

ADDRESS: 1315 SE 2ND STREET

Folio Number: 504211011550

Year Built: 1939

Style: Spanish Revival

Architect: Unknown

FMSF Number: BD01518

1315 SE 2nd Street is a 1-story residential structure with an irregular plan. It is clad with stucco and has a flat roof with a membrane coating. Character defining features include a flat roof with parapet, flat roof entrance porch, stucco exterior, blind arch recessed panels, decorative lion statuettes, and double-hung sash windows (from original FMSF Historic Structures Form)"

Windows: Unknown

Alterations: None known

Spanish Revival: The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler to help promote tourism and was adapted by Addison Mizner and Maurice Fatio to give it a more regional flair. The Spanish Revival style is noted for having terra-cotta barrel-tile roofing, spiral columns, decorative door surrounds, arcading, decorative tiles, and ornate iron work.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

ADDRESS: 1407 SE 2ND STREET

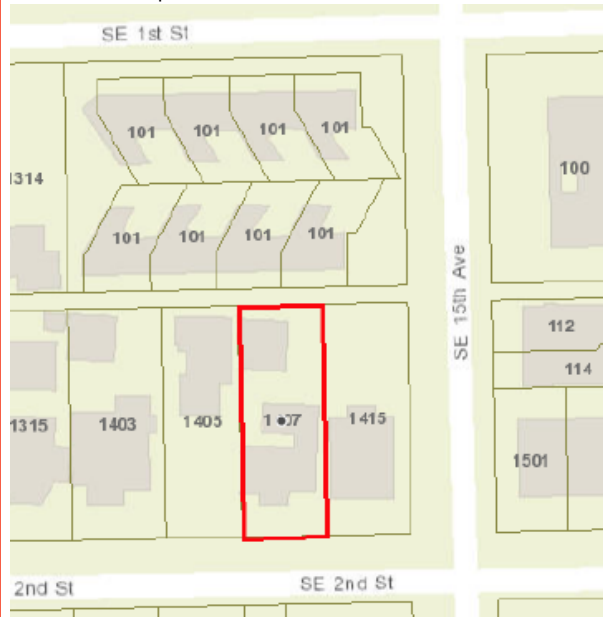
Folio Number: 504211011590
Year Built: 1924
Style: Spanish Revival/Moderne
Architect: Unknown
FMSF Number: BD01521

1407 SE 2nd Street is a 1-story residential structure with an irregular plan. The home is clad with stucco and has a flat roof with a membrane coating. Character defining features include a flat roof parapet, flat roof porch extension, porte cochere, stucco exterior, double-hung sash windows, and end, exterior chimney stack (from original FMSF Historic Structures Form).

Windows: Replacement Double/Single-Hung
Alterations: Replacement windows and doors
Spanish Revival: The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler to help promote tourism and was adapted by Addison Mizner and Maurice Fatio to give it a more regional flair. The Spanish Revival style is noted for having terra-cotta barrel-tile roofing, spiral columns, decorative door surrounds, arcading, decorative tiles, and ornate iron work.

Significance (Explanation of Evaluation)
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Location Map



Reference Photo



ADDRESS: 1512 SE 2ND STREET

Folio Number: 504211012470
Year Built: 1936
Style: Transitional Ranch/ Colonial Revival
Architect: Unknown
FMSF Number: BD01525

1512 SE 2nd Street is a 1-story residential structure with a rectangular plan. The home is clad with wood siding and brick and has a hipped roof topped with standing seam sheet metal. Character defining features include a low pitched hip roof, front-facing two-story gable roof extension, recessed entrance porch, stucco and weatherboard exterior wall fabric, and prominent offset brick chimney (from original FMSF Historic Structures Form).

Windows: Casement; Fixed
Alterations: None known

Transitional Ranch: The Transitional Ranch (sometimes "minimal Ranch") style is represented by the later houses in the neighborhood built in the late 1930s and early 1940s. They bridge the gap between the small Minimal Traditional style of the 1930s and 1940s and the sprawling Ranch homes of the 1950s and 1960s. Their small scale is a vestige of the planning and financing guidelines developed by the FHA during the Great Depression and World War II, but incorporate modern design elements of the Ranch style. The Transitional Ranch is one-story high with a low-pitched or flat roof and typically features moderate or wide eave overhangs, large picture windows, and sheltered entrances. The type typically has a carport which is frequently integrated into the roofline of the house.

Colonial Revival: While some one-story homes were built with their form and decoration reminiscent of the Colonial Revival style, two story homes allowed for the classic porch across the façade often supported by columns. The style called for an emphasis on the center bay, and a symmetrical balance of the flanking sides. The designs relate to the earlier Georgian and Adam prototypes.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

ADDRESS: 315 SE 11TH AVENUE

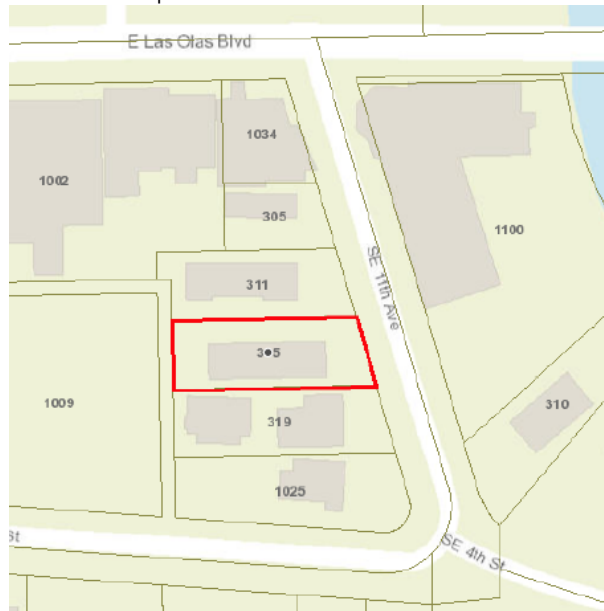
Folio Number: 504211020030
Year Built: c. 1926
Style: Streamline Moderne
Architect: J. M. Peterman
FMSF Number: BD01668

401 SE 15th Avenue is a 1-story residential structure with a rectangular plan. The home is clad with stucco and has a flat roof with a membrane coating. Character defining features include an asymmetrical entrance with low stucco wall topped with a brick detail wrapping the stoop, eyebrow overhang above windows and entryways, scored stucco detail along parapet, scuppers lining parapet wall, and recessed niche on front façade.

Windows: Double/Single-Hung
Alterations: Replacement windows and doors

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 401 SE 15TH AVENUE

Folio Number: 504211030010
Year Built: 1942
Style: Mission
Architect: Robert G. Jahelka
FMSF Number: BD01697

401 SE 15th Avenue is a 2-story residential structure with an irregular plan. The home is clad with stucco and has a hipped roof topped with terracotta barrel tile. Character defining features include a combination flat and hip roof with barrel tile surfacing; curvilinear parapet; entrance porch with hip roof supported by wrought-iron posts; large circular, multi-paned stained glass windows; and stucco exterior wall fabric (from original FMSF Historic Structures Form).

Windows: Historic Fixed
Alterations: Additions in 1954,1962, and 1985 by original architect; roofed canopies over concrete walk added in 1981 by original architect; replacement of select windows with exit doors in 1981 by original architect.

Mission: The Mission style rose in popularity beginning in the 1890s and continued being used into the 1920s. The style, which was used less frequently in Florida than Spanish and Italian Renaissance-revival styles, began in California as a reflection of that area’s colonial past. Although plan books often included examples of the Mission style, it was rarely used outside of the southwestern states. Within the Colee Hammock Northwest Historic District, the style was used for approximately 20% of the buildings. Typical features of the style include decorative roof parapet, prominent coping, and bell-tower inspired chimney caps.

Location Map



Reference Photo



Significance (Explanation of Evaluation)
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ADDRESS: 211 SE 16TH AVENUE

Folio Number: 504211012430
Year Built: 1940
Style: Craftsman
Architect: Unknown
FMSF Number: BD01698

211 SE 16th Avenue is a two-story residential structure with a rectangular plan. The home has a wood siding exterior and a cross gable roof topped with asphalt shingles. Character defining features include a low-pitched gable-on-hip roof; tiered flat roof end porch with central cross-gable bay, square posts, and square baluster balustrade, weatherboard exterior wall fabric, and ridge chimney with corbelled brick cap (from original FMSF Historic Structures Form).

Windows: Replacement Double/Single-Hung
Alterations: Replacement windows and doors

Craftsman: The Craftsman style was popular beginning in the early 1900s through the 1930s. The style was the predominant fashion for smaller houses and spread throughout the country via pattern books and magazines. It typically features a low-pitched gable or clipped-gable (jerkinhead) roof, exposed rafters or beams, and porches with square battered columns or piers.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 415 SE 17TH AVENUE

Folio Number: 504211013410
Year Built: 1938
Style: Monterey
Architect: Unknown
FMSF Number: BD01703

415 SE 17th Avenue is a 2-story residential structure with an irregular plan. The home is clad with stucco and has a side gable roof topped with terra cotta barrel tile. Character defining features include a low-pitched side gabled roof with open eaves and exposed rafter ends; 3-bay, second story balcony with shed roof supported by double square columns; board and batten, and stucco exterior wall fabric; jalousie windows; and continuous poured concrete foundation (from original FMSF Historic Structures Form).

Windows: Double/Single-Hung
Alterations: None known

Monterey: The Monterey style represents a blending of cultural influence—Spanish Colonial construction with English forms which were brought to California from New England. The style is typified by a second-floor balcony which is usually covered by the primary roof and cantilevered from the primary facade. First and second stories are typically clad in differing materials, and door and window surrounds are simple and often flanked by shutters. Early examples, from 1925 through 1940 have Spanish details, while later examples, circa 1940 through the 1950s, have English Colonial details.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

ADDRESS: 432 SE 17TH AVENUE

Folio Number: 504211013530
Year Built: c. 1926
Style: Tudor Revival
Architect: Unknown
FMSF Number: BD01705

432 SE 17th Avenue is a 2-story residential structure with a rectangular plan. The home is clad with stucco and has a side gable roof with terracotta tile. Character defining features include a side-gabled roof with hip roof extension; entrance porch with shed roof supported by square columns with knee wall; stucco exterior wall fabric; 4-light casement windows; brick end, exterior chimney; and continuous poured concrete foundation (from original FMSF Historic Structures Form).

Windows: Historic Casement
Alterations: Replacement windows and doors; detached storage and studio added in 1976

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 105 S VICTORIA PARK ROAD

Folio Number: 504211250140
Year Built: 1935
Style: Spanish Revival
Architect: Krause Construction (Builder)
FMSF Number: BD01858

105 S. Victoria Park Road is a 1-story residential structure with a L-Shaped plan. The home is clad with stucco and has a flat roof with a membrane coating. Character defining features include a flat roof, recessed corner entrance porch, and smooth stucco exterior wall fabric (from original FMSF Historic Structures Form).

Windows: Replacement Double/Single-Hung
Alterations: Front entry projection added

Spanish Revival: The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler to help promote tourism and was adapted by Addison Mizner and Maurice Fatio to give it a more regional flair. The Spanish Revival style is noted for having terra-cotta barrel-tile roofing, spiral columns, decorative door surrounds, arcading, decorative tiles, and ornate iron work.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 109 S VICTORIA PARK ROAD

Folio Number: 504211250150
Year Built: 1940
Style: No Style
Architect: Unknown
FMSF Number: BD01860

109 S Victoria Park Road is a two-story residential structure with a rectangular plan. The home has a wood siding exterior with a side gable roof topped with asphalt shingles. Character defining features include a moderately pitched side gable roof, shed roof extension, wood frame second story and concrete block first story, and offset chimney (from original FMSF Historic Structures Form).

Windows: Historic Double/Single-Hung
Alterations: Enclosure of porch with windows; aluminum carport; addition to extend kitchen and dining area (not visible from the right of way)

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 333 TARPON DRIVE

Folio Number: 504211420010
Year Built: 1940
Style: Mid-Century Modern
Architect: Clinton Gamble
FMSF Number: BD04468

The roughly T-shaped church at 333 Tarpon Drive was designed in a Mid-Century Modern style. The stucco-clad concrete building has a tripartite facade with a low-pitched, front-gable roof over the nave and low-pitched shed roof over the aisles. The clerestory windows contain stained glass and have inverted battered surrounds that project out from the facade. The primary (northwest) facade has a simple concrete portico with punched-out cross details on the upper portion of the outer supports.

Significance (Explanation of Evaluation)

All Saints Episcopal Church appears to meet the criteria for listing on the National Register under Criterion C as an intact example of a Mid-Century Modern-style church and as an example of the work of a well-known local architect. The church, which began in 1912, purchased its first permanent location in 1921 in Stranahan Park. By the mid-1930s it became clear that the congregation would need a larger space, and by 1948 the congregation purchased the property in Colee Hammock. The building construction began in November 1948 and the first service was held in the building was Christmas Eve, 1949.

One of the congregants, architect Clinton B. Gamble, offered his services in designing the new church facility. Gamble was a locally renowned architect active in the local AIA chapter and other architecture organizations. Working with the architecture firm of Pan-Coast, he designed the Coral Sands Hotel on Las Olas Boulevard in 1940. The three-story streamline moderne building was "the utmost in luxury and comfort." In 1947, the nationally-distributed Good Housekeeping magazine recognized his residential work.

Location Map



Reference Photo



Few alterations have been made to the building, however an addition to the northeast facade in 2017 altered the plan from roughly L-shaped to T-shaped. The projecting clerestory window surrounds, tripartite facade, and simple concrete portico are all retained and contribute to the Mid-Century Modern style of the building.

ADDRESS: 1300 BRICKELL DRIVE

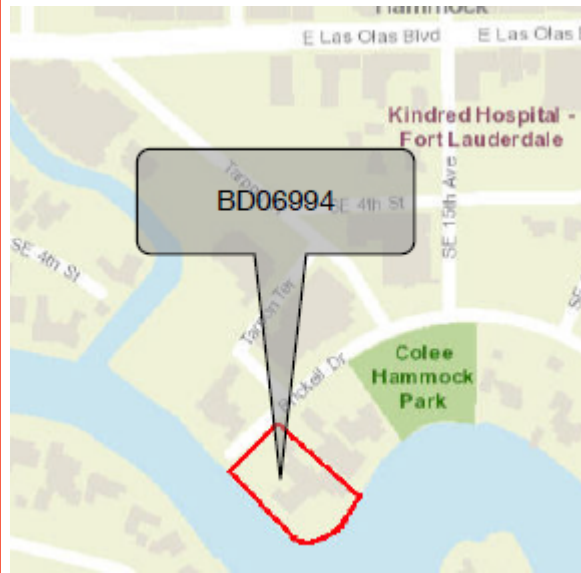
Folio Number: 504211012110
Year Built: 1938
Style: Mediterranean Revival
Architect: Unknown
FMSF Number: BD06994

The E.J. McMillan house is located at the end of Brickell Drive, on a water-front lot enclosed within a stucco-clad wall. The house is accessed from a circular, stone drive with a decorative fountain. The house is an irregular plan and varies between one and two stories. The building is clad in stucco with terra-cotta barrel-tile roofing. The window openings contain a variety of sash including multi-light casements and fixed-pane. The main entry is set within a stone-clad projecting turret. Based on aerial maps, the house has likely undergone some expansion to the rear of the house, including the installation of a pool.

Significance (Explanation of Evaluation)

The Mediterranean Revival-style house located at 1300 Brickell Drive appears to meet the criteria for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and under Criterion C as an intact example of the Mediterranean Revival-style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The southern portion of the neighborhood, with lots bordering the New River, was developed beginning in 1925 with large mansions for the wealthiest Fort Lauderdale residents. The house at 1300 Brickell Drive was built in 1938, likely for E.J. McMillan, the President of Standard Knitting Mills of Knoxville, Tennessee who used the house as a winter residence. The house retains such character-defining features as the barrel-tile roof, multi-light windows, stucco cladding, turreted-roof entry, and asymmetrical facade and roof.

Location Map



Reference Photo



ADDRESS: 1620 SE 2ND COURT

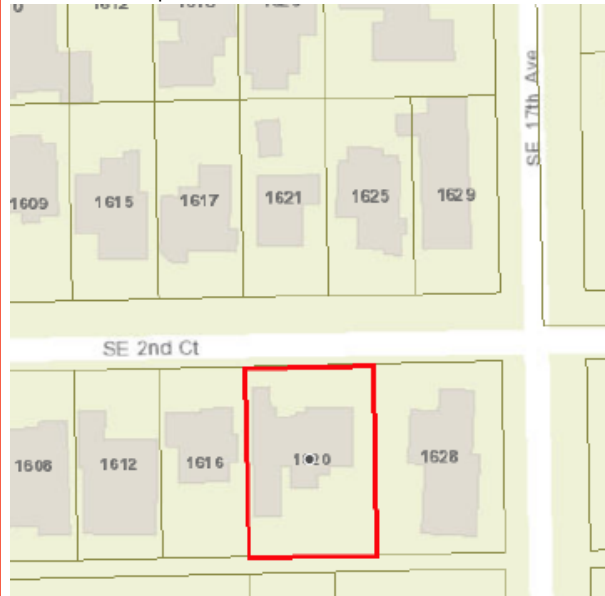
Folio Number: 504211013210
Year Built: 1938
Style: Ranch
Architect: Unknown
FMSF Number: BD07599

1620 SE 2nd Court is a one-story Ranch style single-family residence. It has a wood clapboard siding and an intersecting gable roof with asphalt shingles. Character-defining elements include the prominent chimney, wood siding, roof line, recessed porches and decorative porch railings, decorative wood detailing at front facing gabled ends, and wood shutters.

Windows: Double/Single-Hung
Alterations: Enclosure of original garage for conversion into a bedroom in 2015 – garage door replaced with picture window with simulated divided lites. Demolition of carport and construction of garage, laundry and study space in 1991. Addition of screen room in 1976. Addition of utility room in 1980.
Original Owner: Bert Bornhoeft

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



**ADDRESS: 1524 SE 2ND STREET
AKA KEITH APARTMENTS CO-OP**

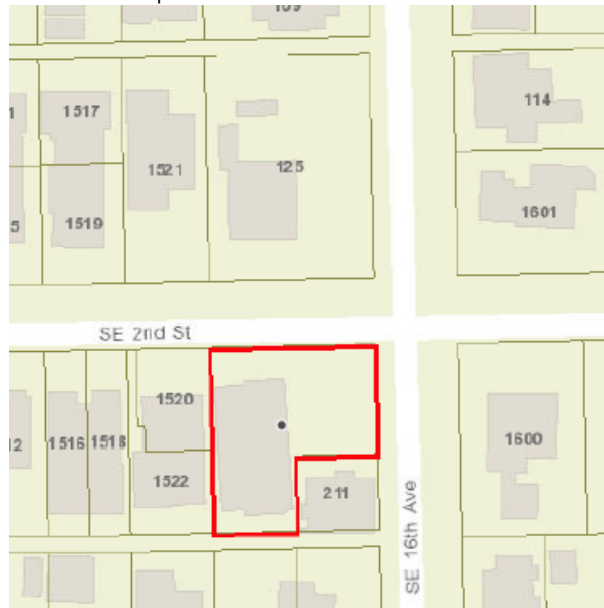
Folio Number: 504211NR0000
Year Built: 1957
Style: Mid-Century Modern – Spanish Revival
Architect: Frank J. Rowland
FMSF Number: BD07600

1524 SE 2nd Street is a two-story Mid-Century Modern – Spanish Revival style multi-family dwelling with stucco cladding. The roof is flat with a membrane coating and nearly flat gables at each end with barrel tile. Character-defining elements include the deep eave overhang, the second story catwalk, decorative railings, symmetrical façade, and decorative brick planter/sign.

Windows: Horizontal Sliding
Alterations: Window replacement

Spanish Revival: The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler to help promote tourism and was adapted by Addison Mizner and Maurice Fatio to give it a more regional flair. The Spanish Revival style is noted for having terra-cotta barrel-tile roofing, spiral columns, decorative door surrounds, arcading, decorative tiles, and ornate iron work.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

ADDRESS: 125 SE 16TH AVENUE

Folio Number: 504211012690
Year Built: 1940
Style: Monterey
Architect: Nels S. Jacobson
FMSF Number: BD07601

125 SE 16th Avenue is a two-story Monterey style single-family residence with siding. The roof is flat with a membrane coating and nearly flat gables at each end with barrel tile. Character-defining elements include the second-story balcony, floating staircase, roof overhang with supporting brackets, symmetrical plan, and chimney.

Windows: Six-over-six double-hung/single-hung
Alterations: None known

Original Owner: Linda Dillon

Monterey: The Monterey style represents a blending of cultural influence—Spanish Colonial construction with English forms which were brought to California from New England. The style is typified by a second-floor balcony which is usually covered by the primary roof and cantilevered from the primary facade. First and second stories are typically clad in differing materials, and door and window surrounds are simple and often flanked by shutters. Early examples, from 1925 through 1940 have Spanish details, while later examples, circa 1940 through the 1950s, have English Colonial details.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

ADDRESS: 1700 BRICKELL DRIVE

Folio Number: 50421101202
Year Built: 1953
Style: Monterey
Architect: Walter E. Panley
FMSF Number: BD07602

1700 Brickell Drive is an irregular plan two-story stucco residence with a garage and porch. The house has a hipped roof with terra cotta barrel tile. Character defining features include second-story balcony with decorative metal railings, irregular plan, roof line, and front entryway with a central door and two side lites.

Windows: Historic awning
Alterations: New windows and doors

Monterey: The Monterey style represents a blending of cultural influence—Spanish Colonial construction with English forms which were brought to California from New England. The style is typified by a second-floor balcony which is usually covered by the primary roof and cantilevered from the primary facade. First and second stories are typically clad in differing materials, and door and window surrounds are simple and often flanked by shutters. Early examples, from 1925 through 1940 have Spanish details, while later examples, circa 1940 through the 1950s, have English Colonial details.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 1619 SE 4TH STREET

Folio Number: 504211013370
Year Built: 1951
Style: Contemporary
Architect: William T. Vaughn
FMSF Number: BD07603

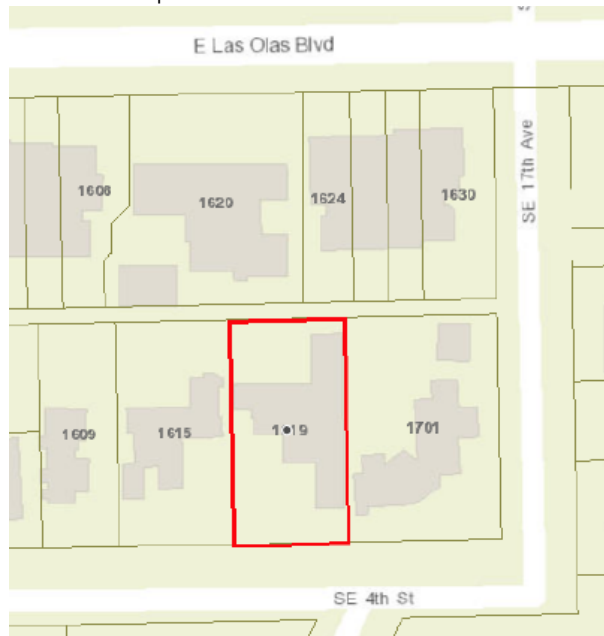
1619 SE 4th Street is an L-Shaped plan 1-story residence with a garage and screened in porch. The façade is clad in stucco and masonry and has a shed roof with a membrane coating. Character defining features include clearstory windows lining projecting of shed roof, fenestration along front facade, masonry detailing on garage, screened in front patio, and projecting shadowbox with ventilation on garage wall.

Windows: Historic Awning
Alterations: New windows and doors

Contemporary: The contemporary style was inspired by the modern movement and Frank Lloyd Wright’s Usonian house paradigm. The Contemporary style is defined by its widely overhanging eaves, roof beams, obscured or recessed entries, and windows located in gable ends or tucked under the eaves. The style has many variants in plan and roof forms. Window placement is generally dictated by intentional views or light access, rather than symmetry or traditional convention.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 1615 SE 4TH STREET

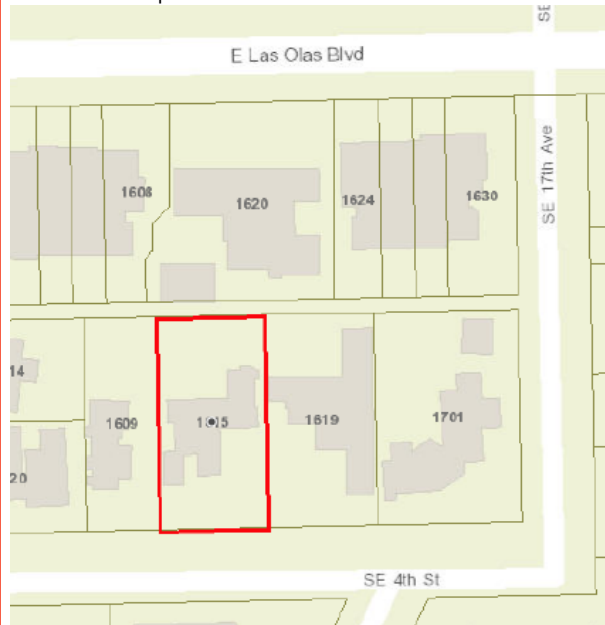
Folio Number: 504211013360
Year Built: 1938
Style: Transitional Ranch
Architect: Unknown
FMSF Number: BD07604

1615 SE 4th Street is a 1-story residence with an irregular plan and a garage. The home is clad in stucco and brick with a cross gable roof topped with terra cotta barrel tile. Character defining features include brick and masonry detailing at garage door surround, wood detailing at front facing gable, nestled front entrance with arched opening covered with a terra cotta barrel tile shed roof, chimney, and irregular roof line.

Windows: Replacement casement
Alterations: New addition in 1940; remodel of porch in 1947; enclosure of porch in 1968

Transitional Ranch: The Transitional Ranch (sometimes "minimal Ranch") style is represented by the later houses in the neighborhood built in the late 1930s and early 1940s. They bridge the gap between the small Minimal Traditional style of the 1930s and 1940s and the sprawling Ranch homes of the 1950s and 1960s. Their small scale is a vestige of the planning and financing guidelines developed by the FHA during the Great Depression and World War II, but incorporate modern design elements of the Ranch style. The Transitional Ranch is one-story high with a low-pitched or flat roof and typically features moderate or wide eave overhangs, large picture windows, and sheltered entrances. The type does not typically have a garage, but is often accompanied by a carport which is frequently integrated into the roofline of the house. Other features found on examples within Colee Hammock include masonry and brick veneer wall texture variation, integrated planters, and decorative gable vents.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

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ADDRESS: 1512 SE 4TH STREET

Folio Number: 504211012130
Year Built: 1955
Style: Ranch
Architect: Theodore Meyer
FMSF Number: BD07605

1512 SE 4th Street is an L-Shaped 1-story residence with a garage. The home is clad in stucco and brick and has a side gable roof topped with terra cotta barrel tile. Character defining features include irregular configuration with semicircular projecting and masonry detailing at front entryway, decorative breezeblock along garage, sloped roofline terminating at garage that is set in front of the primary facade.

Windows: Replacement Double/Single-Hung; Fixed
Alterations: New windows and doors

Ranch: The Ranch style first developed in the 1930s in California, and was embraced by builders and homeowners in the 1950s and 1960s. The type took hold as FHA financing was revised to allow for larger loans and large house sizes compared with depression- and wartime-era guidelines. The Ranch style is defined by its broad one-story shape, and low-pitched roof. It typically features moderate or wide eave overhangs, large picture windows, and off-centered sheltered entrance. It often incorporates an attached garage that is a visible component of the facade.

Location Map



Reference Photo



Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

ADDRESS: 305 SE 11TH AVENUE

Folio Number: 504211020060
Year Built: 1940
Style: Craftsman
Architect: Unknown
FMSF Number: BD07606

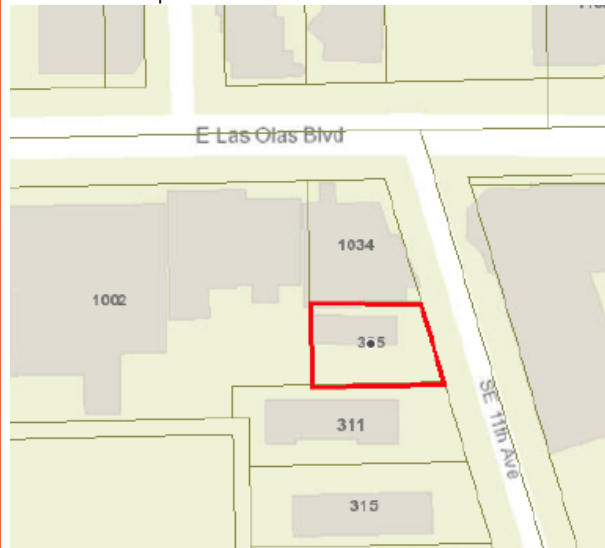
305 SE 11th Avenue is a 2-story residence with a rectangular plan. The residence is clad in wood siding with a front gable roof topped with asphalt shingles. Character defining features include front gable with exposed rafters and supporting brackets, side second story balcony, asymmetrical covered entryway with shed roof, and simple plan.

Windows: Replacement Casement
Alterations: New windows

Craftsman: The Craftsman style was popular beginning in the early 1900s through the 1930s. The style was the predominant fashion for smaller houses and spread throughout the country via pattern books and magazines. It typically features a low-pitched gable or clipped-gable (jerkinhead) roof, exposed rafters or beams, and porches with square battered columns or piers.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 319 SE 11TH AVENUE

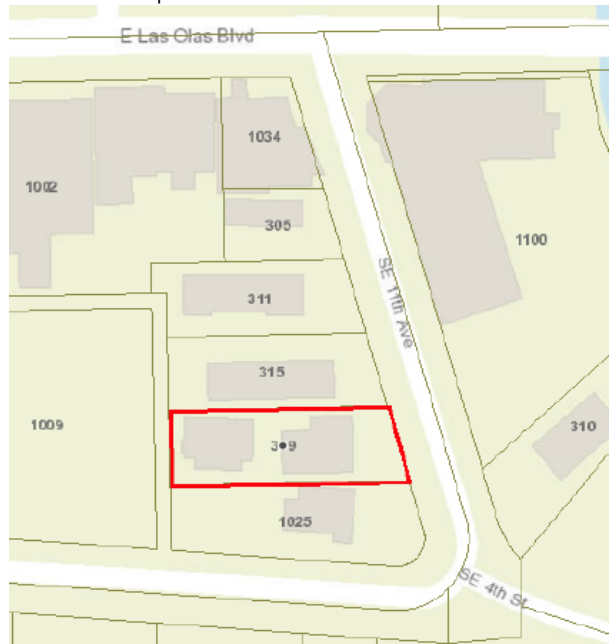
Folio Number: 504211020020
Year Built: 1940
Style: Mid-Century Modern; Streamline Moderne
Architect: John Peterman
FMSF Number: BD07608

319 SE 11th Avenue is a 1-story residence with a rectangular plan and a screened-in front patio. The house is clad with stucco and is topped with a hipped roof topped with asphalt shingles. An attached garage is set to the side of the main residence and has a flat roof with a membrane coating. Character defining features include screened in front patio with decorative metal supports, pyramidal roof line, and chimney.

Windows: Historic Casement
Alterations: Addition of porch in 1959

Significance (Explanation of Evaluation)
This appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 1025 SE 4TH STREET

Folio Number: 504211020010
Year Built: 1936
Style: Vernacular
Architect: Unknown
FMSF Number: BD07609

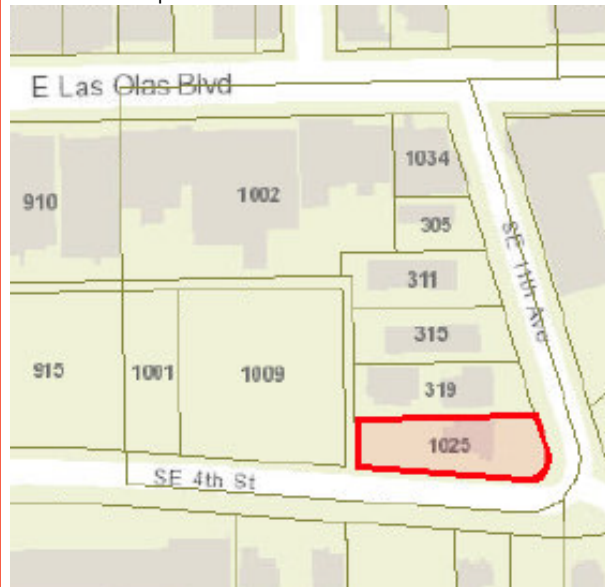
1025 SE 4th Street is an L-Shaped 1-story residence with a small entry porch and a garage. The house is clad in wood siding with a cross gable roof topped with terra cotta barrel tile. Character defining features include cross gabled plan, covered entryway, roof vent in front gable, wood siding

Windows: Replacement Casement
Alterations: New windows and doors

Vernacular: Unlike other architectural styles, the Vernacular style tends to be simpler or without embellishment and constructed without the use of an architect. The forms are simple and often have a covered porch with unadorned supports and railings. They are typically built of one dominant material, and in Tarpon River the examples are either wood-clad or concrete block with stucco.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo



ADDRESS: 1301 SE 2ND COURT

Folio Number: 504211011670
Year Built: 1965
Style: Mid-Century Modern; Contemporary
Architect: Donald Singer
FMSF Number: BD07610

1301 SE 2nd Court is a 2-story residence with an irregular plan. The home is clad with concrete and has a flat membrane roof. Character defining features include stuccoed concrete wall surface, non-orthogonal massing, obscured entrance, integrated garden walls, expansive glazing, incorporation of existing trees, flat roofline.

Windows: Historic Window Wall; Fixed
Alterations: None known

Contemporary: The contemporary style was inspired by the modern movement and Frank Lloyd Wright’s Usonian house paradigm. The Contemporary style is defined by its widely overhanging eaves, roof beams, obscured or recessed entries, and windows located in gable ends or tucked under the eaves. The style has many variants in plan and roof forms. Window placement is generally dictated by intentional views or light access, rather than symmetry or traditional convention.

Significance (Explanation of Evaluation)
This property appears eligible for listing on the National Register of Historic Places under Criterion A for its association with the early subdivision development of Fort Lauderdale and Criterion C in the area of architecture as an intact example of its style. Colee Hammock was original platted by Mary Brickell in 1916. However, due to World War I much of the area was not developed until the Florida Land Boom of the 1920s. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

Location Map



Reference Photo

