderdale U.S. District Court division to the Middle District of Florida in 1970. The building's unique contemporary architecture and incorporation of energy efficiency and handicap accessible features embody the public design and social policy goals promoted by GSA for public building projects during the Modern Era. This public design philosophy is also reflected in the commissions of public art works *Pink 3/79* and *Dead Heat* as part of the Art in Architecture Program and the selection process of the award-winning architectural firm of William Morgan Architects and H.J. Ross Associates, Engineers.

The Fort Lauderdale Federal Building and U.S. Courthouse is recommended not eligible for inclusion on the National Register under Criterion B as a property associated with the lives of persons significant in our past at the local, state, or national levels. Research has produced no documented association of the building with individuals or groups of people whose contributions could be considered to be historically important.

The Federal Building and U.S. Courthouse in Fort Lauderdale is recommended eligible for the NRHP under Criterion C for architecture at the state level of significance. The design of the four-story combined office and courthouse facility is considered an important work and rare federal government commission by the distinguished, Jacksonville-based architectural firm of William Morgan Architects. A native of Jacksonville, William Newton Morgan studied at Harvard University under Bauhaus co-founder and modern master architect Walter Gropius and trained in the Cambridge, Massachusetts office of Paul Rudolph. After studying in Italy for two years as a Fulbright Fellowship grantee, he returned to Jacksonville where he established his own practice in 1961 (Gane and Koyle 1970; Shieldhouse 2018). Morgan's designs are noted for their molded 'earth' forms and use of natural materials (*Tri-City Herald* 7 May 1972:33). His firm has designed over 200 projects and won numerous accolades and awards for a variety of commercial, institutional and residential commissions including: a Florida Chapter of the American Institute of Architecture's (FAAIA) "Awards of Excellence" for the Williamson Residence (1966) in Ponte Vedra Beach, the FAAIA Wood Award for the Hatcher House (1967) in Jacksonville, an "Award of Merit" for the Seaplace Apartments (1965) in Atlantic Beach, and the "Award of

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Honor for Design” for his Jacksonville Police Administration Building (1978) (Gane and Koyle 1970). Morgan’s mounded earth designs for a pair of beach residences on Amelia Island, the Thomas House (a.k.a. ‘Hilltop House,’ 1975) and Morgan Properties Duplex (a.k.a. ‘Dune House,’ 1975) are some of his most recognizable works. In addition to his practice, Morgan was also the author of five books involving the study of indigenous American architecture and archaeology. He was elected a Fellow of the American Institute of Architects in 1975 and was awarded a lifetime achievement award by the University of Florida’s School of Architecture in 2013. William Morgan died in 2016 (Shieldhouse 2018).

The Federal Building and U.S. Courthouse in Fort Lauderdale is a unique example of the monumental Brutalist style. Despite the use of exposed concrete finishes and multiple columns supporting a broad, rectangular roof, Morgan’s design of an open central courtyard spares the building of a bulky and imposing presence commonly associated with the style (Whiffen 1992:279–284). The staggered, landscaped terraces on all four levels of the building reflect an influence by the lush, stepped pyramids and design motifs of pre-Columbian, Incan, and Aztec Mesoamerican architecture. This type of design is also present in his similar work for the aforementioned Jacksonville Police Administration Building and in other commissions such as the ziggurat-shaped Florida State Museum of Natural History (1970) in Gainesville. Modern design values are further reflected in the federal building’s central courtyard and terrace plans, which attempt to blend the concepts of indoor/outdoor, public/ private, and formal/informal spaces. The interior floor plan is pushed to the perimeter of the building on the north, east, and west sides, leaving the center of the site open. A stepped fountain on the courtyard’s first floor and extensive use of integrated landscape planters and benches completes the effect. The stepped setbacks of the canopy roof canopy and terraces provide the basis for the building’s design and also serve the functional purpose of providing shade for interior rooms on the level below.

The building is located within a National Register listed or locally-designed historic district. It is not part of a documented government complex, nor does it appear to be an integral part of any potential historic district. Its setting primarily consists of modern high-rise offices, attached mid-rise commercial dating from the early-to-mid-twentieth century, parking garages, and surface lots. The surrounding area does not form a cohesive aesthetic or appear to be historically associated by plan or development.

Criterion Consideration G Assessment

Because construction of the Fort Lauderdale Federal Building and U.S. Courthouse began in 1976, and the property is less than 50 years old, it was also assessed under Criteria Consideration G to determine if it has achieved significance within the past 50 years for exceptional importance. The property does not have any documented associations with landmark events, case decisions, or persons that are significant at the local, state, or national levels. Although it is a principal work in the canon of architect William Morgan, many the other representative commercial, institutional, and residential commissions he designed throughout the Florida remain extant. Further, the property is not a unique or rare example of post-war modernist or Brutalism architecture in Fort Lauderdale. Other notable works in the city include architect Igor Polevitzky's Sea Tower (1957) and the Broward County Library (1984) by Robert Gatje (O'Connor and Smart 2005). Therefore, the Fort Lauderdale Federal Building and U.S. Courthouse does not appear to meet the requirements of Criteria Consideration G.

Integrity

The Fort Lauderdale Federal Building and U.S. Courthouse has a high degree of integrity. It retains integrity of location as it has not been moved from the site of construction. The building does not have any additions or enclosures and integrity of design is preserved through the retention of its original footprint, height, roof form, fenestration pattern, public art installations, and the designed relationship between the open and public central plaza with the enclosed courtroom and office spaces. The government building has integrity of setting, as the surrounding high-density and mixed use urban surroundings have not changed considerably over time. Despite renovations to some interior courtroom and tenant spaces, the discontinuation of the plaza fountains, and abandonment of some outdoor lighting and planting features, the property retains integrity of materials, which are present in the character-defining exposed concrete surfaces of the exterior cast-in-place concrete construction features, glass window walls and storefront entrance doors, and the original stained oak furnishings and paneling of the courtrooms. The retention of design and material integrity contributes to the building's high level of integrity of workmanship, as the

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original methods of material production and building construction remain evident. The property has integrity of feeling as government facility that dates from the 1970s while integrity of association with its original period of development is maintained through its continued use as a federal office building and courthouse.

CONCLUSION

The Federal Building and U.S. Courthouse in Fort Lauderdale, Florida is **recommended eligible** for listing on the National Register of Historic Places under Criteria A and C at the state and local levels of significance when it reaches 50 years of age in 2026 and if integrity is retained. The property is significant in the area of government as a prominent icon of the federal presence in Fort Lauderdale during the late twentieth century. Further, it embodies the design initiatives and social policy goals promoted by GSA for federal construction projects during the Modern Era. These design features expressed in the incorporation of public art and energy efficient and handicap accessible design features. A major work by the noted Florida architect, William Morgan, the building is a distinctive example of the Brutalist aesthetic that softens the heavy, monumental massing commonly associated with the style through the use of an open architectural central plaza with multi-story, landscaped terraces.

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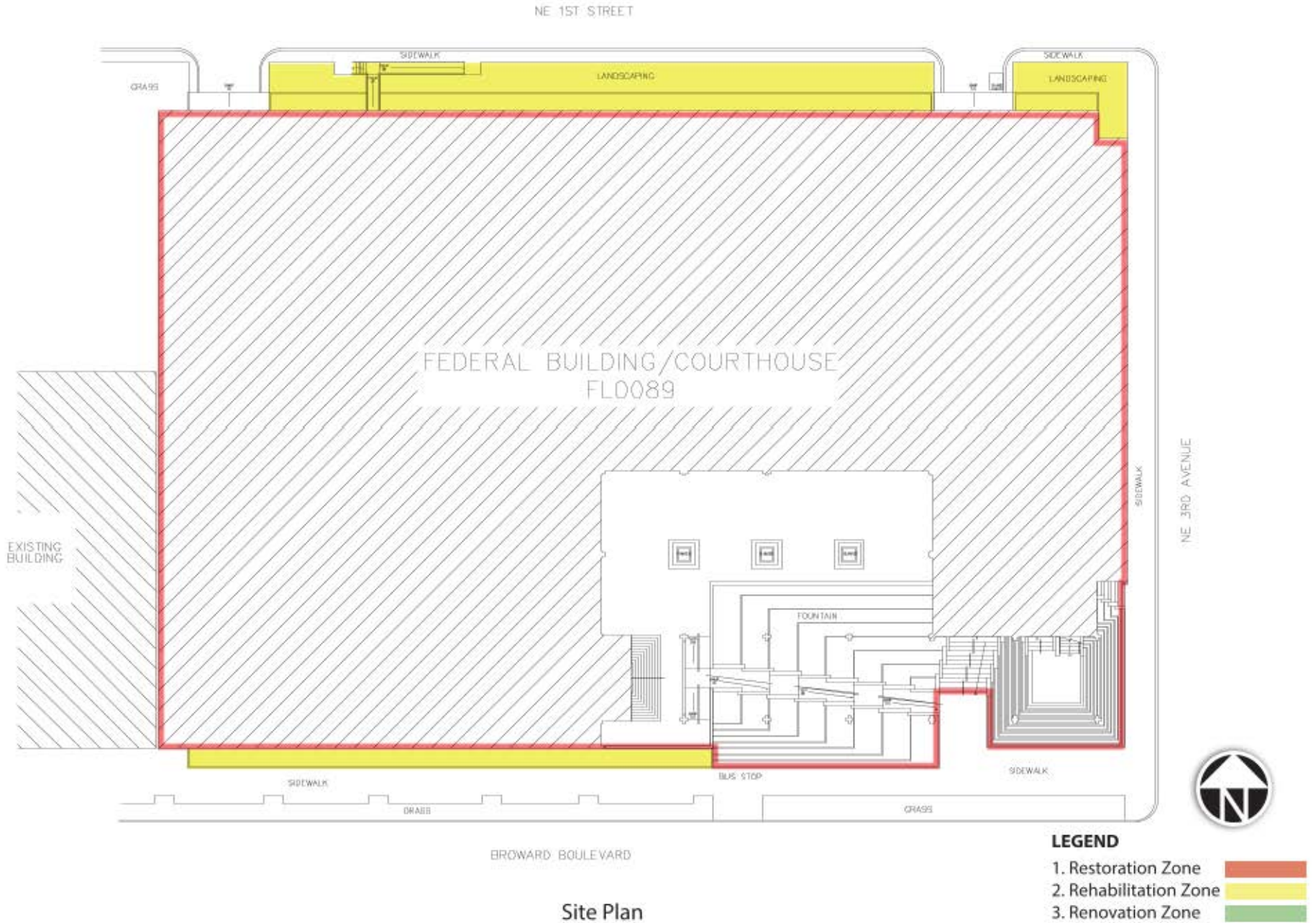
Ft. Lauderdale Federal Building and U.S. Courthouse (FL0089)

Recommended Preservation Treatment Zones

(For internal planning purposes only and subject to change as new information becomes available)

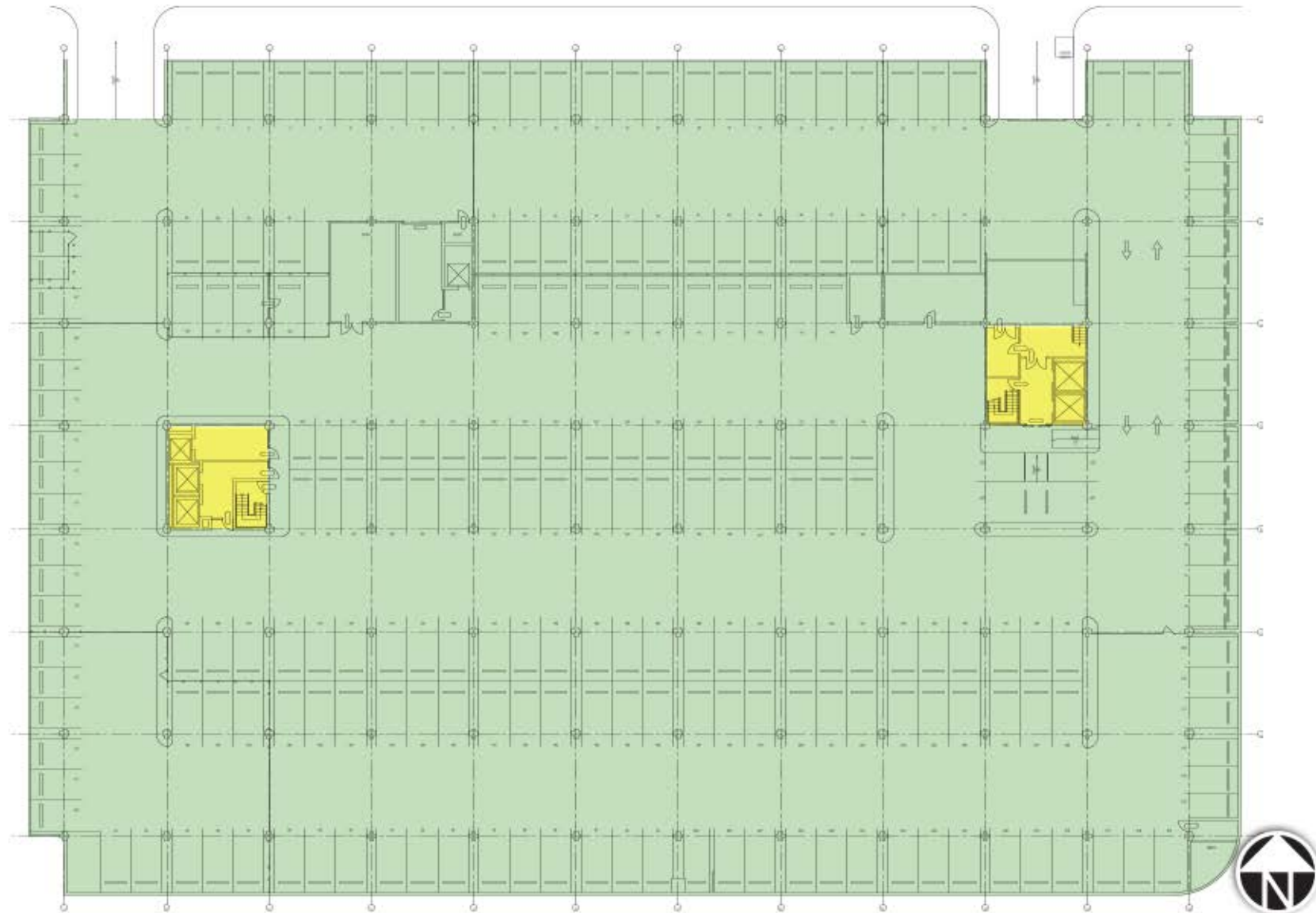
Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



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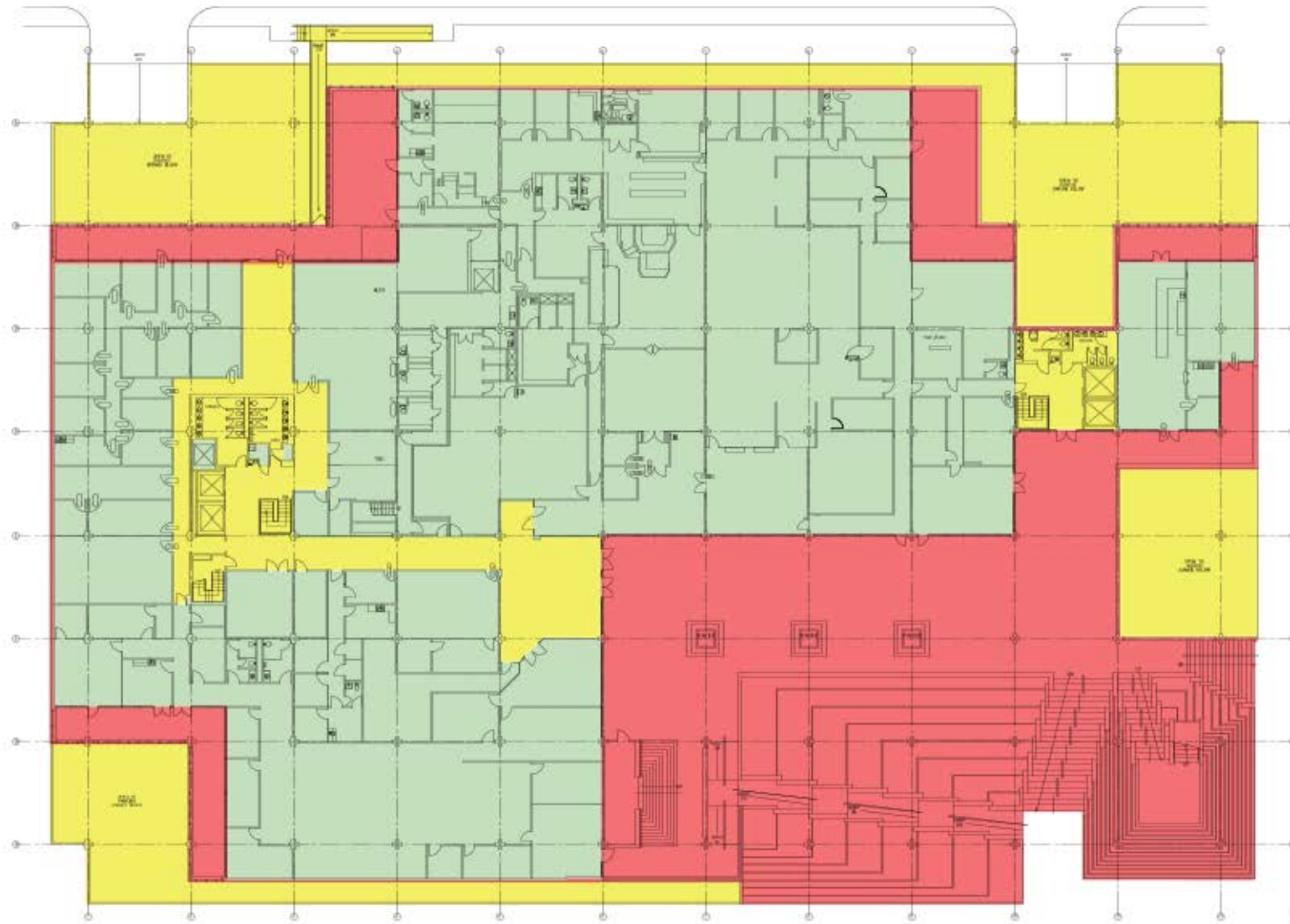
Garage Level

LEGEND

- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone

Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



LEGEND

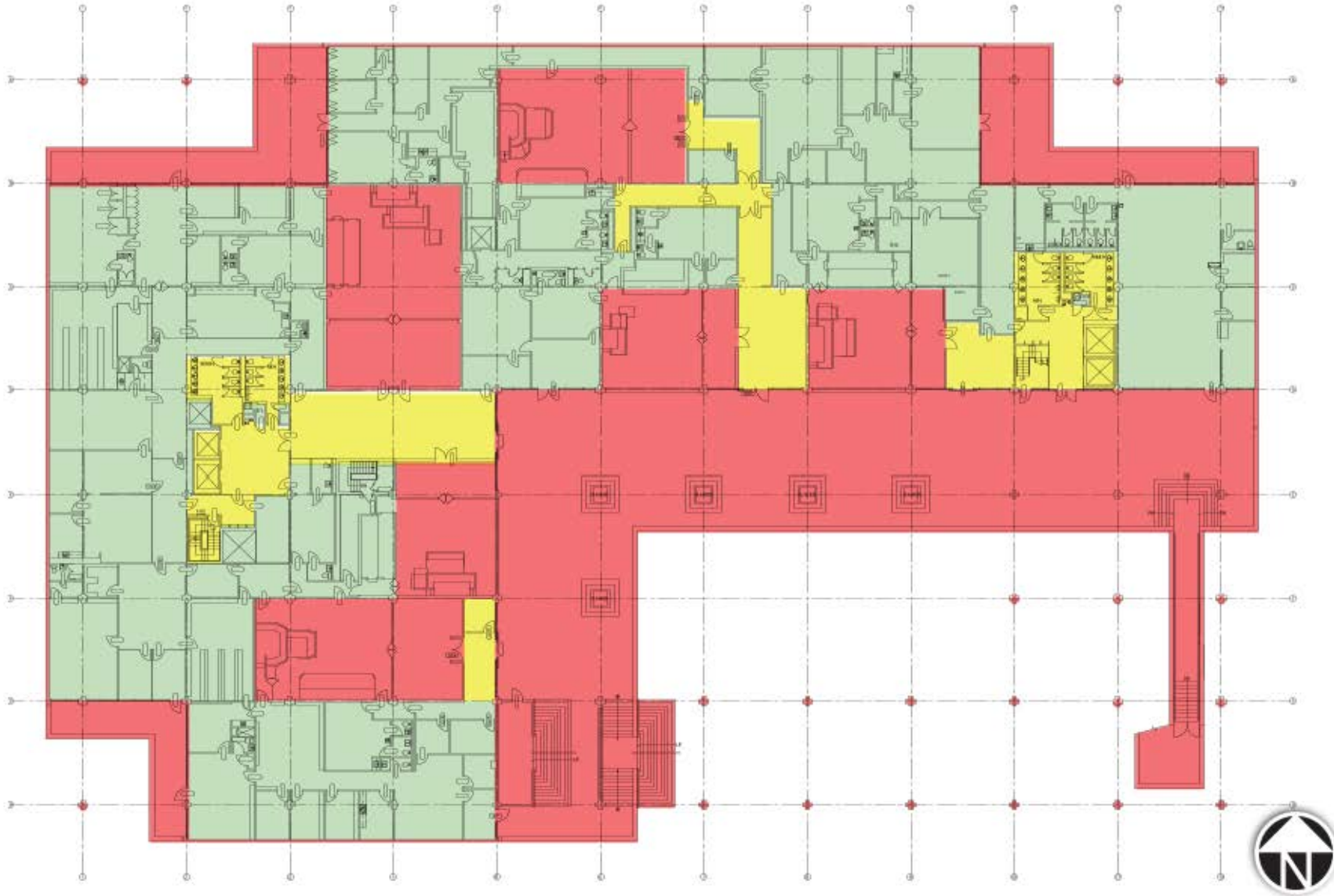
- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone

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First Floor

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Recommended Preservation Treatment Zones



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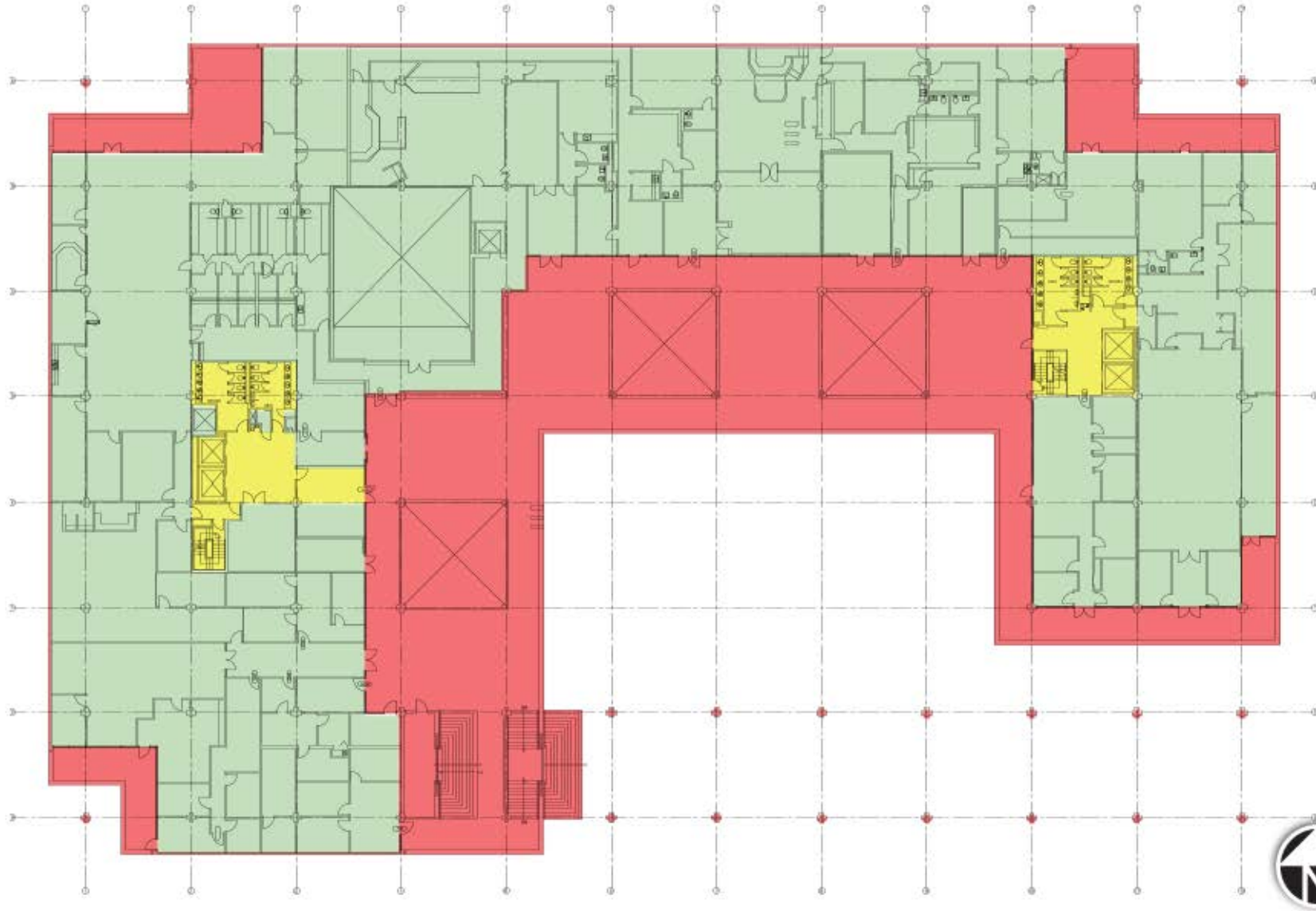
Second Floor

LEGEND

- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone

Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



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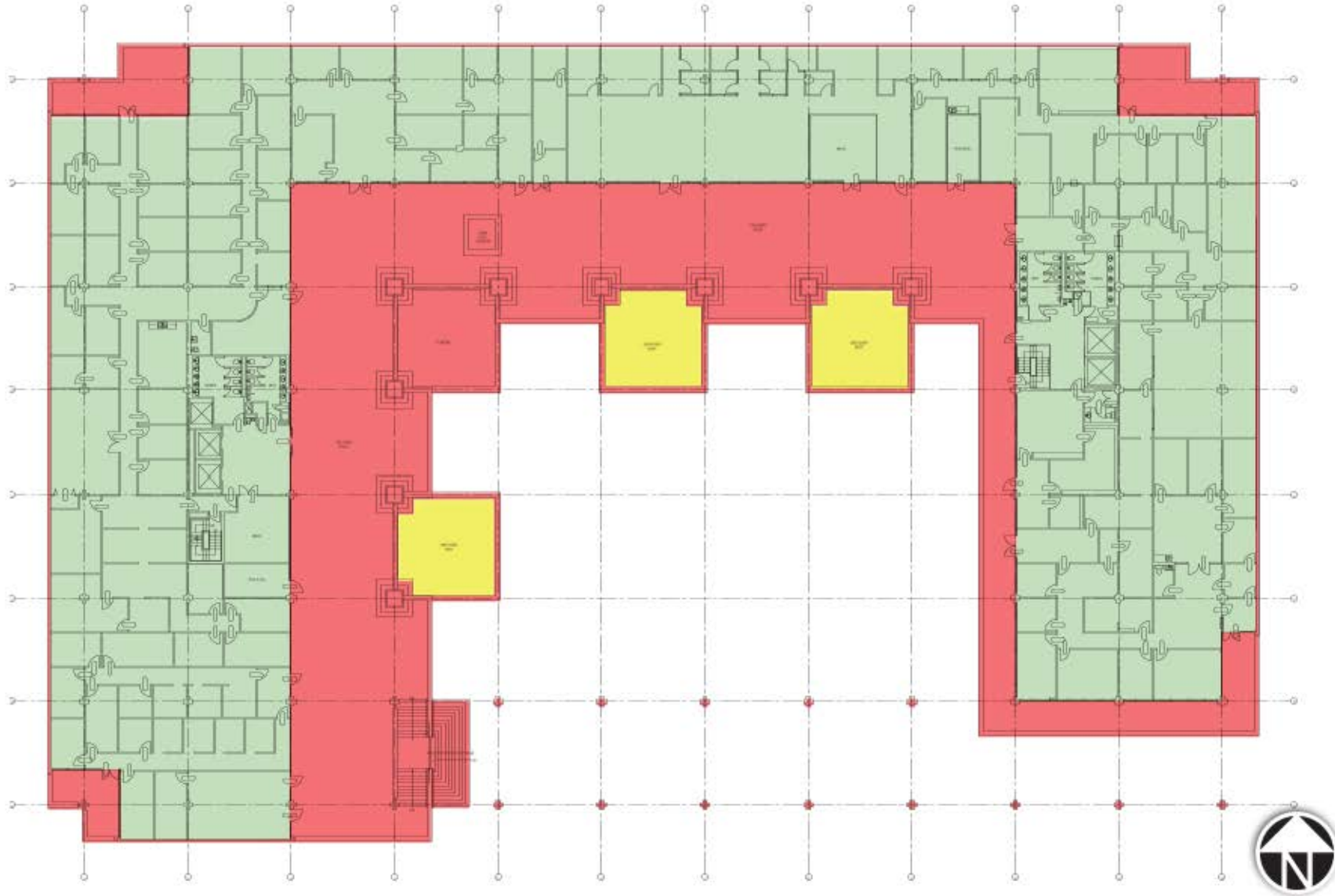
Third Floor

LEGEND

- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone

Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



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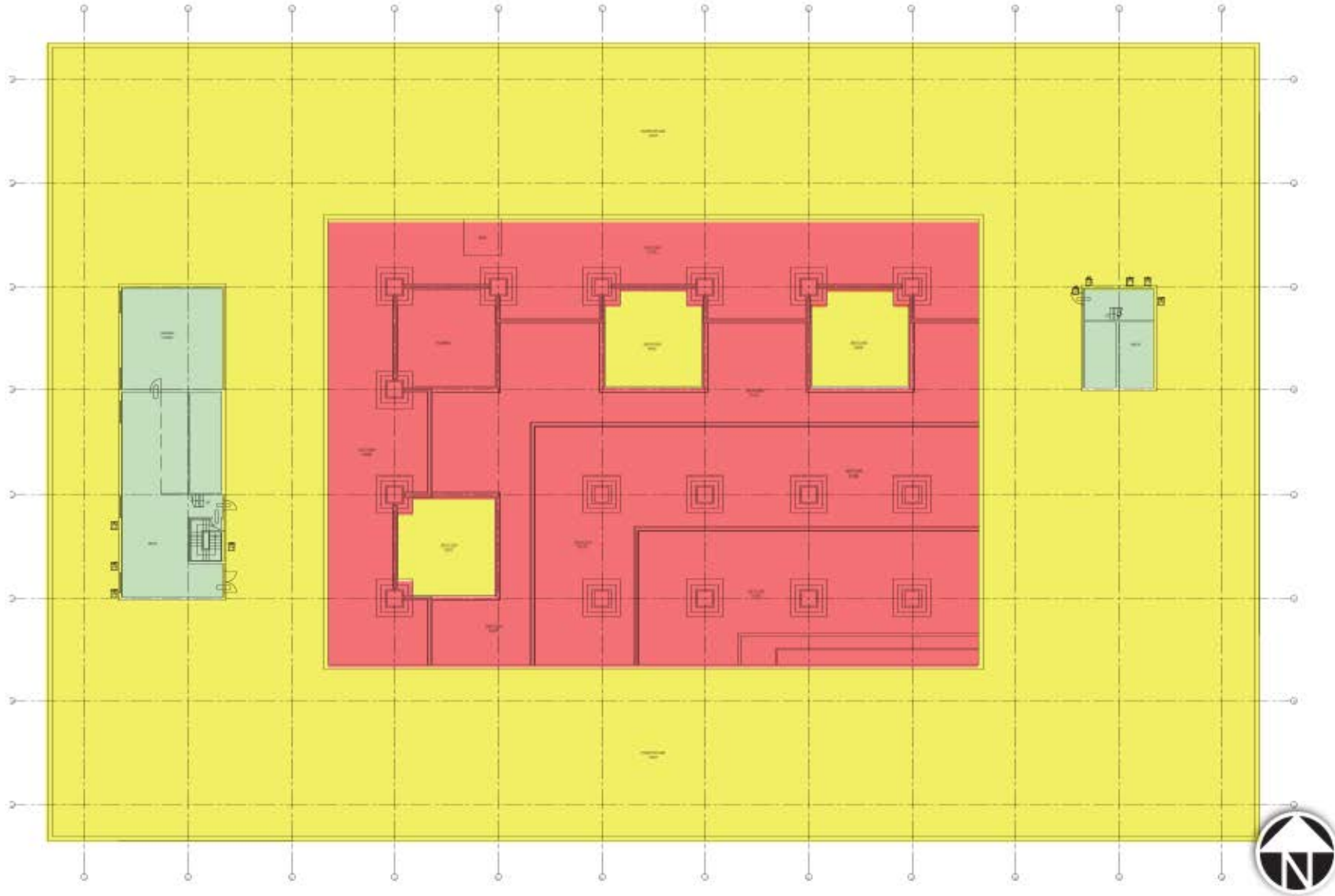
Fourth Floor

LEGEND

- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone

Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



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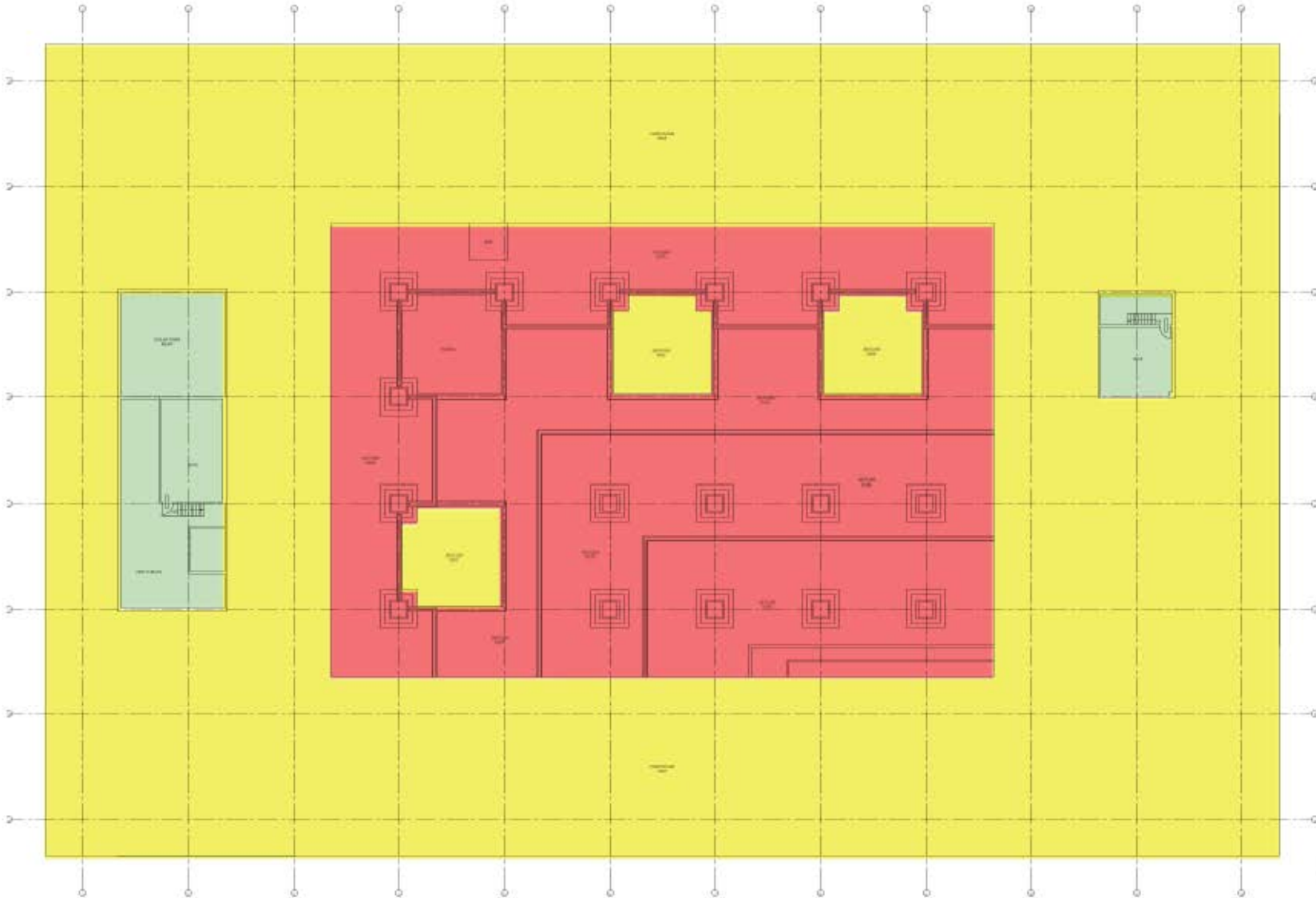
Mechanical Penthouse 1

LEGEND

- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone

Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL




Recommended Preservation Treatment Zones



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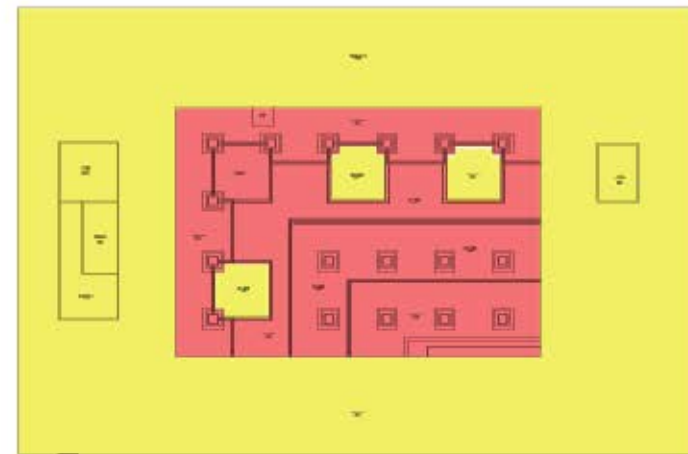
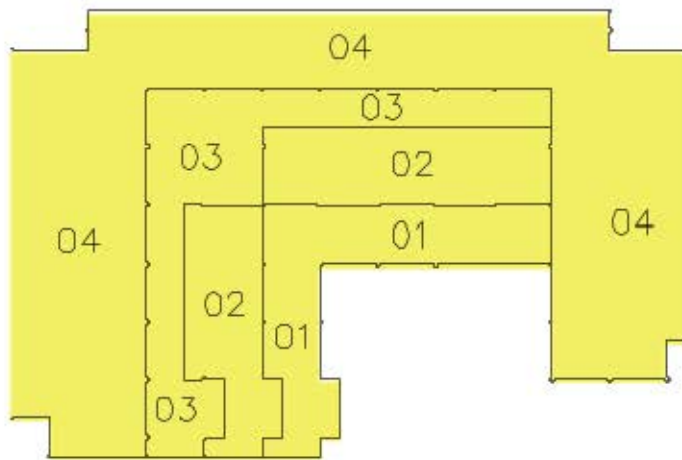
Mechanical Penthouse 2

LEGEND

- 1. Restoration Zone 
- 2. Rehabilitation Zone 
- 3. Renovation Zone 

Federal Building and U.S. Courthouse (FL0089) Ft. Lauderdale, FL

Recommended Preservation Treatment Zones



Roof



LEGEND

- 1. Restoration Zone
- 2. Rehabilitation Zone
- 3. Renovation Zone