



CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE

JANUARY - JULY, 2023

**ARCHITECTURAL RESOURCE SURVEY OF  
RIVERSIDE PARK AND RIO VISTA**





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# INTRODUCTION



# ACKNOWLEDGEMENTS

## 01

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### FORT LAUDERDALE CITY COMMISSION

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### FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES



# BACKGROUND

# 02

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*The City of Fort Lauderdale Intensive Level Architectural Resource Survey of Riverside Park and Rio Vista has been made possible through funding provided by the Florida Department of State, Division of Historical Resources.*

## **OVERVIEW**

The City of Fort Lauderdale Intensive Level Architectural Resource Survey of Riverside Park and Rio Vista was conducted to identify potentially eligible historic resources in the City of Fort Lauderdale and record their current conditions through the development of this report. From this survey and report, Florida Master Site File Forms for structures and resource groups were compiled and submitted to the State of Florida to be added and cataloged in their database. This Report was compiled and written by Laura Weinstein-Berman, AIA, Principal Investigator, of LW Associates, Inc.; Ellen Ugucconi, Historic Preservation Consultant, of the Fort Lauderdale Historical Society; and Trisha Logan, AICP Principal Urban Planner for the City of Fort Lauderdale; all whom meet the Secretary of the Interior's qualifications for professionals in historic preservation. Trisha Logan, AICP, Principal Urban Planner for the City of Fort Lauderdale, reviewed and provided edits of the report prior to final submission to the State of Florida. Additional support was provided by staff at the City of Fort Lauderdale including: Simone Chin (Urban Planner II), Karlanne Devonish (Principal Urban Planner), Amanda Foor (Planning Assistant), Nancy Garcia (Urban Planner II), Nick Kalargyros (Urban Planner I), Tyler LaForme (Urban Planner III), Tamara Lakic (Administrative Assistant), Deandrea Moise (Urban Planner II), Yvonne Redding (Urban Planner III), Adam Schnell (Urban Planner III).



## **BACKGROUND**

In 1975, the City of Fort Lauderdale passed Ordinance number C 75-29 establishing a historic district zoning classification and the Historic Preservation Board to promote continued enrichment of local heritage. Since the enactment of the Ordinance in 1975, the City has worked to preserve historical sites, buildings, landscapes, structures and archaeological sites, and in 2010 became a Certified Local Government (CLG), further enhancing the City's commitment to historic preservation.

Beginning in March 2018 and running through August 2018, a comprehensive analysis was conducted which reviewed past survey efforts and early development patterns, identified and prioritized city wide areas for future intensive survey efforts through a reconnaissance level Architectural Resource Survey. Throughout the City there are significant examples of architecture, both from earlier eras as well as later "mid-century" or "modern" times that have yet to be surveyed, recognizing the need for further study.

In May 2021 the City submitted a "Small Matching Grant" application to the Florida Department of State, Division of Historical Resources, to propose funding to conduct Intensive Level Architectural Resource Surveys of Riverside Park and Rio Vista. The request was approved in the State of Florida's Fiscal Year 2023 budget and is being facilitated through a grant in the amount of \$50,000 from the Florida Department of State. Since the City is a CLG, the grant did not require matching funds.

Grant funds were used to hire a historic preservation consultant to organize and conduct an Intensive Level Architectural Resources Surveys in the city. A final survey report that conforms to Chapter 1A-46, Florida Administrative Code, was produced.

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly document the city's history and contribute important data into a repository of historical information. Additionally, as a CLG there is a commitment by the City to protect its historic resources and to provide continuous improvement to historic preservation efforts, which includes the identification of historic properties within the jurisdiction.

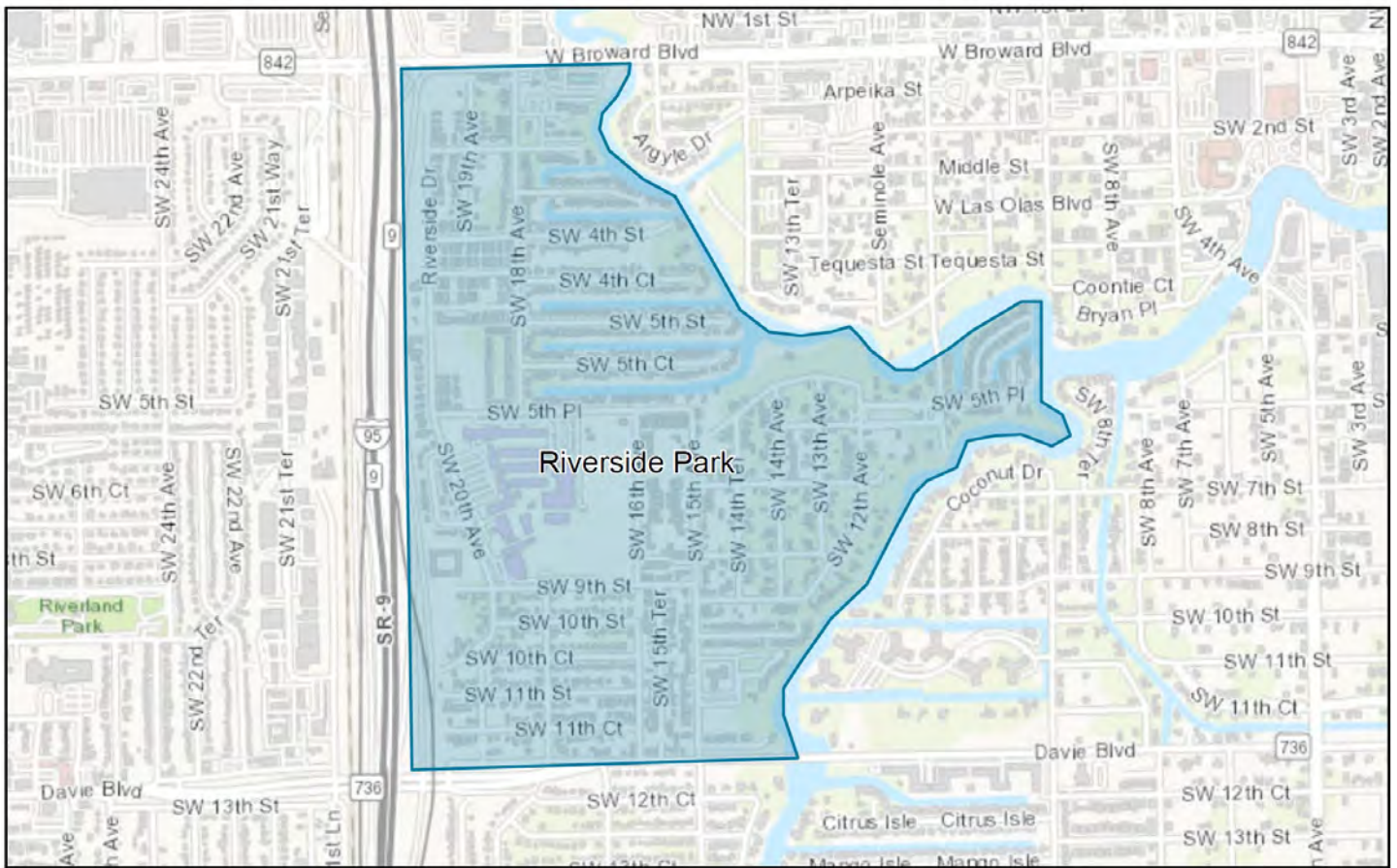
***Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly document the city's history and contribute important data into a repository of historical information. Additionally, as a CLG there is a commitment by the City to protect its historic resources.***

**GENERAL DESCRIPTION**

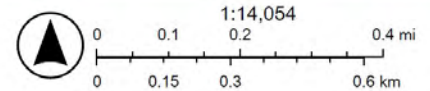
An Intensive Level Architectural Resource Survey was conducted of Riverside Park and Rio Vista.

Riverside Park is a neighborhood in the southwest quadrant of the City of Fort Lauderdale. Boundaries of the Riverside Park are largely formed by the North and South Forks of the New River with interstate 95 acting as the western edge. On the southern border is Davie Boulevard and to the north is Broward Boulevard. Riverside is comprised of several plats including Riverside Addition; Riverside Park; Riverside Park Addition; Riverside No. 2; Riverside No. 3; River Vista and Valentine's Subdivision, among others.

**Architectural Resource Survey Area Map: Riverside Park**

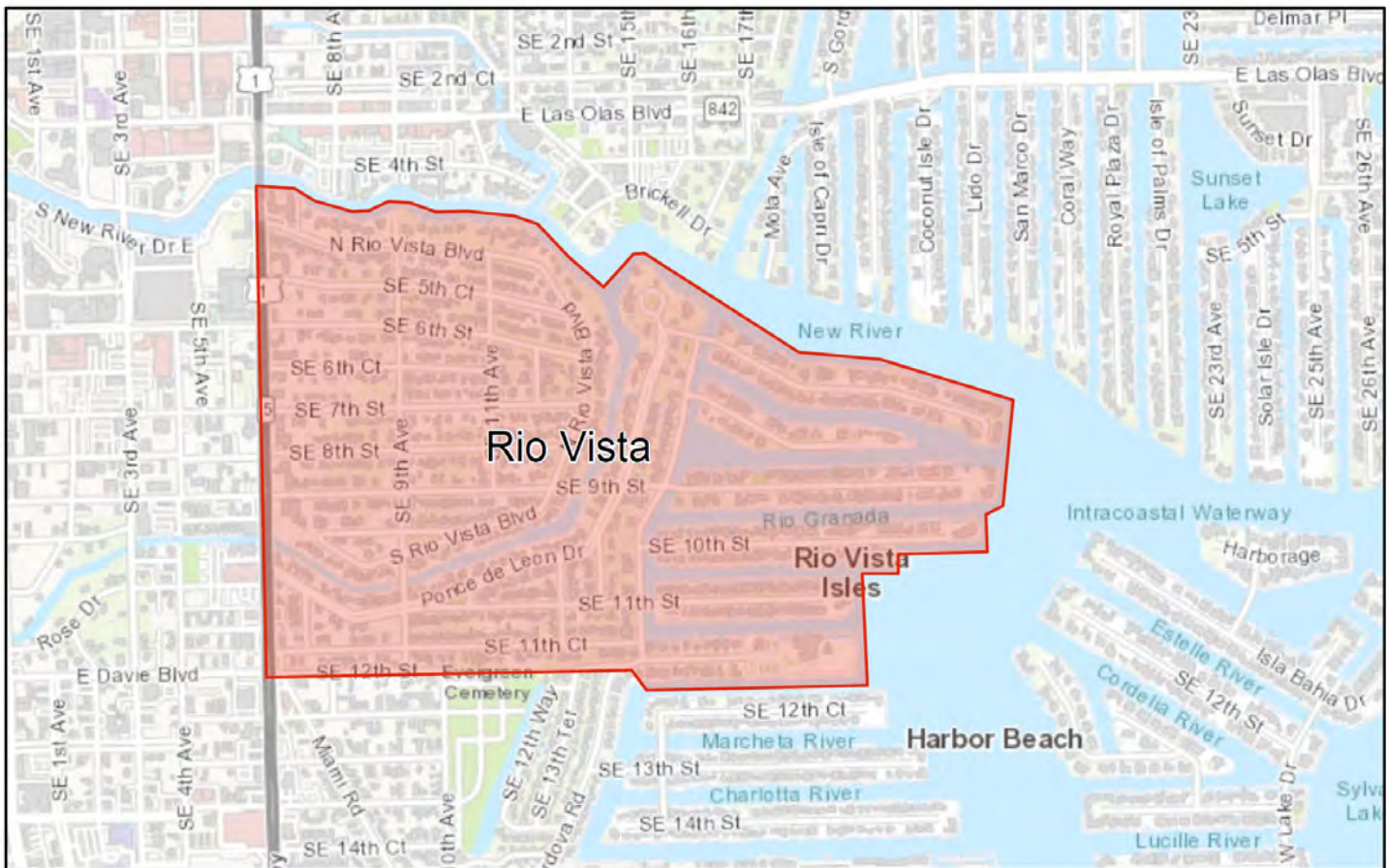


Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, MET/NASA, EPA, USDA

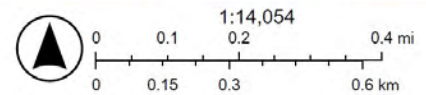


Overall boundaries of Rio Vista are US-1 to the West, the Intracoastal Waterway to the East, the New River to the North and SE 12th Street to the South. Fort Lauderdale beach is easily accessible over 17th Street to the South or via Las Olas Boulevard. through downtown Fort Lauderdale to the North.

### Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



**PREVIOUS SURVEYS FOR RIVERSIDE PARK**

For the Riverside Park, the “Historic Building Survey of the West Side Area of Fort Lauderdale, Florida” was conducted in 1993 by Historic Property Associates, Inc. The goal of the project was to perform a comprehensive survey of historic buildings within the prescribed areas of the City of Fort Lauderdale, including Riverside Park. The recommendations of the report were limited to the National Register potential of buildings found within the boundaries of the project. The recommendations further detail the potential for National Register listing was limited to individual buildings including the Fire Station 8, 1030 West Las Olas Boulevard, and New Mount Olive Baptist Church, 401 NW 9th Avenue. A significant concentration of historic buildings were not found to meet the historic district criteria of the time.

An initial reconnaissance level survey was completed in 2018 by LW Associates, Inc. The survey identified neighborhoods for potential further study and priority areas within each area based on the concentration of historic resources. Utilizing those highlighted areas, LW Associates, Inc., prioritized the identification of potential historic districts within each neighborhood and identified potential individual resources. Riverside Park was included as a recommended area for further study and research.

Of the 232 properties submitted as Florida Master Site Files in Riverside Park for the 2023 survey, 38 properties were previously surveyed and have been submitted for evaluation.

**PREVIOUS SURVEYS FOR RIO VISTA**

For Rio Vista, the “Historic Properties Survey, Fort Lauderdale, Florida” was completed in 1988 by Historic Property Associates, Inc. The survey areas included Colee Hammock, Rio Vista, Idlewyld and the Beach Areas of Fort Lauderdale, Florida. Recommendations of the survey included numerous properties eligible for nomination to the National Register under a thematic or multiple resource district nomination, but no potential for creating a defined historic district in the areas surveyed.

In 2011, a survey was conducted in the Rio Vista neighborhood. The survey resulted in the nomination of eight individual properties, including 701 North Rio Vista Boulevard, 817 SE 8th Street, 824 SE 5th Court, 825 SE 6th Court, 833 North Rio Vista Boulevard, 1017 SE 6th Court, 1709 SE 9th Street, and 1719 SE 10th Street.

Of the 281 properties submitted as Florida Master Site Files in Riverside Park for the 2023 survey, 157 properties were previously surveyed and have been submitted for evaluation.

**APPLICABLE FEDERAL LAWS FOR HISTORIC RESOURCES**

Part 60 of the National Historic Preservation Act of 1966 details the applicable federal laws for the National Register of Historic Places.

***§ 60.1 Authorization and expansion of the National Register.***

(a) The National Historic Preservation Act of 1966, 80 Stat. 915, 16 U.S.C. 470 et seq., as amended, authorizes the Secretary of the Interior to expand and maintain a National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. The regulations herein

set forth the procedural requirements for listing properties on the National Register.

(b) Properties are added to the National Register through the following processes.

(1) Those Acts of Congress and Executive orders which create historic areas of the National Park System administered by the National Park Service, all or portions of which may be determined to be of historic significance consistent with the intent of Congress;

(2) Properties declared by the Secretary of the Interior to be of national significance and designated as National Historic Landmarks;

(3) Nominations prepared under approved State Historic Preservation Programs, submitted by the State Historic Preservation Officer and approved by the NPS;

(4) Nominations from any person or local government (only if such property is located in a State with no approved State Historic Preservation Program) approved by the NPS and;

(5) Nominations of Federal properties prepared by Federal agencies, submitted by the Federal Preservation Officer and approved by NPS.

***§ 60.2 Effects of listing under Federal law.***

The National Register is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. Listing of private property on the National Register does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the

property.

(a) The National Register was designed to be and is administered as a planning tool. Federal agencies undertaking a project having an effect on a listed or eligible property must provide the Advisory Council on Historic Preservation a reasonable opportunity to comment pursuant to section 106 of the National Historic Preservation Act of 1966, as amended. The Council has adopted procedures concerning, inter alia, their commenting responsibility in 36 CFR part 800. Having complied with this procedural requirement the Federal agency may adopt any course of action it believes is appropriate. While the Advisory Council comments must be taken into account and integrated into the decisionmaking process, program decisions rest with the agency implementing the undertaking.

(b) Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation.

(c) If a property is listed in the National Register, certain provisions of the Tax Reform Act of 1976 as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980 may apply. These provisions encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and discourage destruction of historic buildings by eliminating certain otherwise available Federal tax provisions both for demolition of historic structures and for new construction on the site of demolished historic buildings. Owners of historic buildings may benefit from the investment tax credit provisions of the Revenue Act of 1978. The Economic Recovery Tax Act of 1981 generally replaces the rehabilitation tax incentives under these laws beginning January 1, 1982 with a

25% investment tax credit for rehabilitations of historic commercial, industrial and residential buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings by their exemption from any requirement to reduce the basis of the building by the amount of the credit. The denial of accelerated depreciation for a building built on the site of a demolished historic building is repealed effective January 1, 1982. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

(d) If a property contains surface coal resources and is listed in the National Register, certain provisions of the Surface Mining and Control Act of 1977 require consideration of a property's historic values in the determination on issuance of a surface coal mining permit.

**§ 60.4 Criteria for evaluation.**

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is

further discussed in the "How To" publications, Standards & Guidelines sheets and Keeper's opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) that are associated with the lives of persons significant in our past; or

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they

fall within the following categories:

(a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

(b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

(c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.

(d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

(f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

(g) A property achieving significance within the past 50 years if it is of exceptional importance. This exception is described further in NPS "How To" #2, entitled "How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years" which is available from the National Register of Historic Places Division, National Park

Service, United States Department of the Interior, Washington, D.C. 20240.

In order to be listed in the NRPH, a cultural resource must meet Criterion A, B, C, or D and must possess integrity. According to the "Guidelines for Applying the NRHP Criteria for Evaluation" contained in NRHP Bulletin 15, integrity is "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period." The NRHP criteria specify that integrity is a quality that applies to historic and prehistoric resources in seven ways: location, design, setting, materials, workmanship, feeling and association.

These aspects, or qualities, of integrity are defined below:

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an

important historic event or person and a historic property.

Once a property is listed in the National Register of Historic Places, it must follow federal guidelines. Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665) requires that each federal agency identify and assess the effects its actions may have on historic buildings. Under Section 106, each federal agency must consider public views and concerns about historic preservation issues when making final project decisions.

After an undertaking is identified, federal agency stakeholders should follow these four steps to fulfill Section 106 requirements:

1. Initiate consultation by notifying the appropriate consulting parties. Consultation is between the federal agency, the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO), and other consulting parties including but not limited to the ACHP, certified local governments, and members of the general public with an economic, social or cultural interest in the project.
2. Identify properties that may be affected by the project and determine if the property or properties are historic as determined by eligibility or listing in the National Register of Historic Places.
3. Assess the effects of the undertaking on the resources in consultation with interested

parties and establish if they are adverse. Determining adverse effects on historic resources is based on criteria established by the regulations, 36 CFR Part 800 of the ACHP regulations.

4. Resolve adverse effects by developing and evaluating alternatives that could avoid, minimize, or mitigate these impacts on historic resources. The result of consultation may be a Memorandum of Agreement (MOA) or a Programmatic Agreement (PA). The MOA or PA is a legally binding document, which evidences the agency's compliance with Section 106 and records the outcome of consultation and the effects of an agency's project, projects or program on historic resources.

Regulations issued by the Advisory Council on Historic Preservation (ACHP) guide the Section 106 review process, specifying actions federal agencies must take to meet their legal obligations. The regulations are published in the Code of Federal Regulations at 36 CFR Part 800, "Protecting Historic Properties." The Program Comment for General Services Administration Repairs and Upgrades to Windows, Lighting, Roofing, and Heating, Ventilating, and Air Conditioning (HVAC), as Amended [PDF] authorizes an abbreviated Section 106 compliance process for repairs and upgrades to windows, lighting, roofing, and HVAC systems.

#### **APPLICABLE STATE LAWS FOR HISTORIC RESOURCES**

Chapter 267 of the Florida Statutes "Historical Resources" defines the statutory intent, purpose, powers, duties, responsibilities and organization of historic preservation for the State of Florida.

***267.061 Historic properties; state policy, responsibilities.—***



(1) STATE POLICY RELATIVE TO HISTORIC PROPERTIES.—

(a) The rich and unique heritage of historic properties in this state, representing more than 10,000 years of human presence, is an important legacy to be valued and conserved for present and future generations. The destruction of these nonrenewable historical resources will engender a significant loss to the state's quality of life, economy, and cultural environment. It is therefore declared to be state policy to:

1. Provide leadership in the preservation of the state's historic resources;
2. Administer state-owned or state-controlled historic resources in a spirit of stewardship and trusteeship;
3. Contribute to the preservation of non-state-owned historic resources and to give encouragement to organizations and individuals undertaking preservation by private means;
4. Foster conditions, using measures that include financial and technical assistance, for a harmonious coexistence of society and state historic resources;
5. Encourage the public and private preservation and utilization of elements of the state's historically built environment; and
6. Assist local governments to expand and accelerate their historic preservation programs and activities.

(b) It is further declared to be the public policy of the state that all treasure trove, artifacts, and such objects having intrinsic or historical and archaeological value which have been abandoned on state-owned lands or state-owned sovereignty submerged lands shall belong to the state with the title thereto vested in the Division of Historical Resources of the Department of State for the purposes of administration and protection.

**HISTORIC STRUCTURES SURVEY**

"Module Three: Guidelines for Use by Historic Preservation Professionals" contains guidelines for the identification, evaluation, recordation, and treatment of cultural resources for use by historic preservation professionals conducting work in compliance with federal, state, and local laws, rules, and regulations. The primary legal authorities on the federal and state levels are Section 106 of the National Historic Preservation Act, as implemented by 36 CFR Part 800, Chapter 267, Florida Statutes (F.S.), and Rule 1A-46, F.A.C. The intent is to foster quality assurance through the standardization of work and reporting requirements.

1. Module Three incorporates the guidance contained in a number of existing documents.

- The Historic Preservation Compliance Review Program of the Florida Department of State, Division of Historical Resources (November 1990, final draft)
- Florida Rule Chapter 1A-46 (2002) (Archaeological and Historical Report Standards and Guidelines)
- The Florida Department of Transportation's Cultural Resource Management Handbook (1995, revised 2001)
- 36 CFR Part 800 (Protection of Historic Properties)
- 36 CFR Part 60 (National Register of Historic Places)
- 36 CFR Part 63 (Determinations of eligibility for inclusion in the National Register of Historic Places)
- 36 CFR Part 68 (Secretary of the Interior's Standards for the Treatment of Historic Properties)
- 36 CFR Part 79 (Curation of Federally-Owned and Administered Archaeological Collections)

- 43 CFR Part 10 (NAGPRA Regulations)
- Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716)
- Secretary of the Interior's Standards and Guidelines for Archaeological Documentation
- Secretary of the Interior's Standards for Architectural and Engineering Documentation
- Secretary of the Interior's Standards and Guidelines for Preservation Planning
- Secretary of the Interior's Standards for Rehabilitation
- Various "How To" Bulletins published by the U.S. Department of the Interior, National Park Service (NPS)
- Preparing Agreement Documents (Advisory Council on Historic Preservation [ACHP], 1988)
- Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites (64 FR 27085-87, ACHP 1999)
- National Register Handbook (1996) prepared by the staff of the Survey and Registration Section of the DHR

## **2.5 HISTORIC STRUCTURES SURVEY**

### 2.5.1 Introduction

The purpose of the historic structures portion of the CRAS is to locate, identify, and assess, according to NRHP criteria, the significance of any historic resources located within the project APE that may be impacted by the proposed project. This effort provides the agency/permit applicant/consultant, as well as the SHPO, with data sufficient to determine whether the proposed undertaking may affect significant historic resources. It also provides

a basis for evaluating measures to avoid, minimize, or mitigate any adverse project impacts to such resources and to enhance any beneficial effects.

An age of 50 years or greater usually must be attained for a structure and associated features to be considered historic and to merit evaluation of its historic significance. However, properties less than 50 years old may be considered historically significant if of exceptional significance (See NRHP Bulletin 22). Also, in evaluating the significance of historic structures, the proposed treatment of a property must not be used to influence the assessment of significance. For example, the likely or planned demolition of a structure is not grounds for determining it not to be significant.

Historic structures and associated features are quite varied and include more than residential, public, and commercial buildings. Historic roads, bridges, battlefields, landscapes, mills, smoke houses, barns, corn cribs, monuments, docks, blacksmith shops, carriage houses, wells, outhouses, dumps, etc., must be considered. Failure to describe ALL historic structures and associated features and to discuss the reasons why each is or is not considered significant generally will result in the project CRAS report being considered inadequate. In addition to evaluating the individual merits of a property, the possibility of individually indistinct properties having merit/significance as contributing elements of a historic district also must be considered.

## **2.7 CRAS REPORTS**

### 2.7.1 Introduction

The standard CRAS report is a detailed, organized, and suitably illustrated document, usually divided into a number of sections.

There is no established minimum or maximum report length. Reports may vary from a few pages to several hundred pages. However, in all instances, they must:

- Identify for whom, by whom, when and why the work was performed, as well as the location of the area surveyed (including a project location map);
- Discuss field methodology and its justification;
- Present survey findings and conclusions; and
- Contain completed FMSF forms for all identified resources, and be accompanied by a Survey Log Sheet.

The following section has been prepared to guide report preparation and content. It is consistent with Rule 1A-46, F.A.C., as well as the standards and guidelines for identification, evaluation and documentation contained in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards and guidelines apply to all federally assisted, licensed or permitted projects; all projects on state-owned or controlled property or state assisted, licensed, or permitted projects; and on local projects for which the DHR has review authority. For projects of limited scope, topics that are not applicable may be omitted when a justification for this decision is provided.

#### 2.7.2 Completeness and Sufficiency Criteria

In accordance with Rule 1A-46, revised, in order to be acceptable, reports of the results of archaeological and historical fieldwork must be both "complete" and "sufficient." The topics reviewed for completeness and sufficiency are contained in the Completeness Checklist and the Sufficiency Checklist, as provided in Module Two, Section 4.5, Exhibits 2 and 3, respectively. In accordance with the Sufficiency Checklist, always provide the following information in the CRAS Report:

- The description of the project, which shall address:
  - Project location (including boundary map)
  - Project description
  - Project purpose
  - The area of potential effect
  - Pertinent federal, state, or local laws and regulations
- Archival research shall address:
  - Past field surveys in the project area and the relevance of the major findings to the area currently under study
  - Pertinent data in the FMSF
  - Pertinent environmental and paleoenvironmental data
  - Pertinent data in other studies appropriate for the research problem
  - Pertinent historical data from records such as plat maps, tract books, subdivision maps, Sanborn maps, city directories, building permits and architectural plans
  - Pertinent information from informants, which shall include the Certified Local Government within whose boundaries the project lies
  - Chronologically arranged narrative of the prehistory and history of the project area and of the significant historical events or developments (including important individuals and institutions) which are necessary to place sites and properties in historic contexts within the project area

The description of the research design shall address:

- Objectives
- Methods
- Expected results

The description of historical fieldwork activities shall address:

- Boundaries of the area investigated

- Fieldwork methodology and the rationale for its selection
- The types of resources identified and evaluated
- A list of all historical resources within the survey area, including the FMSF number, with all identified resources plotted on a U.S. Geological Survey (1:24,000) 7.5 minute series topographic quadrangle map
- Descriptions of all identified resources
- Photographs or illustrations representative of resources located in the project area Information on any portions of the project area which were not investigated and a statement explaining the reason why investigation did not occur
- An explanation about those portions of the project area that were examined but that did not contain historical, architectural, engineering or cultural resources

The description of historical, architectural, engineering, or cultural resource results and conclusions shall address:

- Findings in relation to the stated objectives
- An assessment of the integrity of evaluated sites
- Methods used to apply NRHP criteria for a determination of eligibility and
- historic context as contained in 36 CFR 60
- A description of the constituent elements that constitute the complete property (e.g., outbuildings, landscape features, etc.) which is determined eligible for listing in the NRHP

- The NRHP property boundaries depicted on a scaled site plan sketch
- Conclusions and analysis of the findings
- A discussion of the manner in which the resources contribute to an understanding of local, regional, state, or national history and/or architectural history
- Recommendations regarding the treatment of the resource(s) including but not limited to preservation or avoidance, minimization or mitigation of potential impacts, or no action
- A discussion of the scope and completeness of the project efforts and the need for any additional identification, evaluation or documentation efforts
- The location of all curated project records and location of all project records (e.g., photographs, oral interviews, etc.)
- A bibliography of those sources used

#### **PRESERVATION AND MAINTENANCE**

Preservation is defined in the Federal Register as “the act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.” Stabilization is defined as “the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.” Maintenance includes the protective care of a resource from the attacks of climate, chemical and biological agents, normal use, and intentional abuse. Maintenance activities include cleaning, repairing, and replacing.

Preservation and maintenance methods generally involve less construction than the repair, rehabilitation and restoration measures described above. The preservation and

maintenance process would also require following the eight general standards plus specific standards for stabilization and maintenance, as contained in the Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects (48 FR 44737)

In accordance with the Secretary of the Interior's Standards for rehabilitation and restoration, the following specific standards are to be used in conjunction with the eight general standards. In each case, these specific standards begin with the number 9. For example, the Standards for Stabilization include the eight general standards plus the three specific standards listed below.

#### **STANDARDS FOR STABILIZATION**

9. Stabilization shall reestablish the structural stability of a property through the reinforcement of load bearing members or by arresting deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

10. Stabilization shall be accomplished in such a manner that it detracts as little as

# RESEARCH DESIGN, METHODOLOGY, AND CRITERIA FOR EVALUATION

## 03

*For this Intensive-Level Survey, the City of Fort Lauderdale provided LW Associates, Inc. with preliminary survey areas. Focused districts identified for this survey were determined by the highest concentrations of buildings over 50 years old.*

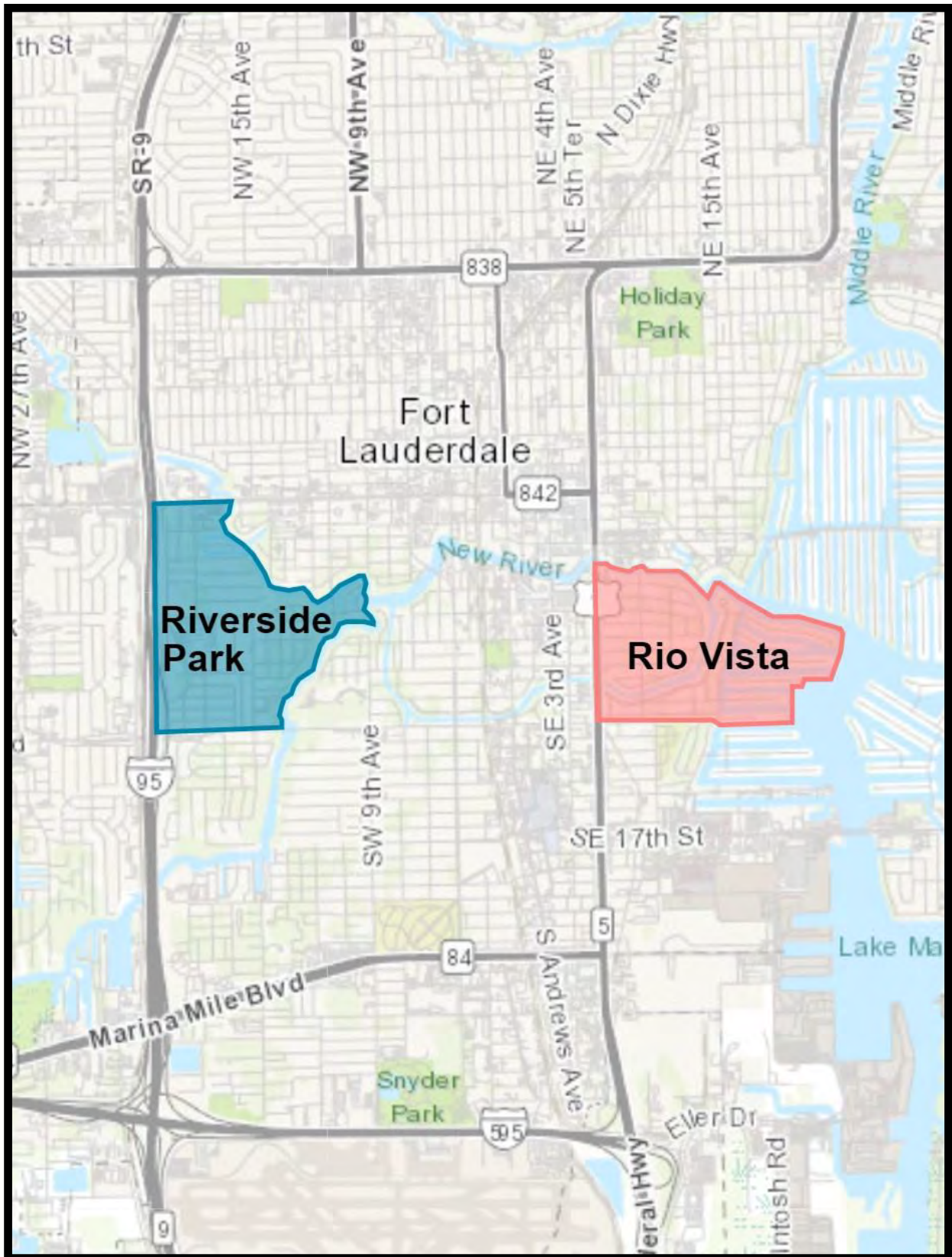
Guidelines provided by the National Park Service within National Register Bulletin 16A, How to Complete the National Register Registration Form, provides a definition: Historic context is information about historic trends and properties grouped by an important theme in prehistory or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property. Built resources are connected to the historic context by their shared physical or associative characteristics.

According to National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, in order to decide whether a property is significant

within its historic context, the following must be determined:

- That facet of prehistory or history of the local area, State, or the nation that the property represents.
- Whether that facet of prehistory or history is significant.
- Whether it is a type of property that has relevance and importance in illustrating the historic context.
- How the property illustrates that history.
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

This section of the Architectural Resource Survey area focuses on the neighborhood of Riverside Park. A Statement of Significance is provided in the neighborhood details of this report for each area identified as a potential historic district or multiple property submission. Within each neighborhood



detail sub-section, a specific Period of Significance is identified.

### **RESEARCH DESIGN**

As stated in 1A-46.001 “Standards and Guidelines for Reports,” the specific criteria by which the Division of Historical Resources (Division) reviews reports of cultural resource activities on federally assisted, licensed or permitted projects; on projects on state owned or controlled property or state assisted, licensed, or permitted projects; and on local projects for which the Division has review authority was followed.

The report of the results of historical fieldwork in the Rio Vista and Riverside neighborhood include the topics in sufficient detail for the Division to review for completeness and sufficiency. Due to the limited scope of the Intensive Survey, topics not applicable were omitted due to the time constraints and recommendations made in order to proceed with further research at a later date based on the fieldwork, historic research, and geospatial analysis findings. The report is consistent with and meets the terms of the standards and guidelines for identification, evaluation and documentation contained in the “Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation.”

Principal investigators shall meet the minimum qualifications for archaeology, history, architecture, architectural history, or historic architecture contained in 36 C.F.R. 61 (“Procedures for Approved State and Local Historic Preservation Programs, Appendix A, Professional Qualifications Standards”).

### **GENERAL DESCRIPTION**

The objective of this Architectural Resource Survey was to conduct an intensive level review of the Riverside Park and Rio Vista neighborhoods and to complete Florida Master Site File (FMSF) forms for historically significant areas and individual structures, as warranted. Initial review of dates of construction for these areas revealed over 1500 properties that were built in 1975 or earlier. It was expected that potential districts and individual historic resources would be further defined through additional archival research, expanding on the initial documentation and to provide a record through the creation of new FMSF Historic Resource Group and Historic Structure Forms.

### **METHODOLOGY**

For this Intensive-Level Survey, the City of Fort Lauderdale provided LW Associates, Inc. with preliminary survey areas. Focused districts identified for this survey were determined by the highest concentrations of structures over 50 years old. The neighborhoods selected for this phase of work were:

- Riverside Park
- Rio Vista

An Intensive Level Architectural Resource Survey was conducted of Riverside Park and Rio Vista within their neighborhood boundaries. Riverside Park is a neighborhood in the southwest quadrant of the City of Fort Lauderdale.

Prior to initiating the in-the-field survey, an email communication was sent to all Neighborhood Associations where the Architectural Resource Survey would occur. This communication provided additional information concerning the survey effort, a document including frequently asked questions concerning architectural resource surveys, and



a link to previous surveys on the City of Fort Lauderdale's website. Additionally, a meeting was held with the Fort Lauderdale Historical Society to review resources available in their archives.

An in-the-field survey for the identified survey area was undertaken by LW Associates, Inc. and City staff in January through February 2023. During this fieldwork, the team reviewed the current conditions of each area and identified potential historic districts and individual resources that appeared to meet the National Register Criteria. LW Associates, Inc. reviewed these findings and discussed the evaluation of resources and how to apply National Register Criteria to structures within the context of each neighborhood with the City of Fort Lauderdale before further documenting resources.

Working with the City of Fort Lauderdale, the team submitted five individual resource FMSF forms to the State of Florida Historic Preservation Office for review and approval. Once these forms were approved, the team began work on the remaining identified potential historic districts and individual resources. In Riverside Park, two potential historic districts were identified for further study and evaluation.

Within Riverside Park in the potentially eligible Gill Isles historic district, there are a total of 107 contributing resources and 22 non-contributing resources. In the eligible Sherwood Forest historic district, there are a total of 42 contributing resources and 7 non-contributing resources. Approximately 38 individual resources were also identified in addition to 3 structures within the survey area that are designated as historic landmarks and listed on the National Register of Historic Places.

Approximately 72 individual resources are potentially eligible; however there are not currently any designated as historic landmarks and listed on

the National Register of Historic Places within Rio Vista.

### **ARCHIVAL RESEARCH**

For each potential historic district and multiple property submission, a context statement was prepared using archival research. Sources included Historic newspapers, maps, previous surveys, census records, aerial photographs, and historic photographs were included in this research. Building specific research was also undertaken for each building located within the historic district to determine approximate date of construction, any known architects or builders associated with the building, and alterations. Local building permits, previous FMSF information, historic maps, and other building records were used to inform this process.

### **HISTORIC FIELDWORK**

Areas identified to be included in this Architectural Resource Survey were selected through the initial reconnaissance survey and proposed as part of the application for the "Small Matching Grant" offered through the Florida Department of State, Division of Historical Resources, which provided funding for this project.

The Principal Investigator and City staff conducted in-the-field documentation of all properties included in the identified areas which contains a mixture of residential and commercial properties. As a result, for each Historic Resource Group and each Individual Historic Resource that was identified through this process the following information was compiled:

- Historic Resource Group FMSF form;
- Map of the historic district was created showing the districts potential boundaries as well as the identification of contributing and non-contributing resources;
- A list of all historical resources within the survey area, including the Florida Master Site File number, with all identified resources plotted on a U.S. Geological Survey (1:24,000) 7.5 minute series topographic quadrangle map;
- Descriptions for all identified resources;
- Photographs of resources located in the project area;
- Information on any portions of the project area which were not investigated and a statement explaining the reason why investigation did not occur; and
- An explanation about those portions of the project area that were examined but that did not contain historical, architectural, engineering or cultural resources.
- In addition, all contributing resources which were over 50 years old within the resource group boundary, an individual FMSF form was completed documenting the building's location, current condition, style, material, alterations, and history.

### **CRITERIA FOR EVALUATION**

Properties identified in this Intensive-Level Survey appeared to meet one or more of the three National Register Criteria for listing. also include criteria as outlined in 36 C.F.R. 60 These Criteria are:

- **Criteria A:** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- **Criteria B.** That are associated with the lives of

persons significant in our past; or

- **Criteria C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criteria D.** That have yielded, or may be likely to yield, information important in prehistory or history.
- Criteria considerations as outlined in 36 C.F.R. 60. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:
  - (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
  - (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
  - (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
  - (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
  - (e) A reconstructed building when accurately

executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

(f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or  
 (g) A property achieving significance within the past 50 years if it is of exceptional importance.

Properties of all types significant under Criterion A, B, or C should ideally retain integrity of location, design, setting, materials, workmanship, feeling, and association. They should ultimately be recognized as the properties that they were during their periods of significance. In addition, properties significant under Criterion C should retain the features that characterize their type of style. They should ultimately be recognizable as the properties that they were during their periods of significance. Properties significant under Criterion C should retain the features that characterize their type or style. The historic districts should retain sufficient historic integrity as a whole that it still possesses its feeling as a historic environment, even if individual elements of the historic district may be undistinguished.

Historic districts typically contain both contributing and non-contributing resources. While the districts were evaluated as a whole, evaluations of significance for each property within the district was conducted using data gathered through field observations. This included analysis of existing conditions, the date of construction, the physical integrity of the structure, and the ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below:

### **HISTORIC CONTEXT**

Each property is evaluated for its relationship to the historic context established for this Intensive-Level survey for the neighborhood in which the district is located and the historic context for the district itself.

### **DATES OF CONSTRUCTION**

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

### **PROPERTY TYPES**

Within the neighborhoods surveyed, the majority of the properties were residential (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community.

### **INTEGRITY**

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

**SUMMARY**

For this Intensive Level Architectural Resource Survey, the neighborhoods reviewed were Riverside Park and Rio Vista. As part of the survey effort, LW Associates, Inc. prioritized the identification of potential historic districts within each neighborhood and potential individual resources.

Below is a brief description of the results and conclusions of the historical and architectural investigations. In the “Statement of Significance” (Sections 6 and 8) a full description for each potential historic district provides the following information:

- An assessment of the integrity of evaluated sites;
- Methods used to apply National Register criteria for a determination of eligibility and historic context;
- The National Register property boundaries depicted on a scaled site plan sketch;
- Conclusions and analysis of the findings;
- A discussion of the manner in which the resources contribute to an understanding of local, regional, state, or national history and/or architectural history;
- Recommendations of contributing or non-contributing status for properties within an eligible historic district or for an individual historic resource;
- A description of flood vulnerability for each potential historic district; and
- A bibliography of those sources used.

Select potential historic districts that were identified are outlined below. For each of these areas, the boundaries have been delineated to include properties that exhibit a cohesive pattern in design, scale, and siting, and retain a high degree of integrity. Additional

potential historic districts were not identified due to a loss of the historic setting of most streets by the inclusion of modern infill redevelopment and extensive alterations to older buildings that altered the original scale, design, and feeling of the original streetscape.

**FOOTNOTES**

“How to Apply the National Register Criteria for Evaluation,” National Register Bulletin (Washington, D.C.: U.S. Department of the Interior, National Parks Service, Cultural Resources, 1995), 2.



# CITY OF FORT LAUDERDALE HISTORIC CONTEXT<sup>1</sup>

## 04

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*Modern European development of Fort Lauderdale began in earnest in the mid-1980s when Frank Stranahan and his wife Ivy began operating a trading post and ferry across the New River, just west of what would eventually become Colee Hammock.*

In 1895 the Intercoastal Waterway connected to the New River, creating a waterway highway. This was followed in quick succession with the expansion of Henry Flagler's railroad which spurred a flurry of new development along the east coast of Florida. By 1911 the city of Fort Lauderdale was incorporated, primarily of land reclaimed by the draining of the Everglades and had approximately 145 residents. Most early residents were drawn to the area because of the warm climate and the ability to grow crops year round without the threat of a deep freeze. In 1915 Broward County was delineated and Fort Lauderdale selected as the county seat.

During this same decade, Fort Lauderdale began to attract tourists. While the tourism industry faltered with World War I, the infrastructure had been put in place to support larger-scale growth. At the beginning of the 1920s visits by filmmaker D. W. Griffith, who used Fort Lauderdale as a stand-in for more far-flung exotic locations, and president-elect Warren G. Harding,

who came to play golf, bolstered the area's appeal. For the early agricultural land-owners, it became clear that their land would earn them higher profits through subdivision and development, leading to the Florida Land Boom of the early 1920s.

The first Federal Census of Fort Lauderdale was taken in 1920 and counted 2,065 inhabitants. By 1930, the city experienced a 319.7% increase in population, to a total of 8,666. Development was abruptly halted by the destruction of the 1926 hurricane, which struck on September 17, 1926. The storm devastated the area, killing 240 people, destroyed 3,500 structures, and caused \$159,000 in damage. It brought the construction boom and real estate market to a halt and effectively brought the economic stagnation of the Great Depression to Fort Lauderdale three years early. Despite these hardships, the population of Fort Lauderdale alone doubled between 1930 and 1940 from 8,666 to 17,996.

In the 1940s, the local chamber of commerce successfully campaigned to establish new wartime industries to bolster the local economy. Boatyards like Dooley's Basin and Dry dock were contracted to construct various small military craftlike minesweepers, air-rescue boats, and submarine chasers. The H.A.K. Corporation, founded by Dr. Elliot Hendricks in 1939, produced ammunition and projectiles. The Gate City

Sash and Door Company which had been established during Fort Lauderdale's pioneer era produced awning windows and doors for military uses around the world. Other wartime companies included Rex Basset Inc. and the Florida Aircraft Radio Corporation. The U.S. Navy constructed the Fort Lauderdale Naval Air Station in 1942 at the site of Merle Fogg airport, which brought in young men from around the country as well as Britain, Australia and Canada.

In 1944, the National Housing Agency estimated that 12.6 million non-farm dwellings would be needed within the ten years following the war. This wave of former GIs looking to start a family in the resort-like atmosphere of Fort Lauderdale led to the second real estate boom in the area. Between 1940 and 1950, the population of Fort Lauderdale increased 109.1% from 18,332 to 36,328. While single-family houses were still constructed throughout Fort Lauderdale, the intense need for housing shifted the focus to include more modern-style multifamily dwellings.

The population grew more rapidly between 1950 and 1960, with an increase of 130.3% from 47,320 to 83,648. Fort Lauderdale also grew in area, having annexed unincorporated parts of Broward County. The population increase between 1950 and 1960 within the 1950 boundaries of Fort Lauderdale was more than double, from 36,328 to 77,008. In 1960, the annexed areas accounted for a 6,640 increase in residents. In the 1960s, the population increased 66.9% to 139,590.

#### FOOTNOTES

Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

# HISTORY AND DEVELOPMENT OF RIVERSIDE PARK

## 05

*Through the early 1900s, the area of Riverside was primarily utilized for farming due to its riverfront location. Agricultural growth was the main emphasis of promotional material in the pre-World War II era to attract settlers to the area.*

Riverside Park is a neighborhood in the southwest quadrant of the City of Fort Lauderdale. Boundaries of the Riverside Park are largely formed by the North and South Forks of the New River with interstate 95 acting as the western edge. On the southern border is Davie Boulevard and to the north is Broward Boulevard. Riverside is comprised of several plats including Riverside Addition; Riverside Park; Riverside Park Addition; Riverside No. 2; Riverside No. 3; River Vista and Valentine's Subdivision, among others.

### **PREHISTORY**

Riverside Park is within the South Bank New River Archaeological Zone (Zone), an area of archaeological sensitivity that encompasses between 300 and 500 feet of riverside on both the north and south banks of the New River from the Intra-Coastal Waterway, westward beyond Interstate 95.

The Zone contains numerous significant prehistoric and historic archaeological sites, historic districts, and the original Fort Lauderdale town limits. There are numerous significant archaeological sites located in close proximity to the survey area including the Second Fort Lauderdale (8BD102), the Rivermont site (8BD39), several archaeological and historical resources located within the adjacent Sailboat Bend Historic District (8BD4428) and other sites and areas of interest including historic Seminole agricultural fields and other resources.

### **EARLY-20TH CENTURY AGRICULTURE AND PLATTING**

Mary Brickell, a prominent early 20th-century developer of Miami and Fort Lauderdale, acquired four square miles of the lands bordering the New River in 1890. After platting the Town of Fort Lauderdale in 1896, she formalized the lands west of the original square mile town. The primary marketing purpose was to entice farmers and develop Fort Lauderdale's agricultural industry. Local farmer and surveyor W. C. Valentine drew the



1898 plat and Mrs. Brickell sold him a large plot he had designated west of the north fork south of present-day Broward Boulevard.<sup>1</sup> She sold a few other parcels before 1910, when a road was built from the center of town across a small bridge over the north fork at present-day 13th Avenue.<sup>2</sup>

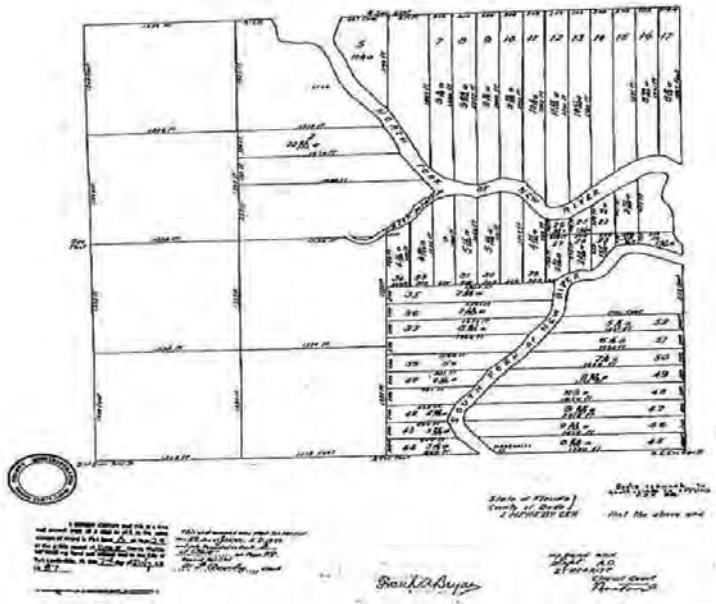


Figure: Mary Brickell Plat, 1898; Source: Fort Lauderdale Historical Society

Through the early 1900s, the area of Riverside was primarily utilized for farming due to its riverfront location. Popular crops included tomatoes, potatoes, citrus, and the indigenous Coontie plant.<sup>3</sup> Farmers loaded their crops along the New River on barges to expedite the harvest to the FEC Railroad produce yards. Crops were immediately purchased and shipped across the Eastern United States. Captain William C. Valentine, an early settler of Fort Lauderdale, may have been one of the earliest owners of land in the Riverside Park area and is attributed as an early farmer along the New River.<sup>4</sup> Members of the Marshall family were also early farmer settlers to the area.

Scientific advances allowed agriculture to prosper in South Florida's hot-humid climate. By 1915, the importance of the agricultural industry was solidified, "Fort Lauderdale

is one of the most important shipping points for trucks on the east coast of Florida. From 300 to 1,000 crates of vegetables are shipped daily by express during the height of the trucking season, in addition to which 400 to 700 carloads are annually shipped by freight."<sup>5</sup> Most of the produce of the newly-formed Broward County were destined for New York, Philadelphia, Baltimore, Boston, Chicago, Kansas City and St. Louis. Broward County's agricultural growth was the main emphasis of promotional material in the pre-World War II era to attract settlers to the area. Tourism also began to grow in popularity during this time period, particularly in the beachfront areas of Fort Lauderdale.

Brickell sold the remainder of the lands on both sides of the north fork of the New River to Charles T. McCrimmons, who formed the Home Investment Company to market his lands.<sup>6</sup> First, McCrimmons platted Waverly Place (today known as Sailboat Bend) on the North side in 1910.<sup>7</sup> In 1910 and 1911 Charles Pratt, PE, drew plat maps for two new residential developments for the Home Investment Company within this area.<sup>8</sup> The March 15, 1911 edition of the (Miami) Daily News announced that "...the sale at Waverly Place located five blocks west of the FEC railroad station, was



Figure: Vegetable shipping docks at the F.E.C. Railway crossing over New River, c. 1910; Source: "An Historical Overview of Broward County Agriculture, 1915-1940," Broward Legacy, Vol 15, Winter-Spring 1992, 21.

proving to be a great success.” On January 3, 1911, McCrimmons petitioned the Board of Dade County Commissioners to ask “for the privilege of building a spur track to his lumber yard just south of New River at Fort Lauderdale” as cited in a newspaper article with additional remarks that the request was “acted upon favorably.”<sup>9</sup> Upon approval of the plat, an auction sale occurred of all of the lots in Riverside.



Source: “Grand All Week Auction Sale,” The Miami News, January 23, 1911.

In January 1911, Pratt laid out another addition called Riverside, across the river from Waverly Place. An advertisement in the Miami News stated that “Riverside is the finest Residential Property in the town.”<sup>10</sup> The entire plat of Riverside provided roughly two hundred lots. A quarter of the lots allowed for deep waterfront access. On the Pratt map, three large parcels of land are shown within the subdivision and are labeled as “Alexander,” “Davidson Kelley,” and “Lane.”<sup>11</sup> These were most likely parcels of land that were under private ownership prior to the formation of the Riverside Addition. The Alexander Subdivision still appears in the legal description of the subdivided properties in the same location. A competing

developer, Florida Fruit Lands Company also began to auction land for primarily agricultural purposes during the same period.

By 1911, the Home Investment Company began to advertise lots to be sold for residential development for “10 percent down, balance \$10 monthly each lot.”<sup>12</sup> Riverside Addition, the earliest section of Riverside, was platted on January 18, 1911 by the Home Investment Company. Boundaries of the Riverside Addition are the North and South Forks of the New River, present day SW 15th Avenue (formerly Everglades Avenue) to the west, and approximately SW 10th Avenue to the south. In addition to the auction, McCrimmon also offered a free sightseeing tour that would be conducted by car.

The 1911 plat shows the original bridge over the north fork, on a “rock road.” A tidal creek ran southwest across the quarter-mile to the west of Riverside, but McCrimmon platted it nonetheless, into 70 feet by 650 feet farm lots in January 1912 as Riverside No. 2. Portions of the creek remain today, at the north fork and also south of Stranahan High School. In 1917, C.T. McCrimmons passed away, but his Secretary and Treasurer, A.M.



Figure: Charles Pratt drawing of Riverside, 1911

Kitchen assumed the role of President of the Home Investment Company.



Image: Eleventh Avenue Swing Bridge; Source: Patrick Scott, "Riverside Park, 2."

The original bridge was replaced by a steel swing bridge at Palm Avenue (now 11th Avenue) in 1916. Its successor is a treasured Fort Lauderdale landmark, now called the Eleventh Avenue Swing Bridge, it connects Riverside Park with the Sailboat Bend Historic District to the north. The 1925 Snow-Reed Bridge is the oldest operating metal pony truss swing bridge in the state of Florida. The bridge was a replacement for a steel swing draw bridge, which was installed in 1916, to connect the then westernmost neighborhoods of Fort Lauderdale, Waverly Place and the Riverside Addition, to downtown. The 1916 bridge and its replacement, the present bridge, were both manufactured by the Champion Bridge Company of Wilmington, Ohio and were installed by the Quinn and Powell Construction Company of Fort Lauderdale.<sup>13</sup>



Source: "Important Notice," The Miami News, January 20, 1911.

**THE 1920S LAND BOOM AND EXPANSION**

Development in the southwest quadrant of Fort Lauderdale was largely a product of the 1920s Land Boom. By 1926, as the speculation in Florida lands and home sites grew, the open areas in Riverside, west and south of the original subdivision, were subdivided into new residential communities. By this time, there were few farms left close to downtown. The Marshall farmlands were one of the few exceptions. Historians Joe Knetsch and Laura Ethridge wrote that, "by 1920, the average value of a Broward County farm was \$7,852 (approximately 117,454 in 2023) with an average size of seventy-two acres. By 1930, after the Great Depression, the average farm was \$3,251 (approximately 58,239 in 2023) and twenty-five acres.<sup>14</sup>

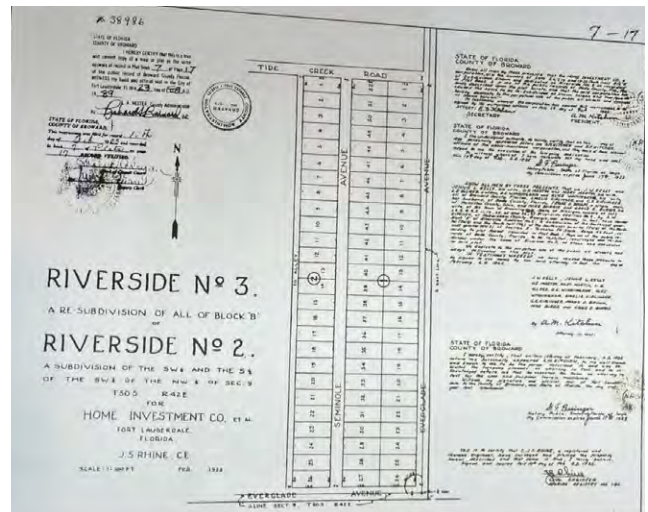


Figure: Riverside "Block B," 1925; Source: Fort Lauderdale Historical Society

There were five Riverside subdivisions in all. The expansion of the original plat began with Riverside No. 2, Riverside No. 3 and Riverside Park in 1925 and Riverside Park Addition in 1926. All subdivisions promoted their proximity to downtown. Also under the Home Investment Company, Riverside No. 2 was platted in February 1911, Riverside No. 3 was a re-subdivision of a portion of Riverside No. 2 in February 1925, Riverside Park was platted in 1925. Riverside Park Addition was a re-subdivision of a portion of Riverside No. 2 and Riverside Park that was platted in 1926 by the Tench Company, which was owned by

W.B. Tench and P.G. Steinbach of Chicago, Illinois. The Sanborn Fire Insurance Map company excluded the southwest area of the city from its 1924 map. The 1928 map shows extensive construction in the Placidena and Croissant Park subdivisions.

The Tench Company actively sought investment from predominately Northeastern and Midwest states through a nationwide advertising campaign. In August 1925, the Tench Company announced that Harry Emmett, a Toronto capitalist, had purchased twenty-five lots with the intention to construct Spanish style homes in the subdivision. Miami contractor A. D. Bryan was awarded the bid for the construction of the houses. Also in August, a second section, Riverside Park Addition, was platted and included space for 125 additional building lots. Prices for undeveloped lots in the subdivision were set at \$2,000 for inside lots, \$2,500 for corner lots, and \$3,000 for lots with canal frontage. The prices included paved streets, sidewalks, water, lighting, and landscaping. Only five buildings in the area were recorded as having dated from that initial period of development.<sup>15</sup>

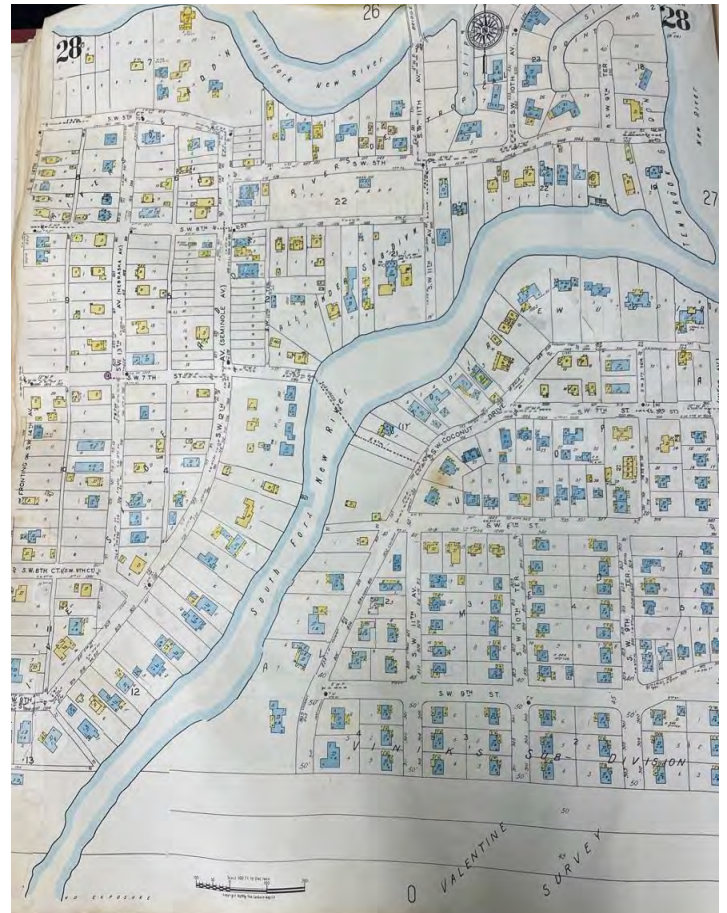


Figure: Sanborn Map, 1928, edited 1962, Plate 28; Source: Fort Lauderdale Historical Society

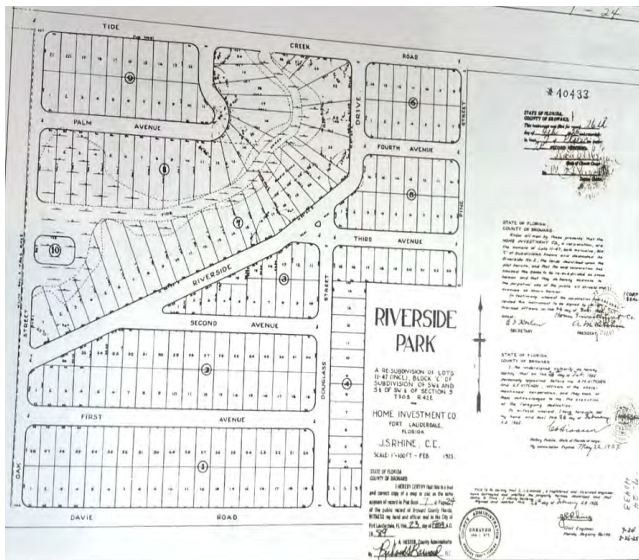


Figure: Riverside "Block C," 1925; Source: Fort Lauderdale Historical Society

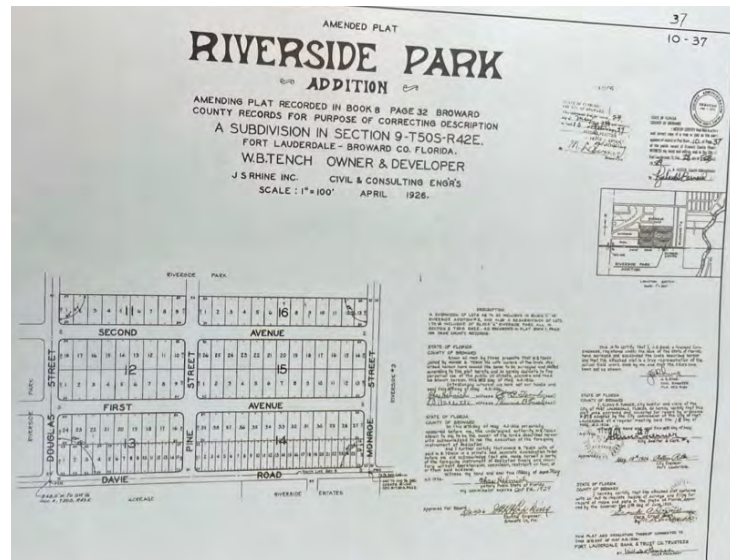


Figure: Riverside Park Addition, 1926; Source: Fort Lauderdale Historical Society

### **ECONOMIC DOWNTURN AND GREAT DEPRESSION**

By 1925, the “Land Boom” peaked. With an increased population, there was a tremendous need for imported food and building materials, most of which had to be transported over the single-track FEC railroad.<sup>16</sup> The effect on construction in Fort Lauderdale was catastrophic. By early 1926, northern banks became cautious about construction lending. A majority of speculative developers were wiped out immediately during this period of restrictive capital allocation.

Historian Bill McGoun shared the compounded downward trajectory of speculative development, “... others (developers), who might have been able to survive the economic downturn, could not weather the great hurricane that roared out of the Caribbean and smashed squarely into south Broward on September 17 and 18, 1926.”<sup>17</sup> The Great Hurricane coupled with bleak headlines in northern newspapers brought the Depression to South Florida three years before it hit the rest of the nation.

The end of the speculative land bubble in the late twenties and the Great Depression in the thirties brought a fundamental termination to developments in the Southwest Quadrant of Fort Lauderdale. Only in the post-World War II population boom did further development have an impact on this area as undeveloped lots became popular home construction sites. However, due to the collapse of the real estate boom in 1926, the Riverside subdivisions remained sparsely populated through the 1930s. Eventually, the entire area came to be called Riverside Park.

In the southwest section of Riverside Park, formerly referred to as Riverside No. 2, thirty-eight acres became available. Broward County had narrowed its list of proposed sites for the city’s third high school including properties within Riverside Park located between Southwest 5th and 9th Avenues, two blocks east of the Seaboard railroad tracks.<sup>18</sup> This site was

ultimately selected and construction began on the first building which would be used temporarily for an elementary school. The school was built in stages over several years.<sup>19</sup> In 1929, “Central High School” was renamed “Stranahan High School” after pioneers Frank and Ivy Stranahan. They dedicated their lives to improving the welfare of children throughout Broward County and donated the use of land known as Stranahan Field adjacent to the high school.<sup>20</sup> Over 650 students were registered for the 1929-30 school term in 1929.<sup>21</sup>

### **POST-WORLD WAR II DEVELOPMENT**

The nation went from the Great Depression into a World War in 1941 and the consistent warm weather of South Florida was ideal for year-round military training. Six training facilities were located in Broward County, including one at the airport. Tens of thousands of sailors, soldiers, airmen, and coast guardsmen were stationed at one time or another in the area. After World War II ended in 1945, the G.I. Bill provided low-cost loans for veterans to buy homes. Many veterans had good memories during their training, and the state began a marketing campaign to attract soldiers back to South Florida. Technological developments contributed to unprecedented growth. Air conditioners became cost-efficient. Cars became affordable for the middle class. Female employment outside the home began to surge for the first time. Car and boat dealers opened along the highways while interstate travel increased. Burdine’s Department Store opened downtown in 1947 and retail shopping centers were built encircling the city.

Fort Lauderdale’s southwest neighborhoods benefitted from continued civic infrastructure improvements to accommodate an expanding population. By 1951, the state of Florida planned a 200-mile long toll-road from Orlando to Miami. Included in the plan was a tunnel on U.S. 1 that would by-pass Fort Lauderdale’s downtown. By the

1960s, Interstate Highway 95 was constructed east of the Seaboard tracks. While it originally bypassed Davie Boulevard when it reached Fort Lauderdale, entrance and exit ramps were added in the 1970s. The highway permanently sealed off Riverside from the neighborhoods to its west.

The 1950s and 1960s brought a young generation of architects, builders, and developers who promoted Mid-Century architecture, giving South Florida a unique style for new residential and commercial development. A new vocabulary, emblematic of the current media and cinematic style, was designated to accommodate carports, patio homes, Florida rooms, cabanas, sunshades, and screened-in pools. For commercial development, motels, drive-in theaters, drive-through banks, dockside dining, and theme amusement parks became prevalent.

In the thirty years from 1940 to 1970, Fort Lauderdale's population increased tenfold from 17,996 to 139,590.<sup>22</sup> New master planned developments formed to follow a growing middle-class which transplanted post-World War II veterans to settle permanently in Fort Lauderdale. Dredge and fill technologies provided waterfront access for single-family residences, particularly in the development of Gill Isles, while maintaining a moderate price for homeownership.

Gill Isles was developed by Bob Gill, owner of Gill Construction and the popular Gill Hotels which included the Escape, Jolly Roger, and Yankee Clipper. Originally from Chicago, the family vacationed in Fort Lauderdale prior to World War II and decided to settle permanently after the war with the building boom. Gill Construction developed Lauderdale Pines, 250 homes, Pine Ridge, 300 homes, Northwood,



**GILL ISLES PROJECT** — The half-way mark in the completion of Gill Isles has been reached. Gill Construction Co., developer of the waterfront area in southwest Ft. Lauderdale, has announced the start of the 75th home in the 150-home community — an accomplishment realized in less than a year. Gill Isles is bounded on the east by North New River and on the west by SW 18th Ave. It has three 60-foot wide canals off North New River. (Bob Gillian photo)

Source: "Gill Isles Project," Fort Lauderdale News, February 1, 1958.

350 homes, Lauderdale Harbors, 300 homes, River Bend and Tuskegee, 100 homes, Lauderdale Isles, 100 homes, second Lauderdale Isles, 700 homes, and Gillcrest, 300 homes.<sup>23</sup> In 1957, Gill Construction began Gill Isles, a 150-home waterfront subdivision.<sup>24</sup> The model homes had "floor-to-ceiling jalousies featured in every combination of Florida-living room, time-saver kitchens, tiled baths, paved driveways, and all tile roofs."



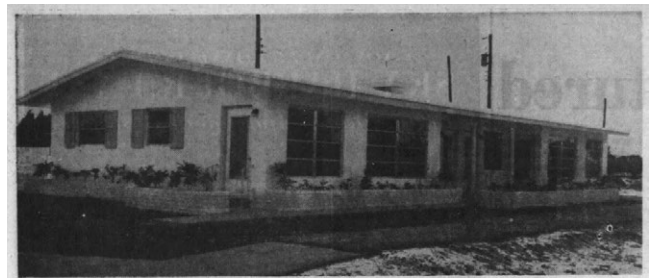
**TRI-LEVEL HOME IN NEW GILL ISLES DEVELOPMENT SELECTED THIS YEAR AS CITY'S 'TALKING HOUSE'**  
... hidden microphones and other devices scattered throughout house will give it a voice

Source: "Talking House' Built in Gill Isles," Fort Lauderdale News, October 20, 1957.

Gill Construction created the “Talking House,” a tri-level design serving as a model home to provide modern efficiencies with the latest architectural advances.<sup>25</sup> Located within Gill Isles, the model home attracted thousands of visitors to the area.<sup>26</sup> Advertisements featured safety through electrical upgrades including, “...built-in electric oven and range, electric refrigerator, automatic electric water heater, automatic electric washer and clothes dryer.”<sup>27</sup> Swimming pools and access to the ocean through the canals of the development, which flow into the New River’s north fork, were popular features to ensure home sales.<sup>28</sup>

which remains extant today.<sup>30</sup> Riverside Park shared in the wave of prosperity that swept through the region.

Further north within Riverside Park several areas were platted in 1961 that re-subdivided the original Valentine’s Subdivision.<sup>31</sup> Due to the multiple periods of subdivisions, there is a variety of architectural styles and time periods in which construction occurred.



20TH AVE. DUPLEX—Mr. and Mrs. Jay H. Douglas by Myrna Cunningham of Times Realty, Inc., with have acquired this new duplex at 106 SW 20th Ave., the trade being handled by Solson Evans of the same firm from the builder, John Hipps. The property was listed firm.

Source: “20th Avenue Duplex,” Fort Lauderdale News, September 7, 1963.

#### FOOTNOTES

1 W.C. Valentine, Surveyor, “Plat of Subdivision of Section 9;” Dade County Plat Book, Vol. B, p. 29; Deed from Mary Brickell to W.C. Valentine, Dade County Deed Books, Broward Transcript Book 2, page 332 (July 11, 1902).

2 Miami News, “Official Proceedings of the Dade County Commissioners,” June 29, 1910; Deed, Mary Brickell to C.T. McCrimmon, Dade County Deed Books, Broward Transfer Book 7, p. 348, and Book 8, p. 10 (April 28 and June 30, 1910); Deed, C.T. McCrimmon to Home Investment Co., Book 6, p. 337 (Dec. 19, 1910)

3 The indigenous coontie plant was harvested and processed in this area for a more local market. Coontie, Florida’s only native cycad, has a large root system which, once processed, dried and pulverized, has the same characteristics as wheat flour for baking and thickening sauces. Coontie plants and their value in the Caribbean market were recognized at least as early as the 1820s, when William Cooley established a farm on New River.

4 Weidling, Philip and Burghard, August. Checkered Sunshine: The Story of Fort Lauderdale 1793-1955. Fort Lauderdale, Florida. Wake-Brook House, under arrangement with the Fort Lauderdale Historical Society.1974.

5 “An Historical Overview of Broward County Agriculture, 1915-1940,” Broward Legacy, Vol 15, Winter-Spring 1992, 21.

6 Logan, Trisha, “Riverside Addition,” City of Fort Lauderdale, 2023.

7 Robert Hathaway, “The Original Palm Avenue Swing Bridge,” Broward Legacy, Vol. 28, no. 1: 39.

8 Broward Legacy, Vol. 28, 39.

9 Since the Town of Fort Lauderdale wasn’t incorporated until June 2, 1911, the newly platted land of the Riverside Addition was located within Dade County; “S.A. Belcher Gets Chairmanship of Board of County Commissioners.” The Miami News. Miami, Florida. January 3, 1911. Page 1.

**WIRE BEATS FIRE!**  
in the amazing “TALKING HOUSE”!

See—and hear—why you LIVE BETTER, ELECTRICALLY! The remarkable new “Talking House” has 100-amp electric service that means Full Housepower ... and it actually tells you about all its modern better-living features: built-in electric oven and range, electric refrigerator, automatic electric water heater, automatic electric washer and clothes dryer. It speaks for itself ... don’t miss it!

**FREE ADMISSION!**

**SAFEST!**  
Remember that you never have the hazards of gas lights ... open flames ... fumes ... electric sparking ... heating ... and danger ... are so safe as an electric light bulb!

**CLEANEST...** **COOLEST...** **CHEAPEST...** **SIMPLEST, TOO!**

LOCATION: “Gill Isles,”  
1737 S.W. 4th Ct., Fort Lauderdale  
Built by  
GILL CONSTRUCTION CO.  
Open daily from Sunday, October 20,  
through Sunday, October 27  
SUNDAYS—2 p.m. to 9 p.m.  
WEEKDAYS—2 p.m. to 6 p.m.

**FLORIDA POWER & LIGHT COMPANY**

Source: “Advertisement—Wire Beats Fire!” Fort Lauderdale News, October 20, 1957.

A five-acre development, called Community Acres, was approved for platting in 1963.<sup>29</sup> The developer-builder of Community Acres, John Hipps, designed the duplexes with the passive design principles of Mid-Century Modern

10 "Grand All Week Auction Sale." The Miami News. Miami, Florida. January 23, 1911. Page 3.

11 Pratt P.E., Charles. Riverside Addition. Scale 1" = 200'. Fort Lauderdale, Broward County, Florida. Plat Book 2, Page 14. January 1911.

12 "Grand All Week Auction Sale," The Miami News, January 23, 1911.

13 Robert Hathaway, guest curator, The Bridges of Fort Lauderdale, Exhibit catalog for the Old Fort Lauderdale Village and Museum, January 21, 2006 to June 16, 2006 (FLHS collections).

14 Joe Knetsch and Laura Ethridge, "An Historical Overview of Broward County Agriculture, 1915-1940," Broward Legacy Volume 15: 21-27.

15 New River News XXV (Fall 1989), 3.

16 The backlog of goods at Jacksonville became so critical that, on October 29, 1925, the FEC had to embargo everything except food or items for which special permits had been obtained.

17 Bill McGoun, "A History of Broward County," Broward Legacy, Vol 2, no. 3-4 (1978).

18 Ft. Lauderdale News, Feb. 9, 1950.

19 Partly because of the difficulty of reaching the school from the other side of the river, which required driving north into town, Broward's legislative delegation filed a bill to establish 12th Street, then called "Davie Road," as a state road with an eventual bridge across the river. Ft. Lauderdale News, July 19, 1951, July 1, 1952, Feb. 2, 1954.

20 "Public Instruction Board Approes Name of Stranahan for Central High," Fort Lauderdale News, June 12, 1929.

21 'High School To Open On Monday," Fort Lauderdale News, September 14, 1929.

22 Fort Lauderdale News, April 19, 1951.

23 "Trade Names: Bob Gill, Gill Hotels and Construction Company," Fort Lauderdale News, June 10, 1957.

24 "Group of Model Homes Being Constructed in Southwest Section's New Gill Isles," Fort Lauderdale News, June 29, 1957.

25 "'Talking House' Built in Gill Isles," Fort Lauderdale News, October 20, 1957.

26 "6,500 Persons Visit At 'Talking House,'" Fort Lauderdale News, October 21, 1957.

27 "Advertisement—Wire Beats Fire!" Fort Lauderdale News, October 20, 1957.

28 "Many Homes Include Swimming Pools; Sales In Area Show Notable Pickup," Fort Lauderdale News, July 26, 1958.

29 "Approve John Hipps," Fort Lauderdale News, September 4, 1963.

30 "20th Avenue Duplex," Fort Lauderdale News, September 7, 1963.

31 Logan, Trisha, "Riverside Addition," City of Fort Lauderdale, 2023.

32 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.





**ARCHITECTURAL CONTEXT OF RIVERSIDE PARK**

Within Riverside Park there are mainly residential buildings, with some commercial buildings. Most existing historic buildings were constructed between the early 1920s through the early 1970s. This intensive-level survey identified primarily residential buildings within the area, however several commercial buildings were identified as potential individual resources and they tend to reflect the same architectural trends as the residential buildings.

Architectural Style	Buildings
Transitional Ranch	234
Tropical Modern Tri-Level	44
Frame Vernacular	30
Minimal Traditional	53
Ranch	27
Masonry Vernacular	19
Mid-Century Modern	13
Contemporary	14
Mission	8
Colonial Revival	2
Bungalow	1
Cape Cod	1

Below these Architectural Styles are defined for Riverside Park which are from the Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify specific stylistic features found within this neighborhood.

**FRAME VERNACULAR**

Buildings exhibiting vernacular designs can be found in all areas of Fort Lauderdale. The stylistic description applies to the use of common wood frame and masonry

construction techniques used by lay or self-taught builders. Vernacular buildings are generally a product of the builder’s experience, available resources, and responses to the local environment. The buildings they constructed did not represent the major contemporary stylistic trends, and were not based on formal academic or technical training.

In Fort Lauderdale, vernacular buildings are generally one or two stories in height, with a balloon frame or masonry structural system. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of bricks. They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard and drop siding were the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than the width. Porches are also a common feature and include one- and two-story end porches or verandas. Decoration is sparse. It is generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eave and porch brackets.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of the city. Its design reflected a trend towards simplicity. Residences influenced by it are smaller than those of the previous decade, usually measuring only one story in height. The decrease in size of the private residence is largely a reflection of the diminishing size of the American family. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages and carports, or porte cocheres.

A total of 30 buildings were classified as exhibiting Frame Vernacular Style architectural features.



Map: Frame Vernacular style, Riverside Park



Photos: Representative examples of Frame Vernacular; (1) 601 SW 14th Avenue (2) 612 SW 13th Avenue (3) 621 SW 14 Terrace (4) 1421 SW 8th Court

<b>FRAME VERNACULAR</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
BD02762	504209021070	1320 SW 7 ST	1960	Unknown
BD02763	504209021060	1312 SW 7 ST	1926	Unknown
BD02767	504209020450	720 SW 13 AVE	1924	Unknown
BD02768	504209020880	625 SW 13 AVE	1925	Unknown
BD02769	504209020870	617 SW 13 AVE	1924	Unknown
BD02770	504209020850	601 SW 13 AVE	1936	Unknown
BD02773	504209020650	550 SW 13 AVE	1935	Owner
BD02841	504209060020	1120 SW 6 ST	1927	Unknown
BD02845	504209021380	804 SW 14 TER	1934	Unknown
BD09325	504209020280	712 SW 12 AVE	1931	Unknown
BD09357	504209020581	612 SW 13 AVE	1936	Unknown
BD09358	504209020830	538 SW 14 AVE	1936	Unknown
BD09359	504209021020	736 SW 14 AVE	1949	Unknown
BD09361	504209021370	812 SW 14 TER	1931	Unknown
BD09362	504209021540	1410 SW 7 ST	1930	Unknown
BD09363	504209021541	1412 SW 7 ST	1930	Unknown
BD09364	504209021542	1408 SW 7 ST	1924	Unknown
BD09365	504209021600	601 SW 14 AVE	1939	Unknown
BD09366	504209021800	1439 GRAND DR	1931	Unknown
BD09367	504209021810	1441 SW 5 CT	1961	Unknown
BD09368	504209021830	1447 GRAND DR	1923	Unknown
BD09369	504209021900	621 SW 14 TER	1926	Unknown
BD09370	504209021921	630 SW 15 AVE	1925	Unknown
BD09371	504209021990	721 SW 14 TER	1926	Unknown
BD09372	504209022020	1421 SW 8 CT	1924	Unknown
BD09373	504209022130	1424 SW 8 CT	1934	Unknown
BD09374	504209022140	809 SW 14 TER #1-2	1926	Unknown
BD09375	504209020410	741 SW 12 AVE #1-2	1936	Unknown

<b>BUNGALOW</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
BD09382	504209020360	701 SW 12 AVE	1918	Joe Phillips Jr

**BUNGALOW**

The Bungalow was popular beginning in the early 1900s through the 1930s. The style was the predominant style for smaller houses and spread throughout the country via pattern books and magazines. It typically features a low-pitched gable roof, exposed rafters or beams, and porches with square battered columns or piers. Within Riverside Park, the examples include wood siding, gable vents, clipped gables, and interior chimneys.

A total of 1 building was classified as exhibiting Bungalow Style architectural features.



Photos: Representative example of Bungalow style; 701 SW 12th Avenue



Map: Bungalow style, Riverside Park

**MASONRY VERNACULAR**

Masonry Vernacular was a common masonry construction technique utilized by lay or self-taught builders. Prior to the Civil War, vernacular designs were local and transmitted through word of mouth or demonstration, relying on native building materials. During the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular designs. Popular magazines featured standardized manufactured building components and house plans to create a universal design. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials.

A total of 19 buildings were classified as exhibiting Masonry Vernacular Style architectural features.



Photos: Representative style of Masonry Vernacular style: (1) 612 SW 14 TER, (2) 717 SW 12 AVE



Map: Masonry Vernacular style, Riverside Park



Map: Mission Revival style, Riverside Park

**MISSION REVIVAL**

The Mission Revival 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 Riverside Park, typical features of the style include decorative roof parapet, prominent coping, bell-tower inspired chimney caps and roof scuppers.

A total of 8 buildings were classified as exhibiting Mission Style architectural features.



Photos: Representative of the Mission Style; (1) 625 SW 14 AVE, (2) 631 SW 14 TER

<b>MASONRY VERNACULAR</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209000010	447 SW 20 AVE	1957	Unknown
	504209010030	406 SW 18 AVE	1957	Victor Larson
	504209020380	717 SW 12 AVE	1959	Gamble Pownall Gilroy
	504209020660	544 SW 13 AVE	1931	Unknown
	504209021720	612 SW 14 TER	1944	William T. Vaughan
BD02877	504209022240	1100 SW 6 ST	1924	Unknown
	504209030410	455 SW 20 AVE	1946	Owner
	504209190170	1801 SW 2 ST	1956	Orrin Miller
	504209210210	341 SW 18 AVE	1952	Lester Avery
	504209210240	223 SW 18 AVE	1955	Geo. Cunningham
	504209210260	209 SW 18 AVE	1955	Geo. Cunningham
	504209210270	205 SW 18 AVE	1955	Geo. Cunningham
	504209210280	201 SW 18 AVE	1955	Geo. Cunningham
	504209220030	200 SW 18 AVE	1972	William C. Presto
	504209220290	300 SW 18 AVE	1954	Petticord
	504209020370	713 SW 12 AVE	1930	Unknown
BD02775	504209020620	545 SW 12 AVE	1924	Unknown
	504209130400	1617 DAVIE BLVD	1952	John B. O'Neil
	504209210140	1850 SW 2 ST	1956	George Cunningham

<b>MISSION REVIVAL</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209020780	551 SW 13 AVE #1-4	1959	Unknown
	504209021910	631 SW 14 TER	1924	Unknown
	504209021110	1329 SW 9 ST	1930	Unknown
	504209120270	1917 SW 11 CT	1924	Unknown
	504209130560	1717 SW 11 CT	1931	Unknown
BD09385	504209021660	625 SW 14 AVE	1924	Unknown
BD09386	504209022030	1425 SW 8 CT	1926	Unknown
	504209010020	1500 SW 4 ST	1952	Gamble Pownall & Gilroy

**CAPE COD**

The Cape Cod style originated in New England in the late 1600s as a modest and practical home. More contemporary versions of the Cape Cod style are traditionally one to one and a half stories and have a symmetrical facade often times containing a steep roof with a dormer window and a chimney.

A total of 1 building was classified as exhibiting Cape Cod Style architectural features.



Photos: Representative of the Cape Cod style, (1) 1016 SW 5 PL



**MINIMAL TRADITIONAL**

The Minimal Traditional style exemplified the Depression-era and Post World War II ‘instant communities.’ During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.

A total of 53 buildings were classified as exhibiting Minimal Traditional Style architectural features.



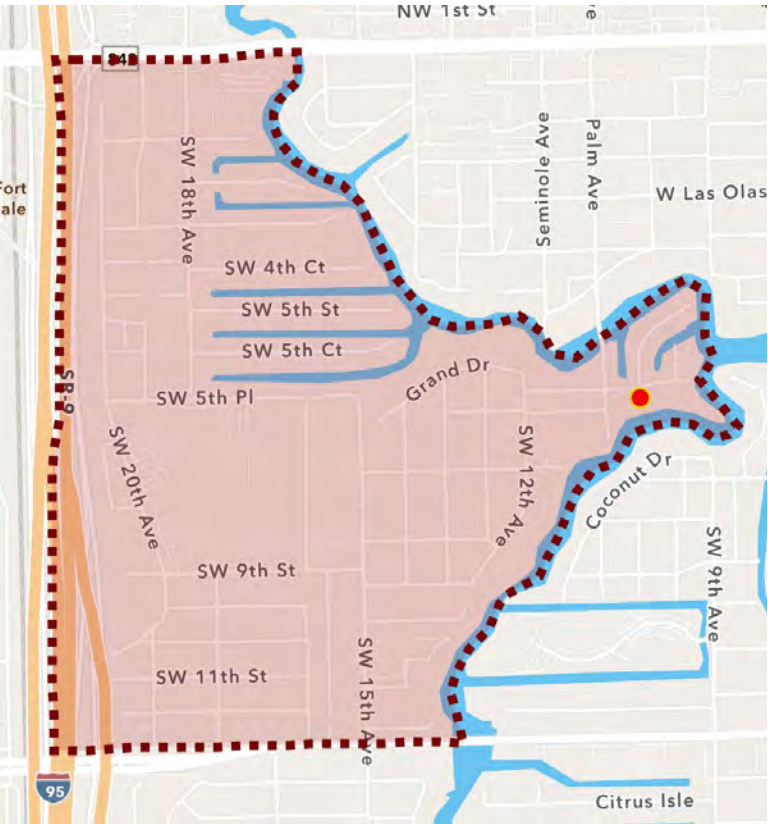
Photos: Representative of the Minimal Traditional style; (1) 1456 SW 5 CT, (2) 725 SW 13 AVE, (3) 1621 SW 11 CT



**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 elongated one-story floor plan, 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. Other features found on examples include awning and jalousie windows, masonry and brick veneer wall texture variation, and integrated planters.

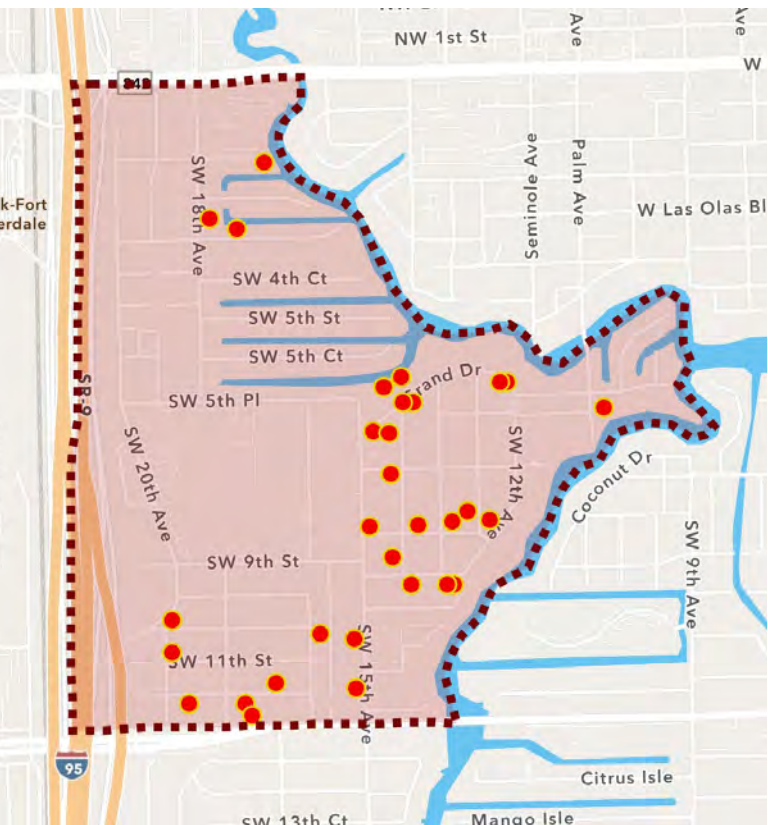
A total of 27 buildings were classified as exhibiting Ranch Style architectural features.



Map: Cape Cod style, Riverside Park



Photos: Representative of the Ranch style; (1) 532 SW 10 AVE (2) 527 SW 9 TER



Map: Minimal Traditional style, Riverside Park

**CAPE COD**

FMSF	Folio	Address	Year Built	Architect
BD02839	504209022280	1016 SW 5 PL	1939	Unknown

**MINIMAL TRADITIONAL**

FMSF	Folio	Address	Year Built	Architect
	504209020420	732 SW 13 AVE	1954	Lester Avery
	504209020611	531 SW 12 AVE	1956	Unknown
	504209020612	1204 SW 5 CT	1953	Unknown
	504209020990	725 SW 13 AVE	1946	American Plan Service
	504209021030	732 SW 14 AVE	1956	Lester Avery
	504209021200	1308 SW 9 ST #1-2	1960	Arthur H. Rude
	504209021201	1312 SW 9 ST #1-2	1960	Arthur H. Rude
	504209021240	1416 SW 9 ST	1946	Unknown
	504209021490	1411 SW 8 CT	1951	Courtney Stewart
	504209021760	1424 SW 5 CT #1-2	1959	John Peterman
	504209021790	1437 SW 5 CT	1951	Unknown
	504209021791	1435 SW 5 CT	1951	Menefee & Assoc.
	504209021821	1443 GRAND DR	1936	Unknown
	504209021890	619 SW 14 TER	1936	Unknown
	504209021940	1456 SW 5 CT	1931	Robert Jahelka
	504209021950	701 SW 14 TER	1957	owner
	504209022040	1435 SW 8 CT	1947	William T. Vaughan
	504209022150	815 SW 14 TER	1958	Ralph v. Aestor
	504209022300	1034 SW 5 PL	1946	Unknown
	504209040080	1025 SW 15 AVE	1949	Lester Avery
	504209040102	1117 SW 15 AVE #1-3	1959	Unknown
	504209040430	1021 SW 15 TER	1954	Unknown
	504209120600	1020 SW 19 AVE	1953	Carol Sanford
	504209130010	1032 SW 19 AVE	1931	Ketch
	504209130300	1820 SW 11 CT	1954	William Redden
	504209130350	1715 DAVIE BLVD	1959	Guy Platt Johnson
	504209130600	1621 SW 11 CT	1952	Robert Law Weed
	504209130720	1716 SW 11 ST	1946	O.T. Graham
	504209220100	1724 SW 2 ST	1955	Robert Freese
	504209220301	308 SW 18 AVE	1958	Ace Gregory

**MINIMAL TRADITIONAL (CONTINUED)**

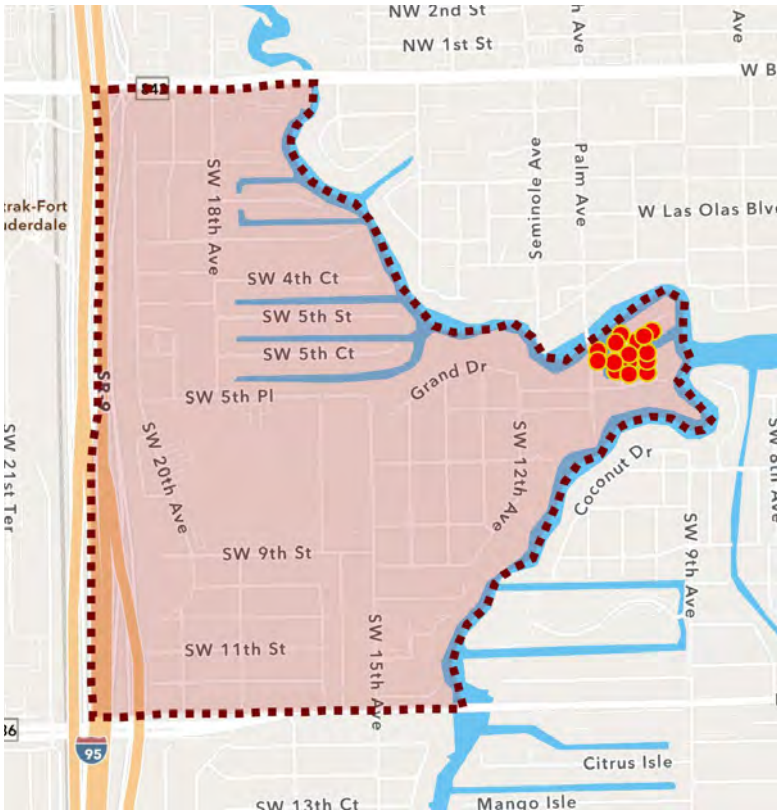
FMSF	Folio	Address	Year Built	Architect
	504209220331	1741 SW 4 ST	1958	Ace Gregory
	504209020340	744 SW 12 AVE	1949	Robert Jahelka
	504209022320	600 SW 11 AVE	1951	Van W. Knox Jr.
	504209030040	621 SW 15 AVE	1958	Unknown
	504209040090	1041 SW 15 AVE	1969	William C. Presto
	504209070070	1004 SW 5 PL	1957	Unknown
	504209120530	1832 SW 10 CT	1948	Unknown
	504209120900	1935 RIVERSIDE DR	1948	Clinton Gamble
	504209120910	1931 RIVERSIDE DR	1948	Clinton Gamble
	504209120920	1927 RIVERSIDE DR	1948	Clinton Gamble
	504209120930	1917 RIVERSIDE DR	1951	Clinton Gamble
	504209120940	1913 RIVERSIDE DR #1-3	1959	Clinton Gamble
	504209120950	1909 RIVERSIDE DR	1948	Clinton Gamble
	504209130230	1832 SW 11 ST	1946	American Plan Service
	504209130310	1824 SW 11 CT	1954	William Redden
	504209020661	540 SW 13 AVE	1958	R W Ross
	504209020920	600 SW 14 AVE	1957	R Webster Ross
	504209021290	900 SW 15 AVE #1-2	1963	Lester Avery
	504209022330	1038 SW 5 PL	1952	Unknown
	504209040070	1021 SW 15 AVE	1949	Lester Avery
	504209040150	1120 SW 15 TER	1956	John Peterman
	504209220140	1733 W LAS OLAS BLVD	1958	Unknown
	504209021220	1408 SW 9 ST	1948	American Plan Service

**RANCH**

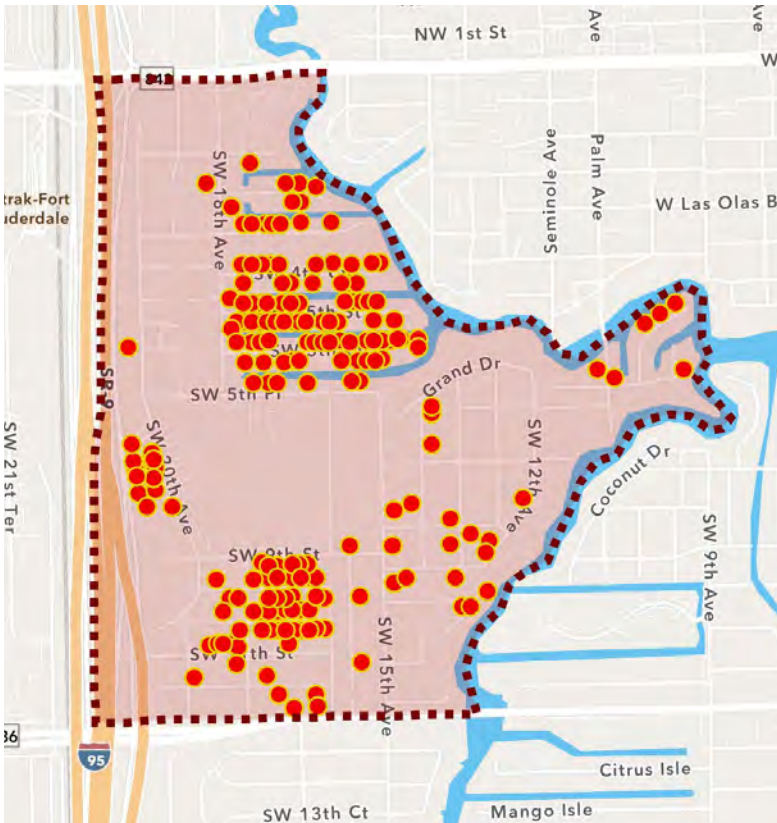
FMSF	Folio	Address	Year Built	Architect
	504209300010	524 SW 11 AVE	1973	Unknown
	504209300020	530 SW 11 AVE	1968	Cranford Sproul
	504209300070	533 SW 10 AVE	1964	Unknown
	504209300080	531 SW 10 AVE	1965	Anson, Grove, and Haack
	504209300100	527 SW 10 AVE	1968	Unknown
	504209300110	525 SW 10 AVE	1970	Zack Zimones
	504209300140	513 SW 10 AVE	1972	James Monseratt
	504209300160	505 SW 10 AVE	1964	Unknown
	504209300200	512 SW 10 AVE	1962	Unknown

<b>RANCH (CONTINUED)</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209300210	516 SW 10 AVE	1962	Owner
	504209300220	520 SW 10 AVE	1967	Unknown
	504209300240	528 SW 10 AVE	1972	Manfred M Ungaro
	504209300250	532 SW 10 AVE	1963	Unknown
	504209300260	540 SW 10 AVE	1962	Unknown
	504209300280	541 SW 9 TER	1973	MR Burggraf
	504209300290	533 SW 9 TER	1970	Paul M. Bradley
	504209300300	527 SW 9 TER	1970	Paul M. Bradley
	504209290030	1020 SW 14 TER	1972	Herman Hostettler
	504209300230	524 SW 10 AVE	1961	Owner
	504209290040	1100 SW 14 TER	1960	Unknown
	504209300270	961 SW 5 PL	1965	Unknown
	504209010152	1401 SW 10 ST	1963	Herman Hostettler
	504209010153	1407 SW 10 ST	1970	Paul Werking
	504209010154	1413 SW 10 ST	1968	Frank J. Rowland
	504209010157	1431 SW 10 ST	1971	Unknown
	504209010158	1437 SW 10 ST	1963	Arthur H. Rude
	504209010173	1336 SW 10 ST	1972	Ronald Uphoff

<b>TRANSITIONAL RANCH</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209010171	1400 SW 10 ST	1963	Herman Hostettler
	504209010172	1340 SW 10 ST	1961	Arthur H. Rude
	504209010175	1324 SW 10 ST	1965	Herman Hostettler
BD02764	504209020310	724 SW 12 AVE	1931	Morton T. Ironmonger
	504209020390	725 SW 12 AVE	1952	Lester Avery
	504209021090	809 SW 12 AVE	1947	Unknown
	504209021100	811 SW 12 AVE	1947	Morton T. Ironmonger
	504209021130	802 SW 14 AVE	1948	Unknown
	504209021210	1400 SW 9 ST	1956	Macneir
	504209021280	1432 SW 9 ST	1956	John Peterman
	504209021300	904 SW 15 AVE	1954	Lester Avery
	504209021320	809 SW 14 AVE	1947	Guy Platt Johnson
	504209021470	737 SW 14 AVE	1957	Guy Platt-Johnson



Map: Ranch style, Riverside Park



Map: Transitional Ranch style, Riverside Park

**TRANSITIONAL RANCH**

The Transitional Ranch (sometimes “minimal Ranch”) style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. 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.

A total of 234 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Photos: Representative of the Transitional Ranch style; (1) 505 SW 20 AVE (2) 1712 SW 9 ST (3) 1800 SW 10 CT

TRANSITIONAL RANCH (CONTINUED)				
FMSF	Folio	Address	Year Built	Architect
	504209021690	628 SW 14 TER	1955	Lester Avery
	504209021730	608 SW 14 TER	1956	Lester Avery
	504209021740	600 SW 14 TER	1957	Unknown
	504209022000	723 SW 14 TER	1947	William T. Vaughan
	504209022060	724 SW 15 AVE	1956	Lester Avery
	504209022210	808 SW 15 AVE	1957	James A Young
	504209030200	1505 SW 9 ST	1956	William J. Redden
	504209030400	505 SW 20 AVE	1951	Scheppe
	504209040180	1104 SW 15 TER	1956	William J. Redden
	504209040280	924 SW 15 TER	1956	Cunningham
	504209070020	901 SW 5 PL	1937	Unknown
	504209120510	1954 RIVERSIDE DR	1957	James Young
	504209120590	1800 SW 10 CT	1954	William J. Redden
	504209120640	1813 SW 10 CT	1955	William J. Redden
	504209120680	1800 SW 10 ST	1954	William J. Redden
	504209120690	1808 SW 10 ST	1953	Lester Avery
	504209120740	1817 SW 10 ST	1955	William J. Redden
	504209130040	1821 SW 11 ST	1956	Lawrence Browning
	504209130050	1817 SW 11 ST	1955	Unknown
	504209130060	1815 SW 11 ST	1956	John T. Barr
	504209130070	1809 SW 11 ST	1956	Unknown
	504209130080	1805 SW 11 ST	1956	William J. Redden
	504209130100	1120 SW 19 AVE	1954	William J. Redden
	504209130190	1804 SW 11 ST	1963	William H. Peck
	504209130380	1701 DAVIE BLVD	1954	W.C. Disbrow Jr
	504209130410	1609 DAVIE BLVD	1953	W.C. Disbrow Jr
	504209130440	1606 SW 11 CT	1954	Lester Avery
	504209130490	1708 SW 11 CT	1958	Arthur H. Rude
	504209130750	1717 SW 11 ST #1-3	1967	William Vaughn
	504209130790	1625 SW 11 ST	1957	John T. O'Hara
	504209140020	531 SW 11 AVE	1953	John M. Peterman
	504209210250	217 SW 18 AVE	1955	Unknown
	504209220060	1740 SW 2 ST	1972	Powell
	504209220142	1725 W LAS OLAS BLVD	1959	George B. Cunningham
	504209220160	1717 W LAS OLAS BLVD	1960	George B. Cunningham

<b>TRANSITIONAL RANCH (CONTINUED)</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209220180	1711 W LAS OLAS BLVD	1963	Paul Bradley, Jr.
	504209220230	1718 W LAS OLAS BLVD	1957	William J Redden
	504209220240	1722 W LAS OLAS BLVD	1957	Cunningham
	504209220270	1734 W LAS OLAS BLVD	1960	Lawrence Browning
	504209220300	304 SW 18 AVE	1958	Unknown
	504209220320	1749 SW 4 ST	1957	John Peterman
	504209220330	1745 SW 4 ST	1956	Gregory
	504209220340	1737 SW 4 ST	1959	Ace Gregory
	504209220350	1733 SW 4 ST	1957	John Peterman
	504209220360	1729 SW 4 ST	1957	John Peterman
	504209220380	1717 SW 4 ST	1958	John Peterman
	504209220402	1701 SW 4 ST	1961	Unknown
BD09097	504209240030	1608 SW 9 ST	1954	Victor Larson
BD09098	504209240040	1612 SW 9 ST #1-2	1954	Victor Larson
BD09099	504209240050	1616 SW 9 ST	1953	Victor Larson
BD09100	504209240070	1704 SW 9 ST	1954	Victor Larson
BD09101	504209240080	1708 SW 9 ST	1952	Victor Larson
BD09102	504209240090	1712 SW 9 ST	1953	Victor Larson
BD09104	504209240110	950 SW 18 AVE	1952	Victor Larson
BD09106	504209240130	1709 SW 10 ST	1954	Victor Larson
BD09107	504209240140	1705 SW 10 ST	1953	Victor Larson
BD09109	504209240160	1617 SW 10 ST #1-2	1954	Victor Larson
BD09110	504209240170	1613 SW 10 ST	1954	Victor Larson
BD09111	504209240180	1609 SW 10 ST	1952	Victor Larson
BD09112	504209240190	1605 SW 10 ST	1956	Paul M. Bradley
BD09114	504209240210	1600 SW 10 ST	1954	William J. Redden
BD09115	504209240220	1604 SW 10 ST	1955	Victor Larson
BD09118	504209240250	1616 SW 10 ST	1954	Victor Larson
BD09119	504209240260	1700 SW 10 ST	1953	Victor Larson
BD09120	504209240270	1704 SW 10 ST	1953	Victor Larson
BD09121	504209240280	1708 SW 10 ST	1954	Victor Larson
BD09124	504209240310	1717 SW 10 CT	1956	Petticord Cunningham
BD09125	504209240320	1713 SW 10 CT	1957	Paul M. Bradley
BD09126	504209240330	1709 SW 10 CT	1956	Paul M. Bradley
BD09127	504209240340	1705 SW 10 CT	1957	Paul M. Bradley
BD09128	504209240350	1701 SW 10 CT	1956	Paul M. Bradley
BD09129	504209240360	1617 SW 10 CT	1957	Paul M. Bradley
BD09130	504209240370	1613 SW 10 CT	1957	Paul M. Bradley
BD09131	504209240380	1609 SW 10 CT	1958	Paul M. Bradley

<b>TRANSITIONAL RANCH (CONTINUED)</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
BD09134	504209240420	1604 SW 10 CT	1958	Paul M. Bradley
BD09135	504209240430	1608 SW 10 CT	1957	Paul M. Bradley
BD09136	504209240440	1612 SW 10 CT	1956	Paul M. Bradley
BD09137	504209240450	1616 SW 10 CT	1956	Paul M. Bradley
BD09138	504209240460	1700 SW 10 CT	1956	Paul M. Bradley
BD09139	504209240470	1704 SW 10 CT	1957	James A. Young
BD09140	504209240480	1708 SW 10 CT	1956	Paul M. Bradley
	504209250010	801 SW 20 AVE	1953	William Redden
	504209250050	1914 SW 8 ST	1953	Victor Larson
	504209250070	717 SW 20 TER	1953	Victor Larson
	504209250090	709 SW 20 TER	1954	Victor Larson
	504209250100	705 SW 20 TER	1954	John Peterman
	504209250110	701 SW 20 TER	1954	John Peterman
	504209250130	613 SW 20 TER #1-2	1956	Unknown
	504209250180	613 RIVERSIDE DR	1953	Unknown
	504209250190	701 RIVERSIDE DR	1953	Victor Larson
	504209250200	705 RIVERSIDE DR	1953	Victor Larson
	504209250210	708 SW 20 TER	1954	William Redden
	504209250230	714 SW 20 TER	1954	William Redden
BD08959	504209270020	1733 SW 4 CT	1957	Tony Sherman
BD08960	504209270030	1729 SW 4 CT	1957	Tony Sherman
BD08961	504209270040	1721 SW 4 CT	1957	Tony Sherman
BD08962	504209270050	1717 SW 4 CT	1957	Tony Sherman
BD08963	504209270060	1713 SW 4 CT	1957	Tony Sherman
BD08967	504209270100	1623 SW 4 CT	1957	Tony Sherman
BD08969	504209270120	1615 SW 4 CT	1957	Tony Sherman
BD08971	504209270140	1605 SW 4 CT	1957	Charles McKirahan
BD08973	504209270170	1509 SW 4 CT	1957	Tony Sherman
BD08974	504209270180	1505 SW 4 CT	1957	Tony Sherman
BD08980	504209270240	1604 SW 4 CT	1957	Tony Sherman
BD08981	504209270250	1608 SW 4 CT	1957	Tony Sherman
BD08982	504209270260	1612 SW 4 CT	1957	Tony Sherman
BD08985	504209270290	1624 SW 4 CT	1957	Tony Sherman
BD08988	504209270320	1708 SW 4 CT	1957	Tony Sherman
BD08989	504209270330	1712 SW 4 CT	1957	Tony Sherman



**TRANSITIONAL RANCH (CONTINUED)**

FMSF	Folio	Address	Year Built	Architect
BD08993	504209270370	1732 SW 4 CT	1957	Tony Sherman
BD08996	504209270400	430 SW 18 AVE	1957	Tony Sherman
BD08998	504209270420	1729 SW 5 ST	1957	Tony Sherman
BD08999	504209270430	1725 SW 5 ST	1957	Tony Sherman
BD09000	504209270440	1721 SW 5 ST	1957	Tony Sherman
BD09001	504209270450	1717 SW 5 ST	1957	Tony Sherman
BD09003	504209270470	1709 SW 5 ST	1957	Tony Sherman
BD09004	504209270480	1705 SW 5 ST	1957	Tony Sherman
BD09005	504209270490	1701 SW 5 ST	1957	Tony Sherman
BD09010	504209270540	1605 SW 5 ST	1957	Tony Sherman
BD09012	504209270560	1525 SW 5 ST	1957	Tony Sherman
BD09013	504209270570	1521 SW 5 ST	1957	Tony Sherman
BD09014	504209270580	1517 SW 5 ST	1957	Tony Sherman
BD09022	504209270660	1512 SW 5 ST	1957	Tony Sherman
BD09024	504209270680	1520 SW 5 ST	1957	Tony Sherman
BD09026	504209270700	1600 SW 5 ST	1957	Tony Sherman
BD09028	504209270720	1608 SW 5 ST	1957	Tony Sherman
BD09029	504209270730	1612 SW 5 ST	1957	Tony Sherman
BD09030	504209270740	1616 SW 5 ST	1957	Tony Sherman
BD09032	504209270760	1624 SW 5 ST	1957	Tony Sherman
BD09033	504209270770	1700 SW 5 ST	1957	Tony Sherman
BD09034	504209270780	1704 SW 5 ST	1957	Tony Sherman
BD09035	504209270790	1708 SW 5 ST	1957	Tony Sherman
BD09036	504209270800	1712 SW 5 ST	1957	Tony Sherman
BD09037	504209270810	1716 SW 5 ST	1957	Tony Sherman
BD09038	504209270820	1720 SW 5 ST	1957	Tony Sherman
BD09039	504209270830	1724 SW 5 ST	1957	Tony Sherman
BD09040	504209270840	1728 SW 5 ST	1957	Tony Sherman
BD09041	504209270850	1732 SW 5 ST	1957	Tony Sherman
BD09042	504209270860	500 SW 18 AVE	1957	Tony Sherman
BD09044	504209270880	1733 SW 5 CT	1957	Tony Sherman
BD09046	504209270900	1725 SW 5 CT	1957	Tony Sherman
BD09047	504209270910	1721 SW 5 CT	1957	Tony Sherman
BD09053	504209270980	1621 SW 5 CT	1957	Tony Sherman
BD09054	504209270990	1617 SW 5 CT	1957	Tony Sherman
BD09055	504209271000	1613 SW 5 CT	1957	Tony Sherman
BD09056	504209271010	1609 SW 5 CT	1957	Charles McKirahan
BD09057	504209271020	1605 SW 5 CT	1957	Tony Sherman
BD09059	504209271040	1525 SW 5 CT	1957	Tony Sherman

<b>TRANSITIONAL RANCH (CONTINUED)</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
BD09060	504209271050	1521 SW 5 CT	1957	Tony Sherman
BD09061	504209271060	1517 SW 5 CT	1957	Tony Sherman
BD09062	504209271070	1513 SW 5 CT	1957	Tony Sherman
BD09085	504209271090	1501 SW 5 CT	1957	Tony Sherman
BD09067	504209271140	1516 SW 5 CT	1957	Tony Sherman
BD09068	504209271150	1520 SW 5 CT	1957	Tony Sherman
BD09069	504209271160	1524 SW 5 CT	1957	Tony Sherman
BD09070	504209271170	1600 SW 5 CT	1957	Tony Sherman
BD09072	504209271190	1608 SW 5 CT	1957	Tony Sherman
BD09077	504209271250	1704 SW 5 CT	1957	Tony Sherman
BD09078	504209271260	1708 SW 5 CT	1957	Tony Sherman
BD09080	504209271280	1716 SW 5 CT	1957	Charles McKirahan
BD09082	504209271310	1728 SW 5 CT	1957	Tony Sherman
	504209271370	1725 SW 5 PL	1957	Tony Sherman
	504209271390	1717 SW 5 PL	1957	Tony Sherman
	504209271400	1713 SW 5 PL	1963	J. Heredia
	504209271440	1609 SW 5 PL	1973	John S. Kantor
	504209271490	1513 SW 5 PL	1969	Bill Presto
	504209271500	1509 SW 5 PL	1968	Lawrence Browning
	504209300040	540 SW 11 AVE	1970	Paul M. Bradley
	504209300120	521 SW 10 AVE	1969	Paul M. Bradley
BD09141	504209240490	1712 SW 10 CT	1956	Paul M. Bradley
BD00151	504209271100	1500 SW 5 CT	1957	Tony Sherman
	504209022200	812 SW 15 AVE	1957	James A Young
	504209030020	545 SW 15 AVE #1-3	1955	Unknown
	504209120440	1960 SW RIVERSIDE DR	1946	Guy Platt Johnson
	504209120760	1809 SW 10 ST #1-3	1959	Lester Avery
	504209120780	1801 SW 10 ST	1954	William J. Redden
	504209120810	1812 SW 9 ST	1952	Unknown
	504209130120	1829 SW 11 CT	1954	William J. Redden
	504209130150	1817 SW 11 CT	1956	Unknown
	504209130160	1813 SW 11 CT	1957	Lawrence Browning
	504209130390	1621 DAVIE BLVD	1953	Harry C. Schwegke
	504209130450	1612 SW 11 CT	1954	Unknown
	504209130710	1708 SW 11 ST	1955	Frank Rowland

<b>TRANSITIONAL RANCH (CONTINUED)</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209130830	1601 SW 11 ST #1-3	1956	American Plan Service
	504209220150	1721 W LAS OLAS BLVD	1958	George B. Cunningham
	504209220220	1714 W LAS OLAS BLVD	1957	Baumgartner and Burggra
BD09116	504209240230	1608 SW 10 ST	1953	Victor Larson
BD09117	504209240240	1612 SW 10 ST	1953	Victor Larson
BD09122	504209240290	1712 SW 10 ST	1953	Victor Larson
BD09133	504209240410	1600 SW 10 CT	1958	Paul M. Bradley
	504209250080	713 SW 20 TER	1953	Victor Larson
BD08970	504209270130	1611 SW 4 CT	1957	Charles McKirahan
BD08986	504209270300	1700 SW 4 CT	1957	Tony Sherman
BD08987	504209270310	1704 SW 4 CT	1957	Tony Sherman
BD09002	504209270460	1713 SW 5 ST	1957	Tony Sherman
BD09031	504209270750	1620 SW 5 ST	1957	Tony Sherman
BD09048	504209270920	1717 SW 5 CT	1958	Charles McKirahan
BD09052	504209270970	1625 SW 5 CT	1957	Tony Sherman
BD09076	504209271240	1700 SW 5 CT	1957	Tony Sherman
	504209271360	1729 SW 5 PL	1957	Tony Sherman
	504209040470	1037 SW 15 TER	1953	W.C. Disbrow, Jr
	504209220110	1745 W LAS OLAS BLVD	1954	William J. Redden
BD09011	504209270550	1601 SW 5 ST	1957	Tony Sherman
	504209010021	1708 SW 4 ST	1968	Herman Hostettler
	504209010151	1341 SW 10 ST	1960	Arthur H. Rude
	504209010159	1443 SW 10 ST	1962	Arthur H. Rude
	504209010160	1449 SW 10 ST	1960	Arthur H. Rude
	504209010163	1448 SW 10 ST	1967	Herman Hostettler
	504209010164	1442 SW 10 ST	1962	Arthur H. Rude
	504209010165	1436 SW 10 ST	1961	Arthur H. Rude
	504209010166	1430 SW 10 ST	1972	Robert Dodge
	504209010167	1424 SW 10 ST	1961	Arthur H. Rude
	504209010168	1418 SW 10 ST	1971	Unknown
	504209010169	1412 SW 10 ST	1968	Frank J. Rowland
	504209020060	1127 SW 5 PL	1956	George Brook Taylor
	504209220040	1760 SW 2 ST	1971	Powell
	504209220250	1726 W LAS OLAS BLVD	1967	Richard W Dodge
	504209220280	1744 W LAS OLAS BLVD	1955	Robert Karl Frete
	504209190200	12 SW 19 AVE	1947	Lester Avery
	504209120560	1820 SW 10 CT	1950	Lester Avery
	504209120570	1812 SW 10 CT	1954	William J. Redden

**MID-CENTURY MODERN**

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plans to maximize interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida’s domestic architecture there was a proliferation of Ranch Style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that the overall living area included backyard space.

Materials such as concrete breezeblock, brick and wood were featured in many of the designs, sometimes in geometric or abstract patterns. Mass production standardized many of the options in house designs and led to an affordability in home ownership illustrating the prosperity of the new middle class.

A total of 13 buildings were classified as exhibiting Mid-Century Modern Style architectural features.



Photos: Representative of Mid-Century Modern style; (1) 212 SW 18 AVE (2) 1701 SW 10 ST (3) 1017 SW 18 AVE



1729 SW Fourth Court, Gill Isles; Source: "Home Sale Thriving," Fort Lauderdale News, August 31, 1957.



Map: Mid-Century Modern style, Riverside Park

MID-CENTURY MODERN				
FMSF	Folio	Address	Year Built	Architect
BD09380	504209010280	1401 SW 11 PL	1955	Lester Avery
	504209020640	1221 SW 6 ST	1955	John Peterman
	504209020750	541 SW 13 AVE	1950	Francis Rowland
	504209120540	1828 SW 10 CT #1-2	1957	Paul M. Bradley
	504209120800	1808 SW 9 ST #1-2	1951	William Bigoney
	504209130810	1615 SW 11 ST	1955	William Redden
	504209210150	204 SW 19 AVE	1965	Unknown
	504209210200	353 SW 18 AVE	1952	Lester Avery
	504209220010	1775 W LAS OLAS BLVD	1954	William J. Redden
	504209220020	212 SW 18 AVE	1954	william J. Redden
BD09095	504209240010	1600 SW 9 ST	1954	Unknown
BD09096	504209240020	1604 SW 9 ST	1954	Victor Larson
BD09108	504209240150	1701 SW 10 ST	1955	Victor Larson
BD09113	504209240200	1601 SW 10 ST	1954	Victor Larson
	504209020560	620 SW 13 AVE	1949	Unknown
	504209020320	730 SW 12 AVE	1957	John Evans
	504209021480	1413 SW 8 CT	1952	Lester Avery
	504209030070	625 SW 15 AVE	1947	Unknown
	504209120660	1017 SW 18 AVE	1955	William J. Redden

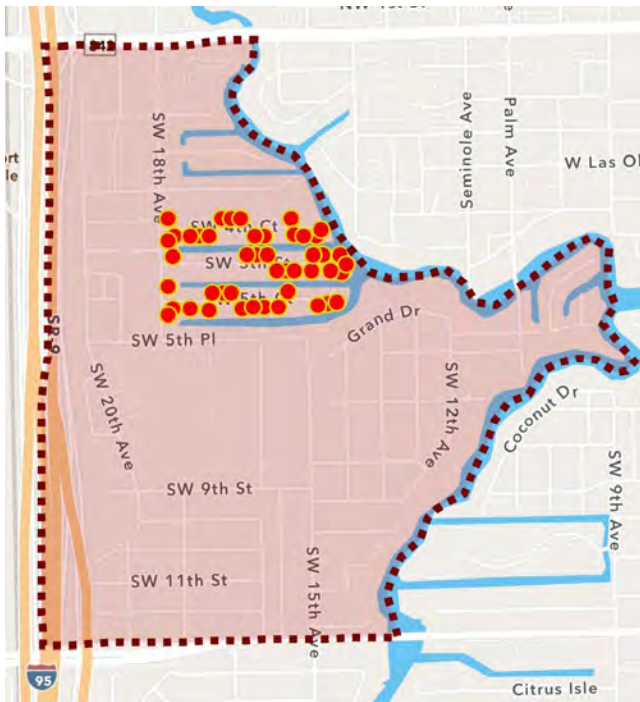
**TROPICAL MODERN TRI-LEVEL**

The Tropical Modern Tri-Level Style is a unique description tailored for the multi-leveled homes located in Gill Isles, primarily designed by Charles McKirahan, a prominent mid-century architect local to Fort Lauderdale. The Tropical Modern Tri-Level Style is defined by its wide roof eaves with exposed beams that create an extended triangular point at the ridge of each gable, the tri-level design with entry to the first floor raised from ground level with a separate two-story bay, the fenestration pattern including a large picture window adjacent to the front entry and a series of windows on the first and second floors of the two-story bay, and the attached one-story open carport at ground level. Standard floor plans were created for this style within this development and do not vary significantly.

A total of 44 buildings were classified as exhibiting Tropical Modern Tri-Level Style architectural features.



Photos: Representatives of the Tropical Modern Tri-Level style; (1) 1709 SW 4 CT (2) 1601 SW 4 CT (3) 1508 SW 4 CT



Map: Tropical Modern Tri-Level style, Riverside Park

<b>TROPICAL MODERN TRI-LEVEL</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
BD09389	504209220190	1709 W LAS OLAS BLVD	1968	Arthur H. Rude
BD08958	504209270010	1737 SW 4 CT	1957	Charles McKirahan
BD08964	504209270070	1709 SW 4 CT	1957	Charles McKirahan
BD08965	504209270080	1705 SW 4 CT	1957	Charles McKirahan
BD08966	504209270090	1701 SW 4 CT	1957	Charles McKirahan
BD08972	504209270160	1601 SW 4 CT	1957	Charles McKirahan
BD08976	504209270200	1500 SW 4 CT	1957	Charles McKirahan
BD08977	504209270210	1504 SW 4 CT	1957	Charles McKirahan
BD08978	504209270220	1508 SW 4 CT	1957	Charles McKirahan
BD08979	504209270230	1600 SW 4 CT	1957	Charles McKirahan
BD08983	504209270270	1616 SW 4 CT	1957	Tony Sherman
BD08984	504209270280	1620 SW 4 CT	1957	Charles McKirahan
BD08990	504209270340	1716 SW 4 CT	1957	Charles McKirahan
BD08991	504209270350	1720 SW 4 CT	1957	Charles McKirahan
BD08992	504209270360	1728 SW 4 CT	1957	Charles McKirahan
BD08994	504209270380	1736 SW 4 CT	1957	Charles McKirahan
BD08995	504209270390	420 SW 18 AVE	1957	Charles McKirahan
BD08997	504209270410	1733 SW 5 ST	1957	Charles McKirahan
BD09007	504209270510	1621 SW 5 ST	1957	Charles McKirahan
BD09008	504209270520	1617 SW 5 ST	1958	Charles McKirahan
BD09009	504209270530	1609 SW 5 ST	1957	Charles McKirahan
BD09015	504209270590	1513 SW 5 ST	1957	Charles McKirahan
BD09016	504209270600	1509 SW 5 ST	1957	Charles McKirahan
BD09018	504209270620	1501 SW 5 ST	1957	Charles McKirahan
BD09019	504209270630	1500 SW 5 ST	1957	Charles McKirahan
BD09020	504209270640	1504 SW 5 ST	1957	Charles McKirahan
BD09021	504209270650	1508 SW 5 ST	1957	Charles McKirahan
BD09023	504209270670	1516 SW 5 ST	1959	Charles McKirahan
BD09025	504209270690	1524 SW 5 ST	1957	Charles McKirahan
BD09027	504209270710	1604 SW 5 ST	1957	Charles McKirahan
BD09043	504209270870	510 SW 18 AVE	1957	Charles McKirahan
BD09049	504209270930	1713 SW 5 CT	1957	Charles McKirahan
BD09051	504209270950	1701 SW 5 CT	1957	Charles McKirahan
BD09058	504209271030	1601 SW 5 CT	1957	Charles McKirahan
BD09065	504209271120	1508 SW 5 CT	1957	Charles McKirahan
BD09066	504209271130	1512 SW 5 CT	1957	Tony Sherman
BD09071	504209271180	1604 SW 5 CT	1957	Charles McKirahan

TROPICAL MODERN TRI-LEVEL (CONTINUED)				
FMSF	Folio	Address	Year Built	Architect
BD09073	504209271200	1612 SW 5 CT	1957	Charles McKirahan
BD09074	504209271210	1616 SW 5 CT	1957	Tony Sherman
BD09075	504209271230	1624 SW 5 CT	1957	Tony Sherman
BD09079	504209271270	1712 SW 5 CT	1957	Charles McKirahan
BD09081	504209271300	1724 SW 5 CT	1957	Charles McKirahan
BD09083	504209271320	1732 SW 5 CT	1957	Tony Sherman
BD09050	504209270940	1705 SW 5 CT	1957	Charles McKirahan

**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.

A total of 14 buildings were classified as exhibiting Contemporary Style architectural features.



Photos: Representative of the Contemporary style; (1) 1501 SW 9 ST (2) 1700 SW 11 CT



Map: Contemporary style, Riverside Park



<b>CONTEMPORARY</b>				
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Architect</b>
	504209021270	1428 SW 9 ST	1957	William J. Redden
BD09384	504209021360	1415 SW 9 ST #1-4	1970	Donald Singer
	504209030190	1501 SW 9 ST	1956	William J. Redden
	504209030210	1509 SW 9 ST	1956	William J. Redden
	504209120650	1809 SW 10 CT	1955	William J. Redden
	504209120790	1800 SW 9 ST	1952	William Bigoney
	504209130470	1700 SW 11 CT	1956	William Redden
BD09390	504209290010	1100 SW 15 AVE	1969	Maxwell Parish
	504209300050	1025 SW 5 PL	1960	Nils Victor Johnson
BD09391	504209300050	1025 SW 5 PL	1960	Nils Victor Johnson
	504209120580	1808 SW 10 CT	1955	William J. Redden
BD09103	504209240100	1716 SW 9 ST	1952	Victor Larson
BD09123	504209240300	1716 SW 10 ST	1952	Victor Larson
BD09142	504209240500	1716 SW 10 CT	1955	Victor Larson

# POTENTIAL HISTORIC RESOURCE DETAILS FOR RIVERSIDE PARK



# GILL ISLES HISTORIC DISTRICT

## 06a

*Generally, McKirahan was credited with designing the multi-level Tropical Modern Tri-Level style homes and Sherman was credited with designing the single-story Transitional Ranch residences.*

### **OVERVIEW AND BOUNDARY**

#### **DESCRIPTION**

Gill Isles is identified as a potential Historic District located within the Riverside Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries of the potential Gill Isles Historic District follow the rectilinear boundaries of Southwest 4th Court to the north, the North Fork of the New River to the east, the south side of Southwest 5th Court to the south, and Southwest 18th Avenue to the west.

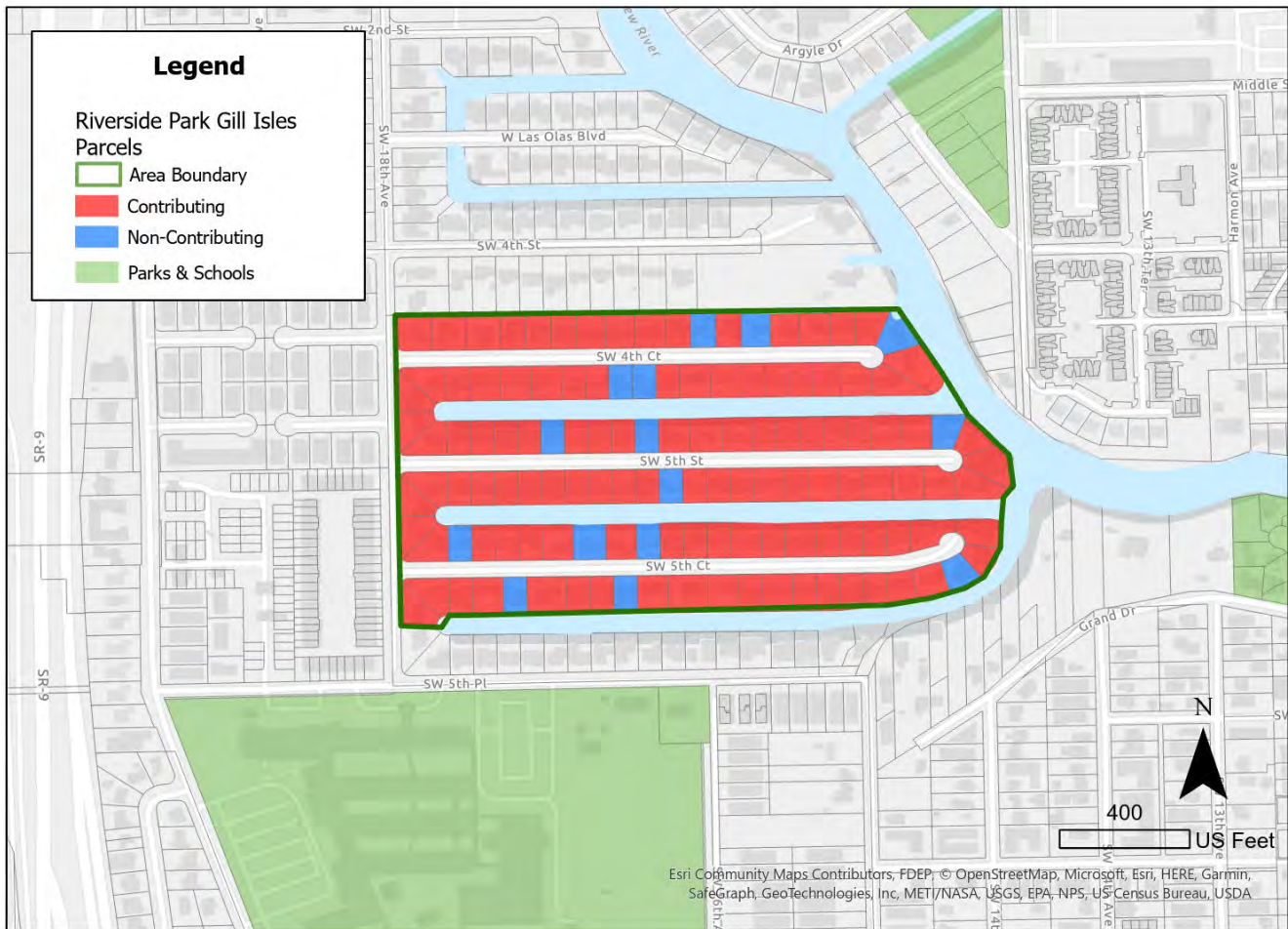
#### **STATEMENT OF SIGNIFICANCE**

The proposed Gill Isles Historic District appears eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of community planning and development as an intact example of early suburban development in Fort Lauderdale and under Criterion C in the area of architecture that represents a cohesive neighborhood of mid-twentieth century residential design. The district represents the latter years of the post-World War II land boom and reflects the corresponding shifts in construction methods and architectural expression. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The historic

resources surveyed and researched retain their original materials and character-defining features. The Period of Significance is from 1957 through 1958.

As a potential Historic District, Gill Isles is an intact example of a mid-century subdivision within the City of Fort Lauderdale that capitalized on its unique environment situated adjacent to the New River and providing water access to all properties. Within the Gill Isles Historic District geographic boundaries there are 68 residential structures representative of the Transitional Ranch style and 44 residential structures representative of the Tropical Modern Tri-Level style.

In the thirty years from 1940 to 1970, Fort Lauderdale's population increased tenfold from 17,996 to 139,590." New master planned developments formed to follow a growing middle-class which transplanted post-World War II veterans to settle permanently in Fort Lauderdale. Dredge and fill technologies provided waterfront access for single-family residences, particularly in the development of Gill Isles, while maintaining a moderate price for homeownership.



## Riverside Park - Gill Isles

### **DEVELOPMENT CONTEXT**

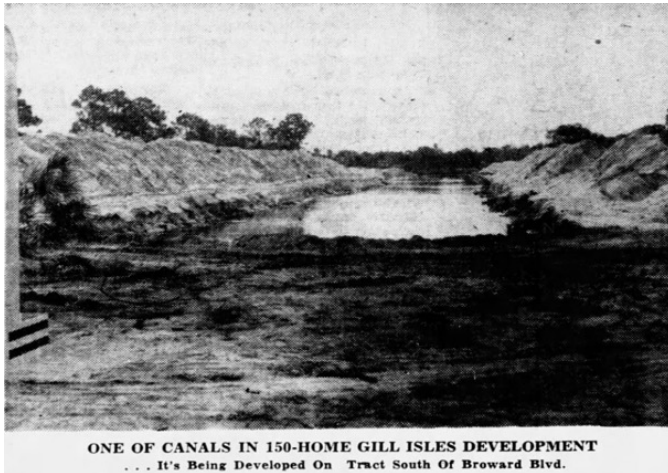
Gill Isles was developed by Bob Gill, owner of Gill Construction and the popular Gill Hotels which included the Escape, Jolly Roger, and Yankee Clipper. Originally from Chicago, the family vacationed in Fort Lauderdale prior to World War II and decided to settle permanently after the war with the building boom. Gill Construction developed Lauderdale Pines, 250 homes, Pine Ridge, 300 homes, Northwood, 350 homes, Lauderdale Harbors, 300 homes, River Bend and Tuskegee, 100 homes, Lauderdale Isles, 100 homes, second Lauderdale Isles, 700 homes, and Gillcrest, 300 homes. In 1957, Gill Construction began Gill Isles, a 150-home waterfront subdivision. The model homes had “floor-to-ceiling jalousies featured in every combination of Florida-living room,

time-saver kitchens, tiled baths, paved driveways, and all tile roofs.”

Gill Construction created the “Talking House,” a tri-level design serving as a model home to provide modern efficiencies with the latest architectural advances. Located within Gill Isles, the model home attracted thousands of visitors to the area. Advertisements featured safety through electrical upgrades including, “...built-in electric oven and range, electric refrigerator, automatic electric water heater, automatic electric washer and clothes dryer.” Swimming pools and access to the ocean through the canals of the development, which flow into the New River’s north fork, were popular features to ensure home sales.

Of the 145 total structures surveyed, 43 residential structures were designed by Architect Charles McKirahan and 87 residential structures were designed by Architect Tony Sherman. Generally, McKirahan was credited with designing the multi-level Tropical Modern Tri-Level style homes and Sherman was credited with designing the single-story Transitional Ranch residences.

In evaluating the Gill Isles Historic District the other structures located within the defined boundaries were examined.



Source: "Group of Model Homes Being Constructed in Southwest Section's New Gill Isles," Fort Lauderdale News, June 29, 1957. Style



Source: "Gill Isles Project," Fort Lauderdale News, February 1, 1958.



Source: "Gill Isles Builds Up," Fort Lauderdale News, October 20, 1957.

**DOCK YOUR BOAT  
IN YOUR BACK YARD!**

The invitation which brought luxurious waterfront living to 3,500 homeowners in Fort Lauderdale is extended again in the **NEW Gill Isles**

1737 S. W. 4th Ct., Cor. of S. W. 18th Ave.

Tropical living at its very finest may be found in these new Gill Isles homes where "dock your boat in your back yard" reaches a new peak of authority. Floor to ceiling jalousies in every combination Florida-living room bring the cooling tradewinds for year round comfort and relaxation.

The TRI-LEVEL home with the distinctive Personality!

DEEP, WIDE CANALS, PRE-CAST SEA-WALLS, WITH NO FIXED BRIDGES FROM YOUR OWN DOCK TO THE OCEAN ON DEEP, EASILY NAVIGABLE NORTH NEW RIVER.

**Gill**

3 BR. 2 BATHS - 2 BR. 2 BATHS  
from \$16,500 to \$22,200

Source: "Advertisement—New Gill Isles," Fort Lauderdale News, June 29, 1957.



**WIRE BEATS FIRE!**  
in the amazing "TALKING HOUSE"!

See—and hear—why you LIVE BETTER, ELECTRICALLY! The remarkable new "Talking House" has 100-amp electric service! That means Full Housepower ... and it actually tells you about all its modern better-living features: built-in electric oven and range, electric refrigerator, automatic electric water heater, automatic electric washer and clothes dryer. It speaks for itself ... don't miss it!

**FREE ADMISSION!**

**SAFEST!**

Electric Wire has proven that the benefits of wire ...

<b>CLEANEST...</b>	<b>COOLEST...</b>	<b>CHEAPEST...</b>	<b>SIMPLEST, TOO!</b>
Electric wire is clean and safe. It doesn't get dirty or rust.	Electric wire is cool. It doesn't get hot.	Electric wire is cheap. It costs less than other wiring.	Electric wire is simple. It's easy to install and use.

**LOCATION: "Gill Isles,"**  
1737 S. W. 4th Ct., Fort Lauderdale  
Built by  
**GILL CONSTRUCTION CO.**  
Open daily from Sunday, October 20,  
through Sunday, October 27  
SUNDAYS—2 p.m. to 9 p.m.  
WEEKDAYS—2 p.m. to 6 p.m.

Source: "Advertisement—Wire Beats Fire!" Fort Lauderdale News, October 20, 1957.



Source: "Row of Waterfront Homes," Fort Lauderdale News, January 17, 1959. Source: "Talking House' Built in Gill Isles," Fort Lauderdale News, October 20, 1957.

GILL ISLES HISTORIC DISTRICT						
FMSF	Folio	Address	Year Built	Style	Architect	Status
BD00151	504209271100	1500 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08959	504209270020	1733 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08960	504209270030	1729 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08961	504209270040	1721 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08962	504209270050	1717 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08963	504209270060	1713 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08967	504209270100	1623 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08968	504209270110	1619 SW 4 CT	1958	Not Visible	Tony Sherman	Non-Contributing
BD08969	504209270120	1615 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08973	504209270170	1509 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08974	504209270180	1505 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08980	504209270240	1604 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08981	504209270250	1608 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08982	504209270260	1612 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08983	504209270270	1616 SW 4 CT	1957	Tropical Modern Tri-Level	Tony Sherman	Contributing
BD08985	504209270290	1624 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08986	504209270300	1700 SW 4 CT	1957	Transitional Ranch - Altered	Tony Sherman	Non-Contributing
BD08987	504209270310	1704 SW 4 CT	1957	Transitional Ranch - Altered	Tony Sherman	Non-Contributing
BD08988	504209270320	1708 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08989	504209270330	1712 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08993	504209270370	1732 SW 4 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08996	504209270400	430 SW 18 AVE	1957	Transitional Ranch	Tony Sherman	Contributing
BD08998	504209270420	1729 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD08999	504209270430	1725 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09000	504209270440	1721 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09001	504209270450	1717 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09002	504209270460	1713 SW 5 ST	1957	Transitional Ranch - Altered	Tony Sherman	Non-Contributing
BD09003	504209270470	1709 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09004	504209270480	1705 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09005	504209270490	1701 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09006	504209270500	1625 SW 5 ST	1957	No Style - Altered	Tony Sherman	Non-Contributing
BD09010	504209270540	1605 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09011	504209270550	1601 SW 5 ST	1957	Transitional Ranch (Not Visible)	Tony Sherman	Contributing
BD09012	504209270560	1525 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing



**GILL ISLES HISTORIC DISTRICT (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect	Status
BD09013	504209270570	1521 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09014	504209270580	1517 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09017	504209270610	1505 SW 5 ST	1957	No Style - Altered	Tony Sherman	Non-Contributing
BD09022	504209270660	1512 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09024	504209270680	1520 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09026	504209270700	1600 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09028	504209270720	1608 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09029	504209270730	1612 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09030	504209270740	1616 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09031	504209270750	1620 SW 5 ST	1957	Transitional Ranch - Altered	Tony Sherman	Non-Contributing
BD09032	504209270760	1624 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09033	504209270770	1700 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09034	504209270780	1704 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09035	504209270790	1708 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09036	504209270800	1712 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09037	504209270810	1716 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09038	504209270820	1720 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09039	504209270830	1724 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09040	504209270840	1728 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09041	504209270850	1732 SW 5 ST	1957	Transitional Ranch	Tony Sherman	Contributing
BD09042	504209270860	500 SW 18 AVE	1957	Transitional Ranch	Tony Sherman	Contributing
BD09044	504209270880	1733 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09045	504209270890	1729 SW 5 CT	1957	No Style	Tony Sherman	Non-Contributing
BD09046	504209270900	1725 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09047	504209270910	1721 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09052	504209270970	1625 SW 5 CT	1957	Transitional Ranch - Altered	Tony Sherman	Non-Contributing
BD09053	504209270980	1621 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09054	504209270990	1617 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09055	504209271000	1613 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09057	504209271020	1605 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09059	504209271040	1525 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09060	504209271050	1521 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09061	504209271060	1517 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09062	504209271070	1513 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09063	504209271080	1509 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09064	504209271110	1504 SW 5 CT	1957	No Style - Altered or New Construction	Tony Sherman	Non-Contributing
BD09066	504209271130	1512 SW 5 CT	1957	Tropical Modern Tri-Level	Tony Sherman	Contributing
BD09067	504209271140	1516 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09068	504209271150	1520 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing

**GILL ISLES HISTORIC DISTRICT (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect	Status
BD09069	504209271160	1524 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09070	504209271170	1600 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09072	504209271190	1608 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09074	504209271210	1616 SW 5 CT	1957	Tropical Modern Tri-Level	Tony Sherman	Contributing
BD09075	504209271230	1624 SW 5 CT	1957	Tropical Modern Tri-Level - New Materials	Tony Sherman	Contributing
BD09076	504209271240	1700 SW 5 CT	1957	Transitional Ranch - Altered	Tony Sherman	Non-Contributing
BD09077	504209271250	1704 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09078	504209271260	1708 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09082	504209271310	1728 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD09083	504209271320	1732 SW 5 CT	1957	Tropical Modern Tri-Level	Tony Sherman	Contributing
BD09084	504209271330	520 SW 18 AVE	1957	Tropical Modern Tri-Level	Tony Sherman	Contributing
BD09085	504209271090	1501 SW 5 CT	1957	Transitional Ranch	Tony Sherman	Contributing
BD08975	504209270190	1501 SW 4 CT	0	No Style	Not Applicable	Non-Contributing
BD08958	504209270010	1737 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08964	504209270070	1709 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08965	504209270080	1705 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08966	504209270090	1701 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08970	504209270130	1611 SW 4 CT	1957	Transitional Ranch - Altered	Charles McKirahan	Non-Contributing
BD08971	504209270140	1605 SW 4 CT	1957	Transitional Ranch	Charles McKirahan	Contributing
BD08972	504209270160	1601 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08976	504209270200	1500 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08977	504209270210	1504 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08978	504209270220	1508 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08979	504209270230	1600 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08984	504209270280	1620 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08990	504209270340	1716 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing

**GILL ISLES HISTORIC DISTRICT (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect	Status
BD08991	504209270350	1720 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08992	504209270360	1728 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08994	504209270380	1736 SW 4 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08995	504209270390	420 SW 18 AVE	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD08997	504209270410	1733 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09007	504209270510	1621 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09008	504209270520	1617 SW 5 ST	1958	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09009	504209270530	1609 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09015	504209270590	1513 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09016	504209270600	1509 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09018	504209270620	1501 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09019	504209270630	1500 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09020	504209270640	1504 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09021	504209270650	1508 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09023	504209270670	1516 SW 5 ST	1959	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09025	504209270690	1524 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09027	504209270710	1604 SW 5 ST	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09043	504209270870	510 SW 18 AVE	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09048	504209270920	1717 SW 5 CT	1958	Transitional Ranch - Altered	Charles McKirahan	Contributing
BD09049	504209270930	1713 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09050	504209270940	1705 SW 5 CT	1957	Tropical Modern Tri-Level - Altered	Charles McKirahan	Non-Contributing
BD09051	504209270950	1701 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09056	504209271010	1609 SW 5 CT	1957	Transitional Ranch	Charles McKirahan	Contributing
BD09058	504209271030	1601 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing

**GILL ISLES HISTORIC DISTRICT (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect	Status
BD09065	504209271120	1508 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09071	504209271180	1604 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09073	504209271200	1612 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09079	504209271270	1712 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing
BD09080	504209271280	1716 SW 5 CT	1957	Transitional Ranch	Charles McKirahan	Contributing
BD09081	504209271300	1724 SW 5 CT	1957	Tropical Modern Tri-Level	Charles McKirahan	Contributing

**FLOOD ZONE ANALYSIS**

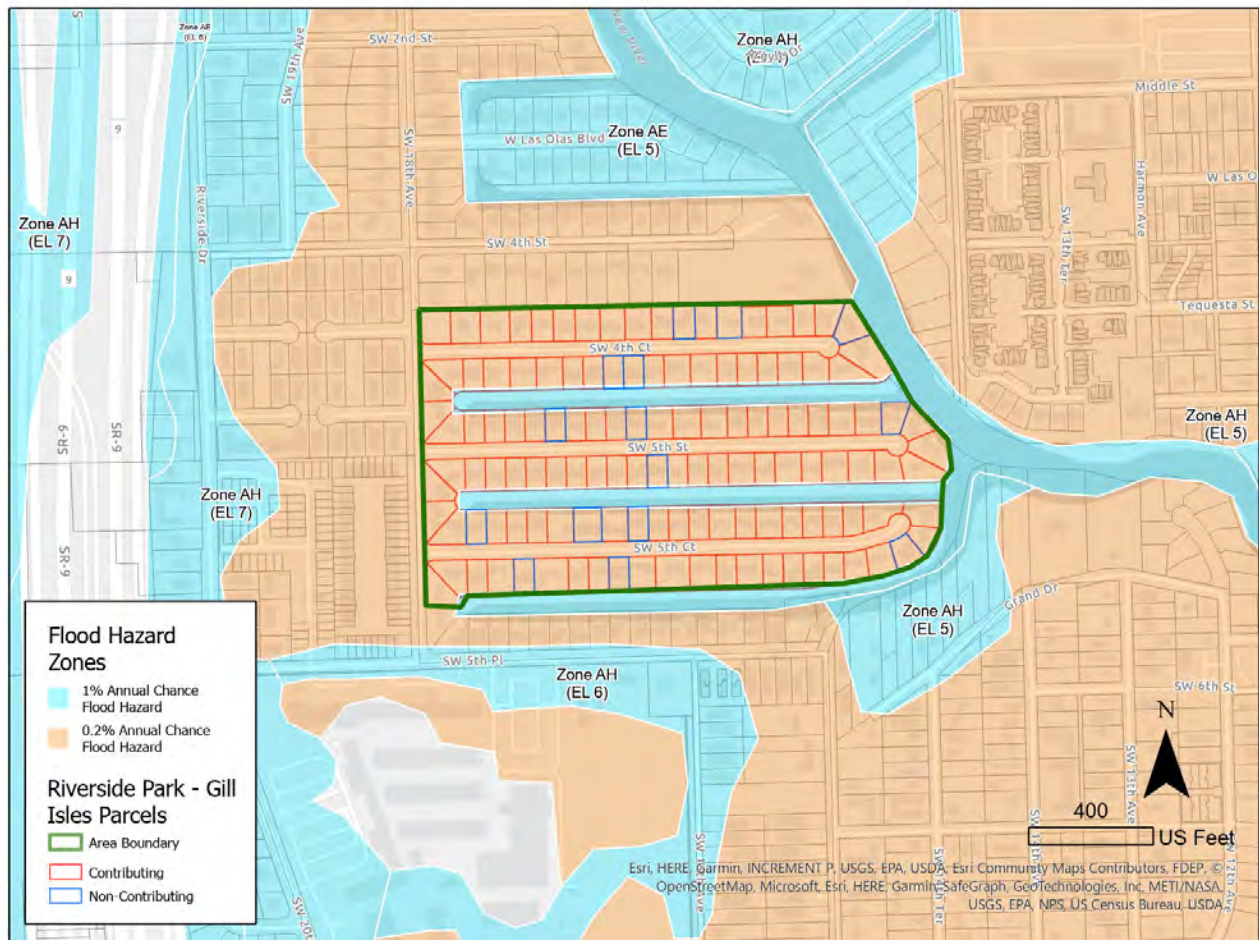
Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Of the 104 total properties, a majority of 70 properties are within the 100-year flood SFHA, labeled as the AH flood zone. There are 34 properties within the 0.2-percent flood zone, with 6 of these properties also within the SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30,

Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).



Riverside Park Gill Isles Parcels - Flood

**FMSF Number:** BD08961  
**Folio:** 504209270040  
**Address:** 1721 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08962  
**Folio:** 504209270050  
**Address:** 1717 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08963  
**Folio:** 504209270060  
**Address:** 1713 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08964  
**Folio:** 504209270070  
**Address:** 1709 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08965  
**Folio:** 504209270080  
**Address:** 1705 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08966  
**Folio:** 504209270090  
**Address:** 1701 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08967  
**Folio:** 504209270100  
**Address:** 1623 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08968  
**Folio:** 504209270110  
**Address:** 1619 SW 4 CT  
**Year Built:** 1958  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08969  
**Folio:** 504209270120  
**Address:** 1615 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman





**FMSF Number:** BD08970  
**Folio:** 504209270130  
**Address:** 1611 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Charles McKirahan



**FMSF Number:** BD08971  
**Folio:** 504209270140  
**Address:** 1605 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Charles McKirahan



**FMSF Number:** BD08972  
**Folio:** 504209270160  
**Address:** 1601 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08973  
**Folio:** 504209270170  
**Address:** 1509 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08974  
**Folio:** 504209270180  
**Address:** 1505 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08975  
**Folio:** 504209270190  
**Address:** 1501 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** None known  
**Architect:** No Style



**FMSF Number:** BD08976  
**Folio:** 504209270200  
**Address:** 1500 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08978  
**Folio:** 504209270220  
**Address:** 1508 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08979  
**Folio:** 504209270230  
**Address:** 1600 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08980  
**Folio:** 504209270240  
**Address:** 1604 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08981  
**Folio:** 504209270250  
**Address:** 1608 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08982  
**Folio:** 504209270260  
**Address:** 1612 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman Charles  
McKirahan



**FMSF Number:** BD08983  
**Folio:** 504209270270  
**Address:** 1616 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Tony Sherman



**FMSF Number:** BD08984  
**Folio:** 504209270280  
**Address:** 1620 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08985  
**Folio:** 504209270290  
**Address:** 1624 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08986  
**Folio:** 504209270300  
**Address:** 1700 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD08987  
**Folio:** 504209270310  
**Address:** 1704 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD08988  
**Folio:** 504209270320  
**Address:** 1708 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08989  
**Folio:** 504209270330  
**Address:** 1712 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08990  
**Folio:** 504209270340  
**Address:** 1716 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08991  
**Folio:** 504209270350  
**Address:** 1720 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08992  
**Folio:** 504209270360  
**Address:** 1728 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08993  
**Folio:** 504209270370  
**Address:** 1732 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08994  
**Folio:** 504209270380  
**Address:** 1736 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level





**FMSF Number:** BD08995  
**Folio:** 504209270390  
**Address:** 420 SW 18 AVE  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08996  
**Folio:** 504209270400  
**Address:** 430 SW 18 AVE  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08997  
**Folio:** 504209270410  
**Address:** 1733 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08998  
**Folio:** 504209270420  
**Address:** 1729 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08999  
**Folio:** 504209270430  
**Address:** 1725 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09000  
**Folio:** 504209270440  
**Address:** 1721 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09001  
**Folio:** 504209270450  
**Address:** 1717 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09002  
**Folio:** 504209270460  
**Address:** 1713 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD09003  
**Folio:** 504209270470  
**Address:** 1709 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09004  
**Folio:** 504209270480  
**Address:** 1705 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09005  
**Folio:** 504209270490  
**Address:** 1701 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09006  
**Folio:** 504209270500  
**Address:** 1625 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** No Style - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD09007  
**Folio:** 504209270510  
**Address:** 1621 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09008  
**Folio:** BD09008 504209270520  
**Address:** 1617 SW 5 ST  
**Year Built:** 1958  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09009  
**Folio:** 504209270530  
**Address:** 1609 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



<p><b>FMSF Number:</b> BD09010 <b>Folio:</b> 504209270540 <b>Address:</b> 1605 SW 5 ST <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch <b>Architect:</b> Tony Sherman</p>	
<p><b>FMSF Number:</b> BD09011 <b>Folio:</b> 504209270550 <b>Address:</b> 1601 SW 5 ST <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch <b>Architect:</b> Tony Sherman</p>	
<p><b>FMSF Number:</b> BD09012 <b>Folio:</b> 504209270560 <b>Address:</b> 1525 SW 5 ST <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch <b>Architect:</b> Tony Sherman</p>	

**FMSF Number:** BD09013  
**Folio:** 504209270570  
**Address:** 1521 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09014  
**Folio:** 504209270580  
**Address:** 1517 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09015  
**Folio:** 504209270590  
**Address:** 1513 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09016  
**Folio:** 504209270600  
**Address:** 1509 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09017  
**Folio:** 504209270610  
**Address:** 1505 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** No Style - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD09018  
**Folio:** 504209270620  
**Address:** 1501 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan





**FMSF Number:** BD09019  
**Folio:** 504209270630  
**Address:** 1500 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08980  
**Folio:** 504209270240  
**Address:** 1604 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08981  
**Folio:** 504209270250  
**Address:** 1608 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08982  
**Folio:** 504209270260  
**Address:** 1612 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman Charles McKirahan



**FMSF Number:** BD08983  
**Folio:** 504209270270  
**Address:** 1616 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Tony Sherman



**FMSF Number:** BD08984  
**Folio:** 504209270280  
**Address:** 1620 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08985  
**Folio:** 504209270290  
**Address:** 1624 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08986  
**Folio:** 504209270300  
**Address:** 1700 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD08987  
**Folio:** 504209270310  
**Address:** 1704 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD08988  
**Folio:** 504209270320  
**Address:** 1708 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08989  
**Folio:** 504209270330  
**Address:** 1712 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08990  
**Folio:** 504209270340  
**Address:** 1716 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08991  
**Folio:** 504209270350  
**Address:** 1720 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08992  
**Folio:** 504209270360  
**Address:** 1728 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08993  
**Folio:** 504209270370  
**Address:** 1732 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08994  
**Folio:** 504209270380  
**Address:** 1736 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08995  
**Folio:** 504209270390  
**Address:** 420 SW 18 AVE  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08996  
**Folio:** 504209270400  
**Address:** 430 SW 18 AVE  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08997  
**Folio:** 504209270410  
**Address:** 1733 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08998  
**Folio:** 504209270420  
**Address:** 1729 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD08999  
**Folio:** 504209270430  
**Address:** 1725 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09000  
**Folio:** 504209270440  
**Address:** 1721 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09001  
**Folio:** 504209270450  
**Address:** 1717 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09002  
**Folio:** 504209270460  
**Address:** 1713 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD09003  
**Folio:** 504209270470  
**Address:** 1709 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09004  
**Folio:** 504209270480  
**Address:** 1705 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09005  
**Folio:** 504209270490  
**Address:** 1701 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09006  
**Folio:** 504209270500  
**Address:** 1625 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** No Style - Altered  
**Architect:** Tony Sherman





**FMSF Number:** BD09007  
**Folio:** 504209270510  
**Address:** 1621 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09008  
**Folio:** BD09008 504209270520  
**Address:** 1617 SW 5 ST  
**Year Built:** 1958  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09009  
**Folio:** 504209270530  
**Address:** 1609 SW 5 ST  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



<p><b>FMSF Number:</b> BD09010 <b>Folio:</b> 504209270540 <b>Address:</b> 1605 SW 5 ST <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch <b>Architect:</b> Tony Sherman</p>	
<p><b>FMSF Number:</b> BD09058 <b>Folio:</b> 504209271030 <b>Address:</b> 1601 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Tropical Modern Tri-Level <b>Architect:</b> Charles McKirahan</p>	
<p><b>Folio:</b> 504209271040 <b>Address:</b> 1525 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch <b>Architect:</b> Tony Sherman <b>Alterations:</b> 1995 install front door shutter; 1996 storm shutters; 1997 install 8 shutters</p>	

**FMSF Number:** BD09060  
**Folio:** 504209271050  
**Address:** 1521 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09061  
**Folio:** 504209271060  
**Address:** 1517 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09062  
**Folio:** 504209271070  
**Address:** 1513 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09063  
**Folio:** 504209271080  
**Address:** 1509 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** No Record  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



<p><b>FMSF Number:</b> BD00151 <b>Folio:</b> 504209271100 <b>Address:</b> 1500 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch <b>Architect:</b> Tony Sherman</p>	
<p><b>FMSF Number:</b> BD09064 <b>Folio:</b> 504209271110 <b>Address:</b> 1504 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> No Style - Altered <b>Architect:</b> Tony Sherman</p>	
<p><b>FMSF Number:</b> BD09065 <b>Folio:</b> 504209271120 <b>Address:</b> 1508 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Tropical Modern Tri-Level <b>Architect:</b> Charles McKirahan</p>	

**FMSF Number:** BD09066  
**Folio:** 504209271130  
**Address:** 1512 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Tony Sherman



**FMSF Number:** BD09067  
**Folio:** 504209271140  
**Address:** 1516 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09068  
**Folio:** 504209271150  
**Address:** 1520 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09069  
**Folio:** 504209271160  
**Address:** 1524 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09070  
**Folio:** 504209271170  
**Address:** 1600 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09071  
**Folio:** 504209271180  
**Address:** 1604 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09072  
**Folio:** 504209271190  
**Address:** 1608 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09073  
**Folio:** 504209271200  
**Address:** 1612 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09074  
**Folio:** 504209271210  
**Address:** 1616 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Tony Sherman



**FMSF Number:** BD09075  
**Folio:** 504209271230  
**Address:** 1624 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Tony Sherman



**FMSF Number:** BD09076  
**Folio:** 504209271240  
**Address:** 1700 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD09077  
**Folio:** 504209271250  
**Address:** 1704 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



**FMSF Number:** BD09078  
**Folio:** 504209271260  
**Address:** 1708 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman





**FMSF Number:** BD09079  
**Folio:** 504209271270  
**Address:** 1712 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1955  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD09080  
**Folio:** 504209271280  
**Address:** 1716 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Charles McKirahan



**FMSF Number:** BD09081  
**Folio:** 504209271300  
**Address:** 1724 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



<p><b>FMSF Number:</b> BD09082 <b>Folio:</b> 504209271310 <b>Address:</b> 1728 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Transitional Ranch</p>	
<p><b>FMSF Number:</b> BD09083 <b>Folio:</b> 504209271320 <b>Address:</b> 1732 SW 5 CT <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Tropical Modern Tri-Level <b>Architect:</b> Tony Sherman</p>	
<p><b>FMSF Number:</b> BD09084 <b>Folio:</b> 504209271330 <b>Address:</b> 520 SW 18 AVE <b>Year Built:</b> 1957 <b>Permit Year:</b> 1957 <b>Style:</b> Tropical Modern Tri-Level <b>Architect:</b> Tony Sherman</p>	

**FMSF Number:** BD09085  
**Folio:** 504209271090  
**Address:** 1501 SW 5 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



[Photos](#)

**FMSF Number:** BD08958  
**Folio:** 504209270010  
**Address:** 1737 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Tropical Modern Tri-Level  
**Architect:** Charles McKirahan



**FMSF Number:** BD08959  
**Folio:** 504209270020  
**Address:** 1733 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch - Altered  
**Architect:** Tony Sherman



**FMSF Number:** BD08960  
**Folio:** 504209270030  
**Address:** 1729 SW 4 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Tony Sherman



# SHERWOOD FOREST HISTORIC DISTRICT

## 06b

*The district represents the latter years of the post-World War II land boom and reflects the corresponding shifts in construction methods and architectural expression.*

### **OVERVIEW AND BOUNDARY**

#### **DESCRIPTION**

Sherwood Forest is identified as a potential Historic District located within the Riverside Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries of the potential Sherwood Forest Historic District follow the rectilinear boundaries of Southwest 9th Street to the north, the Southwest 16th Avenue to the east, the south side of Southwest 10th Court to the south, and Southwest 18th Avenue to the west.

#### **STATEMENT OF SIGNIFICANCE**

The proposed Sherwood Historic District appears eligible for listing in the National Register of Historic Places under Criterion A at the local level in the area of community planning and development as an intact example of early suburban development in Fort Lauderdale and under Criterion C at the local level in the area of architecture that represents a cohesive neighborhood of mid-twentieth century residential design. The district represents the latter years of the post-World War II land boom and reflects the corresponding shifts in construction methods and architectural expression. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The Period of Significance is from 1952 through 1958.

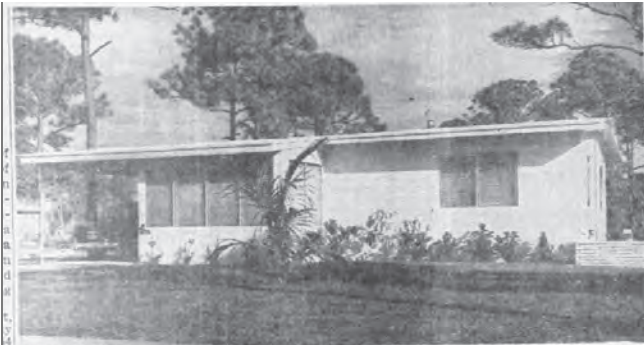
Within the Sherwood Forest Historic District geographic boundaries there are 41 residential structures representative of the Transitional Ranch style and 4 residential structures representative of the Mid-Century Modern. Two residential structures are classified as Contemporary and one with No Style.

Of the 49 total structures surveyed, 18 residential structures were designed by Architect Paul M. Bradley and 26 residential structures were designed by Architect Victor Larson. Other Architects of note who designed residential structures in Sherwood Forest include James A. Young, Petticord Cunningham, and William J. Redden.



(Daily News photo by Dick Dillon)  
**SHERWOOD FOREST**—The lovely home above is one of those recently completed in Sherwood Forest. Address is 1612 SW 10th St. and the new owners are Mr. and Mrs. J. A. Underwood. The sale was handled by Phil Chase, company salesman.





**SHERWOOD FOREST**—The home pictured here was recently purchased by Mrs. Billy Burns, formerly of New Jersey. The house was constructed and sold by

Phil Chase and is located in the new subdivision of Sherwood Forest, 1705 SW Tenth St., near Stranahan School.



**NEAR SCHOOLS** — This new home at 1800 SW Ninth St. in Sherwood Forest has been purchased by Mr. and Mrs. Harold Morea. It was built by Robert Holland for Percher & Powell, owners

of Stranahan School and the new Catholic Central High School. This ranch-type home has three bedrooms, two baths, a large screened porch, wood-burning fireplace, open garage, knotty cypress cathedral-

# Victor Larson to Head Broward Architects

By LARRY DEVINE  
Broward Business Writer

**FORT LAUDERDALE** — Longtime Fort Lauderdale Architect Victor A. Larson is the new president of the Broward-wide chapter of the American Institute of Architects, the group said Wednesday.

Larson, 49, is a two-time vice president of the 65-member AIA and was twice its secretary. He succeeds outgoing president Jack W. Zimmer, AIA head for the past two years.

Resident here since 1926, Larson heads his own office, Larson and Kerley, architects, at 3114 S. Andrews Ave., with partner Robert C. Kerley.

Elected with him were new vice president James M. Hantley, of Hollywood, and Robert E. Todd, treasurer, of Pompano Beach. A successor to Kerley, the AIA's 1963 secretary, has not been voted on, Larson said.

The professional architectural group named William A. Gilroy, David Kerr and William P. Plumb as new directors, with Robert Hall, Thor Amle, George Polk and Robert Jahelka, all of Fort Lauderdale.

Larson is the 15th president of the group which was founded here in 1949. The



Architect Victor A. Larson

... moves up in AIA chapter

chapter is made up of 35 licensed architects, seven associates and three honorary members.

The gray-haired Larson opened his own office here in 1952. Since then he has been the supervising architect on

scores of projects in Broward, among them the new Commercial National Bank; the Coral Ridge Medical and Professional Building; the courthouse square professional building opposite the Broward courthouse, and the Dania City Hall.

## 3 BEDROOM 2 BATH \$13,900

FHA and CONVENTIONAL FINANCING  
LOW DOWN PAYMENT

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3107 N. OCEAN BLVD. (A1A) AT OAKLAND PARK BLVD.

*Presents FOR YOUR INSPECTION  
HOMES IN Sherwood Forest*

- 2 Block South of Stranahan School
- Less Than 10 Min. To Town and Golf Course
- In City Limits
- Close to Churches and Shopping Centers



- Model Homes Open Daily
- Turn South From West Broward Blvd. On 18th Ave. To S.W. 10th Court Then East To Sherwood Forest



The West by BOB & KETZ, TILE CONTRACTORS PHONE JA 3-5139

ROOF TRUSSES BY: Perward Builders Supply Co. PHONE LO 4-2081  
LUMBER & MILLWORK BY: Casaway Lumber Co. PHONE JA 3-4784  
CABINET BY: Cavanaugh PHONE LO 4-8442  
TERRAZZO FLOORS BY: Florida Terrazzo Co. PHONE JA 3-2722

ROOFING BY: Hollywood Roofing Co. PHONE LO 4-9111  
WINDOWS BY: Minnet Electric Co. PHONE JA 3-6718  
JALOUSIES BY: Pen American Window Co. PHONE LO 4-4824  
PLUMBING BY: Southern Plumbing Co. PHONE LO 4-8474

Furnished By  
Frank A. Long Wm. J. Griffith  
**Frank LANG Hotpoint APPLIANCES**  
360 S.E. 2nd ST. PHONE JA 3-0525

# SHERWOOD FOREST HOMES

## 2 and 3 Bedrooms

Close to Stranahan Junior High School

This is not a project

# PHIL CHASE

BUILDER  
1800 S. W. 9th Street  
at 18th Avenue

**FLOOD ZONE ANALYSIS**

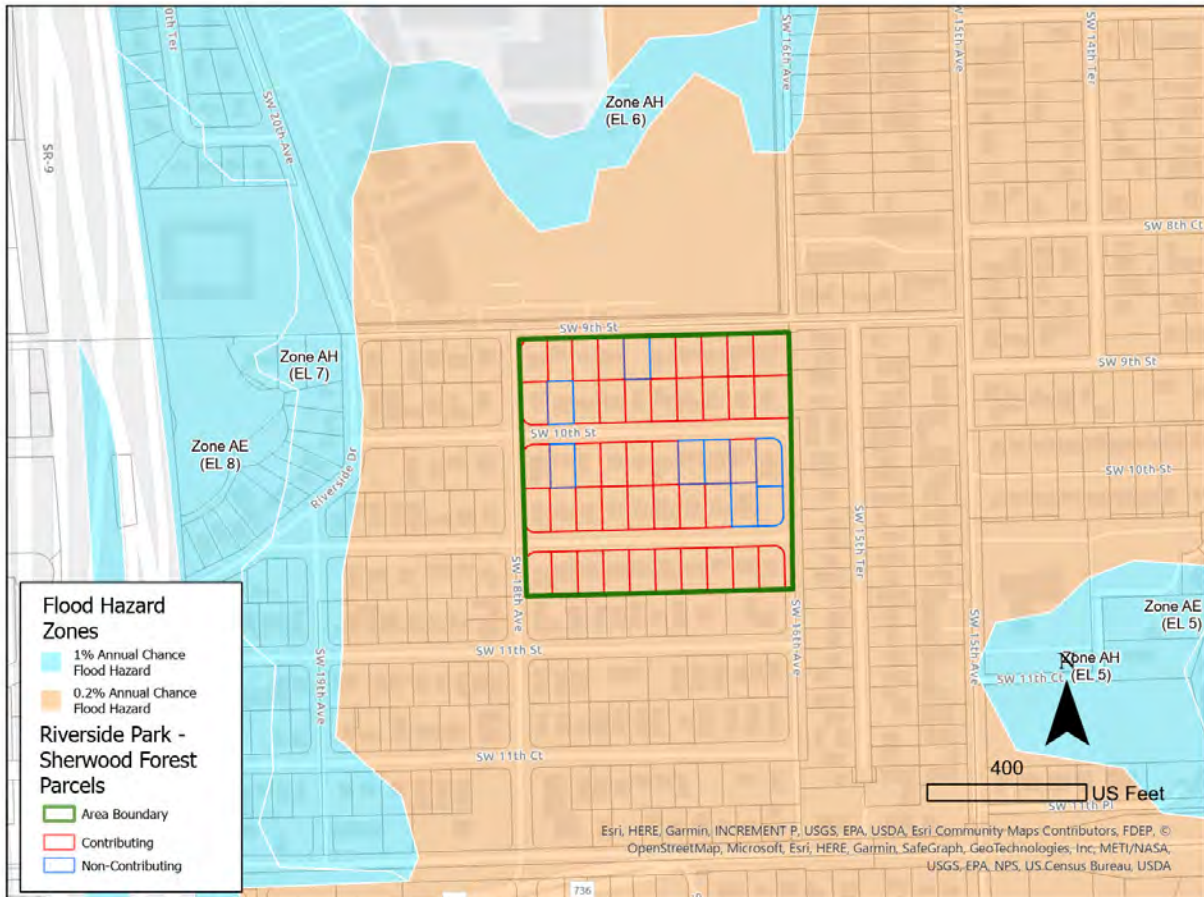
Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Of the 104 total properties, a majority of 70 properties are within the 100-year flood SFHA, labeled as the AH flood zone. There are 34 properties within the 0.2-percent flood zone, with 6 of these properties also within the SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30,

Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).



Riverside Park - Sherwood Forest - Flood Map

SHERWOOD FOREST HISTORIC DISTRICT						
FMSF	Folio	Address	Year Built	Style	Architect	Status
BD09095	504209240010	1600 SW 9 ST	1954	Mid-Century Modern	Unknown	Contributing
BD09096	504209240020	1604 SW 9 ST	1954	Mid-Century Modern	Victor Larson	Contributing
BD09097	504209240030	1608 SW 9 ST	1954	Transitional Ranch	Victor Larson	Contributing
BD09098	504209240040	1612 SW 9 ST #1-2	1954	Transitional Ranch	Victor Larson	Contributing
BD09099	504209240050	1616 SW 9 ST	1953	Transitional Ranch	Victor Larson	Contributing
BD09100	504209240070	1704 SW 9 ST	1954	Transitional Ranch	Victor Larson	Contributing
BD09101	504209240080	1708 SW 9 ST	1952	Transitional Ranch	Victor Larson	Contributing
BD09102	504209240090	1712 SW 9 ST	1953	Transitional Ranch	Victor Larson	Contributing
BD09103	504209240100	1716 SW 9 ST	1952	Contemporary/Transitional Ranch	Victor Larson	Contributing
BD09104	504209240110	950 SW 18 AVE	1952	Transitional Ranch	Victor Larson	Contributing
BD09106	504209240130	1709 SW 10 ST	1954	Transitional Ranch	Victor Larson	Contributing
BD09107	504209240140	1705 SW 10 ST	1953	Transitional Ranch	Victor Larson	Contributing
BD09108	504209240150	1701 SW 10 ST	1955	Mid-Century Modern	Victor Larson	Contributing
BD09109	504209240160	1617 SW 10 ST #1-2	1954	Transitional Ranch	Victor Larson	Contributing
BD09110	504209240170	1613 SW 10 ST	1954	Transitional Ranch	Victor Larson	Contributing
BD09111	504209240180	1609 SW 10 ST	1952	Transitional Ranch	Victor Larson	Contributing
BD09112	504209240190	1605 SW 10 ST	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09113	504209240200	1601 SW 10 ST	1954	Mid-Century Modern	Victor Larson	Contributing
BD09115	504209240220	1604 SW 10 ST	1955	Transitional Ranch	Victor Larson	Contributing
BD09118	504209240250	1616 SW 10 ST	1954	Transitional Ranch	Victor Larson	Contributing
BD09119	504209240260	1700 SW 10 ST	1953	Transitional Ranch	Victor Larson	Contributing
BD09120	504209240270	1704 SW 10 ST	1953	Transitional Ranch	Victor Larson	Contributing
BD09121	504209240280	1708 SW 10 ST	1954	Transitional Ranch	Victor Larson	Contributing
BD09123	504209240300	1716 SW 10 ST	1952	Contemporary/Transitional Ranch	Victor Larson	Contributing
BD09124	504209240310	1717 SW 10 CT	1956	Transitional Ranch	Petticord Cunningham	Contributing
BD09125	504209240320	1713 SW 10 CT	1957	Transitional Ranch	Paul M. Bradley	Contributing
BD09126	504209240330	1709 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09127	504209240340	1705 SW 10 CT	1957	Transitional Ranch	Paul M. Bradley	Contributing
BD09128	504209240350	1701 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09129	504209240360	1617 SW 10 CT	1957	Transitional Ranch	Paul M. Bradley	Contributing
BD09130	504209240370	1613 SW 10 CT	1957	Transitional Ranch	Paul M. Bradley	Contributing
BD09131	504209240380	1609 SW 10 CT	1958	Transitional Ranch	Paul M. Bradley	Contributing
BD09133	504209240410	1600 SW 10 CT	1958	Transitional Ranch	Paul M. Bradley	Contributing
BD09134	504209240420	1604 SW 10 CT	1958	Transitional Ranch	Paul M. Bradley	Contributing



**SHERWOOD FOREST HISTORIC DISTRICT (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect	Status
BD09135	504209240430	1608 SW 10 CT	1957	Transitional Ranch	Paul M. Bradley	Contributing
BD09136	504209240440	1612 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09137	504209240450	1616 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09138	504209240460	1700 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09139	504209240470	1704 SW 10 CT	1957	Transitional Ranch	James A. Young	Contributing
BD09140	504209240480	1708 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09141	504209240490	1712 SW 10 CT	1956	Transitional Ranch	Paul M. Bradley	Contributing
BD09142	504209240500	1716 SW 10 CT	1955	Contemporary/Transitional Ranch	Victor Larson	Contributing
BD09105	504209240120	1713 SW 10 ST	1958	No Style	Paul M. Bradley	Non-Contributing
BD09114	504209240210	1600 SW 10 ST	1954	Transitional Ranch	William J. Redden	Non-Contributing
BD09116	504209240230	1608 SW 10 ST	1953	Transitional Ranch - Altered	Victor Larson	Non-Contributing
BD09117	504209240240	1612 SW 10 ST	1953	Transitional Ranch - Altered	Victor Larson	Non-Contributing
BD09122	504209240290	1712 SW 10 ST	1953	Transitional Ranch - Altered	Victor Larson	Non-Contributing
BD09132	504209240390	1605 SW 10 CT	1958	No Style	Paul M. Bradley	Non-Contributing
N/A	504209240060	1617 SW 9 St	0	No Style	N/A	Vacant Lot

**Potential Historic District: Sherwood Forest**

<p><b>FMSF Number:</b> BD09095  <b>Folio:</b> 504209240010  <b>Address:</b> 1600 SW 9 ST  <b>Year Built:</b> 1954  <b>Permit Year:</b> 1954  <b>Style:</b> Mid-Century Modern  <b>Architect:</b> Unknown</p>	
<p><b>FMSF Number:</b> BD09096  <b>Folio:</b> 504209240020  <b>Address:</b> 1604 SW 9 ST  <b>Year Built:</b> 1954  <b>Permit Year:</b> 1953  <b>Style:</b> Mid-Century Modern  <b>Architect:</b> Victor Larson</p>	
<p><b>FMSF Number:</b> BD09097  <b>Folio:</b> 504209240030  <b>Address:</b> 1608 SW 9 ST  <b>Year Built:</b> 1954  <b>Permit Year:</b> 1954  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Victor Larson</p>	
<p><b>FMSF Number:</b> BD09098  <b>Folio:</b> 504209240040  <b>Address:</b> 1612 SW 9 ST #1-2  <b>Year Built:</b> 1954  <b>Permit Year:</b> 1954  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Victor Larson</p>	

**FMSF Number:** BD09099  
**Folio:** 504209240050  
**Address:** 1616 SW 9 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09100  
**Folio:** 504209240070  
**Address:** 1704 SW 9 ST  
**Year Built:** 1954  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09101  
**Folio:** 504209240080  
**Address:** 1708 SW 9 ST  
**Year Built:** 1952  
**Permit Year:** 1952  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09102  
**Folio:** 504209240090  
**Address:** 1712 SW 9 ST  
**Year Built:** 1953  
**Permit Year:** 1954  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



<p><b>FMSF Number:</b> BD09103  <b>Folio:</b> 504209240100  <b>Address:</b> 1716 SW 9 ST  <b>Year Built:</b> 1952  <b>Permit Year:</b> 1952  <b>Style:</b> Contemporary/Transitional Ranch  <b>Architect:</b> Victor Larson</p>	
<p><b>FMSF Number:</b> BD09104  <b>Folio:</b> 504209240110  <b>Address:</b> 950 SW 18 AVE  <b>Year Built:</b> 1952  <b>Permit Year:</b> 1952  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Victor Larson</p>	
<p><b>FMSF Number:</b> BD09105  <b>Folio:</b> 504209240120  <b>Address:</b> 1713 SW 10 ST  <b>Year Built:</b> 1958  <b>Permit Year:</b> 1958  <b>Style:</b> No Style  <b>Architect:</b> Paul M. Bradley</p>	
<p><b>FMSF Number:</b> BD09106  <b>Folio:</b> 504209240130  <b>Address:</b> 1709 SW 10 ST  <b>Year Built:</b> 1954  <b>Permit Year:</b> 1954  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Victor Larson</p>	

**FMSF Number:** BD09107  
**Folio:** 504209240140  
**Address:** 1705 SW 10 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09108  
**Folio:** 504209240150  
**Address:** 1701 SW 10 ST  
**Year Built:** 1955  
**Permit Year:** 1954  
**Style:** Mid-Century Modern  
**Architect:** Victor Larson



**FMSF Number:** BD09109  
**Folio:** 504209240160  
**Address:** 1617 SW 10 ST #1-2  
**Year Built:** 1954  
**Permit Year:** 1954  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09110  
**Folio:** 504209240170  
**Address:** 1613 SW 10 ST  
**Year Built:** 1954  
**Permit Year:** 1955  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09111  
**Folio:** 504209240180  
**Address:** 1609 SW 10 ST  
**Year Built:** 1952  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09112  
**Folio:** 504209240190  
**Address:** 1605 SW 10 ST  
**Year Built:** 1956  
**Permit Year:** 1956  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09113  
**Folio:** 504209240200  
**Address:** 1601 SW 10 ST  
**Year Built:** 1954  
**Permit Year:** 1954  
**Style:** Mid-Century Modern  
**Architect:** Victor Larson



**FMSF Number:** BD09114  
**Folio:** 504209240210  
**Address:** 1600 SW 10 ST  
**Year Built:** 1954  
**Permit Year:** 1954  
**Style:** Transitional Ranch  
**Architect:** William J. Redden



**FMSF Number:** BD09115  
**Folio:** 504209240220  
**Address:** 1604 SW 10 ST  
**Year Built:** 1955  
**Permit Year:** 1955  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09116  
**Folio:** 504209240230  
**Address:** 1608 SW 10 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09117  
**Folio:** 504209240240  
**Address:** 1612 SW 10 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09118  
**Folio:** 504209240250  
**Address:** 1616 SW 10 ST  
**Year Built:** 1954  
**Permit Year:** 1954  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09119  
**Folio:** 504209240260  
**Address:** 1700 SW 10 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09120  
**Folio:** 504209240270  
**Address:** 1704 SW 10 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09121  
**Folio:** 504209240280  
**Address:** 1708 SW 10 ST  
**Year Built:** 1954  
**Permit Year:** 1954  
**Style:** Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09122  
**Folio:** 504209240290  
**Address:** 1712 SW 10 ST  
**Year Built:** 1953  
**Permit Year:** 1953  
**Style:** Transitional Ranch  
**Architect:** Victor Larson





**FMSF Number:** BD09123  
**Folio:** 504209240300  
**Address:** 1716 SW 10 ST  
**Year Built:** 1952  
**Permit Year:** 1952  
**Style:** Contemporary/Transitional Ranch  
**Architect:** Victor Larson



**FMSF Number:** BD09124  
**Folio:** 504209240310  
**Address:** 1717 SW 10 CT  
**Year Built:** 1956  
**Permit Year:** 1956  
**Style:** Transitional Ranch  
**Architect:** Petticord Cunningham



**FMSF Number:** BD09125  
**Folio:** 504209240320  
**Address:** 1713 SW 10 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09126  
**Folio:** 504209240330  
**Address:** 1709 SW 10 CT  
**Year Built:** 1956  
**Permit Year:** 1956  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09127  
**Folio:** 504209240340  
**Address:** 1705 SW 10 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09128  
**Folio:** 504209240350  
**Address:** 1701 SW 10 CT  
**Year Built:** 1956  
**Permit Year:** 1956  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09129  
**Folio:** 504209240360  
**Address:** 1617 SW 10 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09130  
**Folio:** 504209240370  
**Address:** 1613 SW 10 CT  
**Year Built:** 1957  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09131  
**Folio:** 504209240380  
**Address:** 1609 SW 10 CT  
**Year Built:** 1958  
**Permit Year:** 1957  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09132  
**Folio:** 504209240390  
**Address:** 1605 SW 10 CT  
**Year Built:** 1958  
**Permit Year:** 1958  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09133  
**Folio:** 504209240410  
**Address:** 1600 SW 10 CT  
**Year Built:** 1958  
**Permit Year:** 1958  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



**FMSF Number:** BD09134  
**Folio:** 504209240420  
**Address:** 1604 SW 10 CT  
**Year Built:** 1958  
**Permit Year:** 1958  
**Style:** Transitional Ranch  
**Architect:** Paul M. Bradley



<p><b>FMSF Number:</b> BD09135  <b>Folio:</b> 504209240430  <b>Address:</b> 1608 SW 10 CT  <b>Year Built:</b> 1957  <b>Permit Year:</b> 1957  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Paul M. Bradley</p>	
<p><b>FMSF Number:</b> BD09136  <b>Folio:</b> 504209240440  <b>Address:</b> 1612 SW 10 CT  <b>Year Built:</b> 1956  <b>Permit Year:</b> 1956  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Paul M. Bradley</p>	
<p><b>FMSF Number:</b> BD09137  <b>Folio:</b> 504209240450  <b>Address:</b> 1616 SW 10 CT  <b>Year Built:</b> 1956  <b>Permit Year:</b> 1956  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Paul M. Bradley</p>	
<p><b>FMSF Number:</b> BD09138  <b>Folio:</b> 504209240460  <b>Address:</b> 1700 SW 10 CT  <b>Year Built:</b> 1956  <b>Permit Year:</b> 1957  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Paul M. Bradley</p>	

<p><b>FMSF Number:</b> BD09139  <b>Folio:</b> 504209240470  <b>Address:</b> 1704 SW 10 CT  <b>Year Built:</b> 1957  <b>Permit Year:</b> 1957  <b>Style:</b> Transitional Ranch  <b>Architect:</b> James A. Young</p>	
<p><b>FMSF Number:</b> BD09140  <b>Folio:</b> 504209240480  <b>Address:</b> 1708 SW 10 CT  <b>Year Built:</b> 1956  <b>Permit Year:</b> 1956  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Paul M. Bradley</p>	
<p><b>FMSF Number:</b> BD09141  <b>Folio:</b> 504209240490  <b>Address:</b> 1712 SW 10 CT  <b>Year Built:</b> 1956  <b>Permit Year:</b> 1956  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Paul M. Bradley</p>	
<p><b>FMSF Number:</b> BD09142  <b>Folio:</b> 504209240500  <b>Address:</b> 1716 SW 10 CT  <b>Year Built:</b> 1955  <b>Permit Year:</b> 1955  <b>Style:</b> Contemporary/Transitional Ranch  <b>Architect:</b> Victor Larson</p>	

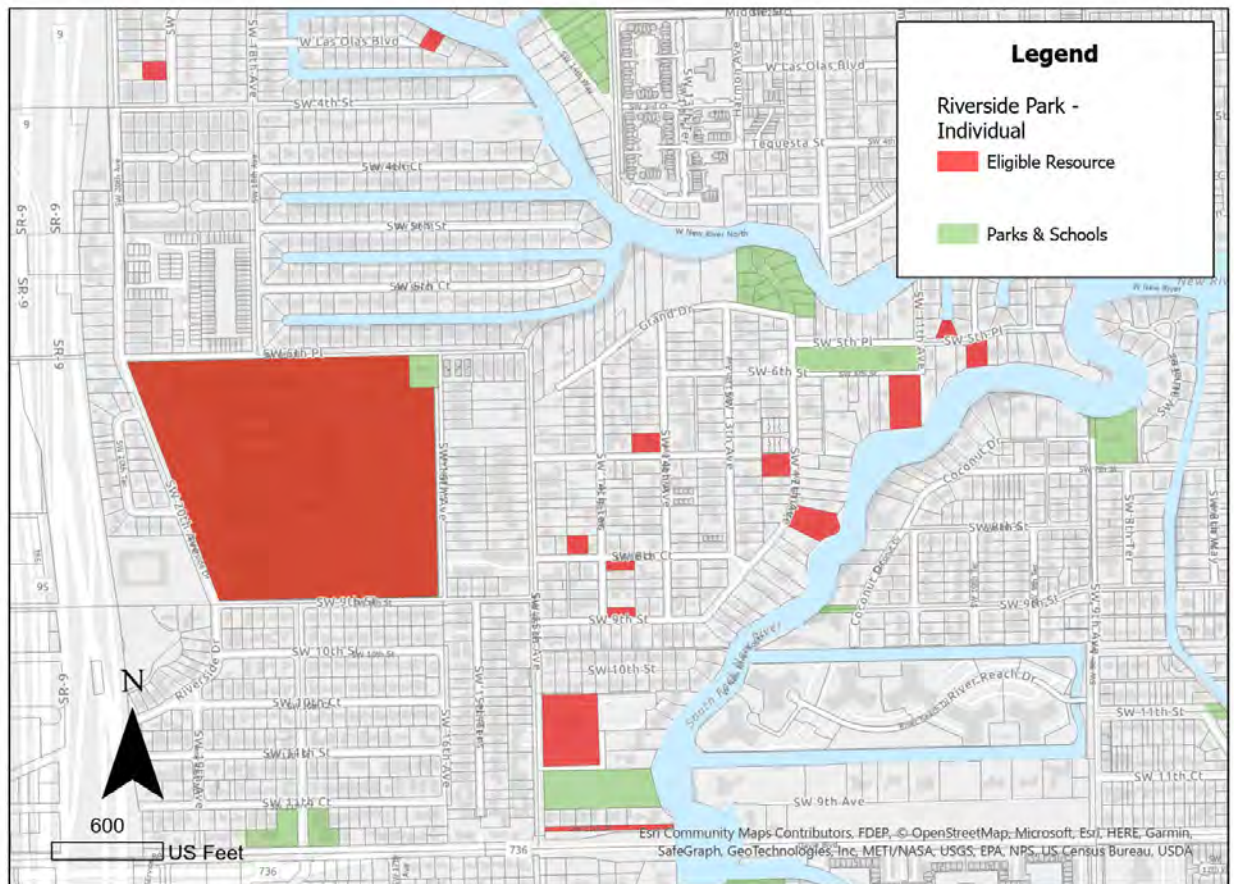
# POTENTIALLY ELIGIBLE RESOURCES FOR THE NATIONAL REGISTER OF HISTORIC PLACES - RIVERSIDE PARK



Detailed information on each potentially individually eligible resource identified by this survey is in the section. Information includes a map and photograph of each resource, date of construction, style, and character-defining features. The properties listed within this section does not encompass all potential individual resources within each neighborhood.

### POTENTIALLY ELIGIBLE RESOURCES FOR THE NATIONAL REGISTER OF HISTORIC PLACES - RIVERSIDE PARK

FMSF	Folio	Address	Year Built	Style	Architect
BD09380	504209010280	1401 SW 11 PL	1955	Mid-Century Modern	Lester Avery
BD02764	504209020310	724 SW 12 AVE	1931	Transitional Ranch	Morton T. Ironmonger
BD09384	504209021360	1415 SW 9 ST #1-4	1970	Contemporary	Donald Singer
BD02844	504209021390	800 SW 14 TER	1926	Mediterranean	Unknown
BD09385	504209021660	625 SW 14 AVE	1924	Mission	Unknown
BD09386	504209022030	1425 SW 8 CT	1926	Mission	Unknown
BD02839	504209022280	1016 SW 5 PL	1939	Cape Cod	Unknown
BD09389	504209220190	1709 W LAS OLAS BLVD	1968	Tropical Modern	Arthur H. Rude
BD09390	504209290010	1100 SW 15 AVE	1969	Contemporary	Maxwell Parish
BD09391	504209300050	1025 SW 5 PL	1960	Contemporary	Nils Victor Johnson
BD09392	504209510010	1800 SW 5 PL	1967	Stranahan High School	Unknown





**FLOOD ZONE ANALYSIS**

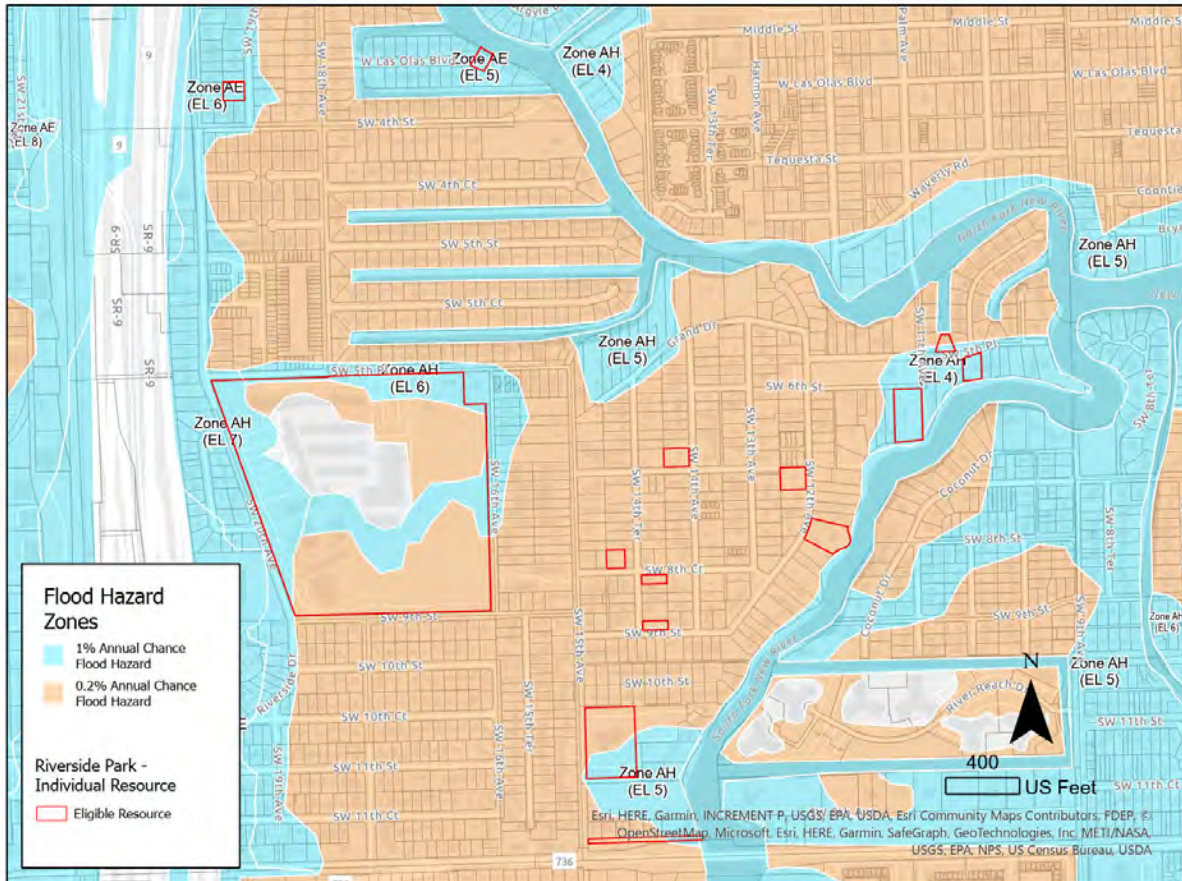
Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Of the 104 total properties, a majority of 70 properties are within the 100-year flood SFHA, labeled as the AH flood zone. There are 34 properties within the 0.2-percent flood zone, with 6 of these properties also within the SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30,

Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).



Riverside Park - Individual Resources

Potential Historic District: Individuals

<p><b>FMSF Number:</b> BD02764  <b>Folio:</b> 504209020310  <b>Address:</b> 724 SW 12 AVE  <b>Year Built:</b> 1931  <b>Permit Year:</b> 1941  <b>Style:</b> Transitional Ranch  <b>Architect:</b> Morton T. Ironmonger</p>	
<p><b>FMSF Number:</b> BD02839  <b>Folio:</b> 504209022280  <b>Address:</b> 1016 SW 5 PL  <b>Year Built:</b> 1939  <b>Permit Year:</b> 1946  <b>Style:</b> Cape Cod  <b>Architect:</b> Unknown</p>	
<p><b>FMSF Number:</b> BD02844  <b>Folio:</b> 504209021390  <b>Address:</b> 800 SW 14 TER  <b>Year Built:</b> 1926  <b>Permit Year:</b> 1947  <b>Style:</b> Mediterranean  <b>Architect:</b> Unknown</p>	
<p><b>FMSF Number:</b> BD09380  <b>Folio:</b> 504209010280  <b>Address:</b> 1401 SW 11 PL  <b>Year Built:</b> 1955  <b>Permit Year:</b> 1954  <b>Style:</b> Mid-Century Modern  <b>Architect:</b> Lester Avery</p>	

**FMSF Number:** BD09384  
**Folio:** 504209021360  
**Address:** 1415 SW 9 ST #1-4  
**Year Built:** 1970  
**Permit Year:** 1969  
**Style:** Contemporary  
**Architect:** Donald Singer



**FMSF Number:** BD09385  
**Folio:** 504209021660  
**Address:** 625 SW 14 AVE  
**Year Built:** 1924  
**Permit Year:** 1938  
**Style:** Mission  
**Architect:** Unknown



**FMSF Number:** BD09386  
**Folio:** 504209022030  
**Address:** 1425 SW 8 CT  
**Year Built:** 1926  
**Permit Year:** 1948  
**Style:** Mission  
**Architect:** Unknown



**FMSF Number:** BD09389  
**Folio:** 504209220190  
**Address:** 1709 W LAS OLAS BLVD  
**Year Built:** 1968  
**Permit Year:** 1968  
**Style:** Tropical Modern  
**Architect:** Arthur H. Rude



**FMSF Number:** BD09390  
**Folio:** 504209290010  
**Address:** 1100 SW 15 AVE  
**Year Built:** 1969  
**Permit Year:** 1969  
**Style:** Contemporary  
**Architect:** Maxwell Parish



**FMSF Number:** BD09391  
**Folio:** 504209300050  
**Address:** 1025 SW 5 PL  
**Year Built:** 1960  
**Permit Year:** 1960  
**Style:** Contemporary  
**Architect:** Nils Victor Johnson



**FMSF Number:** BD09392  
**Folio:** 504209510010  
**Address:** 1800 SW 5 Place - Stranahan High School  
**Year Built:** 1967  
**Permit Year:** Unknown  
**Style:** Mixed  
**Architect:** Unknown

*Due to limited time in conducting this reconnaissance level architectural resource survey, limited research was conducted for this property. However, it is recommended that this site be studied further for its potential as a historic landmark site.*



**FMSF Number: BD02764**

**Folio: 504209020310**

**Address: 724 SW 12 AVE**

Year Built: 1931

Permit Year: 1941

Style: Transitional Ranch

Architect: Morton T. Ironmonger

Alterations: 1994 new roof; 1962 add screen porch and access. Carport; 1965 reroof; 1992 reroof tile; 2013 install 7 new windows, R&R 3 windows with impact; 2014 sfr 2-story steel addition; 2017 reroof

Exterior Plan: U-Shaped

Stories: 1

Exterior Material: Stucco/Brick

Roof Type: Intersecting Gables

Roof Material: Flat Tile

Windows: Single-Hung

**Narrative:** 724 SW 12 Avenue is a one-story Transitional Ranch Style residential structure with a u-shaped plan. It has a stucco and slump brick exterior with an intersecting gable flat tile roof. Character defining features include the wide roof eaves with exposed outriggers, the u-shaped plan with a central covered front entrance flanked by a series of single-hung windows, and the slump brick lining the lower half of the façade.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Transitional Ranch**

The Transitional Ranch (sometimes “minimal Ranch”) Style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. 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. A Transitional Ranch residence 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 include awning and jalousie windows, masonry and brick veneer wall texture variation, exposed rafter tails, broad low masonry chimneys, integrated planters, and screening fences.

#### **Historic Context**

By 1925, the “Land Boom” peaked. With an increased population, there was a tremendous need for imported food and building materials, most of which had to be transported over the single-track FEC railroad. The effect on construction in Fort Lauderdale was catastrophic. By early 1926, northern banks became cautious about construction lending. A majority of speculative developers were wiped out immediately during this period of restrictive capital allocation.

Historian Bill McGoun shared the compounded downward trajectory of speculative development, “...others (developers), who might have been able to survive the economic downturn, could not weather the great hurricane that roared out of the Caribbean and smashed squarely into south Broward on September 17 and 18, 1926.” The Great Hurricane coupled with bleak headlines in northern newspapers brought the Depression to South Florida three years before it hit the rest of the nation.

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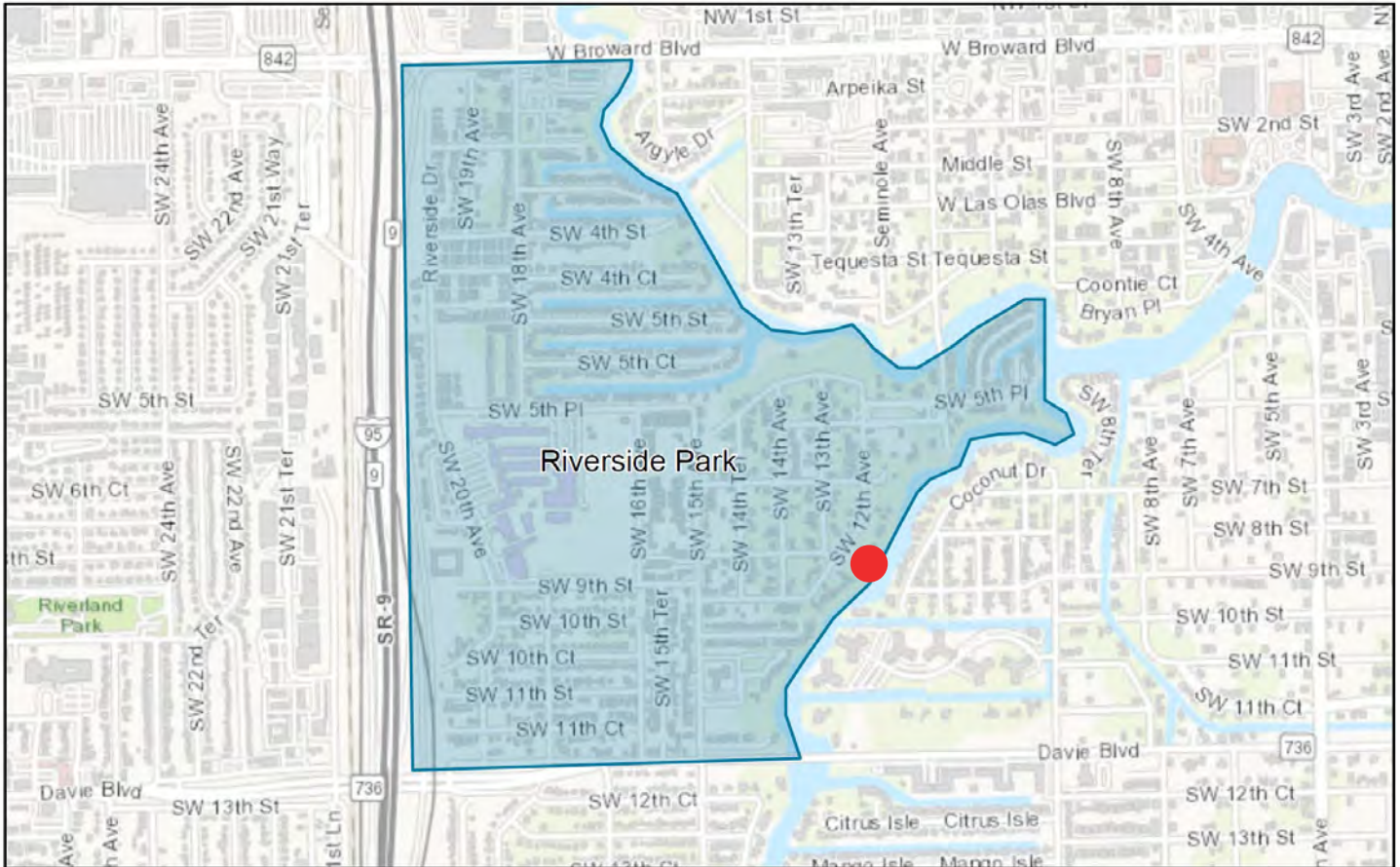
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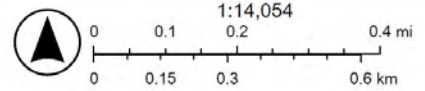
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD02839****Folio: 504209022280****Address: 1016 SW 5 PL**

Year Built: 1939

Permit Year: 1946

Style: Cape Cod

Architect: Unknown

Alterations: 1968 reroof; 1969 alum shutters; 1969 reroof 1974 reroof; 1988 raised wood deck

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Clapboard

Roof Type: Saltbox

Roof Material: Asphalt Single

Windows: Single-Hung

**Narrative:** 1016 SW 5th Place is a two-story Cape Cod Style residential structure with a rectangular plan. It has a wood clapboard exterior with a saltbox asphalt shingle roof. Character defining features include the wide roof eaves with exposed outriggers, the u-shaped plan with a central covered front entrance flanked by a series of single-hung windows, and the slump brick lining the lower half of the façade.

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**Cape Cod**

The Cape Cod style originated in New England in the late 1600s as a modest and practical home. More contemporary versions of the Cape Cod style are traditionally one to one and a half stories and have a symmetrical facade often times containing a steep roof with a dormer window and a chimney.

**Historic Context**

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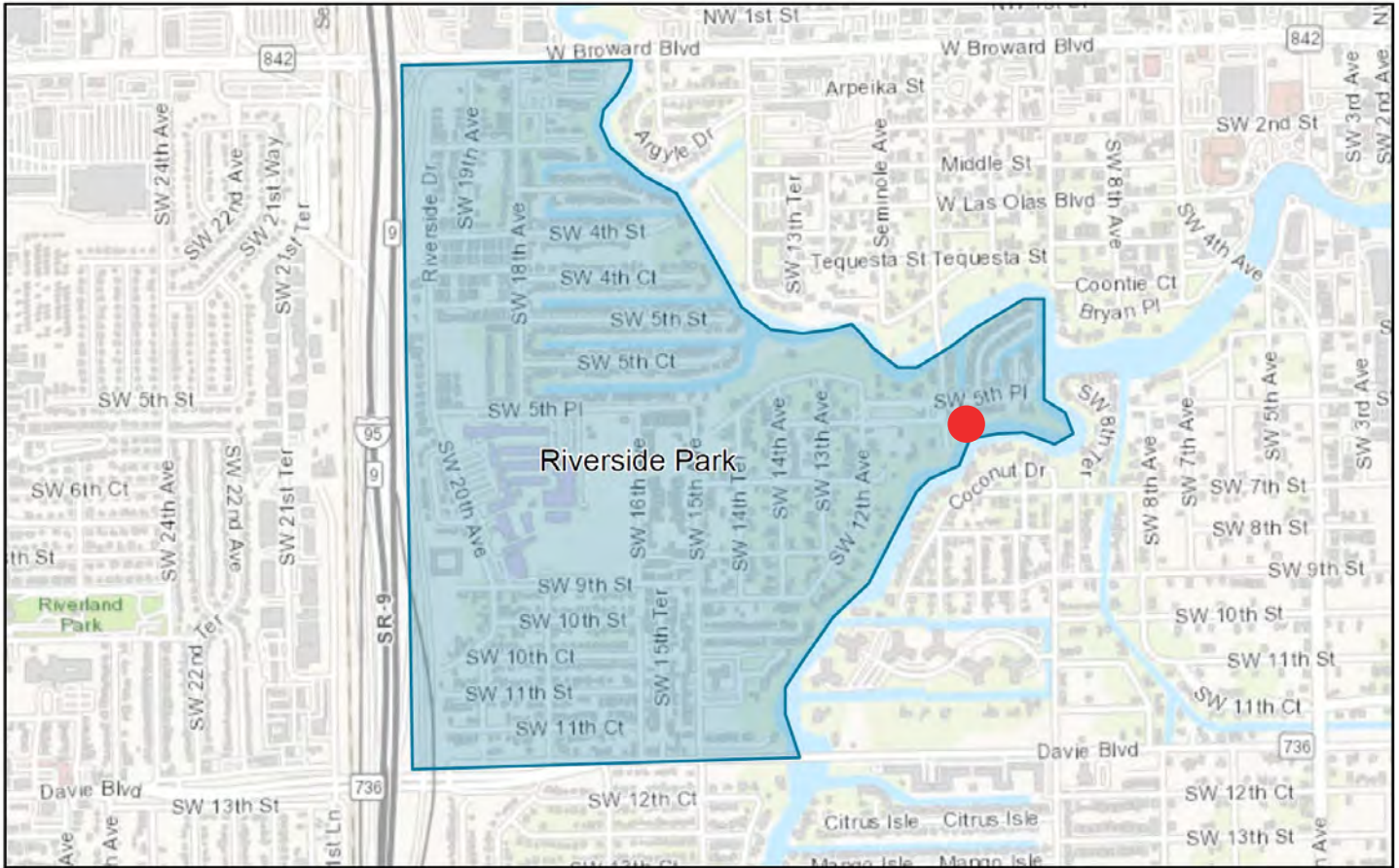
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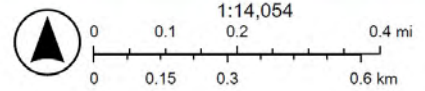
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD02844****Folio: 504209021390****Address: 800 SW 14 TER**

Year Built: 1926

Permit Year: 1947

Style: Mediterranean

Architect: Unknown

Alterations: 1947 accessory bldg (garage); 1974 replace windows and termite damage; 1989 add 2nd flr deck; 2003 reroof metal;

Exterior Plan: Rectangular

Stories: 2 and a 1/2

Exterior Material: Stucco

Roof Type: Hipped

Roof Material: Barrel Tile

Windows: Single-Hung

**Narrative:** 800 SW 14 Terrace is a two-story Mediterranean Style residential structure with a rectangular plan. It has a stucco exterior with a hipped barrel tile roof. Character defining features include its elongated two-story height including columns that extend the double height, its symmetrical appearance with punctured openings lining the open porch, the covered entrance combined with the open porch, the deep roof eaves, and the decorative dormer at the half story.

The property was owned by J.P. Shull who served as a messenger orderly under the Commanding Officer of the U.S.S. South Carolina in World War I. Shull and his family may have lived in the home between the years 1934 through 1943.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

**Mediterranean Revival**

Mediterranean 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 in his grand hotels constructed along the path of his Florida East Coast Railroad, one of which was the Hotel Ponce de Leon in St Augustine completed in 1888. The style was adapted to include a more regional dimension by local architects Maurice Fatio and Addison Mizner. The Mediterranean Revival style is noted for the combination of one and two story sections, a plan shape that included an interior courtyard, arcades and loggias, flat roofs, terracotta barrel-tile coping, columns, decorative door surrounds, decorative tiles, and ornate iron work.

**Historic Context**

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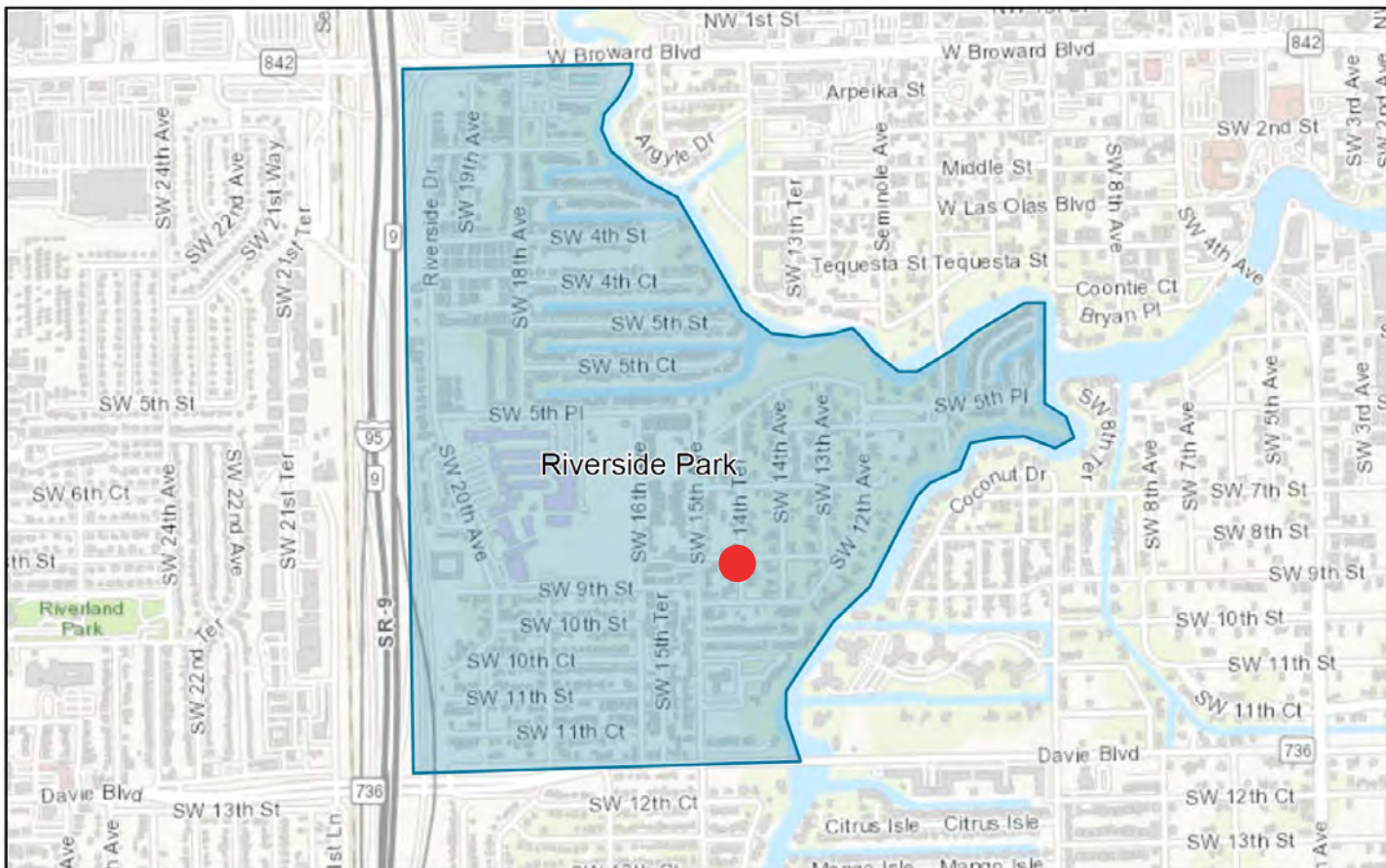
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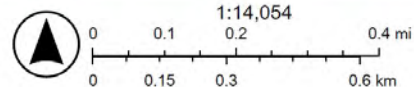
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD09380****Folio: 504209010280****Address: 1401 SW 11 PL**

Year Built: 1955

Permit Year: 1954

Style: Mid-Century Modern

Architect: Lester Avery

Alterations: 1993 2nd Floor addition, bed &amp; bath suite; 1959 addition of cabana, pool; 1975 reroof; 1989 reroof; 1991 wood storage bldg with garage door detached; 2013 sfr addition 1 bed 1 bath, and new roof;

Exterior Plan: Irregular

Stories: 1

Exterior Material: Stucco and Wood Clapboard

Roof Type: Flat

Roof Material: Built-up

Windows: Casement

**Narrative:** 1401 SW 11th Place is a one-story Mid-Century Modern Style residential structure with an irregular plan. It has a stucco exterior with a flat built-up roof. Character defining features include its wide eaves that extend into a carport structure supported by a metal pole, the exterior façade materials including a combination of smooth stucco and wood clapboard, its low chimney cap, and its elongated irregular plan.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### Mid-Century Modern

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plan to maximize the interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida's domestic architecture there was a proliferation of ranch style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that living included backyard space.

Raw materials such as brick and wood were featured in many of the designs, sometimes in geometric patterns, and often in abstract patterns. Mass production standardized many of the options in house design and led to an affordability in home ownership illustrating the prosperity of the new middle class.

#### Lester Avery

Lester Avery (1891-1973) Avery was born in Montana and graduated from St. John's Academy in British Honduras where he studied architecture. His career began in Clearwater, Florida, but later moved to South Florida, actively designing in building types within various modern styles. He is primarily known for single-family residences in the modern vernacular and minimal traditional styles, and later in his career, he designed several mid-century modern and modern vernacular motels, hotels, and apartment buildings.

#### Historic Context

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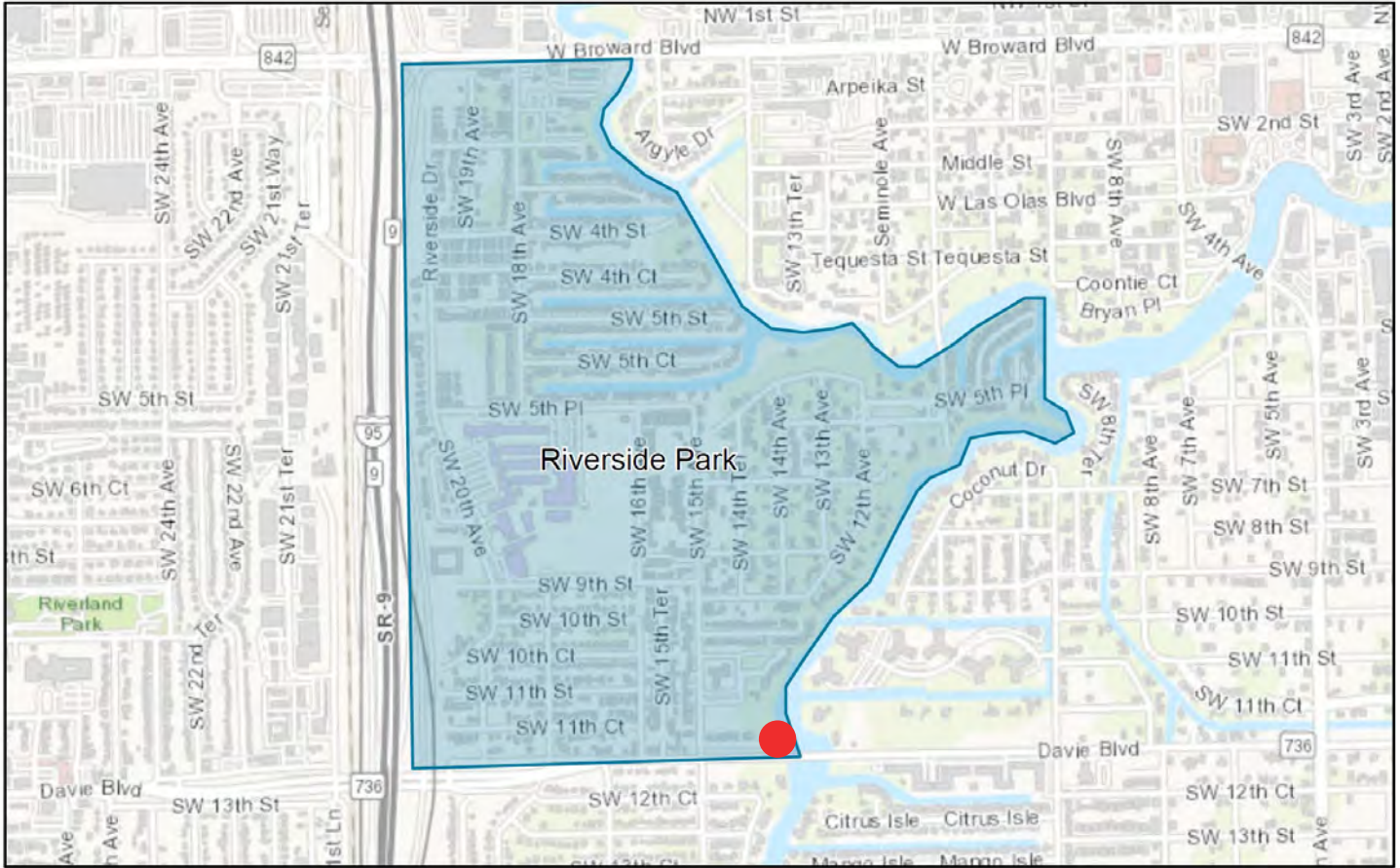
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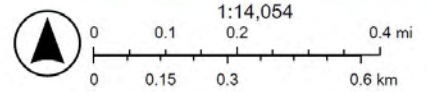
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### Architectural Resource Survey Area Map: Riverside Park



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**FMSF Number: BD09384**

**Folio: 504209021360**

**Address: 1415 SW 9 ST #1-4**

Year Built: 1970

Permit Year: 1969

Style: Contemporary

Architect: Donald Singer

Alterations: 1988 replace 4 windows; 1996 reroof flat

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Casement; Fixed

**Narrative:** 1415 SW 9th Street is a two-story Contemporary Style multi-family residential structure with an irregular plan. It has a stucco exterior with a flat built-up roof. Character defining features include the multiple sheltered entrances for the multiple units, the extruded elements extending outward from the façade, and the multi-tiered roof creating an asymmetrical façade.

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#### **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.

#### **Historic Context**

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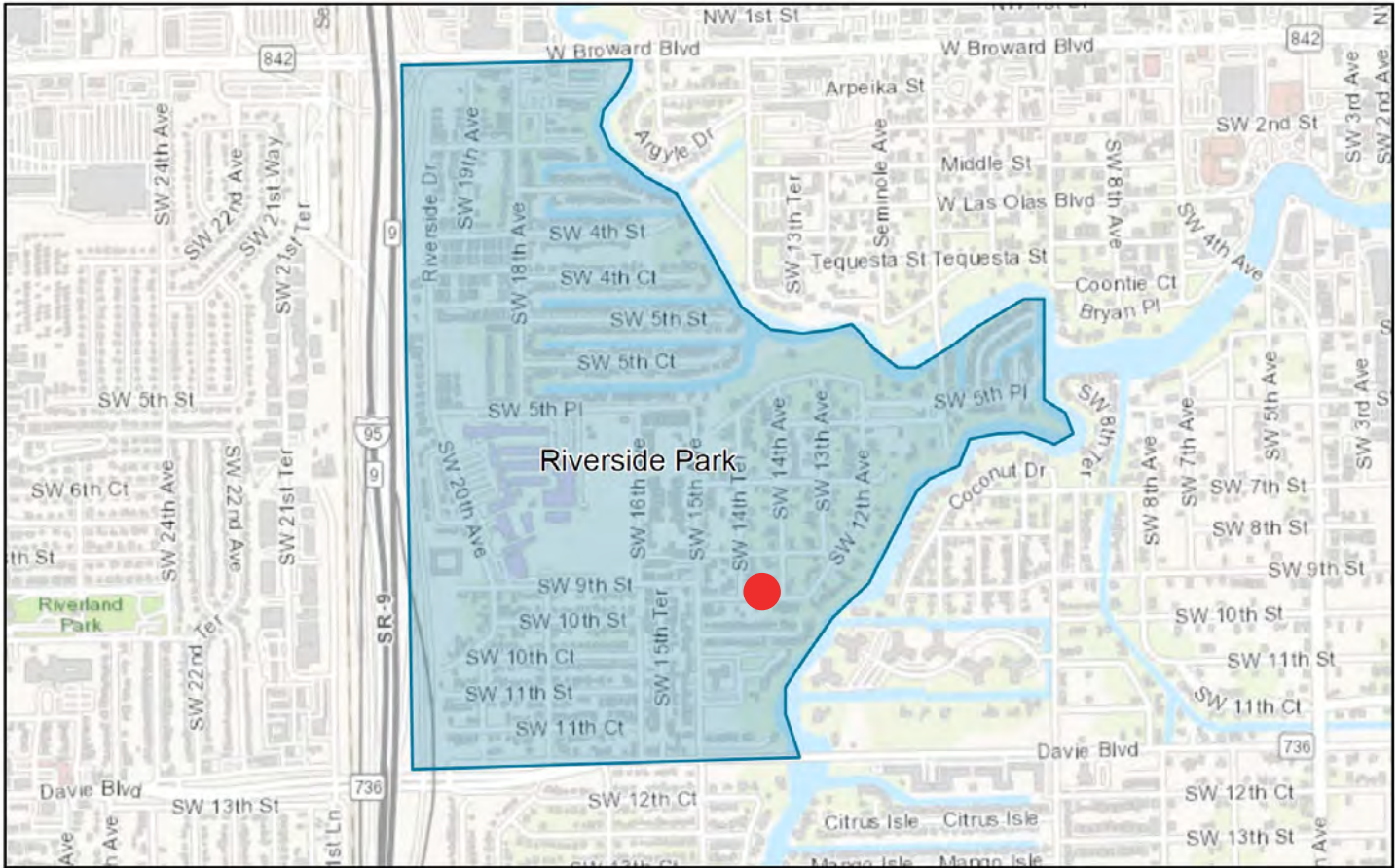
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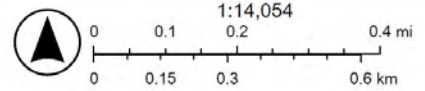
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD09385****Folio: 504209021660****Address: 625 SW 14 AVE**

Year Built: 1924

Permit Year: 1938

Style: Mission

Architect: Unknown

Alterations: 1938 bathroom on back of house; 1947 foundation; 1947 addition of room; 1973 reroof;

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Single-Hung

**Narrative:** 625 SW 14 Avenue is a two-story Mission Style residential structure with a rectangular plan. It has a textured stucco exterior with a flat built-up roof. Character defining features include the textured stucco façade, the covered porch with curved top openings, the symmetrical plan with entry stairs framed by a curved low wall, and the flat roof with caps punctuating the roof line at regular intervals.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

**Mission**

The Mission Revival 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 Victoria Park, typical features of the style include decorative roof parapet, prominent coping, bell-tower inspired chimney caps and roof scuppers.

**Historic Context**

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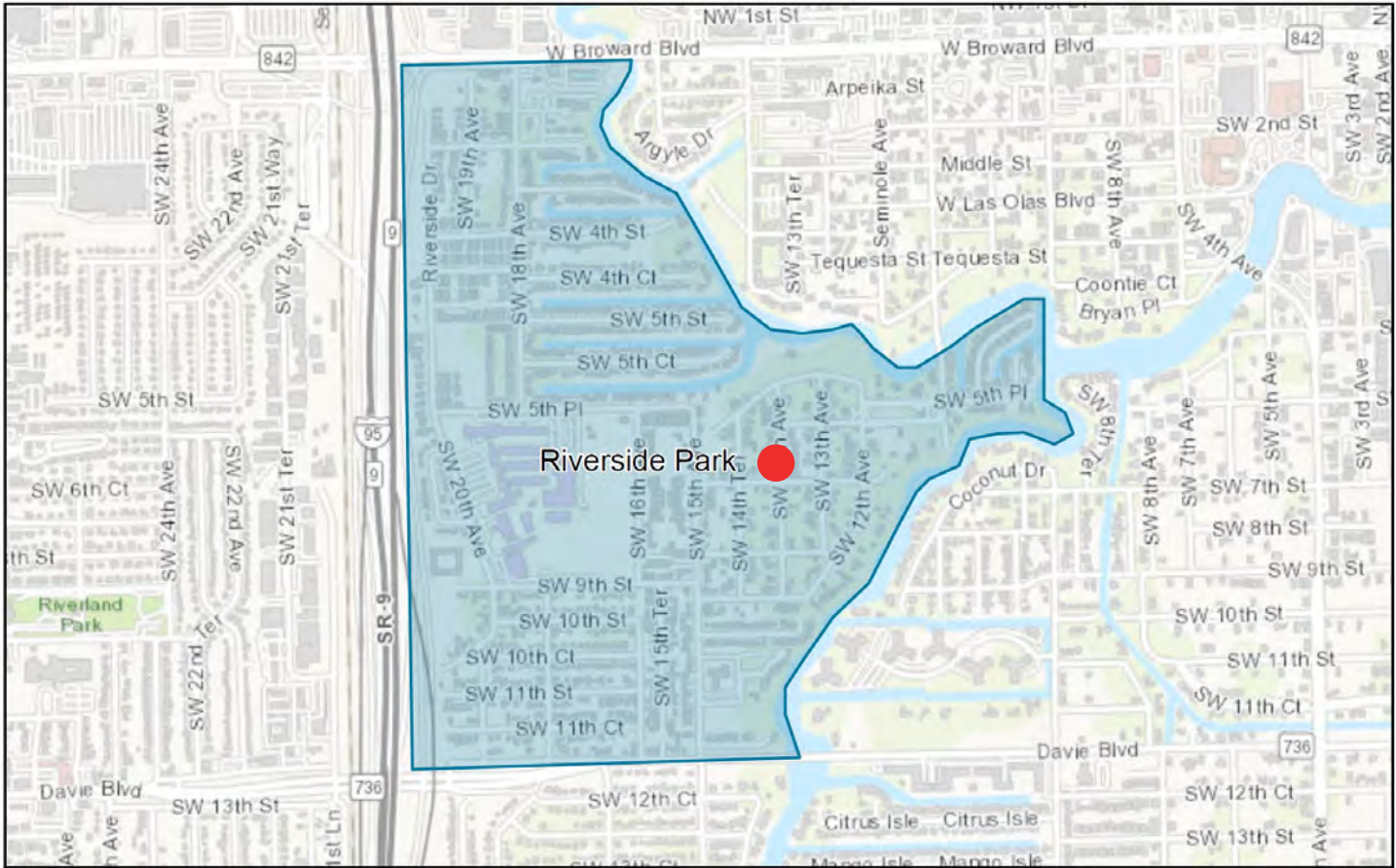
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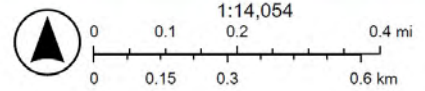
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD09386**

**Folio: 504209022030**

**Address: 1425 SW 8 CT**

Year Built: 1926

Permit Year: 1948

Style: Mission

Architect: Unknown

Alterations: 1948 add to acc building; 1958 reroof; 1965 replace windows; 1967 Repairs to res;

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Single-Hung

**Narrative:** 1425 SW 8th Court is a one-story Mission Style residential structure with a rectangular plan. It has a textured stucco exterior with a flat built-up roof. Character defining features include its textured stucco exterior, the flat roof with a decorative parapet lined with a wide coping, and its asymmetrical façade with its offset entryway.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mission**

The Mission Revival 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 Victoria Park, typical features of the style include decorative roof parapet, prominent coping, bell-tower inspired chimney caps and roof scuppers.

#### **Historic Context**

By 1925, the "Land Boom" peaked. With an increased population, there was a tremendous need for imported food and building materials, most of which had to be transported over the single-track FEC railroad. The effect on construction in Fort Lauderdale was catastrophic. By early 1926, northern banks became cautious about construction lending. A majority of speculative developers were wiped out immediately during this period of restrictive capital allocation.

Historian Bill McGoun shared the compounded downward trajectory of speculative development, "...others (developers), who might have been able to survive the economic downturn, could not weather the great hurricane that roared out of the Caribbean and smashed squarely into south Broward on September 17 and 18, 1926." The Great Hurricane coupled with bleak headlines in northern newspapers brought the Depression to South Florida three years before it hit the rest of the nation.

One unique feature of Riverside Park is the peninsula known as "Little Florida," located at the point where the north and south forks of the New River diverge, which imitates the form of the State of Florida. The property was purchased in 1936 by Grace Patton Barrows and her husband. It is a key landmark along the river.

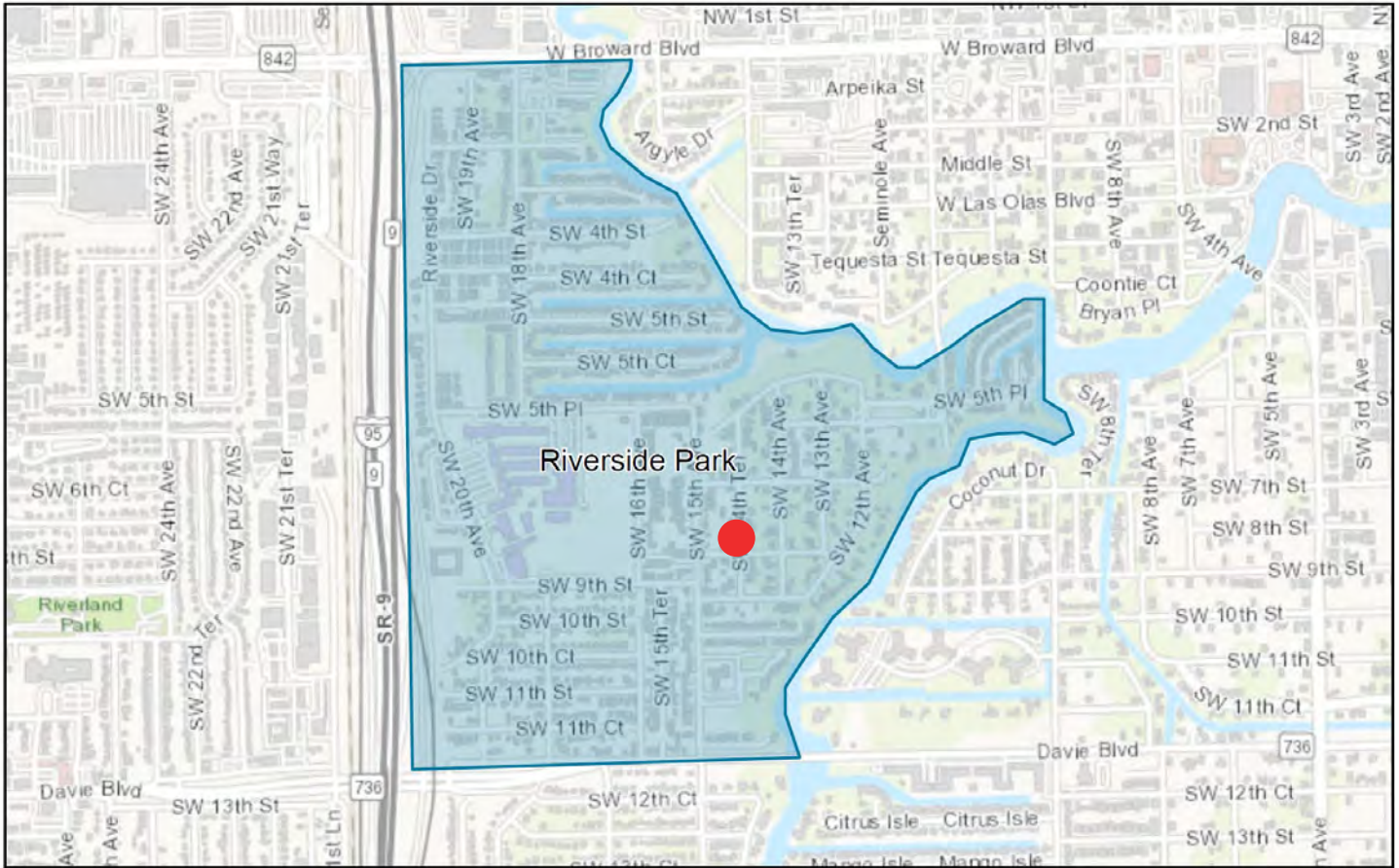
The end of the speculative land bubble in the late twenties and the Great Depression in the thirties brought a fundamental termination to developments in the Southwest Quadrant of Fort Lauderdale. Only in the post-World War II population boom did further development have an impact on this area as undeveloped lots became popular home construction sites. However, due to the collapse of the real estate boom in 1926, the Riverside subdivisions remained with little population through the 1930s. Eventually, the entire area came to be called Riverside Park.

#### **Bibliography**

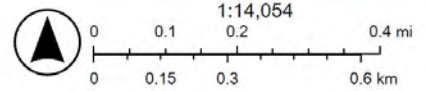
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD09389**

**Folio: 504209220190**

**Address: 1709 W LAS OLAS BLVD**

Year Built: 1968

Permit Year: 1968

Style: Modern

Architect: Arthur H. Rude

Alterations: 1983 3 windows; 1984 reroof; 2002 reroof flat;

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco; Wood

Roof Type: Low profile slope; Flat

Roof Material: Built-up

Windows: Awning

**Narrative:** 1709 W Las Olas Boulevard is a two-story Tropical Modern Style residential structure with a rectangular plan. It has a stucco and wood exterior with a mixture of a low profile slope and flat built-up roof. Character defining features include the semi-symmetrical façade with a double floor to ceiling high set of fixed windows creating an elongated appearance to the two-story structure, the wide roof eaves, the large expanse of awning windows on the second floor, the tucked in front entrance protected by an eyebrow protrusion that is an extension of the garage roof, the wood clapboard siding, and the low brick planter that sits adjacent to the front entrance.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Modern**

In large part, the term modern is used for buildings favored by architects who paved new ground in American architectural history particularly in the 60s and 70s. These avant-garde prototypes used expanses of glass, asymmetrical composition and was devoid of surface ornament. Simultaneously, in residential construction, there was a resurgence of interest in historical architecture, as details, such as porches with piers or columns recall a Neo-Classical detail.

#### **Arthur H Rude**

Arthur H. Rude (c.1962-2021) was born in Chicago and graduated from University of Illinois-Champaign. Rude served in the Navy during World War II and the Korean War. Following his service in the Navy, Rude arrived in Fort Lauderdale in the 1950s with his wife Catherine and worked as an architect designing both residential and commercial buildings. Starting in 1966, he served multiple terms as a state representative and was later elected as chairman of the Broward County Republican Executive Committee. Rude passed away in 2021.

#### **Historic Context**

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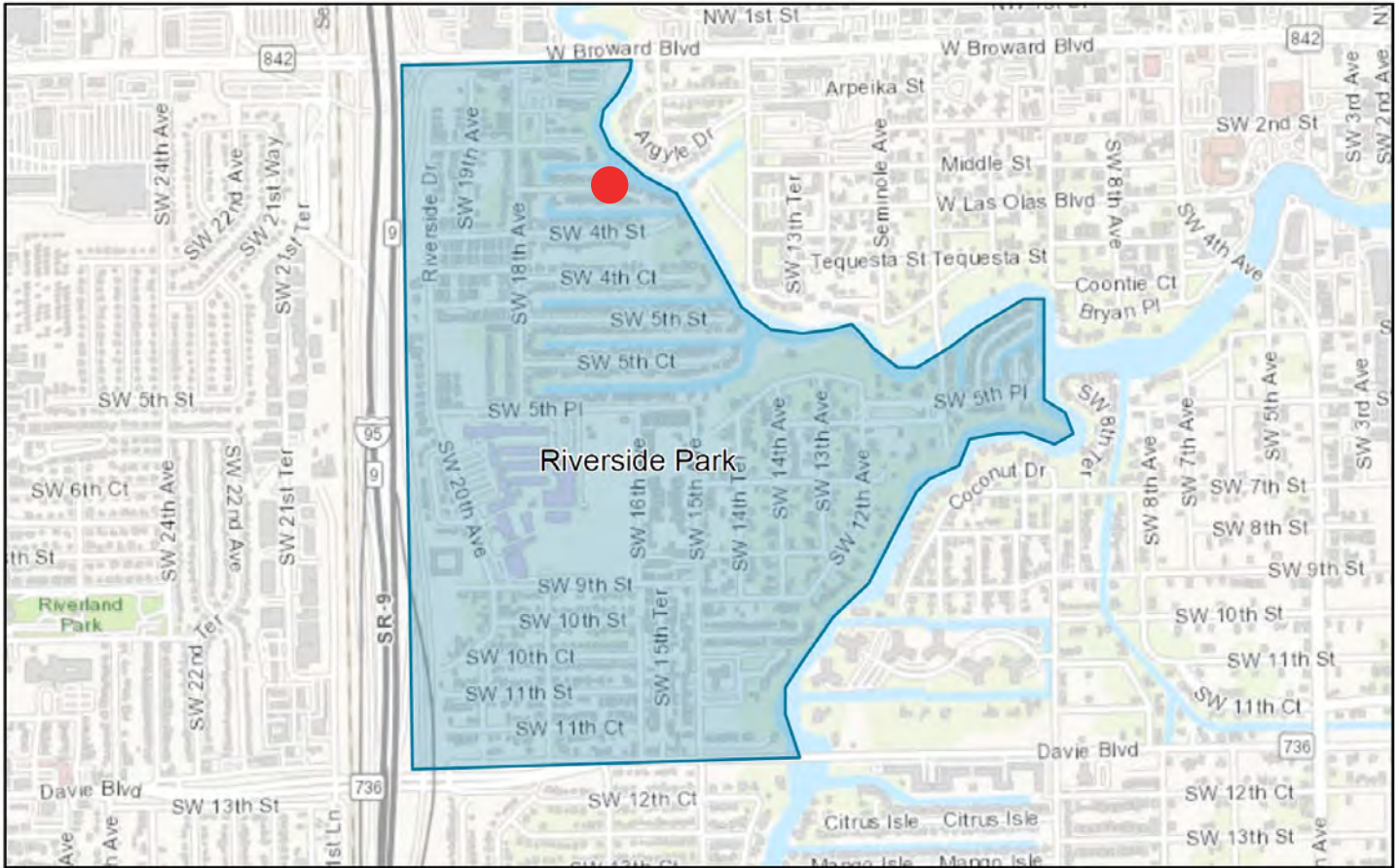
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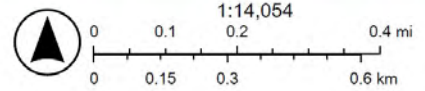
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD09390**

**Folio: 504209290010**

**Address: 1100 SW 15 AVE**

Year Built: 1969

Permit Year: 1969

Style: Contemporary

Architect: Maxwell Parish

Alterations: Replacement of windows in 1999

Exterior Plan: Irregular

Stories: 1

Exterior Material: Brick

Roof Type: Intersecting Gables

Roof Material: Asphalt Shingle

Windows: Single-hung

**Narrative:** 1100 SW 15th Avenue is a one-story Contemporary Style residential structure with an irregular plan. It has a brick exterior with an intersecting gable asphalt shingle roof. Character defining features include the low sloped roof with deep eaves, the brick detail at the front façade of the main sanctuary, and the stucco window surrounds that creates a break in the brick façade and an elongated appearance of the windows.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **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.

#### **Historic Context**

By 1925, the "Land Boom" peaked. With an increased population, there was a tremendous need for imported food and building materials, most of which had to be transported over the single-track FEC railroad. The effect on construction in Fort Lauderdale was catastrophic. By early 1926, northern banks became cautious about construction lending. A majority of speculative developers were wiped out immediately during this period of restrictive capital allocation.

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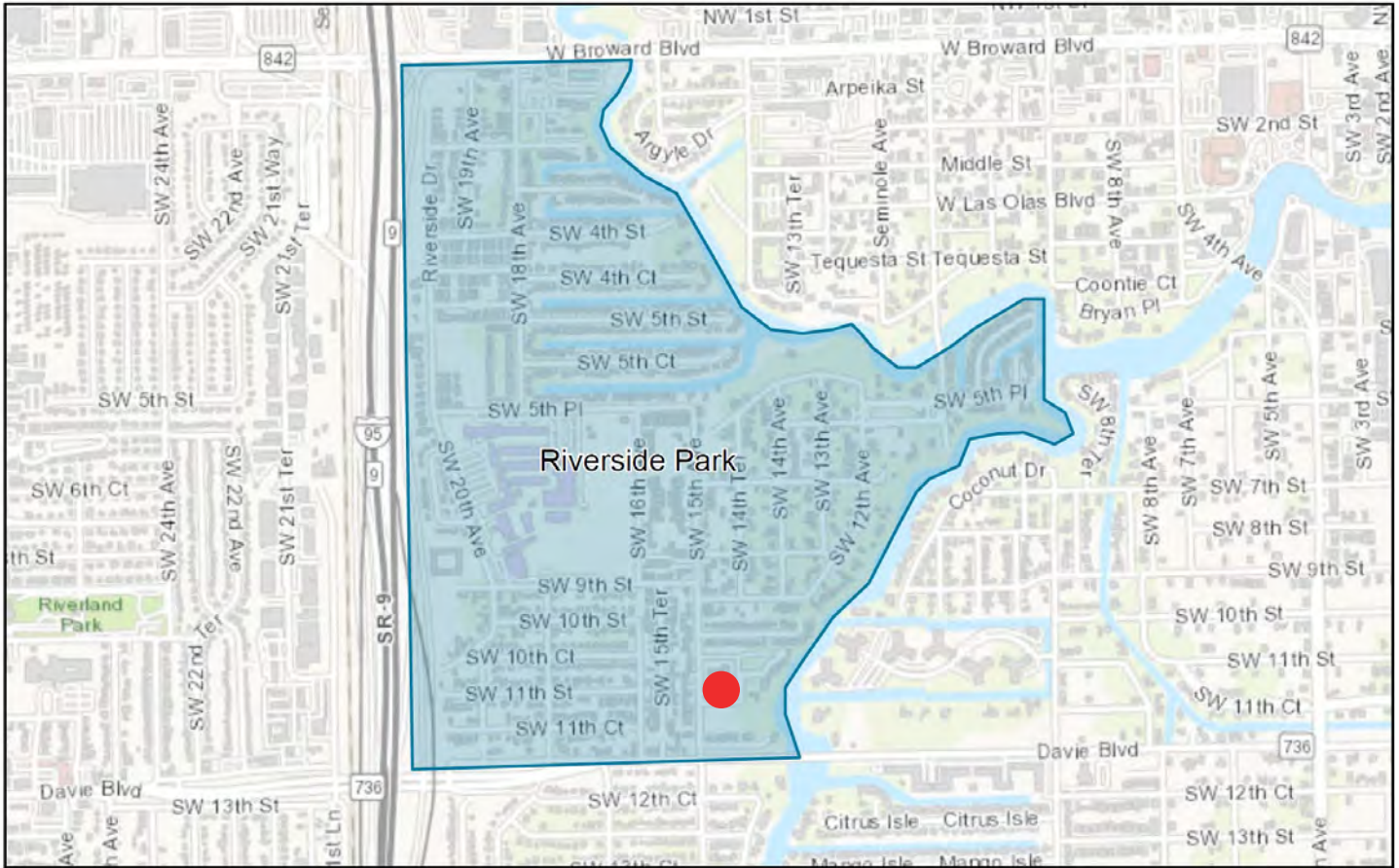
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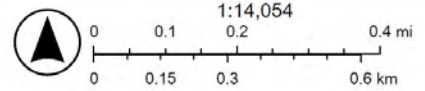
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### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**FMSF Number: BD09391****Folio: 504209300050****Address: 1025 SW 5 PL**

Year Built: 1960

Permit Year: 1960

Style: Contemporary

Architect: Nils Victor Johnson

Alterations: Replacement of select doors in 2018

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Single-hung

**Narrative:** 1025 SW 5th Place is a two-story Contemporary Style residential structure with a rectangular plan. It has a stucco exterior with a flat built-up roof. Character defining features include irregular plans that juxtapose each elevation in multiple angles, the double roof line created at both the first and second levels, and the wide roof eaves.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

**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.

**Historic Context**

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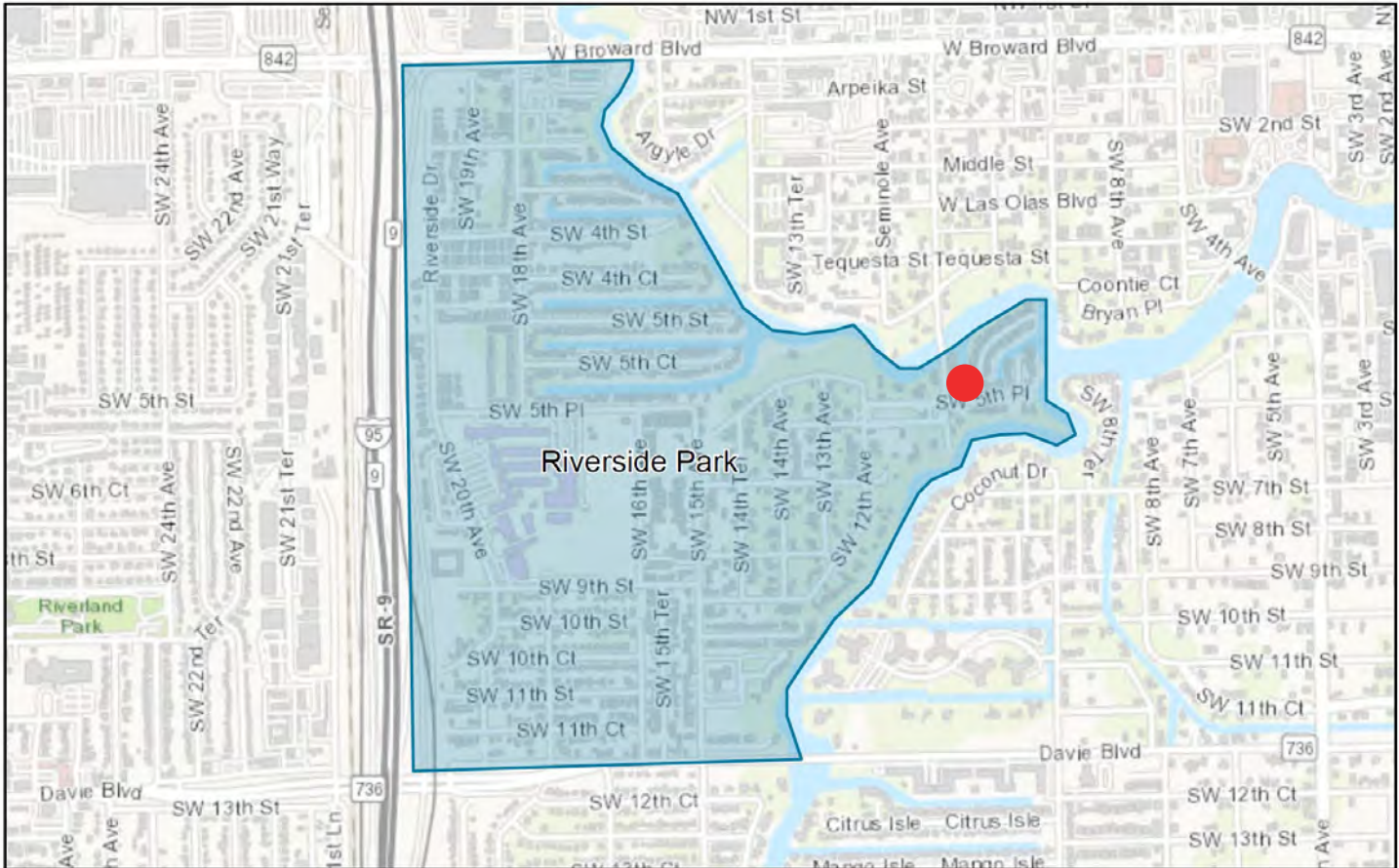
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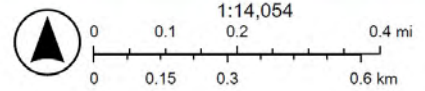
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### Architectural Resource Survey Area Map: Riverside Park



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**FMSF Number: BD09392**

**Folio: 504209510010**

**Address: 1800 SW 5 Place - Stranahan High School**

Year Built: 1967

Permit Year: Unknown

Style: Mixed

Architect: Unknown

Alterations: None known

Exterior Plan: Mixed - Multiple Buildings

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Multiple types

**Narrative:** 1800 SW 5th Place is Stranahan High School and contains multiple structures of various heights and styles. Due to limited time in conducting this reconnaissance level architectural resource survey, limited research was conducted for this property. However, it is recommended that this site be studied further for its potential as a historic landmark site.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Historic Context**

By 1925, the "Land Boom" peaked. With an increased population, there was a tremendous need for imported food and building materials, most of which had to be transported over the single-track FEC railroad. The effect on construction in Fort Lauderdale was catastrophic. By early 1926, northern banks became cautious about construction lending. A majority of speculative developers were wiped out immediately during this period of restrictive capital allocation.

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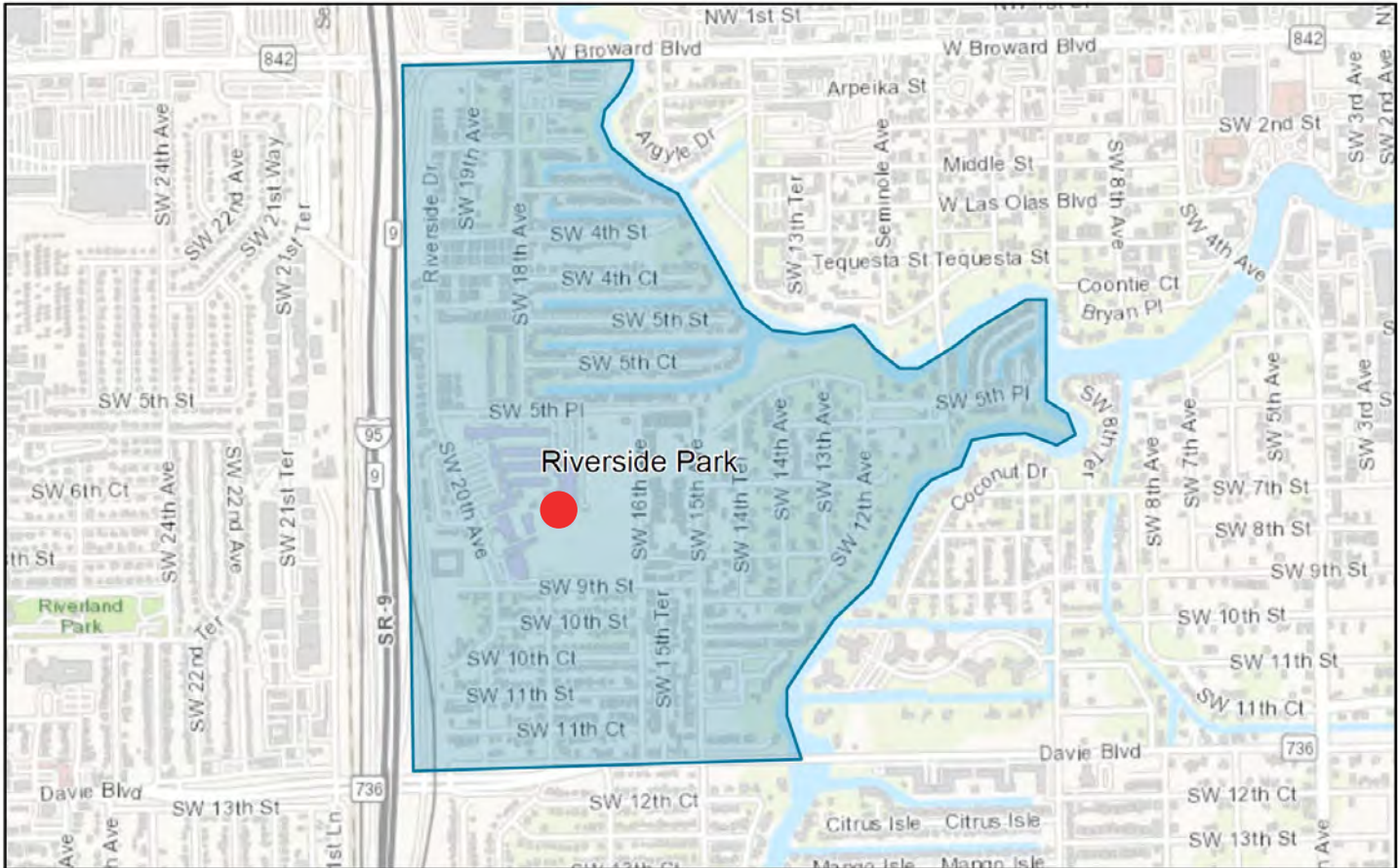
In the southwest section of Riverside Park, formerly referred to as Riverside No. 2, thirty-eight acres became available. Broward County had narrowed its list of proposed sites for the city's third high school including properties within Riverside Park located between Southwest 5th and 9th Avenues, two blocks east of the Seaboard railroad tracks. This site was ultimately selected and construction began on the first building which would be used temporarily for an elementary school. The school was built in stages over several years. In 1929, "Central High School" was renamed "Stranahan High School" after pioneers Frank and Ivy Stranahan. They dedicated their lives to improving the welfare of children throughout Broward County and donated the use of land known as Stranahan Field adjacent to the high school. Over 650 students were registered for the 1929-30 school term in 1929.

#### **Bibliography**

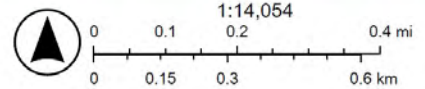
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# Architectural Resource Survey Area Map: Riverside Park



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# DESIGNATED LOCAL HISTORIC LANDMARKS IN THE CITY OF FORT LAUDERDALE



## DESIGNATED LOCAL HISTORIC LANDMARKS IN THE CITY OF FORT LAUDERDALE - RIVERSIDE PARK

Name	FMSF	Folio	Address	Year Built	Style	Architect
Local Historic Landmark	BD02877	504209022240	1100 SW 6 ST	1924	Masonry Vernacular	Unknown
Local Historic Landmark - Creona Riverside Park Residence	BD09382	504209020360	701 SW 12 AVE	1918	Bungalow	Joe Phillips Jr
Local Historic Landmark - Haele House	BD09388	504209210090	315 SW 19 AVE	1946	Frame Vernacular	Unknown

**Potential Historic District: Landmarks**

<p><b>Landmark Name:</b> Bender Residence  <b>FMSF Number:</b> BD02877  <b>Folio:</b> 504209022240  <b>Address:</b> 1100 SW 6 ST  <b>Year Built:</b> 1924  <b>Permit Year:</b> 1941  <b>Style:</b> Masonry Vernacular  <b>Architect:</b> Unknown</p>	
<p><b>Landmark Name:</b> Creona Riverside Park Residence/Richard Baxter Residence  <b>FMSF Number:</b> BD09382  <b>Folio:</b> 504209020360  <b>Address:</b> 701 SW 12 AVE  <b>Year Built:</b> 1918  <b>Permit Year:</b> 1936  <b>Style:</b> Bungalow  <b>Architect:</b> Joe Phillips Jr</p>	
<p><b>Landmark Name:</b> Haehle House  <b>FMSF Number:</b> BD09388  <b>Folio:</b> 504209210090  <b>Address:</b> 315 SW 19 AVE  <b>Year Built:</b> 1946  <b>Permit Year:</b> 1959  <b>Style:</b> Frame Vernacular  <b>Architect:</b> Unknown</p>	

**Landmark Name: Bender Residence****FMSF Number: BD02877****Folio: 504209022240**

Address: 1100 SW 6 ST

Year Built: 1924

Permit Year: 1941

Style: Masonry Vernacular

Architect: Unknown

Alterations: 1967 Danko reroof; 1971 window replacement; 1989 repair 2 conc columns (drive entrance); 1990 add carport; 1992 reroof; 2002 add granny flat; 2019 pool, renovation of home, reroof

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Hipped

Roof Material: Asphalt Shingle

Windows: Single-Hung

**Narrative:** 1100 SW 6th Street is a two-story Masonry Vernacular Style residential structure with a rectangular plan. It has a stucco exterior with a hipped asphalt shingle roof. This property is designated locally as a historic landmark. Attached is the designation report with additional information concerning the significance of this property.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

**Masonry Vernacular**

Masonry Vernacular was a common masonry construction technique utilized by lay or self-taught builders. Prior to the Civil War, vernacular designs were local and transmitted through word of mouth or demonstration, relying on native building materials. During the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular designs. Popular magazines featured standardized manufactured building components and house plans to create a universal design. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials.

**Historic Context**

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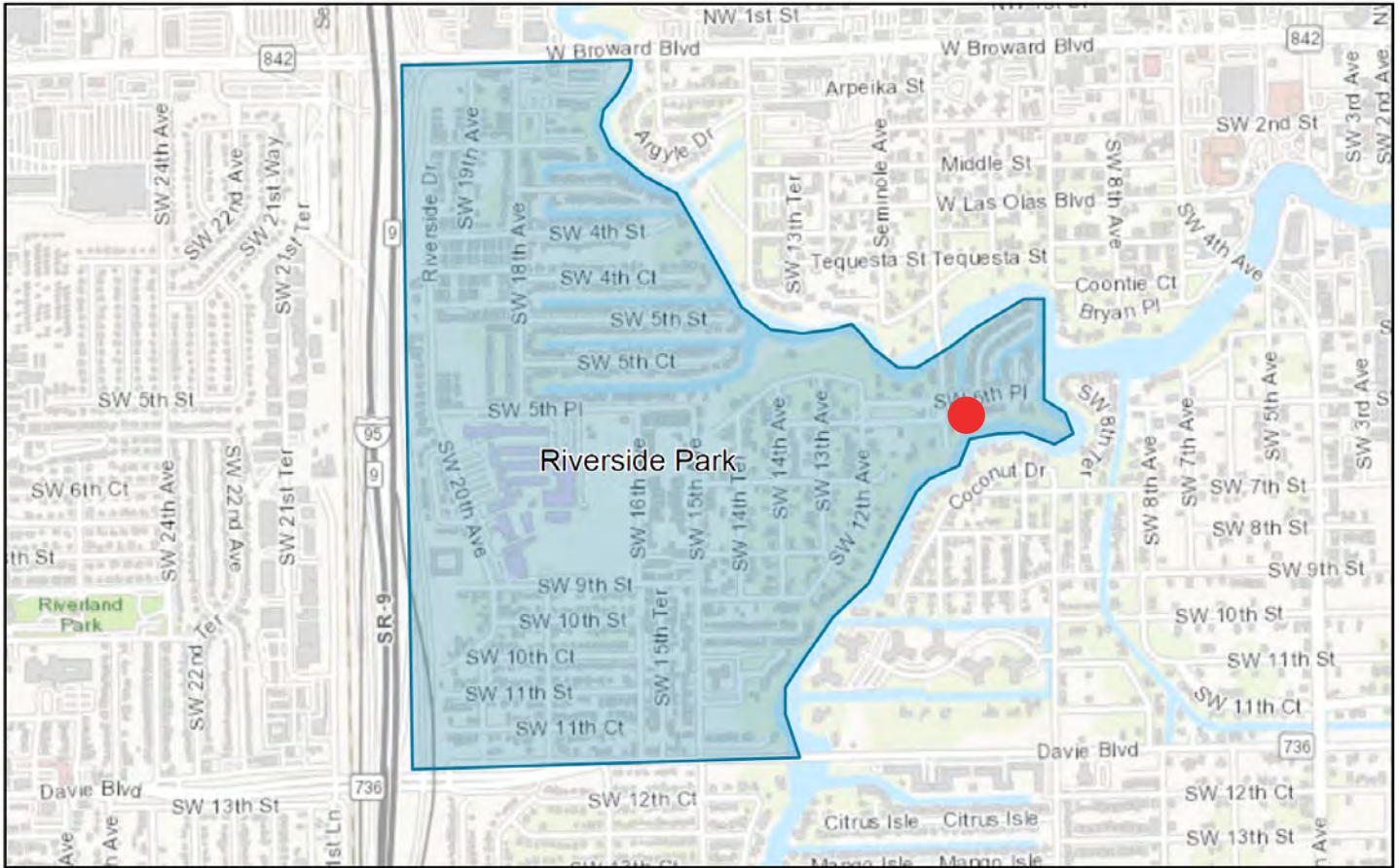
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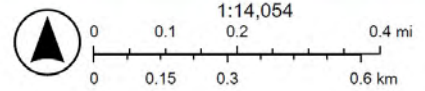
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**Landmark Name: Creona Riverside Park Residence/Richard Baxter Residence****FMSF Number: BD09382****Folio: 504209020360**

Address: 701 SW 12 AVE

Year Built: 1918

Permit Year: 1936

Style: Bungalow

Architect: Joe Phillips Jr

Alterations: 1936 1 car garage; 1952 installation of siding; 1957 reroof; 1959 Add Florida room, reroof; 1970 reroof; 1971 reroof; 1987 alum siding; 1989 pool and deck; 1999 reroof flat and shingle; 2006 reroof shingle to shingle

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Clapboard

Roof Type: Gable

Roof Material: Asphalt Shingle

Windows: Single-Hung; Casement

**Narrative:** 701 SW 12th Avenue is a two-story residential structure with a rectangular plan. It has a wood clapboard exterior with a gable asphalt shingle roof. Character defining features include the elongated windows framing the covered front entrance, the steep gable roof line punctuated by a dormer with two sets of casement windows, and the wood clapboard siding. This property is a locally designated historic landmark. Attached is the designation application with more information.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

**Bungalow**

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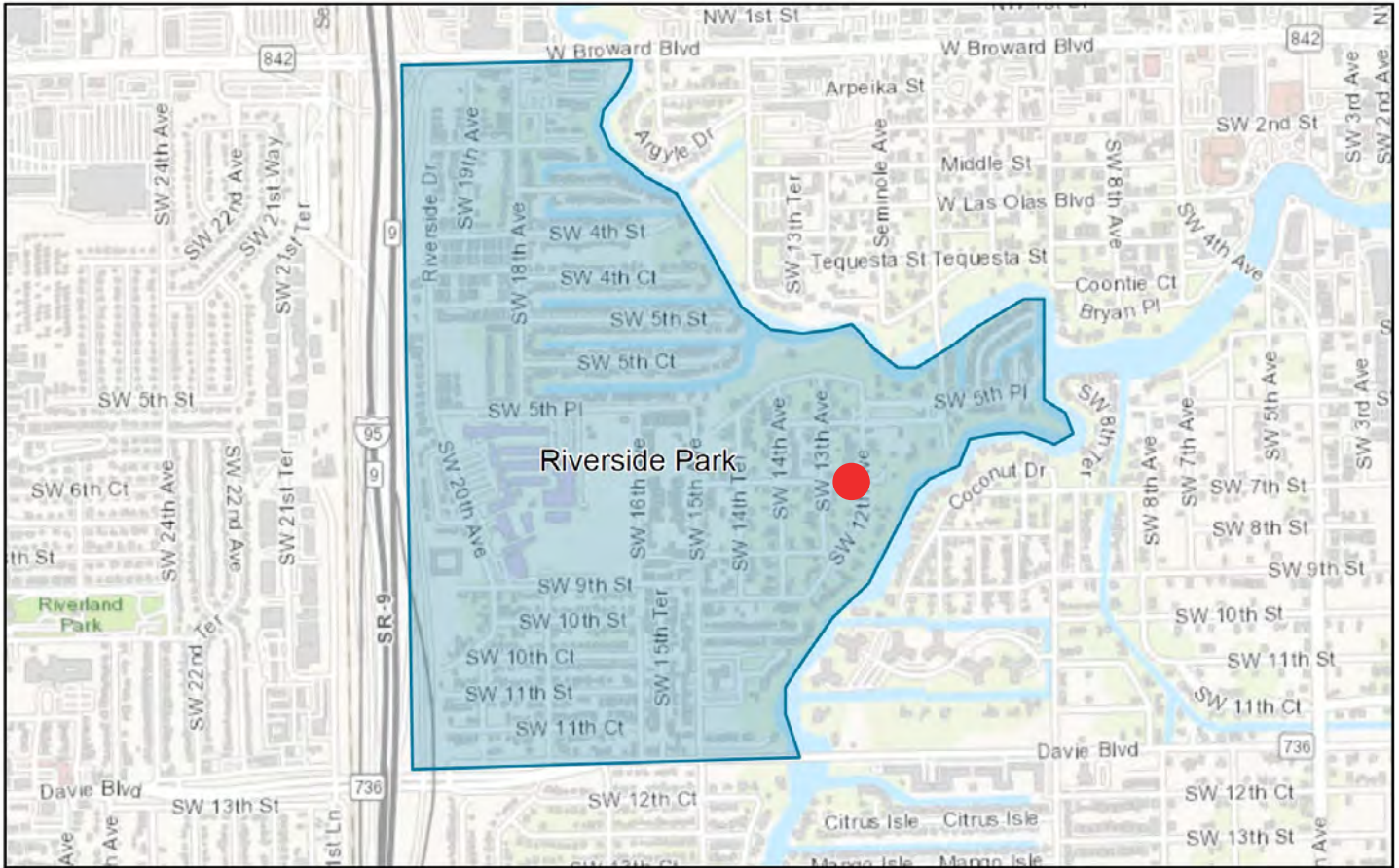
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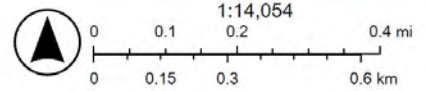
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Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



**Landmark Name: Haehle House****FMSF Number: BD09388****Folio: 504209210090**

Address: 315 SW 19 AVE

Year Built: 1946

Permit Year: 1959

Style: Frame Vernacular

Architect: Unknown

Alterations: 1959 reroof; 1970 reroof; 1972 reroof;

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Wood Clapboard

Roof Type: Intersecting Gables

Roof Material: Standing Seam Metal

Windows: Single-Hung

**Narrative:** 315 SW 19th Avenue is a one-story Frame Vernacular Style residential structure with a rectangular plan. It has a wood clapboard exterior with a standing seam metal roof. Character defining features include its asymmetrical front elevation, the deep roof eaves, the wide window and door surrounds, and the clapboard siding. This property is locally designated as a historic landmark.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. This property is designated as a Historic Landmark in the City of Fort Lauderdale.

**Frame Vernacular**

Buildings exhibiting vernacular designs can be found in all areas of Fort Lauderdale. The stylistic description applies to the use of common wood frame and masonry construction techniques used by lay or self-taught builders. Vernacular buildings are generally a product of the builder's experience, available resources, and responses to the local environment. The buildings they constructed did not represent the major contemporary stylistic trends, and were not based on formal academic or technical training.

In Fort Lauderdale, vernacular buildings are generally one or two stories in height, with a balloon frame or masonry structural system. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of bricks. They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard and drop siding were the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than the width. Porches are also a common feature and include one- and two-story end porches or verandas. Decoration is sparse. It is generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eave and porch brackets.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of the city. Its design reflected a trend towards simplicity. Residences influenced by it are smaller than those of the previous decade, usually measuring only one story in height. The decrease in size of the private residence is largely a reflection of the diminishing size of the American family. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages and carports, or porte cocheres.

**Historic Context**

By 1925, the "Land Boom" peaked. With an increased population, there was a tremendous need for imported food and building materials, most of which had to be transported over the single-track FEC railroad. The effect on construction in Fort Lauderdale was catastrophic. By early 1926, northern banks became cautious about construction lending. A majority of speculative developers were wiped out immediately during this period of restrictive capital allocation.

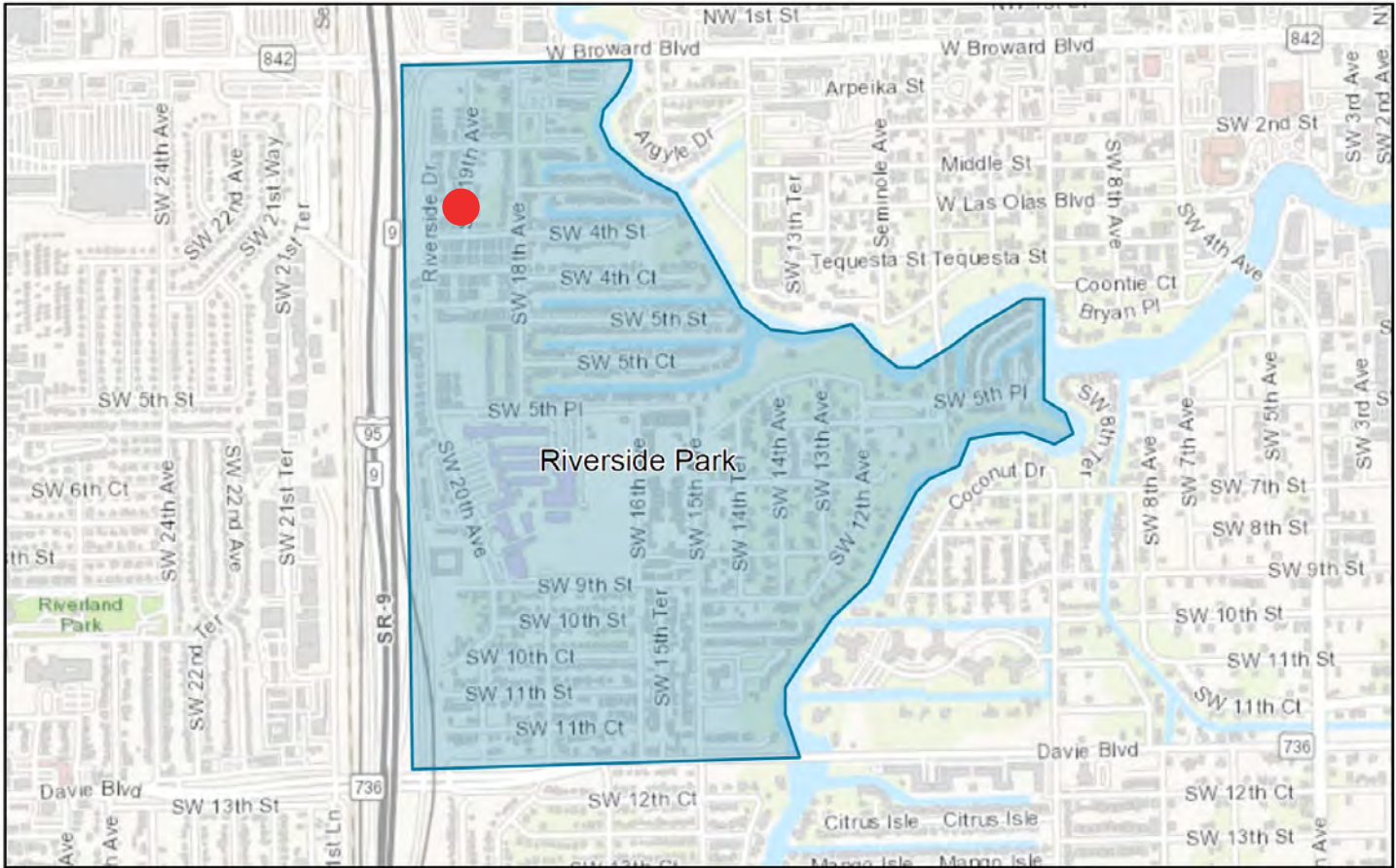
Historian Bill McGoun shared the compounded downward trajectory of speculative development, "...others (developers), who might have been able to survive the economic downturn, could not weather the great hurricane that roared out of the Caribbean and smashed squarely into south Broward on September 17 and 18, 1926." The Great Hurricane coupled with bleak headlines in northern newspapers brought the Depression to South Florida three years before it hit the rest of the nation.

One unique feature of Riverside Park is the peninsula known as "Little Florida," located at the point where the north and south forks of the New River diverge, which imitates the form of the State of Florida. The property was purchased in 1936 by Grace Patton Barrows and her husband. It is a key landmark along the river.

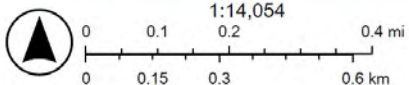


The end of the speculative land bubble in the late twenties and the Great Depression in the thirties brought a fundamental termination to developments in the Southwest Quadrant of Fort Lauderdale. Only in the post-World War II population boom did further development have an impact on this area as undeveloped lots became popular home construction sites. However, due to the collapse of the real estate boom in 1926, the Riverside subdivisions remained with little population through the 1930s. Eventually, the entire area came to be called Riverside Park.

### Architectural Resource Survey Area Map: Riverside Park



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA



#### Bibliography

- Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida.1988.
- Logan, Trisha and Ugucioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.

# HISTORY AND DEVELOPMENT OF RIO VISTA

07

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*An architectural resources survey provides a preliminary foundation to continue historic preservation efforts and decision-making in the City of Fort Lauderdale. Further research and designation of historically significant resources is critical to integrate these efforts in the Comprehensive Plan.*

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

The neighborhood is comprised of the mainland section which was the original Rio Vista plat and the six finger islands. Mainland Rio Vista is lined by waterways on three sides with the New River to the North, and Tarpon River to the East and to the South, with the "Tarpon Bend" curve located at the

northeast corner marking a wide curve at the intersection of the New River and Tarpon River. Extending eastward and connected by small bridges are the six finger islands referred to as Rio Vista Isles. Overall boundaries of Rio Vista are US-1 to the West, the Intracoastal Waterway to the East, the New River to the North and SE 12th Street to the South. Fort Lauderdale beach is easily accessible over 17th Street to the South or via Las Olas Boulevard through downtown Fort Lauderdale to the North.



## **PREHISTORY**

The earliest documentation of non-native settlers is in 1788 within the vicinity of the New River. At that time there is evidence of two Bahamian families of British descent – the Lewis Family and the Robbins Family. Located in present day Sailboat Bend were the Lewis Family whose plantation was thought to be located on the opposite side of the New River on the south bank – in the vicinity of what is now known as Lewis Landing Park. As part of the Donation Act of 1824, Frankee Lewis received full title to 640 acres which encompassed present day Colee Hammock. In 1830, Richard Fitzpatrick of Key West purchased Frankee Lewis' Donation and established a plantation, primarily growing tropical plants. William and Mary Brickell then purchased the land in 1873, and later subdivided these parcels along with the other parcels of land they owned.

Modern European development of Fort Lauderdale began in earnest in the mid-1890s when Frank Stranahan and his wife Ivy began operating a trading post and ferry across the New River, just west of what would eventually become Colee Hammock. In 1895 the Intercoastal Waterway connected to the New River, creating a waterway highway. This was followed in quick succession with the expansion of Henry Flagler's railroad which spurred a flurry of new development along the east coast of Florida.

## **RIO VISTA: EARLY 20TH CENTURY/BOOMTIME YEARS**

The development of Fort Lauderdale was largely a result of investments beginning in 1904 under the direction of Governor Napoleon Bonaparte to create internal improvements throughout Florida. Valuable land became developable after the drainage of the Everglades, with Fort Lauderdale as a focal point of this program. During the following years, development was mainly along



Photo: 621 SE 6 Ct

the railroad corridor however, commercial and residential growth was slow. By 1910, the Fort Lauderdale settlement had only 143 residents.<sup>1</sup> In 1911, the Town of Fort Lauderdale was incorporated. In 1915 Broward County was delineated and Fort Lauderdale selected as the county seat.

As the infrastructure improved in Fort Lauderdale, a combination of the warm year-round weather and a budding tourism industry ushered in the era of land speculation. The first two years of World War I were largely focused on the conflict overseas. In 1916, pioneer developer Mary Brickell platted the area of Colee Hammock and Rio Vista. Her intentions were to create an upscale residential neighborhood. Upon her death, the land was purchased by C. J. Hector, who began his "River View" development. The Gordon subdivision located in the western area of Rio Vista near SE 6 Court and SE 7 Street east of U. S. Highway 1, was where the earliest building occurred. These early residences were small, one-story Frame Vernacular houses dating to around 1917. Most early residents were drawn to the area because of the warm climate and the ability to grow crops year round without the threat of a deep freeze with the main economic drivers of the area being vegetable and citrus farming.



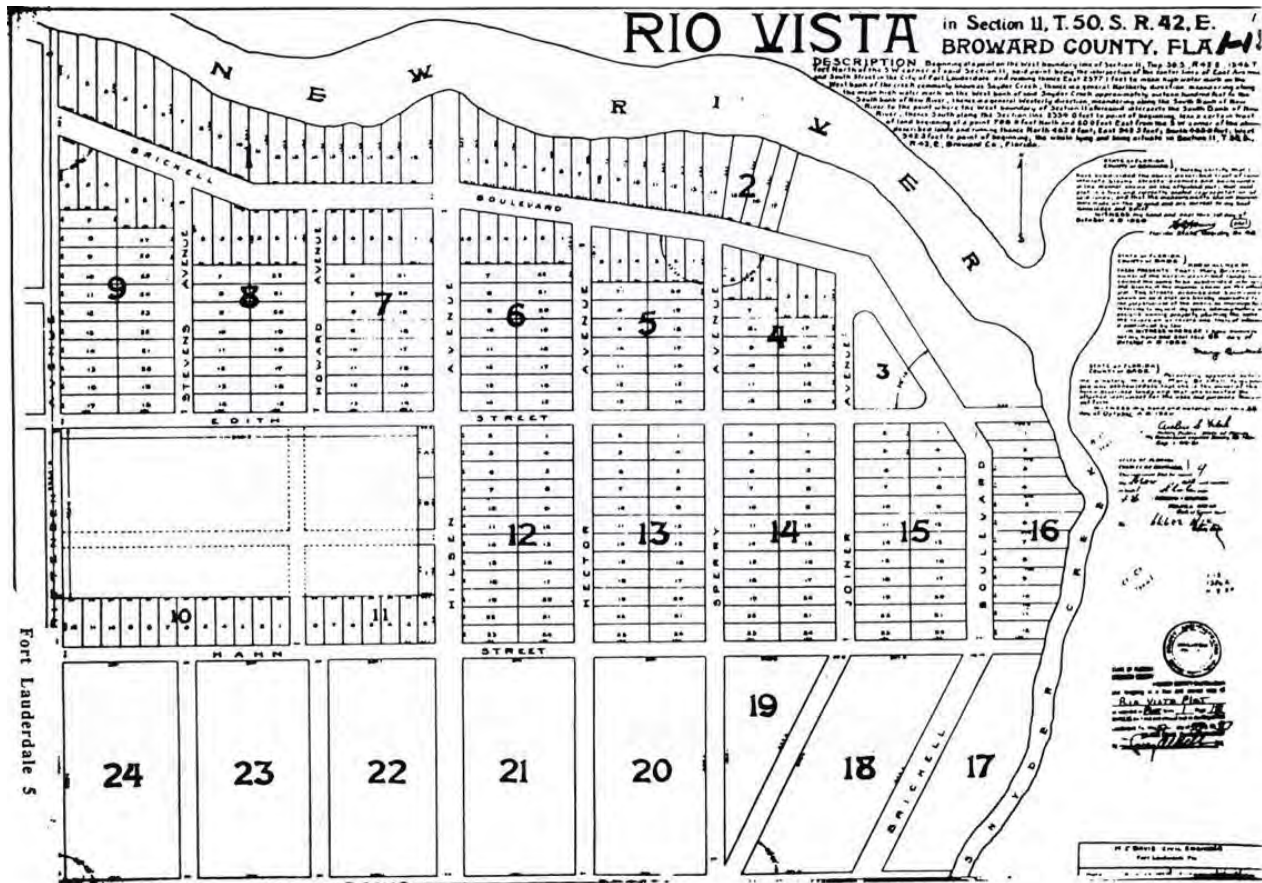


Figure: Mary Brickell Plat, 1918; Source: Historic Property Associates, Inc., "Historic Properties Survey, 1988," 20.



Figure: Hector Plat, February 1922; Source: Historic Property Associates, Inc., "Historic Properties Survey, 1988," 21

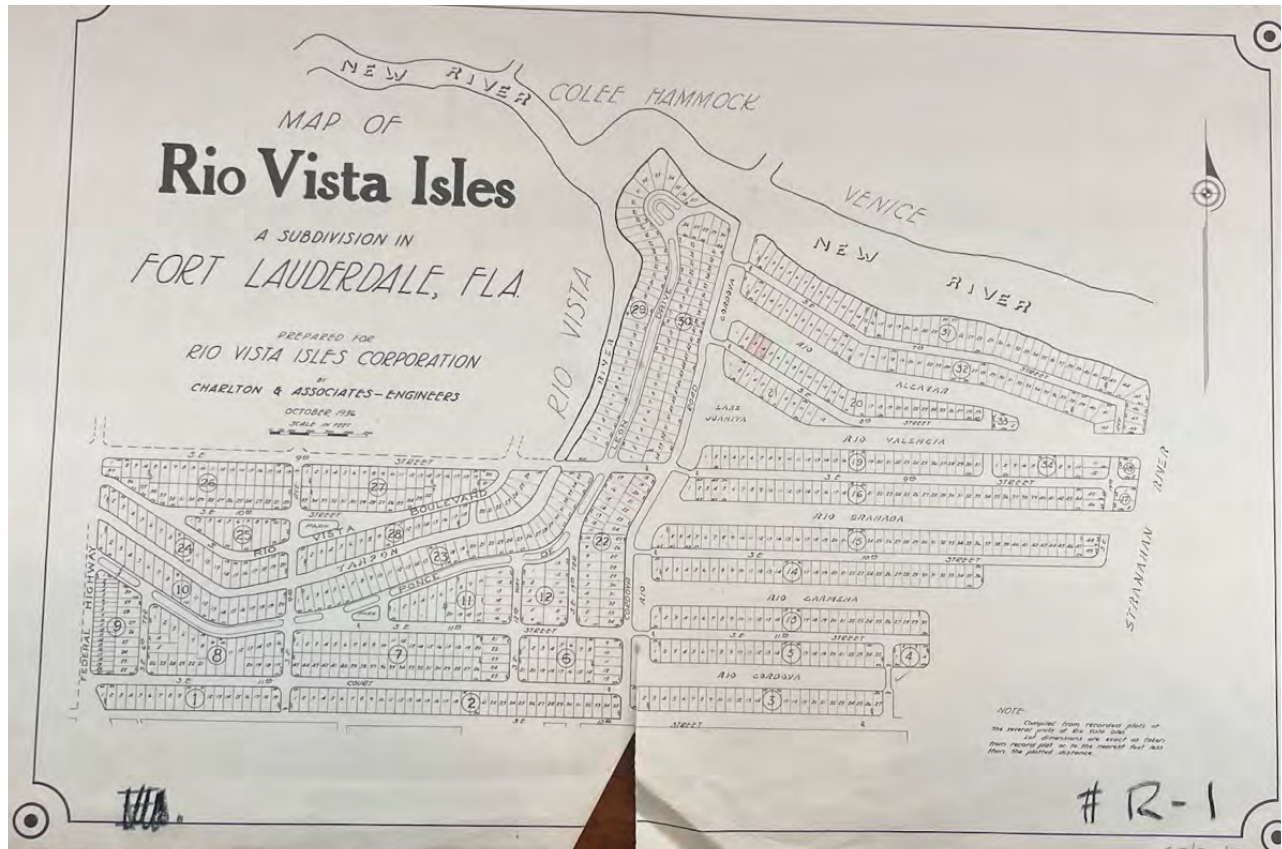


Figure: Rio Vista Isles, Charlton & Associates, 1936; Source: Fort Lauderdale Historic Society

At the close of World War I, Fort Lauderdale had approximately 2,000 residents. The 1920s was an era of prosperity in Fort Lauderdale. As real estate value skyrocketed and new transportation technology became available the town transitioned from an agricultural community to a resort destination. Land sales during this era of prosperity included residences within the Rio Vista subdivision.<sup>2</sup> Several prominent area citizens, including E. N. Sperry and Senator Louis N. Hilsendagan, began improving lots before the plat was recorded.

Mary Brickell, the original platter of the Rio Vista subdivision, died in 1920 before seeing any substantial improvement within the subdivision. On March 18, 1921, the Florida Sentinel reported

the largest real estate deal in Broward County, . . . “C. J. Hector came into possession of all of Mrs. Mary Brickell’s holdings south of New River, containing almost 400 acres, including the beautiful subdivision of Rio Vista of about 500 lots.” Clarence J. Hector, who with his brother had owned the pioneer business Hector Supply Company, acquired title to the former Brickell land south of New River and east of today’s Federal Highway. The plan which Hector filed in February 1922 shows an altered street pattern with three additional east/west avenues and the elimination of four north/south streets to create rectangular blocks with larger street frontage (Figure 3). The Hector plan created easier access and a more attractive street pattern with major streets seventy feet wide and an additional twenty feet on either side for sidewalks.

In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

To continue expensive improvements Hector reorganized his real estate firm by selling his interests in the subdivision to groups from Atlanta, Miami, and local businessmen. Hector continued to head the group later known as Rio Vista Estates, Incorporated. This group made future improvements together and proceeded in developing the Rio Vista Isles. The Hector Plat extended south only to 9th Street or the

northern half of present-day Rio Vista and this area saw most of the early development.

Following the Hector plat, William F. Morang filed his Rio Vista Isles plat. This area included approximately 1,000 lots. This plat extended lots south from SE 9 Street to SE 11 Court. Morang also began dredging to shape the finger islands, now the eastern border of Rio Vista, utilizing the dredging technique. This system came to be used extensively throughout Fort Lauderdale's history and in other parts of the country.<sup>4</sup> It was relatively inexpensive and required no floating dredges. It helped to drain the salt marshes, eliminating the breeding grounds for two of the least attractive features of Fort Lauderdale life: mosquitoes and sandflies.

The subdivision also gave inspiration to Fort Lauderdale promoters for a slogan that is still used today, "The Venice of America."

*as an appreciation of  
the endorsement of*

## RIO VISTA ISLES

the "front porch of Ft. Lauderdale"

as the home-spot beautiful of all Broward county subdivisions, we have set aside next

### THURSDAY, JANUARY 22nd

as a day for their very own and have named it

## FT. LAUDERDALE Woman's Club Day

at which time they will be in practical charge of the entire property, and will share liberally in all sales consummated.

our entire salesforce and organization will be on hand to assist the ladies in every way to achieve their goal.

*be their guest at an old-time fish fry in our open air dining pavilion at Rio Vista Isles, without obligation to you*

**Hamilton-Morang Co.**  
OWNERS AND DEVELOPERS  
Lauderdale Office, Andrews Ave.

you can anchor your launch at your curb in beautiful Rio Vista Isles

## directly through

# RIO VISTA ISLES

will run the new  
Federal Aid Highway No. 4  
with bridge at Tarpon Bend

*and besides*

**Rio Vista Isles**

is directly on—  
the Dixie highway

is directly on—  
the New river

is directly on—  
the Tarpon river

is directly on—  
Lake Mabel

is directly on—  
beautiful winding canals

could any one ask for more in the matter of location?

just think of what that means in additional enhancement of value of the lots for those who have already bought lots in this superb suburb—and to those who act quickly and buy now before prices take another natural step upward!

## water front lots as low as \$3500

with every modern city improvement and convenience including churches, schools, police and fire protection—load paved streets, cement walks, curbs, electricity, white ways and telephone service.

come over and be our guest any week day

## Hamilton-Morang Co.

owners and developers  
25 N. E. Second Avenue, Miami

Figure (left): "Rio Vista Isles—Advertisement," Fort Lauderdale News, January 17, 1925; Figure (right): "Directly Through Rio Vista Isles—Advertisement," Fort Lauderdale News, February 19, 1925.

The Hamilton-Morang Company gave a percentage of sales of each lot to the local Woman's Club.<sup>5</sup> This marketing technique encouraged sales of residential lots within the "high-class" subdivision, with prizes and contests for the best "front porch of Ft. Lauderdale."<sup>6</sup> Over one hundred people attended the event hosted by the prominent women of Fort Lauderdale society.<sup>7</sup> An artistic depiction of the Rio Vista Isles Bridge depicts the lush, tropical landscaping and Mediterranean Revival architecture favored for the area's development. Prominent residents included E. N. Sperry who built a \$30,000 residence (approximately \$500,000 in 2022) with "Spanish design, built of hollow tile and finished in stucco."<sup>8</sup> The house later became known as "Stepping Stones."<sup>9</sup> Multifamily rental residences also began to be constructed on double lots, typically 100 feet by 125 feet in size.<sup>10</sup>



Figure: "Rio Vista Isles Bridge," Fort Lauderdale News, April 4, 1925.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (approximately \$65,000 today).<sup>11</sup> Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (approximately \$1.3 million in 2022).<sup>12</sup> Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now."<sup>13</sup> As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.<sup>14</sup>

On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927.<sup>15</sup> By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.<sup>16</sup>

### **THE GREAT DEPRESSION AND WORLD WAR II**

The Florida Land Boom years of the 1920s ushered in a frenzied period of real estate development by land speculators with intense growth, which continued at a moderate pace through the 1930s.<sup>17</sup> Advertisements offered "Distress Homes" through receivership for homes bought during the peak of the Land Boom speculation.<sup>18</sup> The development envisioned by W. F. Morang could not be fully realized due to the collapse of the Land Boom even though "canals were dug, concrete bridges built



Figure: Sanborn Map, 1924; Source: Fort Lauderdale Historic Society

and partial fills made on the marshy land, before work shut down.”<sup>19</sup> The Estes Group successfully negotiated the tax certificates to continue the development, one island at a time. Later in 1935, Morang’s proposal to continue his vision was accepted by the City Commission, “... his proposal calls for a credit of 50 percent of the amount advanced against his taxes, and the balance met in cash. Morang plans to extend the water system in Rio Vista Isles, to clear the 450 lots he owns in the section and to pave SE Ninth Street from Rio Vista Boulevard to East Coast canal.”<sup>20</sup>

Federal emergency aid helped to continue beautification projects in Rio Vista and the Red Cross utilized welfare workers to supply necessities to those in the area affected by the depression.<sup>21</sup> However, tourism and seasonal rentals continued to



Figure: “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

expand at a rapid pace, an article in 1930 stated, “Fort Lauderdale, now entertaining the greatest number of tourists and visitors within its hospitable environs in its lengthy history as a winter resort and yachting center, is destined to be the scene of much real estate activity.”<sup>22</sup> The completion of the Federal Highway allowed connectivity and growth within South Florida and year-round businesses continued to develop in the area despite the start of the Great Depression in 1929.<sup>23</sup>

A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that “... building permits issued by the city manager for the first six months of 1933 were nearly double of the corresponding to the previous year,” the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista.<sup>24</sup> In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to “enforce building requirements” in the neighborhood.<sup>25</sup> In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts.<sup>26</sup> The subdivision continued to be advertised as an “Eden” which featured “beautiful waterways, tropical growth and winding shaded roadways.”<sup>27</sup>



Figure: “Distress Homes—Advertisement,” Fort Lauderdale News, March 26, 1929; Figure: “Be Our Guest—Advertisement,” Fort Lauderdale News, December 31, 1935.

# Three Beautiful Homes

## Open for Inspection

Three exceptional residences . . . located in one of Ft. Lauderdale's most beautiful and most exclusive subdivisions. Perfect homes . . . built for beauty, comfort and convenience . . . set amid a scene of tropical splendor. You owe it to yourself to see these residences as they are typical of the modern trend of tropical architecture.



### RIO VISTA ISLES

1108 S. E. 9TH ST.

A lovely three bedroom, three bathroom residence on a lot 100 x 157 feet. The three baths are tiled with the very newest in charming colored fixtures. Two large screened-in porches, garage, porte cochere and many other exception features are found in this complete, modern home. Priced at \$8,950; \$2,350 down and the balance financed through First Federal Savings and Loan Association of Miami

### RIO VISTA ISLES

1100 S. E. 9TH ST

An unusual home containing two bedrooms and two modernly and beautifully equipped bathrooms. This home is practically conceived and masterfully executed with the highest standards of construction. Priced at \$7,500 with \$2,500 down and balance financed through First Federal Savings and Loan Association of Miami.

### RIO VISTA

1200 S. E. 7TH ST.

Ideally located, this home was constructed on a 50 by 130 foot lot and has two bedrooms and two baths. It has been created with an eye toward comfort and convenience and every detail has been carried out with the utmost care and planning. \$6,500 with \$2,500 down and the balance financed through First Federal Savings and Loan Association of Miami.

**Brokers Protected**

**LAUDERDALE HOMES INC.**

1617 S. ANDREWS AVE.



Figure: Architect rendering of Lauderdale Yacht Club clubhouse, 1938; Source: Fort Lauderdale Historic Society; Figure: Original Lauderdale Yacht Club from Intercoastal, 1946; Source: Fort Lauderdale Historic Society



Figure: "Party Goers Pose on Lawns of Lauderdale Yacht Club," Fort Lauderdale News, April 17, 1940; Source: Fort Lauderdale Historic Society



Figure: "Party Goers Pose on Lawns of Lauderdale Yacht Club," Fort Lauderdale News, April 17, 1940; Figure: Aerial view of Lauderdale Yacht Club, 1951, Source: Fort Lauderdale Historic Society

Figure: "Three Beautiful Homes," Fort Lauderdale News, September 1, 1940.

The Lauderdale Yacht Club became the social center of the subdivision with one hundred members in its initial roster of 1938.<sup>28</sup> The celebration of the roster closing in 1938 included speeches from Mayor Manuel, Curtis Byrd, president of the Chamber of Commerce, August Burghard, secretary of the Chamber, and other civic and community leaders. Located on the eastern tip of the SE 12th Street isle, the structure hosted numerous special occasions, events, prominent members and distinguished guests.

As technological advances improved through the 1940s, residences in Rio Vista featured modern

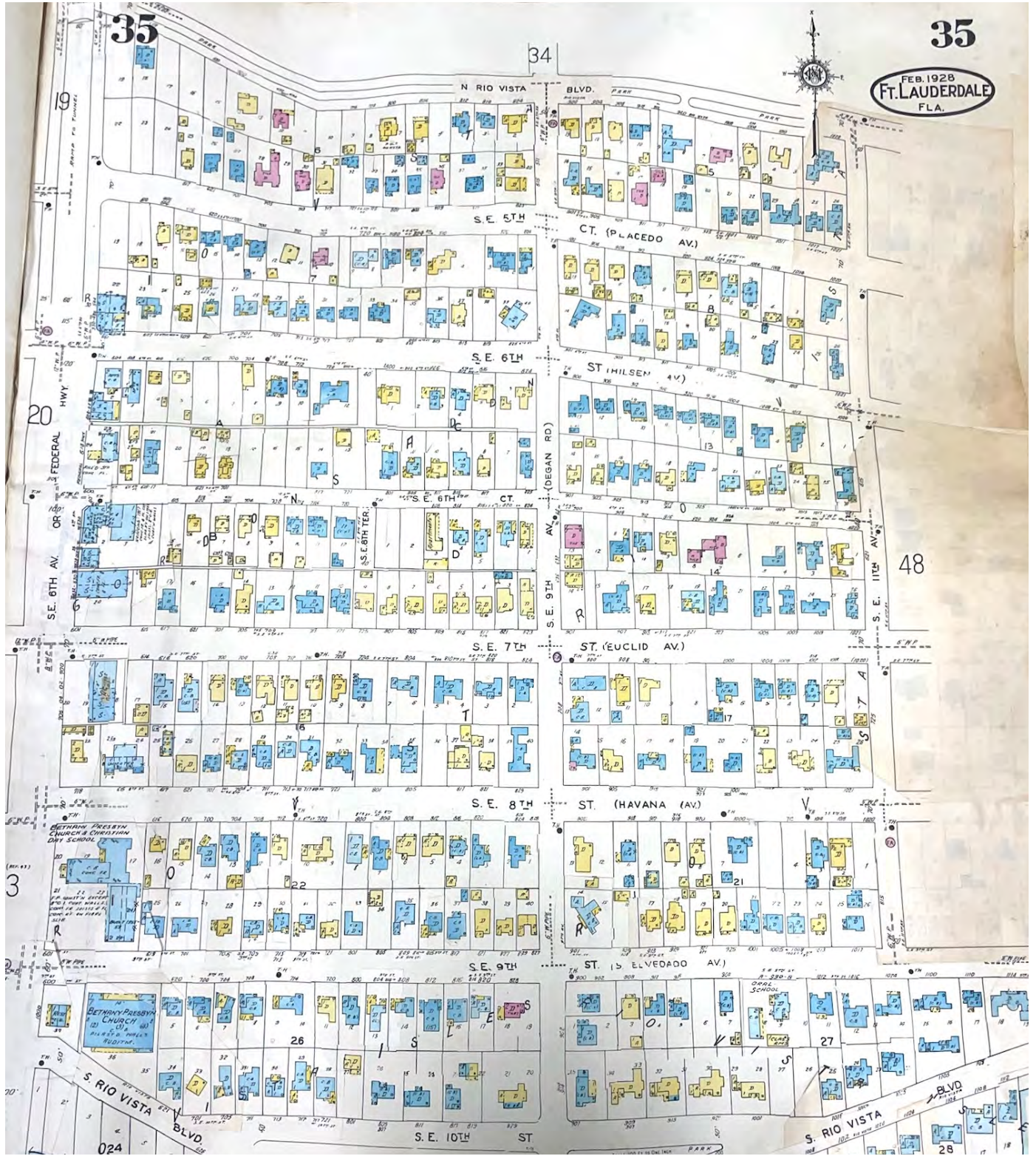


Figure: Sanborn Map, 1962, Plate 35; Source: Fort Lauderdale Historic Society





Figure: Sanborn Map, 1962, Plate 42; Source: Fort Lauderdale Historic Society

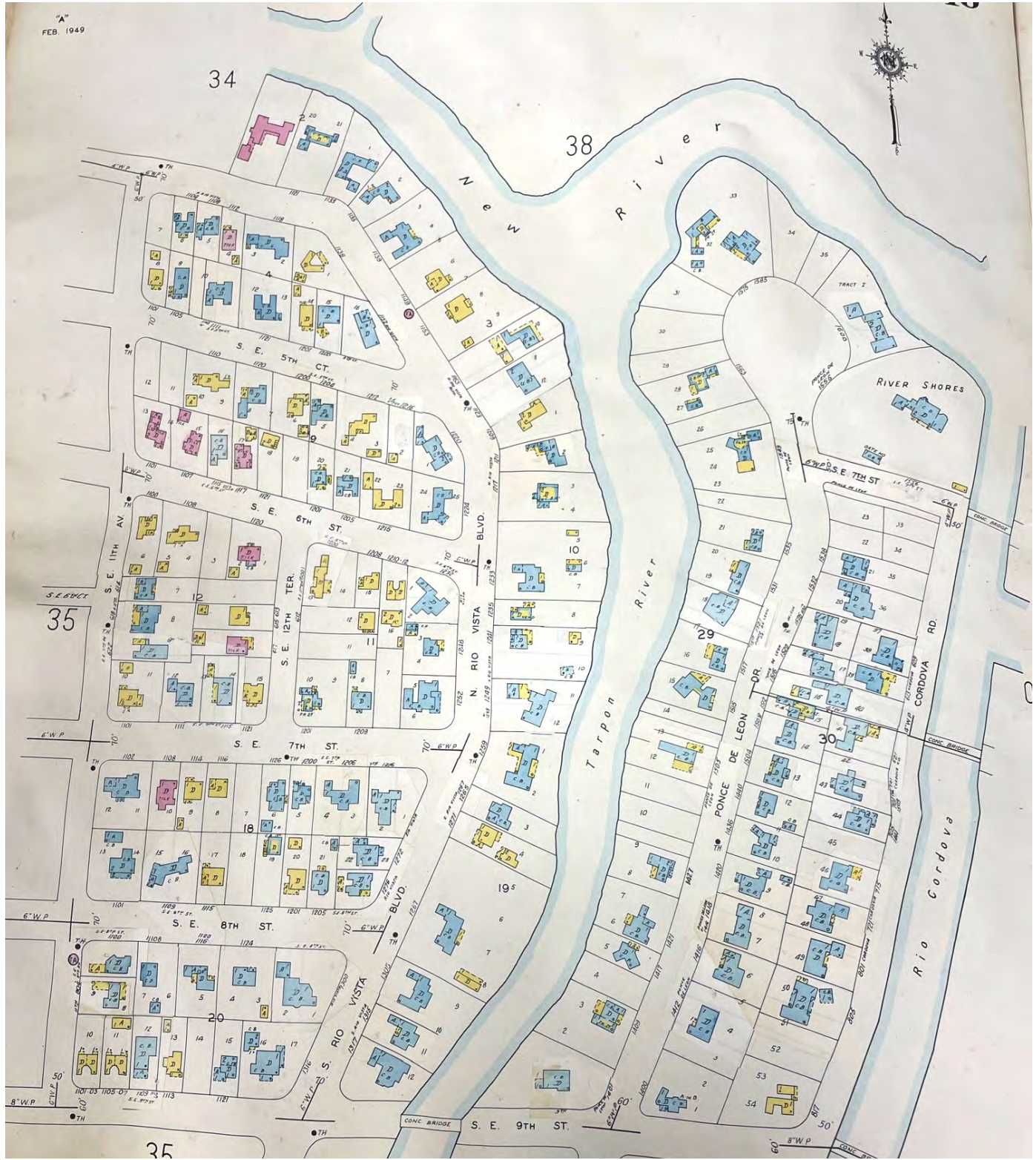


Figure: Sanborn Map, 1962, Plate 48; Source: Fort Lauderdale Historic Society

conveniences and home sizes began to increase.<sup>29</sup> General Electrical ads promised to "... Save time, save work, save money." Downtown Fort Lauderdale continued to develop into a year-round locale as a commercial and political center. The 1942 Annual Report prepared by the City Manager listed the accomplishments, "34 major accomplishments... including sewer revenue bonds, retirement of interest coupon and retirement bonds, addition to the insurance reserve fund, final payment on the hospital mortgage, final payment on airport land, and continued care to charities."<sup>30</sup> However, municipal investments continued to improve Fort Lauderdale's standing as a year-round destination to live and work.

As World War II intensified Rio Vista gained a reputation as "Navy Row," with officers and their families attached to the Navy Section Base at Port Everglades residing in the neighborhood.<sup>31</sup> The wider effects of the war stalled development with record low building permit applications, mainly for repairs or additions, reported by the Fort Lauderdale's Chief Building Inspector.<sup>32</sup> Distribution places for "Ration Book 4" included the Rio Vista section.<sup>33</sup> A Rio Vista resident was responsible for the manufacturing of over two million ration tokens critical to the United States production.<sup>34</sup> Rio Vista continued as a premiere residential neighborhood with access to Downtown, waterways, and beaches. In 1945, residents met to begin the organization of the Rio Vista Isles Association.<sup>35</sup>

### **POST-WORLD WAR II AND THE PRESERVATION MOVEMENT**

With the new year of 1946, the "Islanders" of Rio Vista continued their beautification efforts and noted a "prewar gaiety" as social calendars returned to their rapid pace.<sup>36</sup> The neighborhood hosted and supported events for the Veterans Administration program, assisting veterans to adjust back to civilian life through the Institute for

Figure: "Truly Modern Homes—Advertisement," Fort Lauderdale News, August 9, 1942.

Leadership.<sup>37</sup> The community sustained as a social center and waterfront homesites continued to be developed and improved. By April of 1946, building permits across Fort Lauderdale reached record highs with a seven-day period of \$1,539,000 in transactions recorded.<sup>38</sup> The appeal of waterfront living continued with increased population growth post-World War II, particularly from northern and midwestern states. A 1949 photograph demonstrated the inbound traffic to the Rio Vista subdivision over the New River.<sup>39</sup> The proliferation of seasonal residences and rentals transitioned to yearly, permanent stays.

Rio Vista and Fort Lauderdale's development continued with the post-World War II housing boom and later urban renewal in the 1960s. The Seminole Historical Association was formed in 1954 to formalize and document the historical progress of Fort Lauderdale.<sup>40</sup> As development favored suburban locales, the downtown area became

increasingly abandoned leading to deterioration of the early 20th century architecture. As a result, the Fort Lauderdale Historic Preservation Council was established in 1969. This led to the founding of the Fort Lauderdale Historical Society. Efforts of the Fort Lauderdale Historical Society along with other civic-minded organizations led to the creation of the the City's Historic Preservation Board in 1975 and later, the creation of the Himmarshee Historic District and the Sailboat Bend Historic District.



Figure: "Bridge Scene," Fort Lauderdale News, February 14, 1949.

**ARCHITECTURE**

Residential architecture in the area ranges from grandiose high style houses to simple wood frame dwellings. There are 4 Bungalows, 4 Craftsman Bungalow, 34 Mission Revival, 9 Mediterranean Revival, and 11 Frame Vernacular extant structures representing the earliest period of development in the area. Several mid-century era styles are represented in larger concentrations including 84 Minimal Traditional, 87 Transitional Ranch, 59 Ranch, and 14 Styled Ranch. Other styles represented within Rio Vista include Art Moderne, Masonry Vernacular, Colonial Revival, Neoclassical, and Mid-Century Modern.

Transitional Ranch	87
Minimal Traditional	84
Ranch	59
Mission Revival	34
Styled Ranch	14
Colonial Revival	12
Frame Vernacular	11
Contemporary	10
Spanish Eclectic	10
Mediterranean Revival	9
Masonry Vernacular	7
Mid-Century Modern	7
Neocolonial	7
Bungalow	4
Craftsman	4
Monterey	3
Neoclassical	2
Neoelectic	2
Split Level Contemporary	2
Art Moderne	1
Georgian Revival	1
Saltbox	1
Santa Fe/Spanish Eclectic	1
Shed - Altered	1
Transitional Colonial Revival	1

Below these Architectural Styles are defined for Rio Vista which are from the Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify specific stylistic features found within this neighborhood.<sup>41</sup>

**MISSION REVIVAL**

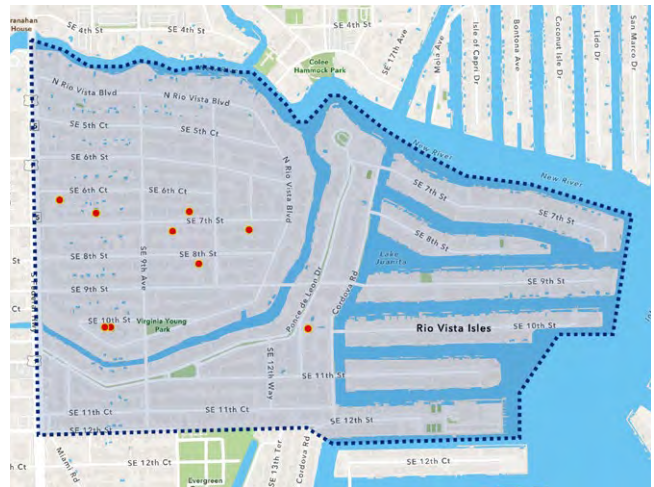
The regional nature of revival designs is the deciding factor in the nature and design for an "architecture of places." Mission Revival designs in Florida, greatly popular in the 1920s -1940s, find their precedents in California, where the Mission style recalled the influence of Spanish missionaries in the 18th century, and its later

Mexican period. The Panama-Pacific Exposition, held between 1915 and 1917 in San Diego, was a large-scale exhibition of Mission Revival, Pueblo Revival and Spanish Baroque as curated by famed New York architect Bertram Goodhue. The fair, held in celebration of the completion of the Panama Canal, had a great impact on the popularity of the style nationwide, in areas that had similar climate and a Hispanic past. Florida similarly afforded a warm climate and connection to Spanish heritage, leading to the popularization of the Mission Revival style. The characteristics of Mission Revival designs include a flat roof, parapets and a symmetrical arrangement of its parts.<sup>42</sup>

Within the survey area 34 buildings reflect this style.



Map: Mission Style



Map: Mission Revival/Spanish Eclectic Style

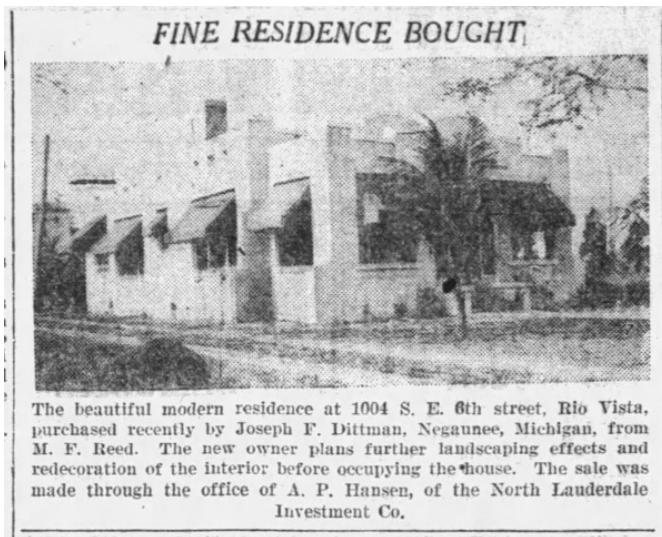


Figure: "Fine Residence Bought," Fort Lauderdale News, April 4, 1931; Figure: 1004 SE 6th Street, 2023

MISSION REVIVAL					
FMSF	Folio	Address	Year Built	Style	Architect
BD09361	504211182350	804 SE 10 ST	1921	Spanish Eclectic	Unknown
BD01638	504211053200	1014 SE 8 ST	1924	Spanish Eclectic	Unknown
BD01569	504211050250	1101 SE 5 CT	1924	Mission Revival	Unknown
BD09376	504211052870	1126 SE 7 ST	1924	Spanish Eclectic	Unknown
BD09145	504211050940	614 SE 5 CT	1924	Mission Revival	Unknown
BD01669	504211051990	615 SE 11 AVE	1924	Mission Revival - Altered	Unknown
BD01672	504211180040	700 SE 11 CT	1924	Mission Revival	Unknown
BD09144	504211050900	704 SE 5 CT	1924	Mission Revival	Unknown
BD01626	504211053500	704 SE 8 ST	1924	Mission Revival	Unknown
BD01660	504211182330	800 SE 10 ST	1924	Spanish Eclectic	Unknown
BD09147	504211182320	801 S RIO VISTA BLVD	1924	Mission Revival	Unknown
BD01689	504211051770	613 SE 12 TER	1925	Mission Revival - Altered	Unknown
BD01818	504211050390	904 N RIO VISTA BLVD	1925	Mission Revival	Unknown
BD01670	504211180590	922 SE 11 ST	1925	Mission Revival	Unknown
BD01557	504211051230	900 SE 5 CT	1926	Mission Revival	Unknown
BD01564	504211051200	912 SE 5 CT	1926	Mission Revival	Unknown
BD01630	504211052620	817 SE 8 ST	1927	Mission Revival	Unknown
BD09143	504211050820	824 SE 5 CT	1927	Mission Revival	Unknown
BD01594	504211051190	920 SE 5 CT	1928	Mission Revival	Unknown
BD01673	504211180211	1020 SE 11 CT	1930	Mission Revival	Unknown
BD01674	504211180230	1022 SE 11 CT	1930	Mission Revival	Unknown
BD01675	504211180240	1024 SE 11 CT	1930	Mission Revival	Unknown
BD01671	504211180670	1110 SE 11 ST	1930	Mission Revival	Unknown
BD09377	504211052140	1005 SE 7 ST	1931	Spanish Eclectic	Robert M. Little
BD01814	504211181030	720 PONCE DE LEON DR	1931	Mission Revival	Unknown
BD01839	504211053180	1316 N RIO VISTA BLVD	1936	Mission Revival - Altered	Unknown
BD01824	504211050340	1004 N RIO VISTA BLVD	1939	Mission Revival	Unknown
BD01595	504211051820	1004 SE 6 ST	1939	Mission Revival	Unknown
BD01825	504211050330	1010 N RIO VISTA BLVD	1939	Mission Revival	Unknown
BD01608	504211052410	716 SE 7 ST	1939	Mission Revival	Unknown
BD01605	504211181350	1141 SE 6 TER #1-5	1958	Mission Revival - Altered - No Style	Unknown
BD09360	504211181840	1320 PONCE DE LEON DR	1959	Spanish Eclectic	Unknown
BD01813	504211181040	724 PONCE DE LEON DR	1959	Mission/Spanish Eclectic	Unknown
BD01566	504211051160	1004 SE 5 CT	1967	Mission Revival	Unknown

### MEDITERRANEAN REVIVAL

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida

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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.



Figure: "Attractive Spanish-Type Home in Rio Vista," Fort Lauderdale News, June 27, 1938.



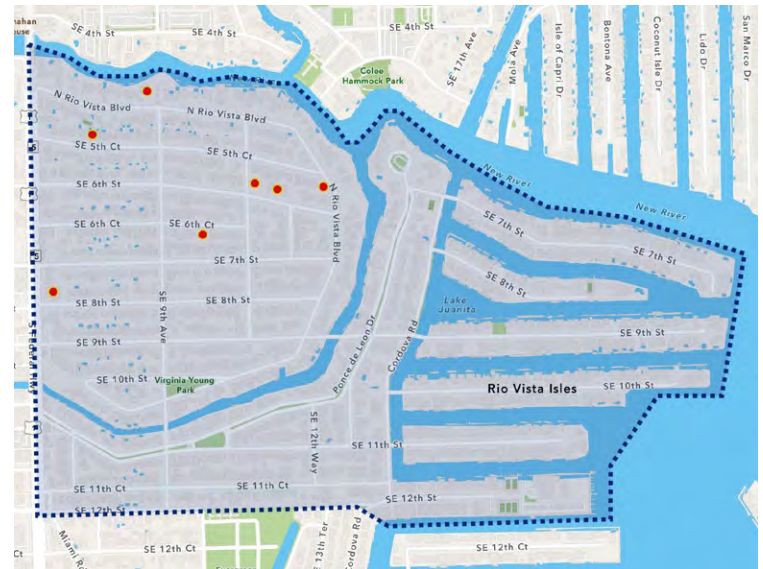
Figure: "New River Home For Sale," Fort Lauderdale News, February 18, 1944. Photo: 833 N Rio Vista Boulevard, 2023

The E. N. Sperry House was designed by architect Francis Abreu at 833 North Rio Vista Boulevard in 1925.<sup>43</sup> Sperry founded the Chamber of Commerce for the City of Fort Lauderdale and was instrumental in promoting the first city Master Plan. The property consists of a main house and ancillary structures with characteristic barrel tile roofs and roughened stucco wall cladding. The mansion has a complex floor plan, a screened loggia, square-in-plan tower, and a large two-story wing. A distinctive feature of Abreu's designs are the unique reversed trefoil arches in the loggia.

Abreu designed a total of twelve residences in Rio Vista and seven of his designs are extant.



713 SE 5 Court; 1117 SE 6 Street; 909 SE 5 Court; 911 SE 5 Court; 824 SE 6 Court; 721 SE 6 Street



Map: Mediterranean Revival Style



Within the survey area 9 buildings reflect this style.

MEDITERRANEAN REVIVAL					
FMSF	Folio	Address	Year Built	Style	Architect
BD01817	504211040100	833 N RIO VISTA BLVD	1924	Mediterranean Revival	Francis Abreu
BD01599	504211051410	1101 SE 6 ST	1925	Mediterranean Revival	unknown
BD01585	504211052031	924 SE 6 CT	1925	Mediterranean Revival	unknown
BD01552	504211050720	713 SE 5 CT	1927	Mediterranean Revival	unknown
BD01602	504211051430	1117 SE 6 ST	1939	Mediterranean Revival	unknown
	504211051341	1220 N RIO VISTA BLVD	1943	Mediterranean Revival	unknown
	504211052510	718 S FEDERAL HWY	1963	Mediterranean Revival	unknown
BD01822	504211050350	1000 N RIO VISTA BLVD	1924	Mediterranean/Georgian Revival	unknown
BD01821	504211050370	912 N RIO VISTA BLVD	1937	Mediterranean/Georgian Revival	unknown

### FRAME VERNACULAR

Frame Vernacular applies the use of common wood frame construction techniques by lay or self-taught builders. The construction was a product of individual experience, available resources, and responses to the local environment. Frame Vernacular buildings are generally one or two stories in height, with a balloon frame structural system constructed of pine. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of brick. They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard and drop siding

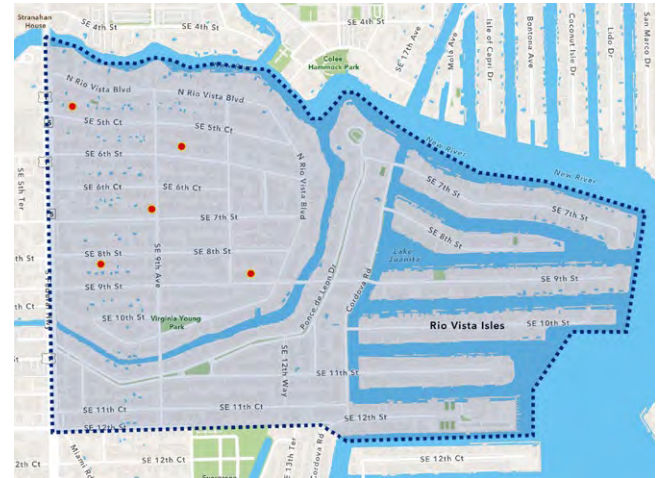
were the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Decoration is sparse and generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eave and porch brackets.



Figure: "Rio Vista Home Built For Guy Spiers," Fort Lauderdale News, April 30, 1935; Figure: 815 SE 7th Street, 2023.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of Fort Lauderdale. Its design reflected a trend toward simplicity. Residences influenced by this style are smaller than those of the previous decade, usually measuring only one story in height. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages and carports.

A total of 11 buildings were classified as Frame Vernacular within the survey area.



Map: Frame Vernacular Style

**Water Front Home**

**MADAM:**— Large River Front residence, frame construction, in exclusive quiet neighborhood adjoining Tarpon Bend in Rio Vista. Has broad porch facing south and east, ample living room. A fire place, too. Lavatory for guests. Dining room. Kitchen, all on lower floor. Upstairs: Imagine, 4 bedrooms and two baths. A fine winter home for your family. Offered for \$8,000.00.

**\$5000 Cash—Balance Terms**

Frame Duplex house in Rio Vista having two suites. Lower suite has three rooms, large bedroom, living room, kitchen, toilet and shower. Upper suite has two bedrooms and tiled bath. All facing East. Large veranda enclosed. Living room with fireplace, kitchen, two-car garage.

**MADAM: THE HEALTH OF YOUR FAMILY** suggests you buy this yielding income, small repairs, foreclosed residence.

**\$3000 Cash —**

**AARON M. REED**  
17 Lee Oles Blvd. REALTOR Phone 61



Figure: "Waterfront Home—Advertisement," The Fort Lauderdale News, February 21, 1931.

**CRAFTSMAN BUNGALOW**

The Bungalow is derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the eighteenth and nineteenth centuries. The identifying architectural features of the style were developed for primarily utilitarian purposes. Low-pitched roof lines with wide overhanging eaves, encircling porches, bands of windows, and axially placed doorways were items upon which considerable attention was spent due to need of good air circulation in hot climates. When similar locales were chosen in the United States (predominantly California and Florida), these features became characteristic.

While the origin of the word "Bungalow" and some of its design features were Bengalese, many of its details were inspired by Japanese design. Japanese construction techniques had been exhibited at the Centennial Exposition, the Columbian Exposition, and the California Mid-Winter Exposition of 1894. Several of these techniques, particularly the extensive display of structural members and the interplay of angles and planes, became integral parts of Bungalow design.

## FRAME VERNACULAR

FMSF	Folio	Address	Year Built	Style	Architect
	504211052190	823 SE 7 ST	1931	Frame Vernacular	unknown
BD01548	504211050680	617 SE 5 CT	1932	Frame Vernacular	unknown
	504211053480	712 SE 8 ST	1935	Frame Vernacular	unknown
BD01653	504211053160	1113 SE 9 ST	1941	Frame Vernacular	unknown
BD01560	504211051270	917 SE 6 ST	1954	Frame Vernacular	unknown
BD01574	504211100220	622 SE 6 CT	1924	Frame Vernacular/Craftsman	unknown
	504211053290	909 SE 9 ST	1924	Frame Vernacular/Craftsman	unknown
	504211051980	1017 SE 6 CT	1936	Frame Vernacular/Craftsman	unknown
BD01654	504211053170	1121 SE 9 ST	1938	Frame Vernacular/Craftsman	L Murray Dixon
	504211180190	920 SE 11 CT	1941	Frame Vernacular/Craftsman	UNKNOWN
BD01573	504211100140	621 SE 6 CT	1958	Frame Vernacular/Craftsman	unknown

## CRAFTSMAN BUNGALOW

FMSF	Folio	Address	Year Built	Style	Architect
BD01639	504211053190	1016 SE 8 ST	1925	Craftsman	unknown
BD01645	504211050800	511 SE 9 AVE	1958	Craftsman	unknown
	504211053710	827 SE 9 ST	1941	Craftsman - Altered	unknown
BD01646	504211050810	515 SE 9 AVE	1924	Craftsman Bungalow	unknown

The earliest American buildings which were consciously Bungalows appeared in the 1890s. For the most part these were either seasonal homes on the New England coast or year-round homes in California. They were usually large residences designed by architects. By the turn of the century, the building market was dominated by catalogs of plans of cost-efficient bungalows. At the same time Bungalow Magazine and The Craftsman appeared. Both featured a series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in these magazines were duplicated throughout the United States and reinforced the humbler aspects of the Bungalow. In large measure the earlier grand designs were eclipsed by the smaller versions.

The typical Bungalow was built on low masonry piers with a plan of at least two rooms across the main façade, emphasizing horizontality. Height was typically one or at most one and one-half story structure with a shallow roof pitch. The porch was an integral part. The majority of Bungalows were of wood frame construction due to the availability of the material and cost-effectiveness. The exterior sheathing was typically drop siding or wood shingles. Fenestration was consciously asymmetrical. Windows were frequently in groups of two or three, the upper sash of the double-hung sash being commonly divided vertically into several panes.

A total of 4 buildings were classified as Bungalow and 4 classified as Craftsman within the survey area.



Figure: "We Have Several Beautiful Bungalows For Sale—Advertisement," Fort Lauderdale News, February 20, 1936. 1017 SE 6 Ct; 1016 SE 8 St

**MASONRY VERNACULAR**

Masonry Vernacular was a common style utilized by lay or self-taught builders. Prior to the Civil War, vernacular designs were local and transmitted through word of mouth or demonstration, relying on native building materials. During the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular designs. Popular magazines featured standardized manufactured building components and house plans to create a universal design. The railroad also aided the process by providing inexpensive and efficient transportation for manufactured building materials.

In Florida, most examples predating 1920 were brick, but a number of examples feature rough-faced cast concrete popularized by Architect Henry Hobson Richardson, with his late-19th century Romanesque buildings. The Masonry Vernacular designs of the 1920s were most often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and brick. During the 1930s influenced by the International and Modern styles there was an increased use of reinforced concrete construction techniques. Since World War II, concrete block construction has been the leading masonry building material in Florida.

7 buildings within the survey area are Masonry Vernacular.

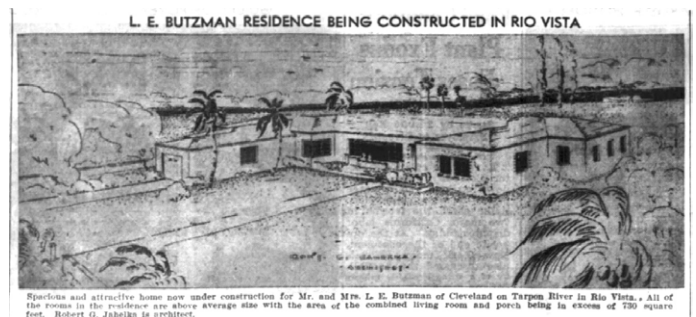
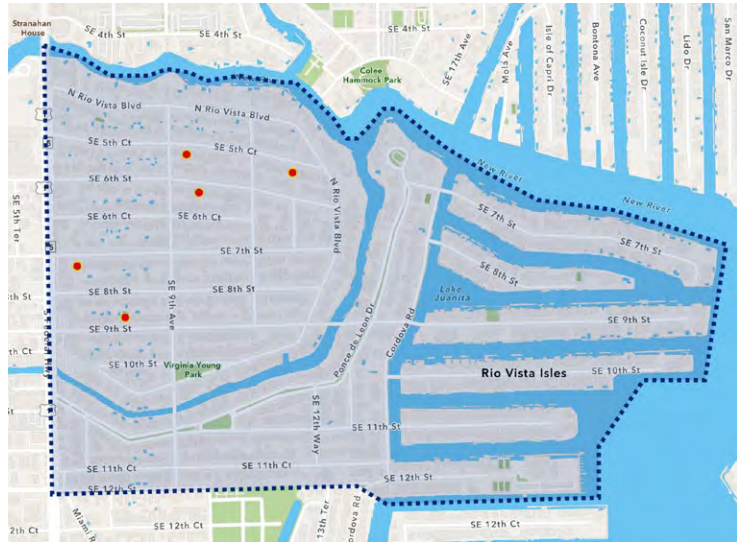


Figure: "L. E. Butzman Residence Being Constructed in Rio Vista," Fort Lauderdale News, April 24, 1937.



Map: Masonry Vernacular Style



Figure: "Nestling Among A Tropical Paradise," Fort Lauderdale News, October 28, 1939. 704 SE 5 Ct; 708 SE 6 Ct

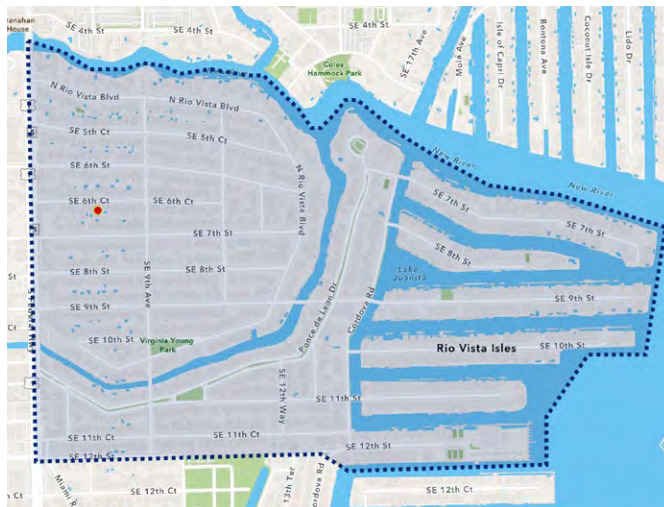
MASONRY VERNACULAR					
FMSF	Folio	Address	Year Built	Style	Architect
BD01559	504211051210	908 SE 5 CT	1918	Masonry Vernacular	unknown
	504211051370	1200 SE 5 CT	1938	Masonry Vernacular	unknown
	504211053650	801 SE 9 ST	1941	Masonry Vernacular	Clinton Gamble
	504211051850	916 SE 6 ST	1941	Masonry Vernacular	unknown
	504211052470	616 SE 7 ST	1959	Masonry Vernacular	unknown
	504211052330	615 SE 7 ST	1924	Masonry Vernacular/Craftsman - Altered	unknown
BD01633	504211053260	908 SE 8 ST	1924	Masonry Vernacular/Mission	unknown

**ART MODERNE**

The Art Moderne style represented a break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products. Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize the streamline effort.

In Florida, Art Moderne buildings are often found in communities which continued to grow despite the collapse of the speculative land boom in 1926. Typically the style was applied to commercial and apartment buildings, rarely in residences.

1 building within the survey area is Art Moderne.



Map: Art Moderne Style



720 SE 6 Ct

**MINIMAL TRADITIONAL**

Minimal Traditional residences are typically small one-story, gable roofed structures with a carport or garage, either clad with wood or stucco. The popular style included work designed by established local architects including Lester Avery, Robert Little, Guy Platt Johnson, William Redden, and Robert Hanson. The Minimal Traditional style exemplified the Depression-era and Post World War II 'instant communities.' During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.

In the southeast section of the neighborhood there is a concentration of this style of homes from the 1930s and 1940s, located on SE 11th Court between 1020 and 1216 SE 11th Court, east of SE 12th Way.

One noteworthy Minimal Traditional home on the New River was enlarged several times. It was originally a smaller two-story house and one-story auxiliary building designed in 1939 by notable local architect Courtney Stewart, Jr. Located on a large waterfront lot on North Rio Vista Boulevard, it was commissioned by

**ART MODERNE**

FMSF	Folio	Address	Year Built	Style	Architect
BD01580	504211100280	720 SE 6 CT	1939	Art Moderne	unknown

**MINIMAL TRADITIONAL**

FMSF	Folio	Address	Year Built	Style	Architect
BD01637	504211052820	1009 SE 8 ST	1931	Minimal Traditional	unknown
BD01627	504211053440	808 SE 8 ST	1938	Minimal Traditional	unknown
BD01579	504211100270	716 SE 6 CT	1942	Minimal Traditional	unknown
BD01561	504211051180	924 SE 5 CT	1938	Minimal Traditional	unknown
BD01555	504211050760	801 SE 5 CT #1-3	1958	Minimal Traditional	unknown
	504211180200	1000 SE 11 CT	1951	Minimal Traditional	LESTER AVERY
	504211052700	1000 SE 7 ST	1941	Minimal Traditional	Bayard C Lukens
	504211053220	1000 SE 8 ST	1940	Minimal Traditional	Fred As Eskridge
	504211182890	1001 SE 10 ST	1941	Minimal Traditional	Martin Hampton
	504211052800	1001 SE 8 ST	1931	Minimal Traditional	unknown
	504211052680	1008 SE 7 ST	1931	Minimal Traditional	Theodore Meyer
	504211180610	1010 SE 11 ST	1946	Minimal Traditional	Courtney Stewart
	504211181780	1017 SE 13 TER	1938	Minimal Traditional	ARNOLD SOUTWELL(?)
	504211183040	1024 S RIO VISTA BLVD	1948	Minimal Traditional	WM. T. Vaughn
	504211180640	1024 SE 11 ST	1948	Minimal Traditional - Altered	UNKNOWN
	504211182800	1024 SE 9 ST	1936	Minimal Traditional	unknown
	504211180850	1025 SE 11 CT	1946	Minimal Traditional	ROBERT M. LITTLE
	504211180250	1026 SE 11 CT	1924	Minimal Traditional	UNKNOWN
	504211181590	1100 PONCE DE LEON DR	1946	Minimal Traditional	SCHAEPL
	504211180840	1101 SE 11 CT	1945	Minimal Traditional	UNKNOWN
	504211183060	1108 S RIO VISTA BLVD	1958	Minimal Traditional	Victor Larson
	504211180280	1108 SE 11 CT	1946	Minimal Traditional	Morton T Ironmonger
	504211182830	1110 SE 9 ST	1936	Minimal Traditional	Robert M. Little
	504211180680	1116 SE 11 ST	1951	Minimal Traditional	William J. Redden
	504211181721	1117 SE 11 ST	1946	Minimal Traditional	Carlos Schoepl
	504211180290	1200 SE 11 CT	1946	Minimal Traditional	American Plan Service
	504211180300	1202 SE 11 CT	1966	Minimal Traditional	M R Burgraff

F. S. Dodd who was living in the E. N. Sperry house at the time. The home is also significant for its associations with Kate Smith, the famous radio and early television singing star during the 1940s and early 1950s.

Carlos Schoeppl, a Miami-based architect designed several Minimal Traditional homes, from smaller to large, high-style residences. Several of Schoeppl's more prominent residences in Rio Vista were completed for the Pease family along Ponce de Leon Drive in 1938.

The Niederling estate was constructed as a two-story Minimal Traditional design with a garage. A noteworthy feature is the handsome masonry property wall with recessed panels which dates to the original construction. The estate was designed by Russell T. Pancoast, a successful Miami architect who designed large homes in Fort Lauderdale and Miami, the Bass Museum in Miami Beach and the Community Center in Plantation, Broward County.

84 buildings within the survey area are Minimal Traditional.



Representative Minimal Traditional style: (1) 808 SE 8 ST

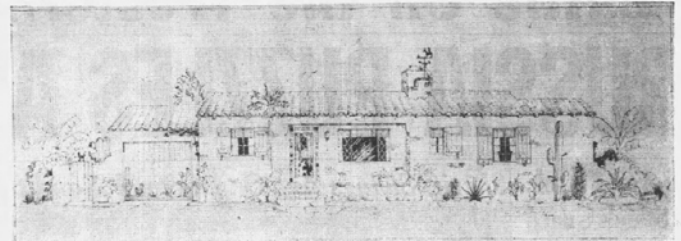


ONE OF NEWEST HOMES ON RIO VISTA BOULEVARD



The residence of Mr. and Mrs. Julius Donadt, Rio Vista Blvd., designed by William T. Vaughn, is pictured above. The living room is featured by terrazzo floor and keystone fireplace. Two bedrooms are finished in oak floors. Other rooms include bathroom, dining room, porch, open terrace, kitchen, service porch and bath, including laundry equipment, and garage.

ANOTHER GRASSMUCK "DREAM HOME"---OPEN SUNDAY



Recently completed is the Mexican design two-bedroom residence of Mr. and Mrs. Albert Ermatinger at SE Ninth Ave. and Tenth St. in Rio Vista. Pictured above, the home was built by Grassmuck and will be open one day only for public inspection—from 9 a. m. to 6 p. m. Sunday.

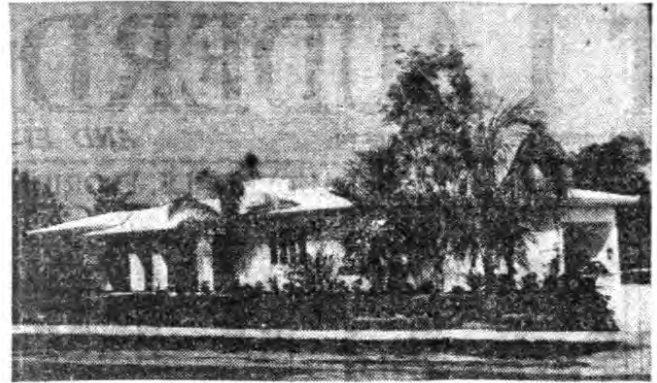
TARPON RIVER HOME OPEN FOR INSPECTION



George B. Solick, general contractor and builder, opens another typical Florida home for public inspection today. Located on Tarpon River, at 1421 Ponce de Leon Drive in Rio Vista Isles, the new home may be viewed any time today or for the rest of the week, it was announced.

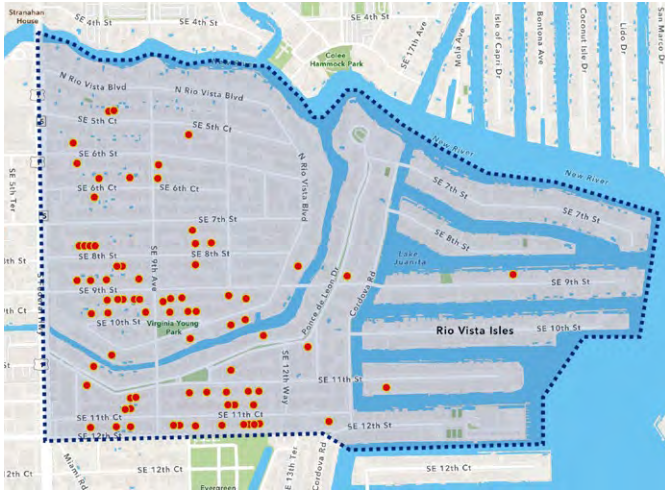
Figure: "Residence Designed Along Mexican Lines on Rio Vista Isles," Fort Lauderdale News, July 30, 1938; Figure: "One of Newest Homes on Rio Vista Boulevard," Fort Lauderdale News, July 8, 1939. Figure: "Another Grassmuck 'Dream Home' Open Sunday," Fort Lauderdale News, September 16, 1939. Figure: "Tarpon River Home Open For Inspection," Fort Lauderdale News, March 16, 1941





This modern residence, 1138 Rio Vista Blvd., was sold by Ansel P. Berry to Mr. and Mrs. T. G. Linderme of Detroit who will make this their permanent home.

Figure: "Rio Vista Boulevard Home Purchased By Lindermes," Fort Lauderdale News, October 30, 1943

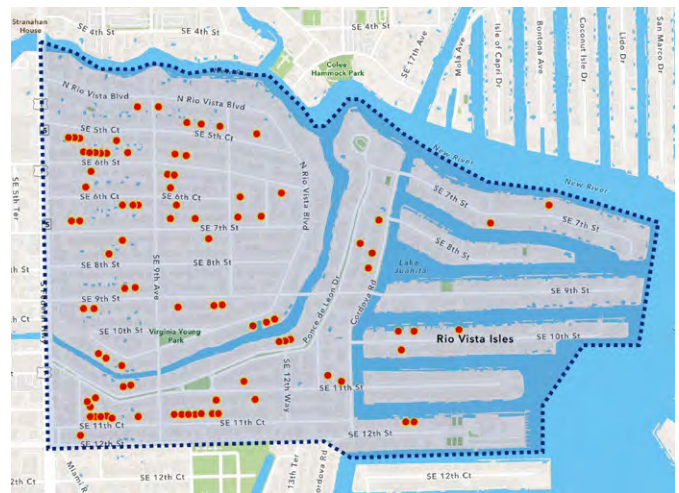


Map: Minimal Traditional Style

**TRANSITIONAL RANCH**

The Transitional Ranch (sometimes "minimal Ranch") Style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. 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. A Transitional Ranch residence 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 include awning and jalousie windows, masonry and brick veneer wall texture variation, exposed rafter tails, broad low masonry chimneys, integrated planters, and screening fences.

87 buildings within the survey area are Transitional Ranch.



Map: Transitional Ranch Style

MINIMAL TRADITIONAL (CONTINUED)					
FMSF	Folio	Address	Year Built	Style	Architect
	504211180810	1203 SE 11 CT	1946	Minimal Traditional	UNKNOWN
	504211180310	1204 SE 11 CT	1949	Minimal Traditional - Altered	GUY PLATT JOHNSON
	504211180700	1204 SE 11 ST	1950	Minimal Traditional	William J. Redden
	504211182060	1215 PONCE DE LEON DR	1943	Minimal Traditional	GUY PLATT JOHNSON
	504211053050	1305 N RIO VISTA BLVD	1959	Minimal Traditional - Altered	William T. Vaughn
	504211183380	1400 PONCE DE LEON DR	1948	Minimal Traditional	THEODORE MEYER
	504211180380	1404 SE 11 CT	1946	Minimal Traditional	ROBERT LITTLE
	504211220160	1516 SE 11 ST	1951	Minimal Traditional - Altered	Cedrick Stark
	504211221380	1749 SE 9 ST	1951	Minimal Traditional	LESTER AVERY
	504211051000	621 SE 6 ST	1958	Minimal Traditional	unknown
	504211100050	624 SE 6 ST	1969	Minimal Traditional	Gene C. Monaco
	504211052540	701 SE 8 ST	1931	Minimal Traditional	unknown
	504211053590	701 SE 9 ST	1949	Minimal Traditional	James Young
	504211052550	705 SE 8 ST	1946	Minimal Traditional	William T. Vaughn
	504211053600	705 SE 9 ST	1931	Minimal Traditional	unknown
	504211180980	706 PONCE DE LEON DR	1946	Minimal Traditional	LESTER AVERY
	504211180050	708 SE 11 CT	1958	Minimal Traditional	WILLIAM T VAUGHN
	504211053610	709 SE 9 ST	1954	Minimal Traditional - Altered	William Redden
	504211181470	711 PONCE DE LEON DR	1946	Minimal Traditional	GUY PLATT JOHNSON
	504211182640	711 SE 10 ST	1946	Minimal traditional	unknown
	504211052560	711 SE 8 ST	1950	Minimal Traditional - Altered	unknown
	504211180060	712 SE 11 CT	1948	Minimal Traditional/ Transitional Ranch	American Plan Service
	504211100260	712 SE 6 CT	1953	Minimal Traditional - Altered	Lestery Avery
	504211052570	713 SE 8 ST	1956	Minimal Traditional	Paul Bradley Jr.
	504211100100	717 SE 6 CT	1946	Minimal Traditional	Owner
	504211180080	720 SE 11 CT	1938	Minimal Traditional/ Transitional Ranch	UNKNOWN
	504211182480	720 SE 9 ST	1945	Minimal Traditional	unknown
	504211182610	721 SE 10 ST	1955	Minimal traditional	Carol Sanford

**MINIMAL TRADITIONAL (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect
	504211053640	721 SE 9 ST	1938	Minimal Traditional	unknown
	504211050750	725 SE 5 CT	1949	Minimal Traditional	Guy Platt Johnson
	504211182250	800 S RIO VISTA BLVD	1957	Minimal Traditional	Theo. A. Meyer
	504211180090	800 SE 11 CT	1936	Minimal Traditional - Altered	UNKNOWN
	504211053450	804 SE 8 ST	1948	Minimal Traditional	William T. Vaughn
	504211182500	804 SE 9 ST	1950	Minimal Traditional	Gamble Powenall
	504211181080	807 SE 11 CT	1957	Minimal Traditional - Altered	UNKNOWN
	504211182510	808 SE 9 ST	1947	Minimal Traditional	unknown
	504211181100	812 PONCE DE LEON DR	1951	Minimal Traditional - Altered	OWNER
	504211180110	812 SE 11 CT	1948	Minimal Traditional	UNKNOWN
	504211181090	813 SE 11 CT	1951	Minimal Traditional - Altered	WM. J. REDDEN
	504211100370	815 SE 6 CT	1951	Minimal Traditional	Guy Platt Johnson
	504211181110	816 PONCE DE LEON DR	1951	Minimal Traditional - Altered	WM. J. REDDEN
	504211182530	816 SE 9 ST	1944	Minimal Traditional	unknown
	504211182540	820 SE 9 ST	1952	Minimal Traditional	Frank J. Rowland
	504211053700	821 SE 9 ST	1938	Minimal Traditional	Owner
	504211182560	829 SE 10 ST	1937	Minimal Traditional	Owner
	504211051880	900 SE 6 ST	1944	Minimal Traditional	unknown
	504211051890	901 SE 6 CT	1941	Minimal Traditional - Altered	Robert Jahelka
	504211182710	902 SE 9 AVE	1958	Minimal Traditional - Altered	unknown
	504211180170	908 SE 11 CT	1950	Minimal Traditional	William J. Redden
	504211182720	908 SE 9 ST	1918	Minimal Traditional	unknown
	504211182920	909 SE 10 ST	1938	Minimal Traditional	J Edwin Peterson
	504211180180	912 SE 11 CT	1946	Minimal Traditional	ROBERT E HANSEN
	504211182740	916 SE 9 ST	1936	Minimal Traditional	unknown
	504211180580	920 SE 11 ST	1950	Minimal Traditional	LESTER AVERY
	504211182900	921 SE 10 ST	1940	Minimal Traditional	Paist & Steward
	504211052790	921 SE 8 ST	1936	Minimal Traditional	unknown
	504211182980	924 S RIO VISTA BLVD	1950	Minimal Traditional	Robert Jahelka

TRANSITIONAL RANCH					
FMSF	Folio	Address	Year Built	Style	Architect
BD09174	504211050860	800 SE 5 CT	1924	Transitional Ranch	Unknown
BD09190	504211052120	927 SE 7 ST	1931	Transitional Ranch	Frank J. Rowland
BD09153	504211052680	1008 SE 7 ST	1931	Transitional Ranch	Theodore Meyer
BD01619	504211051750	1121 SE 7 ST	1936	Transitional Ranch	Unknown
BD09169	504211050400	900 N RIO VISTA BLVD	1937	Transitional Ranch	Unknown
BD09184	504211051640	1208 SE 6 ST	1938	Transitional Ranch	Unknown
BD01589	504211051060	721 SE 6 ST	1938	Transitional Ranch	Unknown
BD09182	504211051260	913 SE 6 ST	1938	Transitional Ranch	Unknown
BD09192	504211052320	617 SE 7 ST	1939	Transitional Ranch	Robert Jahelka
BD09232	504211182440	700 SE 9 ST	1939	Transitional Ranch	Unknown
BD09168	504211050280	1121 SE 5 CT	1940	Transitional Ranch	Courtney Stewart
BD09180	504211051050	717 SE 6 ST	1940	Transitional Ranch	Unknown
BD09273	504211051860	912 SE 6 ST	1942	Transitional Ranch	John M. Peterman
BD09186	504211051870	906 SE 6 ST	1942	Transitional Ranch	Nels S Jacobsen
BD09203	504211180620	1016 SE 11 ST	1945	Transitional Ranch	Morton T. Iron-monger
BD09223	504211181620	1113 SE 11 ST	1946	Transitional Ranch	Carlos Schoeppel
BD09208	504211180910	1001 SE 11 CT	1946	Transitional Ranch	Guy Platt Johnson
BD09173	504211050530	816 N RIO VISTA BLVD	1946	Transitional Ranch	Guy Platt Johnson
BD09187	504211051910	909 SE 6 CT	1946	Transitional Ranch	Morton T. Iron-monger
BD09189	504211052090	907 SE 7 ST	1946	Transitional Ranch	Robert Nordin
BD09171	504211050480	1005 SE 5 CT	1946	Transitional Ranch	Unknown
BD09193	504211052380	804 SE 7 ST	1946	Transitional Ranch	Unknown
BD09212	504211180990	712 PONCE DE LEON DR	1946	Transitional Ranch	Unknown
BD09235	504211182780	1012 SE 9 ST	1946	Transitional Ranch	Unknown
BD09185	504211051690	614 SE 11 AVE	1946	Transitional Ranch	William T. Vaughn
BD09240	504211183440	1436 PONCE DE LEON DR	1946	Transitional Ranch	Guy Platt Johnson
BD09210	504211180930	913 SE 11 CT	1947	Transitional Ranch	American Plan Service
BD09172	504211050500	1017 SE 5 CT	1947	Transitional Ranch	Unknown
BD09176	504211050920	620 SE 5 CT	1947	Transitional Ranch	Unknown
BD09175	504211050910	700 SE 5 CT	1947	Transitional Ranch	Unknown

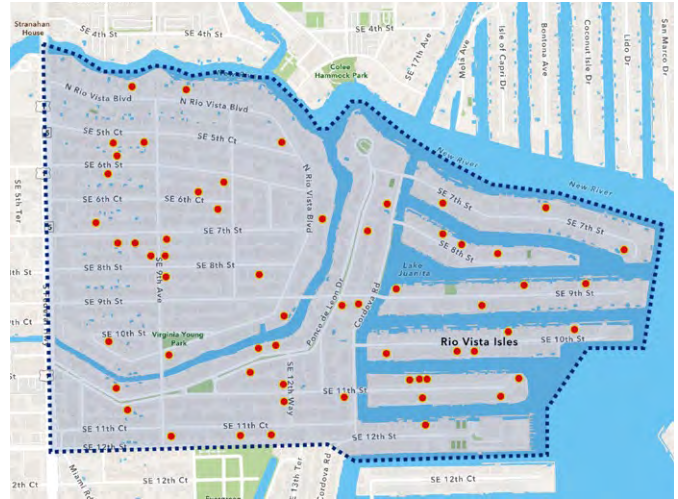
**TRANSITIONAL RANCH (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect
BD09234	504211182730	912 SE 9 ST	1948	Transitional Ranch	Courtney Stewart
BD09170	504211050460	921 SE 5 CT	1948	Transitional Ranch	G. Sherman Child
BD09206	504211180880	1015 SE 11 CT	1948	Transitional Ranch	Guy Platt Johnson
BD09207	504211180900	1007 SE 11 CT	1948	Transitional Ranch	GUY PLATT JOHNSON
BD09196	504211053690	817 SE 9 ST	1948	Transitional Ranch	Guy Platt Johnson
BD09179	504211051040	713 SE 6 ST	1948	Transitional Ranch	John B. O'Neill
BD09215	504211181160	817 SE 11 CT	1948	Transitional Ranch	Olive Johnson
BD09183	504211051280	921 SE 6 ST	1948	Transitional Ranch	Robert Hansen
BD09194	504211052590	721 SE 8 ST	1948	Transitional Ranch	William T. Vaughn
BD09228	504211182100	1305 PONCE DE LEON DR	1948	Transitional Ranch	
BD09211	504211180940	909 SE 11 CT	1949	Transitional Ranch	GUY PLATT JOHNSON
BD09244	504211200150	1749 SE 7 ST	1949	Transitional Ranch	John M. Peterman
BD09191	504211052310	701 SE 7 ST	1950	Transitional Ranch	American Plan Service
BD09205	504211180870	1017 SE 11 CT	1950	Transitional Ranch	James Young
BD09227	504211182090	1301 PONCE DE LEON DR	1950	Transitional Ranch	James Young
BD09188	504211052050	912 SE 6 CT	1950	Transitional Ranch	Oscar Bryant Smith
BD09181	504211051090	809 SE 6 ST	1950	Transitional Ranch	Unknown
BD09233	504211182460	708 SE 9 ST	1950	Transitional Ranch	William T. Vaughn
BD09246	504211220060	1539 SE 12 ST	1951	Transitional Ranch	Guy Platt Johnson
BD09247	504211220070	1605 SE 12 ST	1951	Transitional Ranch	Guy Platt Johnson
BD09229	504211182230	708 S RIO VISTA BLVD	1951	Transitional Ranch	Guy Platt Johnson
BD09226	504211182080	1225 PONCE DE LEON DR	1951	Transitional Ranch	James Young
BD09220	504211181210	707 SE 11 CT	1951	Transitional Ranch	John B. O'Neill
BD09236	504211182790	1016 SE 9 ST	1951	Transitional Ranch	Robert Hansen
BD09204	504211180690	1200 SE 11 ST	1951	Transitional Ranch	Unknown
BD09237	504211183070	1112 S RIO VISTA BLVD	1951	Transitional Ranch	William J. Redden
BD09219	504211181200	709 SE 11 CT	1951	Transitional Ranch	William Bigoney
BD09238	504211183080	1124 S RIO VISTA BLVD	1951	Transitional Ranch	William T. Vaughn
BD09201	504211100430	816 SE 6 CT	1952	Transitional Ranch	Frank J. Rowland
BD09209	504211180920	921 SE 11 CT	1952	Transitional Ranch	Guy Platt Johnson
BD09222	504211181530	813 PONCE DE LEON DR	1952	Transitional Ranch	John M. Peterman

TRANSITIONAL RANCH (CONTINUED)					
FMSF	Folio	Address	Year Built	Style	Architect
BD09242	504211183660	721 CORDOVA RD	1952	Transitional Ranch	John M. Peterman
BD09224	504211181810	1032 SE 13 TER	1952	Transitional Ranch	W.G. Tracy
BD09250	504211220780	1605 SE 10 ST	1953	Transitional Ranch	Charles McKirahan
BD09217	504211181180	715 SE 11 CT	1953	Transitional Ranch	John M. Peterman
BD09214	504211181010	1132 SE 6 TER	1953	Transitional Ranch	James Young
BD09243	504211183680	805 CORDOVA RD	1953	Transitional Ranch	W C Disbrow Jr.
BD09225	504211181920	1029 CORDOVA RD	1954	Transitional Ranch	John B. O'Neill
BD09245	504211200340	1704 SE 7 ST	1955	Transitional Ranch	Courtney Stewart
BD09249	504211220760	1529 SE 10 ST	1955	Transitional Ranch	Joe Phillips Jr.
BD09251	504211220840	1707 SE 10 ST	1955	Transitional Ranch	Lestery Avery
BD01576	504211051020	701 SE 6 ST	1955	Transitional Ranch	Lestery Avery
BD09178	504211051030	705 SE 6 ST	1955	Transitional Ranch	Lestery Avery
BD09239	504211183090	1128 S RIO VISTA BLVD	1955	Transitional Ranch	William J. Redden
BD09216	504211181170	721 SE 11 CT	1956	Transitional Ranch	Carol Sanford
BD09231	504211182260	804 S RIO VISTA BLVD	1956	Transitional Ranch	Cedrick Stark
BD09221	504211181520	807 PONCE DE LEON DR	1956	Transitional Ranch	James Young
BD09195	504211053670	809 SE 9 ST	1956	Transitional Ranch	Unknown
BD09200	504211100420	812 SE 6 CT	1956	Transitional Ranch	Unknown
BD09218	504211181190	711 SE 11 CT	1957	Transitional Ranch	Louis Wolff
BD09241	504211183600	621 CORDOVA RD	1958	Transitional Ranch	Jack W. Zimmer
BD09230	504211182240	712 S RIO VISTA BLVD	1959	Transitional Ranch	George B. Cunningham
BD09202	504211180030	616 SE 11 CT	1959	Transitional Ranch	Robert Little
BD09197	504211100070	708 SE 6 ST	1962	Transitional Ranch	William T. Vaughn
BD09248	504211220520	1550 SE 10 ST	1963	Transitional Ranch	George B. Cunningham
BD09177	504211050930	616 SE 5 CT	1964	Transitional Ranch	Robert Little
BD09198	504211100120	705 SE 6 CT	1966	Transitional Ranch	Paul M. Bradley Jr.
BD09199	504211100411	804 SE 6 CT	1967	Transitional Ranch	Paul M. Bradley Jr.
BD09213	504211181000	1120 SE 6 TER	1967	Transitional Ranch	Paul M. Bradley Jr.

**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 elongated one-story floor plan, 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. Other features found on examples include awning and jalousie windows, masonry and brick veneer wall texture variation, and integrated planters.



Map:Ranch Style

59 buildings within the survey area are Ranch.

<b>RANCH</b>					
FMSF	Folio	Address	Year Built	Style	Architect
BD09297	504211182950	900 S RIO VISTA BLVD	1937	Ranch	Lestery Avery
BD09282	504211053100	1116 SE 8 ST	1937	Ranch	Russell T. Pancoast
BD09268	504211050830	820 SE 5 CT	1938	Ranch	Robert Little
BD09270	504211051070	801 SE 6 ST	1940	Ranch	Nels S Jacobsen
BD09315	504211220940	1791 SE 10 ST	1940	Ranch	Robert Little
BD09278	504211052390	724 SE 7 ST	1940	Ranch	Theodore Meyer
BD09302	504211190060	901 CORDOVA RD	1940	Ranch	William A. Martin
BD09283	504211053270	902 SE 8 ST	1941	Ranch	Robert G. Jahelka
BD09266	504211050040	925 N RIO VISTA BLVD	1942	Ranch	Robert G. Jahelka
BD09307	504211220190	1610 SE 11 ST	1945	Ranch	Unknown
BD09293	504211181690	1037 SE 12 WAY	1947	Ranch	Guy Platt Johnson
BD09285	504211180160	904 SE 11 CT	1947	Ranch	Guy Platt Johnson
BD09279	504211052640	829 SE 8 ST	1947	Ranch	Robert Little
BD09275	504211052010	1012 SE 6 CT	1948	Ranch	Guy Platt Johnson
BD09295	504211182070	1221 PONCE DE LEON DR	1948	Ranch	Robert G. Jahelka
BD09299	504211183460	1504 PONCE DE LEON DR	1948	Ranch	William T. Vaughn
BD09286	504211180270	1100 SE 11 CT	1949	Ranch	Courtney Stewart
BD09298	504211183100	1132 S RIO VISTA BLVD	1949	Ranch	Lestery Avery

<b>RANCH (CONTINUED)</b>					
<b>FMSF</b>	<b>Folio</b>	<b>Address</b>	<b>Year Built</b>	<b>Style</b>	<b>Architect</b>
BD09318	504211221390	1755 SE 9 ST	1951	Ranch	Bayard C Lukens
BD09296	504211182310	711 S RIO VISTA BLVD	1951	Ranch	Gamble Pownall & Gilroy
BD09316	504211221100	1720 SE 9 ST	1951	Ranch	James Young
BD09277	504211052370	810 SE 7 ST	1951	Ranch	Lestery Avery
BD09276	504211052290	709 SE 7 ST	1951	Ranch	Morton T. Iron-monger
BD09287	504211180320	1210 SE 11 CT	1951	Ranch	ROBERT LITTLE
BD09274	504211051950	1001 SE 6 CT	1951	Ranch	Robert Little & William Crawford
BD09291	504211181510	801 PONCE DE LEON DR	1951	Ranch	William Redden
BD09284	504211100080	720 SE 6 ST	1951	Ranch	William T. Vaughn
BD09306	504211220080	1609 SE 12 ST	1952	Ranch	Bayard C Lukens
BD09294	504211182050	1205 PONCE DE LEON DR	1952	Ranch	John M. Peterson
BD09303	504211200140	1741 SE 7 ST	1953	Ranch	Guy Platt Johnson
BD09300	504211183580	609 CORDOVA RD	1954	Ranch	Guy Platt Johnson
BD09290	504211181070	804 PONCE DE LEON DR	1955	Ranch	Courtney Stewart
BD09322	504211221630	1801 SE 9 ST	1955	Ranch	John B. O'Neill
BD09289	504211180740	1101 SE 12 WAY	1955	Ranch	John B. O'Neill
BD09280	504211052750	900 SE 7 ST	1955	Ranch	Lester Avery
BD09271	504211051560	1249 N RIO VISTA BLVD	1955	Ranch	Morton T. Iron-monger
BD09292	504211181630	1116 PONCE DE LEON DR	1955	Ranch	Unknown
BD09314	504211220890	1745 SE 10 ST	1955	Ranch	Unknown
BD09288	504211180460	1101 CORDOVA RD	1956	Ranch	George Cunningham
BD09324	504211390010	1732 SE 11 ST	1956	Ranch	Guy Platt Johnson
BD09267	504211050310	1152 N RIO VISTA BLVD	1956	Ranch	Paul M. Bradley Jr
BD09311	504211220500	1512 SE 10 ST	1956	Ranch	Unknown
BD09301	504211190050	1346 PONCE DE LEON DR	1957	Ranch	Frank J. Rowland



**RANCH (CONTINUED)**

FMSF	Folio	Address	Year Built	Style	Architect
BD09308	504211220360	1527 SE 11 ST	1958	Ranch	William G. Crawford
BD09265	504211040090	811 N RIO VISTA BLVD	1959	Ranch	C W Trowbridge
BD09321	504211221510	1711 SE 8 ST	1960	Ranch	Unknown
BD09320	504211221470	1651 SE 8 ST	1961	Ranch	M R Burgroff
BD09312	504211220590	1642 SE 10 ST	1963	Ranch	Paul M. Bradley Jr
BD09323	504211350011	1745 SE 11 ST	1963	Ranch	William Presto
BD09317	504211221240	1501 SE 9 ST	1964	Ranch	William Redden
BD09269	504211050870	720 SE 5 CT	1965	Ranch	Paul M. Bradley Jr
BD09309	504211220380	1601 SE 11 ST	1966	Ranch	American Plan Service
BD09281	504211052760	901 SE 8 ST	1967	Ranch	Robert G. Jahelka
BD09319	504211221450	1631 SE 8 ST	1968	Ranch	Unknown
BD09304	504211200270	1632 SE 7 ST	1969	Ranch	James Phillips Jr
BD09313	504211220620	1700 SE 10 ST	1969	Ranch	Unknown
BD09272	504211051790	1016 SE 6 ST	1970	Ranch	Paul M. Bradley Jr
BD09310	504211220381	1611 SE 11 ST	1971	Ranch	Herman Hostettler
BD09305	504211200480	1832 SE 7 ST	1972	Ranch	Russell T. Pancoast

**STYLED RANCH**

The Styled Ranch was a popular variation of the Ranch house form, but with the application of design elements of historical styles. The Styled Ranch was constructed between 1935 and 1985, although their prevalence was most concentrated in the 1970s and 1980s. Subtypes of the Styled Ranch style include Spanish, Colonial Revival, Neoclassical, French, and Tudor. The character of the stylistic design elements define the subtype.

14 buildings within the survey area are Styled Ranch.

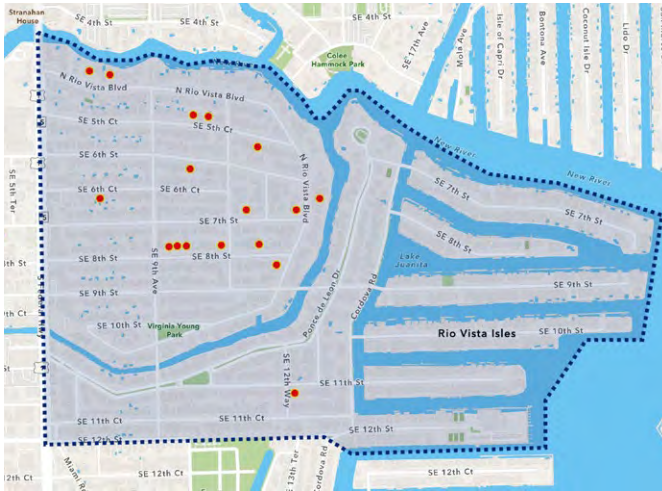


Riverfront home of Daniel Richter sold to Dr. and Mrs. James (Mrs. James is the movie star, Normal Talmadge). The home, located at 1233 N. Rio Vista Blvd. sold for \$42,000.

Figure: "Riverfront Home," Fort Lauderdale News, May 26, 1951.



Figure: "Rio Vista Boulevard," Fort Lauderdale News, February 17, 1955; Figure: 800 S Rio Vista Boulevard, 2023



Map: Styled Ranch Style

**MID-CENTURY MODERN**

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plans to maximize interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida’s domestic architecture there was a proliferation of Ranch Style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that the overall living area included backyard space.

Materials such as concrete breezeblock, brick, and wood were featured in many of the designs, sometimes in geometric or abstract patterns. Mass production standardized many of the options in house designs and led to an affordability in home ownership illustrating the prosperity of the new middle class.

7 buildings within the survey area are Mid-Century Modern.

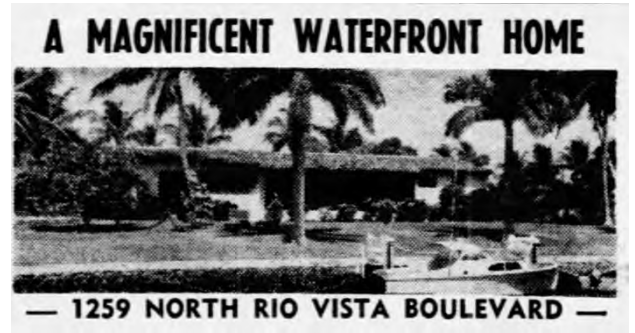
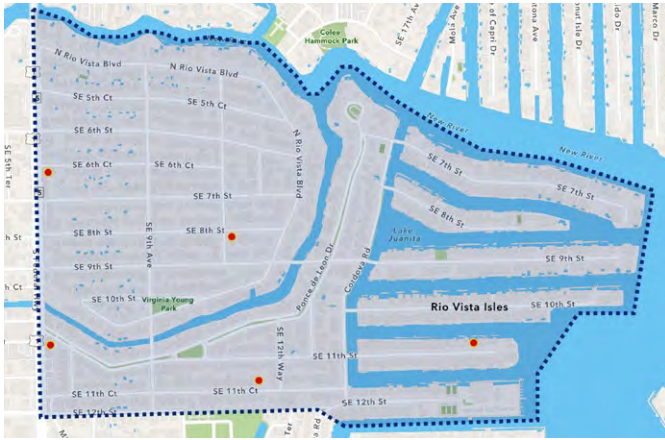


Figure: "A Magnificent Waterfront Home," Fort Lauderdale News, May 14, 1952; Figure: 1259 North Rio Vista Boulevard, 2023 (alterations)



Figure: "The Rio Vista Home," Fort Lauderdale News, May 17, 1952; Figure: 808 SE Ninth Street, 2023



Map: Mid-Century Modern



Figure: "Rio Vista," Fort Lauderdale News, March 22, 1952

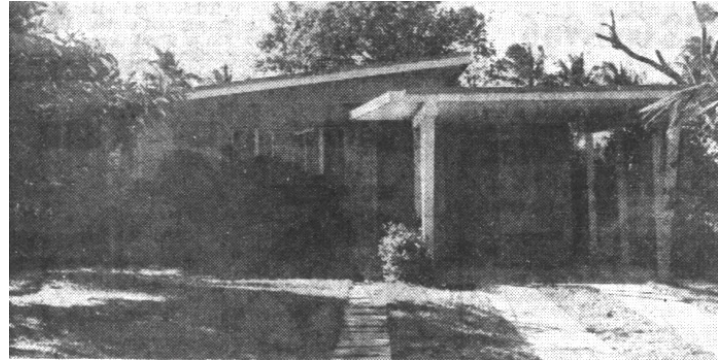


Figure: "Two Bedroom," Fort Lauderdale News, January 1, 1955; Figure: 816 SE Sixth Court, 2023 Style

MID-CENTURY MODERN					
FMSF	Folio	Address	Year Built	Style	Architect
	504211053120	1100 SE 8 ST	1950	Mid-Century Modern	John B O'Neill
	504211180790	1209 SE 11 CT	1950	Mid-Century Modern	UNKNOWN
BD04665	504211100190	620 S FEDERAL HWY	1952	Mid-Century Modern	Morton T. Iron-monger
	504211181230	1100 S FEDERAL HWY	1954	Mid-Century Modern	JACK ZIMMER
	504211220450	1721 SE 11 ST	1954	Mid-Century Modern	GEORGE WADDY
	504211182160	1339 PONCE DE LEON DR	1955	Mid-Century Modern/Shed	JACK W.ZIMMER
	504211181540	817 PONCE DE LEON DR	1957	Mid-Century Modern/Shed	LESTER AVERY

## COLONIAL REVIVAL

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the American Architect, the New York Sketch Book of Architecture and Harpers. The popularity of the style was interpreted to the South Florida climate.

The earliest buildings designed in the Colonial Revival style were large residences in New York and New England, particularly near seaside resorts where colonial architecture remained. There were generally two approaches to Colonial Revival design. One emphasized quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. This approach produced the Colonial Revival cottage. The more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized their attention to symmetry, proportion, and consistency of materials.

Colonial Revival houses of the early twentieth century maintained many of the features of the original, inspired by earlier Georgian and Federal buildings. Facades were typically symmetrical two-story in height with gable roofs and end chimneys. The plans were typically two or four room, central hall designs. The rear portion of most Colonial Revival houses were designed to accommodate new kitchens and bathrooms not present in earlier eighteenth and nineteenth century designs. The front rooms and entrance hall usually remained symmetrical.

The frame two-story Colonial Revival house with gable roof at 1101 SE 7 St was designed by prominent local architect John M. Peterman in 1937. The home was designed for Virginia Schulman Young who later became the first female mayor of Fort Lauderdale. Virginia Schulman moved to Fort Lauderdale in 1926, and married George Young, a builder who constructed many of the homes in Rio Vista and the surrounding neighborhood.

12 buildings within the survey area are Colonial Revival.

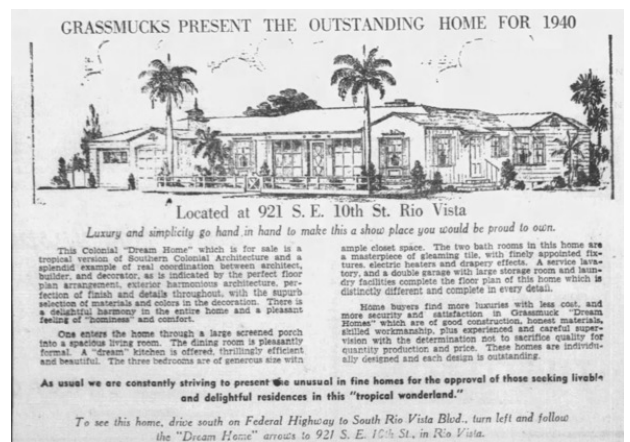
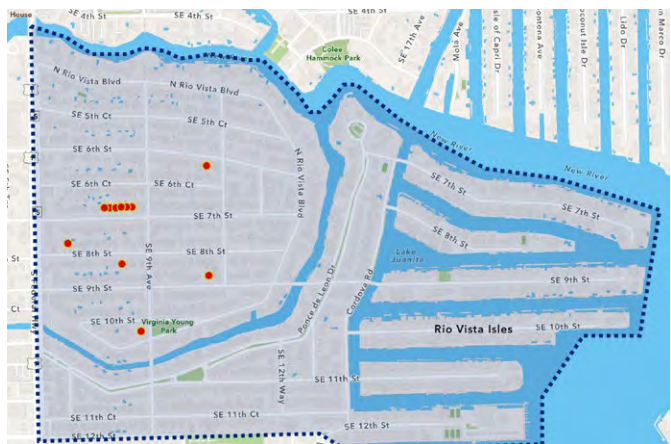


Figure: "Grassmucks Present The Outstanding Home For 1940," Fort Lauderdale News, March 30, 1940; 1101 SE 7 St Figure: 921 SE 10th Street, 2023.



Figure: "Recently Completed Tropical Colonial Home In Rio Vista," Fort Lauderdale News, April 8, 1939; Figure: "Rio Vista Home," Fort Lauderdale News, May 9, 1953



Map: Colonial Revival

COLONIAL REVIVAL					
FMSF	Folio	Address	Year Built	Style	Architect
BD01625	504211052530	621 SE 8 ST	1931	Colonial Revival	unknown
BD01618	504211051720	1101 SE 7 ST	1935	Colonial Revival	John M. Peterman
	504211053370	1013 SE 9 ST	1937	Colonial Revival	Owner
BD01628	504211053430	812 SE 8 ST	1938	Colonial Revival	unknown
	504211051800	1012 SE 6 ST	1951	Colonial Revival	unknown
	504211052210	817 SE 7 ST	1931	Colonial Revival/Frame Vernacular	unknown
	504211052220	815 SE 7 ST	1934	Colonial Revival/Frame Vernacular	unknown
	504211052240	805 SE 7 ST	1936	Colonial Revival/Frame Vernacular	unknown
	504211052230	809 SE 7 ST	1936	Colonial Revival/Frame Vernacular	Robert G Jahelka
	504211052260	725 SE 7 ST	1936	Colonial Revival/Frame Vernacular - Altered	John M. Peterman
	504211052250	801 SE 7 ST	1936	Colonial Revival/Frame Vernacular - Altered	Robert G Jahelka
	504211050790	817 SE 5 CT	1944	Colonial Revival/Mediterranean	G. Sherman Child

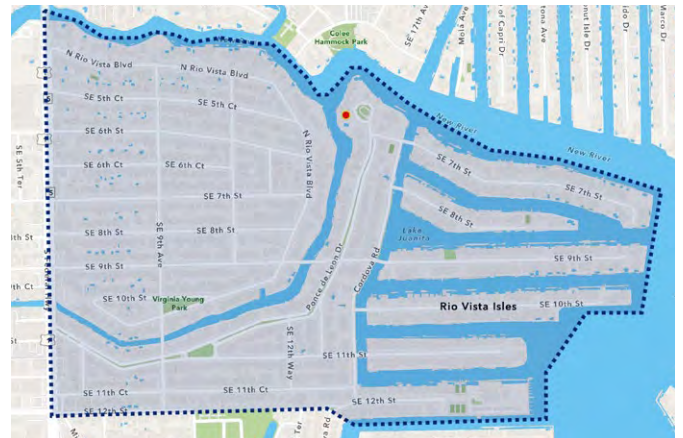
**NEOCLASSICAL**

The Neoclassical style evolved from a renewed interest in the architectural forms of the ancient Greeks and Romans. The revival of interest in classical models in the United States dates from the World’s Columbian Exposition, held in Chicago in 1893. Many of the best-known architects of the day designed buildings for the Exposition based on classical precedents. Examples were varied and ranged from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam, Georgian, and Early Classical Revival residences built in the United States during the eighteenth century. The exposition was well attended and publicized.

In Florida, the Neoclassical style became popular for commercial and government buildings, such as banks and courthouses. The application of the Neoclassical style to residential architecture is less common. Some of the characteristics of the style include a symmetrical façade dominated by a full height porch on classical

columns, typically with Ionic or Corinthian capitals; gable or hip roofs with boxed eaves, frequently with dentils or modillions beneath the roof and a wide frieze band surrounding the building; doorways featuring decorative pediments; double-hung sash windows, usually with six or nine panes per sash; and roof line balustrades.

2 buildings within the survey area are Neoclassical.



Map: Neoclassical

NEOCLASSICAL					
FMSF	Folio	Address	Year Built	Style	Architect
	504211100310	806 SE 6 ST	1950	Neoclassical	unknown
	504211183340	1567 PONCE DE LEON DR	1974	Neoclassical	James Knox Pownall

**FOOTNOTES**

- 1 Historic Property Associates, Inc., "Historic Properties Survey, 1988," 16.
- 2 Gillis, Susan. Fort Lauderdale: The Venice of America.
- 3 Broward County Historical Timeline Booklet, Gillis.
- 4 "Club Women Will Get Commission On Sales of Lots," Fort Lauderdale News, January 13, 1925; "Woman's Club To Share In Sales At Rio Vista Isles Next Thursday," Fort Lauderdale News, January 17, 1925.
- 5 "Rio Vista Isles—Advertisement," Fort Lauderdale News, January 17, 1925.
- 6 "Rio Vista Lots Being Sold By Local Club Women Today," Fort Lauderdale News, January 22, 1925.
- 7 "Sperry Home In Rio Vista To Be A Handsome One," Fort Lauderdale News, June 24, 1925.
- 8 "Stepping Stones Sold," Fort Lauderdale News, April 3, 1931.
- 9 "To Build Apartment House In Rio Vista," Fort Lauderdale News, July 6, 1925.
- 10 "Pickups—Advertisement," Fort Lauderdale News, January 16, 1925.
- 11 "\$80,000 Sales Of Rio Vista Isles Property Reported," Fort Lauderdale News, August 5, 1925.
- 12 "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.
- 13 "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- 14 "City Managers' Program Here Now Complete," Fort Lauderdale News, October 6, 1927.
- 15 "City Bus Will Serve Larger Area of City," Fort Lauderdale News, March 24, 1928.
- 16 Historic Property Associates, Inc., "Historic Properties Survey, 1988," 16.
- 17 "Distress Homes—Advertisement," Fort Lauderdale News, March 26, 1929.
- 18 "City Appoints Committee To Study Program," Fort Lauderdale News, December 29, 1931.
- 19 "Morang Plans Developments For Rio Vista," Fort Lauderdale News, December 14, 1935.
- 20 "Emergency Relief Work Is Resumed," Fort Lauderdale News, February 8, 1933.
- 21 "City Has More Tourists Than Ever Before," Fort Lauderdale News, February 6, 1930.
- 22 "New Business Developing As Fed Aid Opens," Fort Lauderdale News, October 4, 1930.
- 23 "City Building Permits Jump," Fort Lauderdale News, July 3, 1933.
- 24 "Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.
- 25 "Garden Circle Formed By Rio Vista Women," Fort Lauderdale News, September 8, 1936.
- 26 "Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.
- 27 "Yacht Club's Initial Roster of 100 is Announced Closed," Fort Lauderdale News, July 9, 1938.
- 28 "Truly Modern Homes—Advertisement," Fort Lauderdale News, August 9, 1942.
- 29 "Preview Of City Report," Fort Lauderdale News, September 6, 1942.
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- 42 See Francis Abreu in Architect Appendix.
- 43 See John M. Peterman in Architect Appendix.

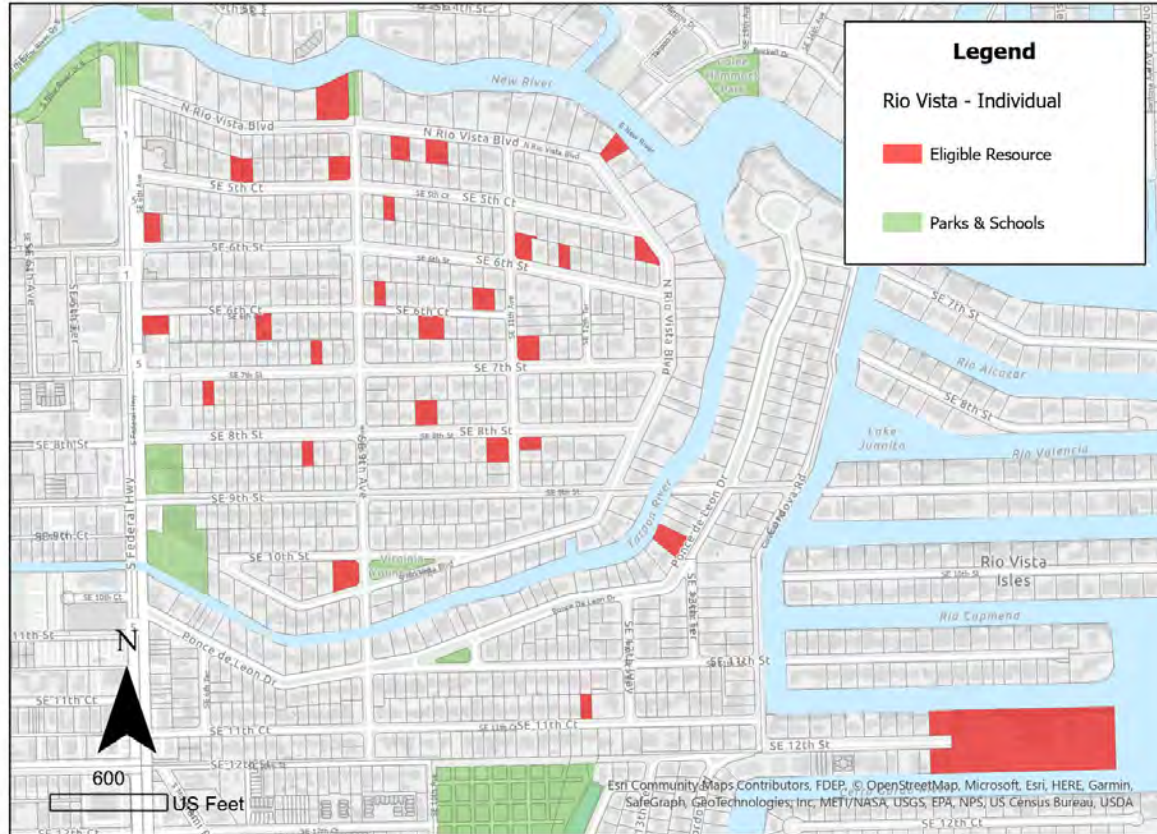
POTENTIALLY  
ELIGIBLE  
RESOURCES FOR  
THE NATIONAL  
REGISTER OF  
HISTORIC PLACES -  
RIO VISTA



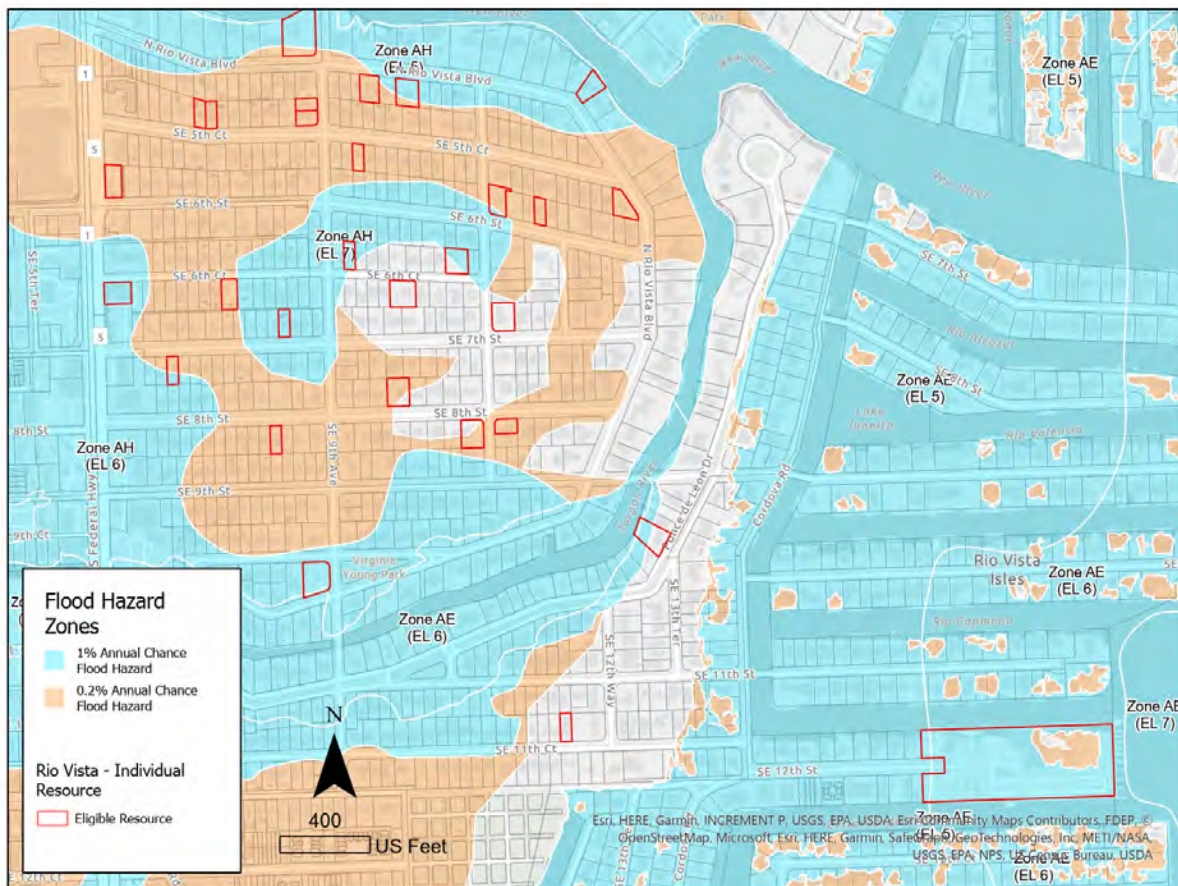


## POTENTIALLY ELIGIBLE RESOURCES FOR THE NATIONAL REGISTER OF HISTORIC PLACES - RIO VISTA

FMSF	Folio	Address	Year Built	Style	Architect
BD01552	504211050720	713 SE 5 CT	1927	Mediterranean Revival	Unknown
BD01553	504211050730	717 SE 5 CT	1924	Bungalow	Unknown
BD01559	504211051210	908 SE 5 CT	1918	Masonry Vernacular	Unknown
BD01580	504211100280	720 SE 6 CT	1939	Art Moderne	Unknown
BD01584	504211051900	907 SE 6 CT	1925	Bungalow	Unknown
BD01585	504211052031	924 SE 6 CT	1925	Mediterranean Revival	Unknown
BD01599	504211051410	1101 SE 6 ST	1925	Mediterranean Revival	Unknown
BD01602	504211051430	1117 SE 6 ST	1939	Mediterranean Revival	Unknown
BD01606	504211052450	700 SE 7 ST	1936	Bungalow	Unknown
BD01618	504211051720	1101 SE 7 ST	1935	Colonial Revival	John M. Peterman
BD01628	504211053430	812 SE 8 ST	1938	Colonial Revival	Unknown
BD01639	504211053190	1016 SE 8 ST	1925	Craftsman	Unknown
BD01645	504211050800	511 SE 9 AVE	1958	Craftsman	Unknown
BD01646	504211050810	515 SE 9 AVE	1924	Craftsman Bungalow	Unknown
BD01817	504211040100	833 N RIO VISTA BLVD	1924	Mediterranean Revival	Francis Abreu
BD01821	504211050370	912 N RIO VISTA BLVD	1937	Mediterranean/Georgian Revival	Unknown
BD01822	504211050350	1000 N RIO VISTA BLVD	1924	Mediterranean/Georgian Revival	Unknown
BD01830	504211050140	1135 N RIO VISTA BLVD	1936	Monterey	John M. Peterman
BD04665	504211100190	620 S FEDERAL HWY	1952	Mid-Century Modern	Morton T. Ironmonger
BD04667	504211050970	550 S FEDERAL HWY	1976	Contemporary	John M. Peterman
BD09148	504211051341	1220 N RIO VISTA BLVD	1943	Mediterranean Revival	Unknown
BD09150	504211051980	1017 SE 6 CT	1936	Frame Vernacular/Craftsman	Unknown
BD09151	504211052220	815 SE 7 ST	1934	Colonial Revival/Frame Vernacular	Unknown
BD09154	504211052790	921 SE 8 ST	1936	Minimal Traditional	Unknown
BD09157	504211053120	1100 SE 8 ST	1950	Mid-Century Modern	John B O'Neill
BD09160	504211180790	1209 SE 11 CT	1950	Mid-Century Modern	Unknown
BD09161	504211182130	1325 PONCE DE LEON DR	1940	Monterey	Carlos Schoeppl
BD09164	504211182390	1001 SE 9 AVE	1936	Colonial Revival	Unknown
BD09167	504211440010	1725 SE 12th St	1939	Potentially Altered	Russel Pancoast & Robert Little



Rio Vista - Individual



Rio Vista - Individual Resources

**Potential Historic District: Individuals**

<p><b>FMSF Number:</b> BD01552  <b>Folio:</b> 504211050720  <b>Address:</b> 713 SE 5 CT  <b>Year Built:</b> 1927  <b>Permit Year:</b> 1951  <b>Style:</b> Mediterranean Revival  <b>Architect:</b> Unknown</p>	
<p><b>FMSF Number:</b> BD01553  <b>Folio:</b> 504211050730  <b>Address:</b> 717 SE 5 CT  <b>Year Built:</b> 1924  <b>Permit Year:</b> 1959  <b>Style:</b> Bungalow  <b>Architect:</b> Unknown</p>	
<p><b>FMSF Number:</b> BD01559  <b>Folio:</b> 504211051210  <b>Address:</b> 908 SE 5 CT  <b>Year Built:</b> 1918  <b>Permit Year:</b> No Permit Record  <b>Style:</b> Masonry Vernacular  <b>Architect:</b> Unknown</p>	

**FMSF Number:** BD01580

**Folio:** 504211100280

**Address:** 720 SE 6 CT

**Year Built:** 1939

**Permit Year:** 1937

**Style:** Art Moderne

**Architect:** Unknown



**FMSF Number:** BD01584

**Folio:** 504211051900

**Address:** 907 SE 6 CT

**Year Built:** 1925

**Permit Year:** 1935

**Style:** Bungalow

**Architect:** Unknown



**FMSF Number:** BD01585

**Folio:** 504211052031

**Address:** 924 SE 6 CT

**Year Built:** 1925

**Permit Year:** 1956

**Style:** Mediterranean Revival

**Architect:** Unknown



**FMSF Number:** BD01599  
**Folio:** 504211051410  
**Address:** 1101 SE 6 ST  
**Year Built:** 1925  
**Permit Year:** 1938  
**Style:** Mediterranean Revival  
**Architect:** Unknown



**FMSF Number:** BD01602  
**Folio:** 504211051430  
**Address:** 1117 SE 6 ST  
**Year Built:** 1939  
**Permit Year:** 1959  
**Style:** Mediterranean Revival  
**Architect:** Unknown



**FMSF Number:** BD01606  
**Folio:** 504211052450  
**Address:** 700 SE 7 ST  
**Year Built:** 1936  
**Permit Year:** 1937  
**Style:** Bungalow  
**Architect:** Unknown



**FMSF Number:** BD01618  
**Folio:** 504211051720  
**Address:** 1101 SE 7 ST  
**Year Built:** 1935  
**Permit Year:** 1937  
**Style:** Colonial Revival  
**Architect:** John M. Peterman



**FMSF Number:** BD01628  
**Folio:** 504211053430  
**Address:** 812 SE 8 ST  
**Year Built:** 1938  
**Permit Year:** 1961  
**Style:** Colonial Revival  
**Architect:** Unknown



**FMSF Number:** BD01639  
**Folio:** 504211053190  
**Address:** 1016 SE 8 ST  
**Year Built:** 1925  
**Permit Year:** 1937  
**Style:** Craftsman  
**Architect:** Unknown



**FMSF Number:** BD01645  
**Folio:** 504211050800  
**Address:** 511 SE 9 AVE  
**Year Built:** 1958  
**Permit Year:** 1968  
**Style:** Craftsman  
**Architect:** Unknown



**FMSF Number:** BD01646  
**Folio:** 504211050810  
**Address:** 515 SE 9 AVE  
**Year Built:** 1924  
**Permit Year:** 1955  
**Style:** Craftsman Bungalow  
**Architect:** Unknown



**FMSF Number:** BD01817  
**Folio:** 504211040100  
**Address:** 833 N RIO VISTA BLVD  
**Year Built:** 1924  
**Permit Year:** 1962  
**Style:** Mediterranean Revival  
**Architect:** Francis Abreu





**FMSF Number:** BD01821  
**Folio:** 504211050370  
**Address:** 912 N RIO VISTA BLVD  
**Year Built:** 1937  
**Permit Year:** 1938  
**Style:** Mediterranean/Georgian Revival  
**Architect:** Unknown



**FMSF Number:** BD01822  
**Folio:** 504211050350  
**Address:** 1000 N RIO VISTA BLVD  
**Year Built:** 1924  
**Permit Year:** 1941  
**Style:** Mediterranean/Georgian Revival  
**Architect:** Unknown



**FMSF Number:** BD01830  
**Folio:** 504211050140  
**Address:** 1135 N RIO VISTA BLVD  
**Year Built:** 1936  
**Permit Year:** 1937  
**Style:** Monterey  
**Architect:** John M. Peterman



**FMSF Number:** BD04665  
**Folio:** 504211100190  
**Address:** 620 S FEDERAL HWY  
**Year Built:** 1952  
**Permit Year:** 1945  
**Style:** Mid-Century Modern  
**Architect:** Morton T. Ironmonger



**FMSF Number:** BD04667  
**Folio:** 504211050970  
**Address:** 550 S FEDERAL HWY  
**Year Built:** 1976  
**Permit Year:** 1938  
**Style:** Contemporary  
**Architect:** John M. Peterman



**FMSF Number:** BD09148  
**Folio:** 504211051341  
**Address:** 1220 N RIO VISTA BLVD  
**Year Built:** 1943  
**Permit Year:** 1935  
**Style:** Mediterranean Revival  
**Architect:** Unknown



**FMSF Number:** BD09150  
**Folio:** 504211051980  
**Address:** 1017 SE 6 CT  
**Year Built:** 1936  
**Permit Year:** 1959  
**Style:** Frame Vernacular/Craftsman  
**Architect:** Unknown



**FMSF Number:** BD09151  
**Folio:** 504211052220  
**Address:** 815 SE 7 ST  
**Year Built:** 1934  
**Permit Year:** 1958  
**Style:** Colonial Revival/Frame Vernacular  
**Architect:** Unknown



**FMSF Number:** BD09154  
**Folio:** 504211052790  
**Address:** 921 SE 8 ST  
**Year Built:** 1936  
**Permit Year:** 1937  
**Style:** Minimal Traditional  
**Architect:** Unknown



**FMSF Number:** BD09157  
**Folio:** 504211053120  
**Address:** 1100 SE 8 ST  
**Year Built:** 1950  
**Permit Year:** 1950  
**Style:** Mid-Century Modern  
**Architect:** John B O'Neill



**FMSF Number:** BD09160  
**Folio:** 504211180790  
**Address:** 1209 SE 11 CT  
**Year Built:** 1950  
**Permit Year:** 1950  
**Style:** Mid-Century Modern  
**Architect:** UNKNOWN



**FMSF Number:** BD9161  
**Folio:** 504211182130  
**Address:** 1325 PONCE DE LEON DR  
**Year Built:** 1940  
**Permit Year:** 1938  
**Style:** Monterey  
**Architect:** Carlos Schoeppl



**FMSF Number:** BD09164  
**Folio:** 504211182390  
**Address:** 1001 SE 9 AVE  
**Year Built:** 1936  
**Permit Year:** 1951  
**Style:** Colonial Revival  
**Architect:** Unknown



**FMSF Number:** BD09167  
**Folio:** 504211440010  
**Address:** 1725 SE 12th St (Fort Lauderdale Yacht Club)  
**Year Built:** Multiple dates

*The buildings have been renovated and altered. More information concerning current site conditions would be required to determine if this property would be eligible for individual designation.*



**FMSF Number: BD01552**

**Folio: 504211050720**

**Address: 713 SE 5 CT**

Year Built: 1927

Permit Year: 1951

Style: Mediterranean Revival

Architect: Unknown

Alterations: 1977 pool; 1992 replace 32 windows; 2002 replaced 34 windows

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Intersecting Gables

Roof Material: Barrel Tile

Windows: Single-Hung

**Narrative:** 713 SE 5th Court is a two-story residential structure with an irregular plan. It has a stucco exterior with an intersecting gables barrel tile roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 5th Court, the composition of the residence including a front entrance under a fabric awning, Mediterranean Revival architectural details including asymmetrical configuration, composition of single-hung windows with fabric awnings, second level balconies with stucco balustrades, rough stucco detailing, and prominent chimney with decorative bell tower.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida. 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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terracotta. Patios, courtyards, balconies, and loggias are common.

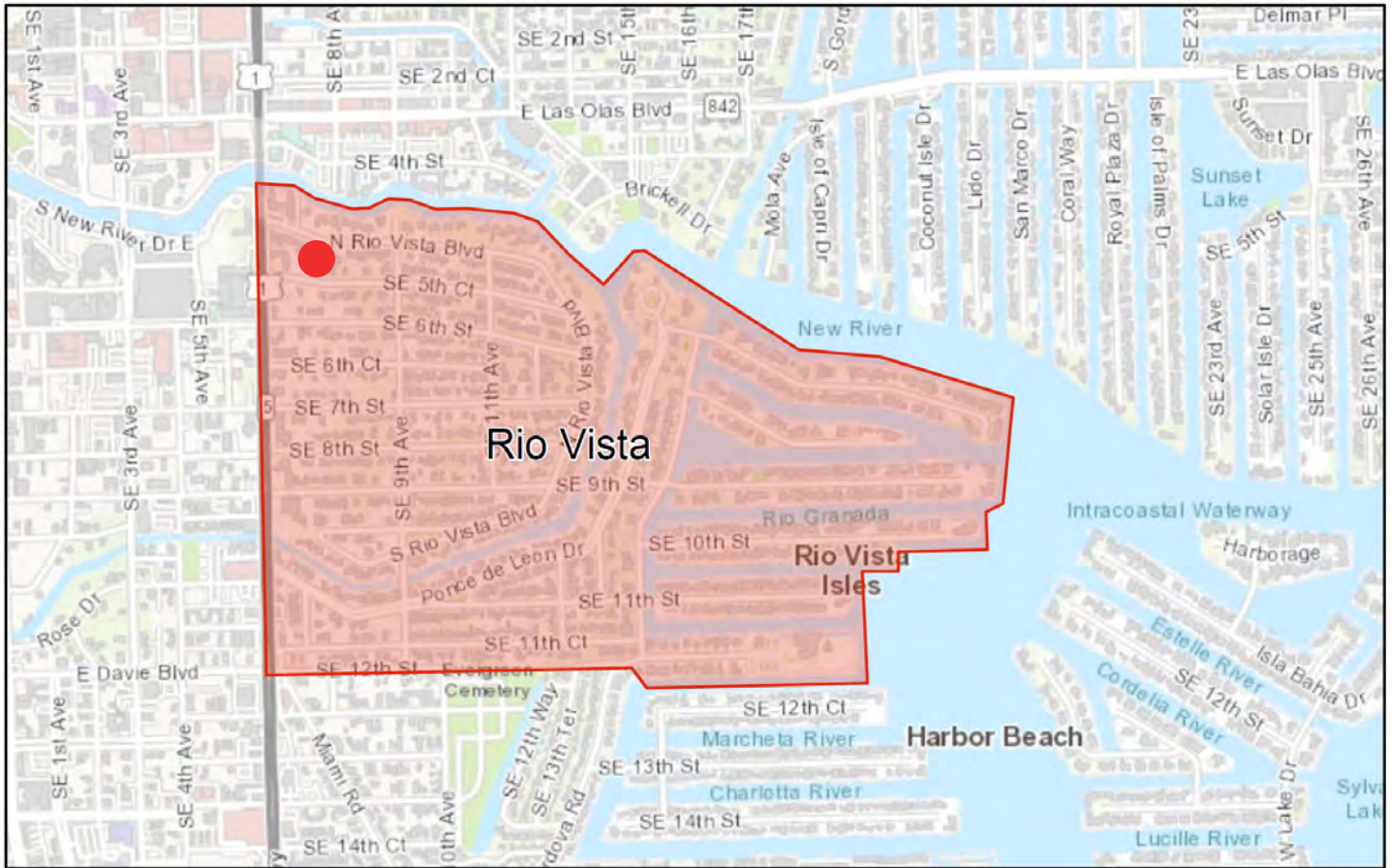
#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

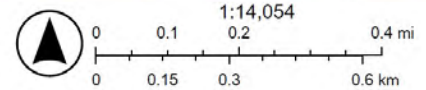
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors. On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- “\$80,000 Sales Of Rio Vista Isles Property Reported,” Fort Lauderdale News, August 5, 1925.
- “City Bus Will Serve Larger Area of City,” Fort Lauderdale News, March 24, 1928.
- “City Managers’ Program Here Now Complete,” Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., “Historic Properties Survey.” Fort Lauderdale, Florida. 1988.
- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “New Structures Rising In Central Business District,” Fort Lauderdale News, February 5, 1925.
- “Two Months More—Advertisement,” Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01559****Folio: 504211051210****Address: 908 SE 5 CT**

Year Built: 1918

Permit Year: No Permit Record

Style: Masonry Vernacular

Architect: Unknown

Alterations: Porch Replaced -4/7/1952; Bay Window added 09/03/1991; Screen porch and deck installed 11/1991; Shingle and Flat Reroof 2400 SF 4/2010

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Gable

Roof Material: Asphalt Single

Windows: Single-Hung

**Narrative:** 908 SE 5th Court is a two-story residential structure with a rectangular plan. It has a stucco exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 5th Court, the composition of the residence including a front entrance under an open-air porch, Masonry Vernacular architectural details including open-air front porch with wood columns, composition of single-hung windows, and symmetrical configuration.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Masonry Vernacular**

Masonry Vernacular was a common style utilized by lay or self-taught builders. Prior to the Civil War, vernacular designs were local and transmitted through word of mouth or demonstration, relying on native building materials. During the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular designs. Popular magazines featured standardized manufactured building components and house plans to create a universal design. The railroad also aided the process by providing inexpensive and efficient transportation for manufactured building materials.

In Florida, most examples predating 1920 were brick, but a number of examples feature rough-faced cast concrete popularized by Architect Henry Hobson Richardson, with his late-19th century Romanesque buildings. The Masonry Vernacular designs of the 1920s were most often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and brick. During the 1930s influenced by the International and Modern styles there was an increased use of reinforced concrete construction techniques. Since World War II, concrete block construction has been the leading masonry building material in Florida.

#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. The development of Fort Lauderdale was largely a result of investments beginning in 1904 under the direction of Governor Napoleon Bonaparte to create internal improvements throughout Florida. Valuable land became developable after the drainage of the Everglades, with Fort Lauderdale as a focal point of this program. During the following years, development was mainly along the railroad corridor however, commercial and residential growth was slow. By 1910, the Fort Lauderdale settlement had only 143 residents. In 1911, the Town of Fort Lauderdale was incorporated. In 1915 Broward County was delineated and Fort Lauderdale selected as the county seat.

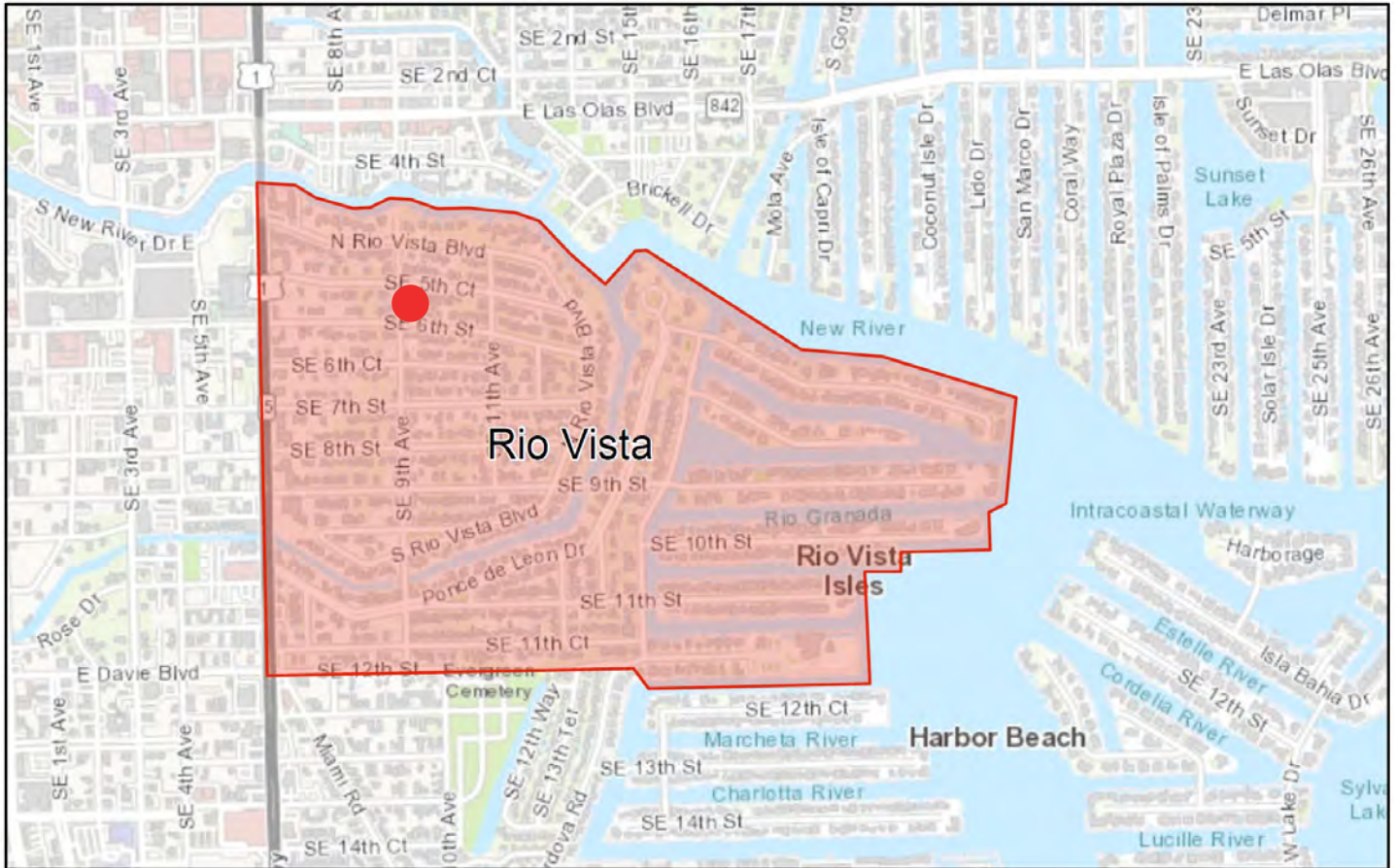
As the infrastructure improved in Fort Lauderdale, a combination of the warm year-round weather and a budding tourism industry ushered in the era of land speculation. The first two years of World War I were largely focused on the conflict overseas. In 1916, pioneer developer Mary Brickell platted the area of Colee Hammock and Rio Vista. Her intentions were to create an upscale residential neighborhood. Upon her death, the land was purchased by C. J. Hector, who began his "River View" development. The Gordon subdivision located in the western area of Rio Vista near SE 6 Court and SE 7 Street east of U. S. Highway 1, was where the earliest building occurred. These early residences were small, one-story Frame Vernacular houses dating to around 1917. Most early residents were drawn to the area because of the warm climate and the ability to grow crops year round without the threat of a deep freeze with the main economic drivers of the area being vegetable and citrus farming.

In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

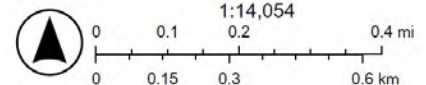
The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.



## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

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- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “New Structures Rising In Central Business District,” Fort Lauderdale News, February 5, 1925.
- “Two Months More—Advertisement,” Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01580**

**Folio: 504211100280**

**Address: 720 SE 6 CT**

Year Built: 1939

Permit Year: 1937

Style: Art Moderne

Architect: Unknown

Alterations: 1937 Servants room with Bath& laundry; 1966 replace porch windows; 1999 pool; 2000 Replace 19 windows

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Fixed; Not Visible

**Narrative:** 720 SE 6 Ct is a one-story residential structure with a rectangular plan. It has a stucco exterior with a flat built-up roof. Character defining features include the location of the residence that is sited on infill parcel with primary frontage along SE 6th Court, the composition of the residence including a prominent corner entrance, Art Moderne architectural details including open air porch entrance, decorative roofline with barrel tile, and rough stucco details.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Art Moderne**

The Art Moderne style represented a break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products. Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize the streamline effort.

In Florida, Art Moderne buildings are often found in communities which continued to grow despite the collapse of the speculative land boom in 1926. Typically, the style was applied to commercial and apartment buildings, rarely in residences.

#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year," the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to "enforce building requirements" in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an "Eden" which featured "beautiful waterways, tropical growth and winding shaded roadways."

#### **Bibliography**

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"Garden Circle Formed By Rio Vista Women," Fort Lauderdale News, September 8, 1936.

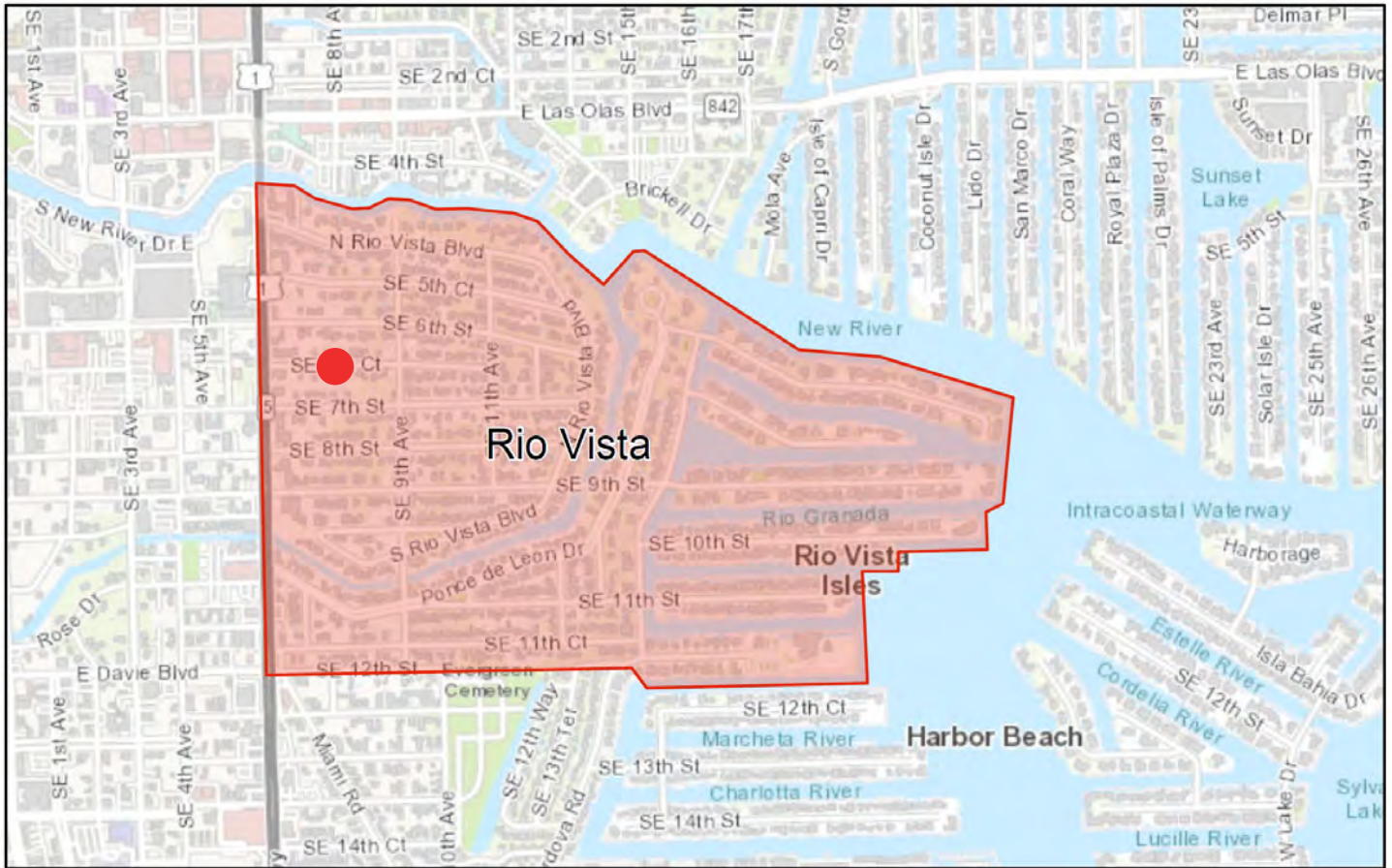
Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida.1988.

Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.

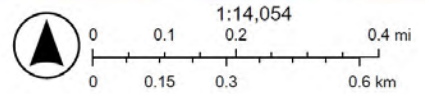
"Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.

"Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.

### Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



**FMSF Number: BD01584**

**Folio: 504211051900**

**Address: 907 SE 6 CT**

Year Built: 1925

Permit Year: 1935

Style: Bungalow

Architect: Unknown

Alterations: 1987 Pool; 1988 remove 10 windows and install 18; 1989 1&2 story addition

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Clapboard

Roof Type: Gable

Roof Material: Asphalt Single

Windows: Single-Hung

**Narrative:** 907 SE 6th Court is a two-story residential structure with a rectangular plan. It has a wood clapboard exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 6th Court, the composition of the residence including a central entrance under an open-air porch, Bungalow architectural details including open-air porch with wood columns, composition of single-hung windows, second level dormer with gable roof, and prominent stone chimney.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### Bungalow

Most commonly Bungalows were one or one and a half stories having a wide shallow roof that overhangs and extends to provide cover for the porch, running the width of the home. The supporting columns of the roof often taper and rest on stone bases evenly spaced across the façade. The bungalow house type was very popular in Florida during the first three decades of the 20th century. Vernacular expressions of the style were widespread due to the availability of popular magazines such as *The Craftsman* and *Bungalow Magazine*.

### Historic Context

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

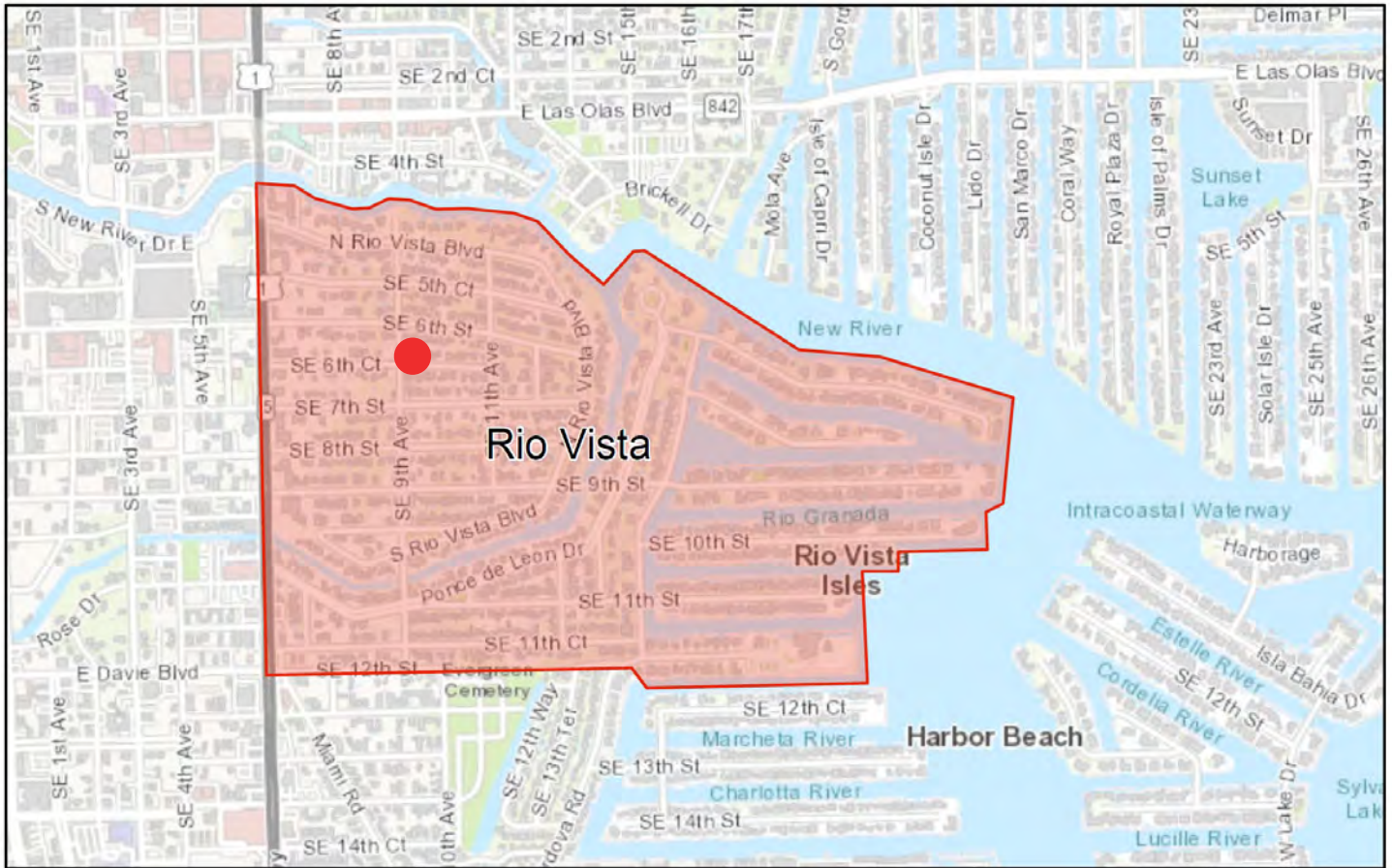
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In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties. Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

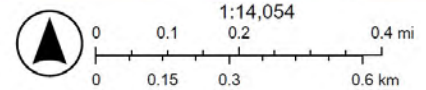
The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.

On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- “City Building Permits Jump,” Fort Lauderdale News, July 3, 1933.
- “Garden Circle Formed By Rio Vista Women,” Fort Lauderdale News, September 8, 1936.
- Historic Property Associates, Inc., “Historic Properties Survey,” Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD01585**

**Folio: 504211052031**

**Address: 924 SE 6 CT**

Year Built: 1925

Permit Year: 1956

Style: Mediterranean Revival

Architect: Unknown

Alterations: 1956 Pool; 2002 pool; 2011 R&R 67 windows and 5 doors w/ impact

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Mix

Roof Material: Barrel Tile; Built-up

Windows: Single-Hung; Fixed

**Narrative:** 924 SE 6th Court is a two-story residential structure with an irregular plan. It has a stucco exterior with mixed barrel tile and built-up roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 6th Court, the composition of the residence including a front entrance under an open-air porch, Mediterranean Revival architectural details including asymmetrical configuration, composition of arched, single-hung, and fixed windows with fabric curtains, wood doors and garage doors, semicircular bay window, and prominent stucco chimney with bell tower.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida.

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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.

#### **Historic Context**

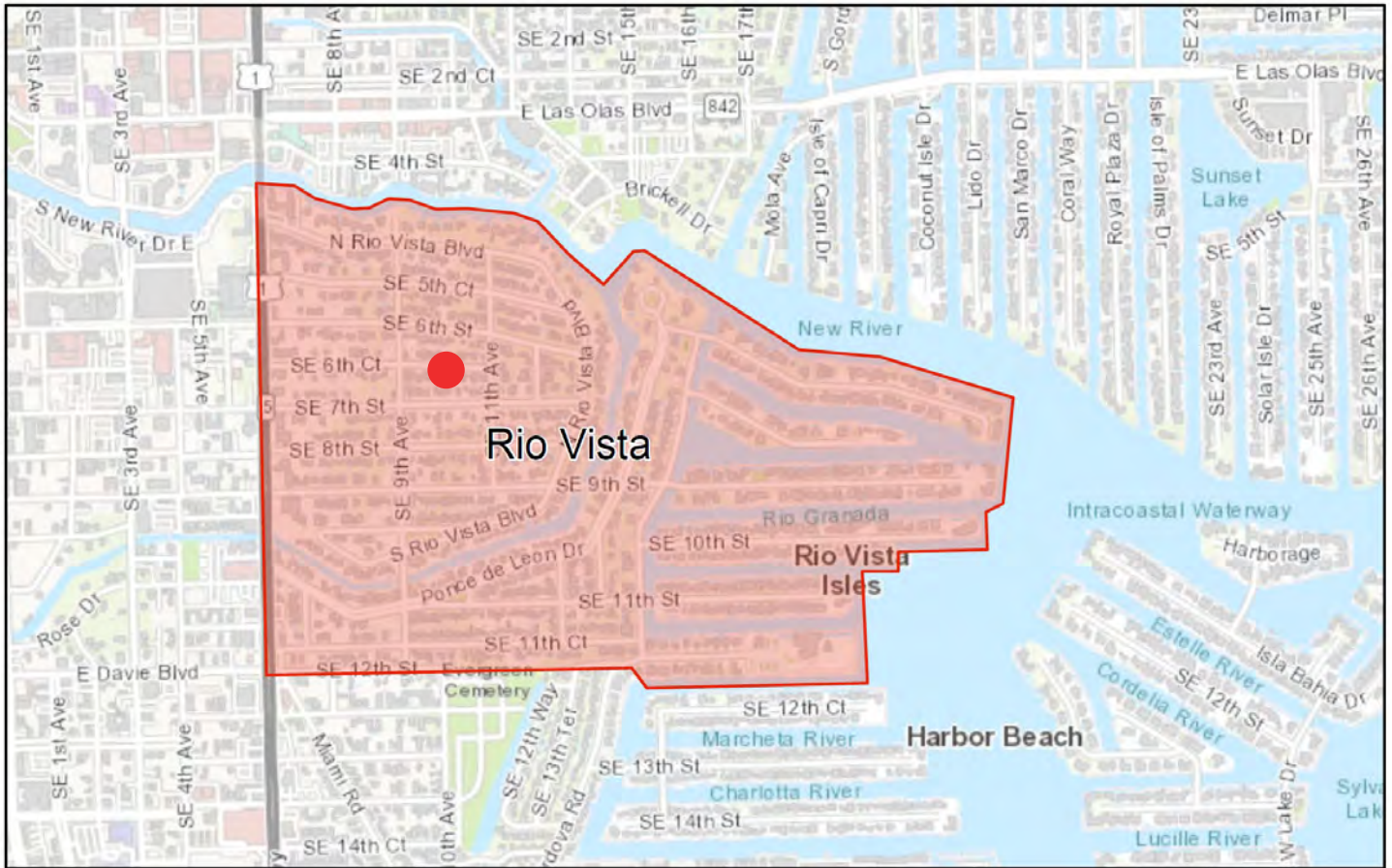
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In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

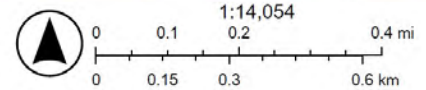
The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors. On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local

depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

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- Logan, Trisha and Ugucioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD01599**

**Folio: 504211051410**

**Address: 1101 SE 6 ST**

Year Built: 1925

Permit Year: 1938

Style: Mediterranean Revival

Architect: Unknown

Alterations: 1938 Porch; 2002 Decorative columns; 49 windows and doors impact;

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Gable; Shed

Roof Material: Barrel Tile

Windows: Single-Hung; Fixed

**Narrative:** 1101 SE 6th Court is a two-story residential structure with a rectangular plan. It has a stucco exterior with a gable and shed barrel tile roof. Character defining features include the location of the residence that is sited on a corner parcel at the intersection of SE 6th Street and SE 11th Avenue, the composition of the residence including a side entrance under a fabric awning, Mediterranean Revival architectural details including asymmetrical configuration, composition of arched, single-hung and fixed windows with fabric awnings, exposed wood eaves, rough stucco detailing, and decorative roof vents.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida.

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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.

#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

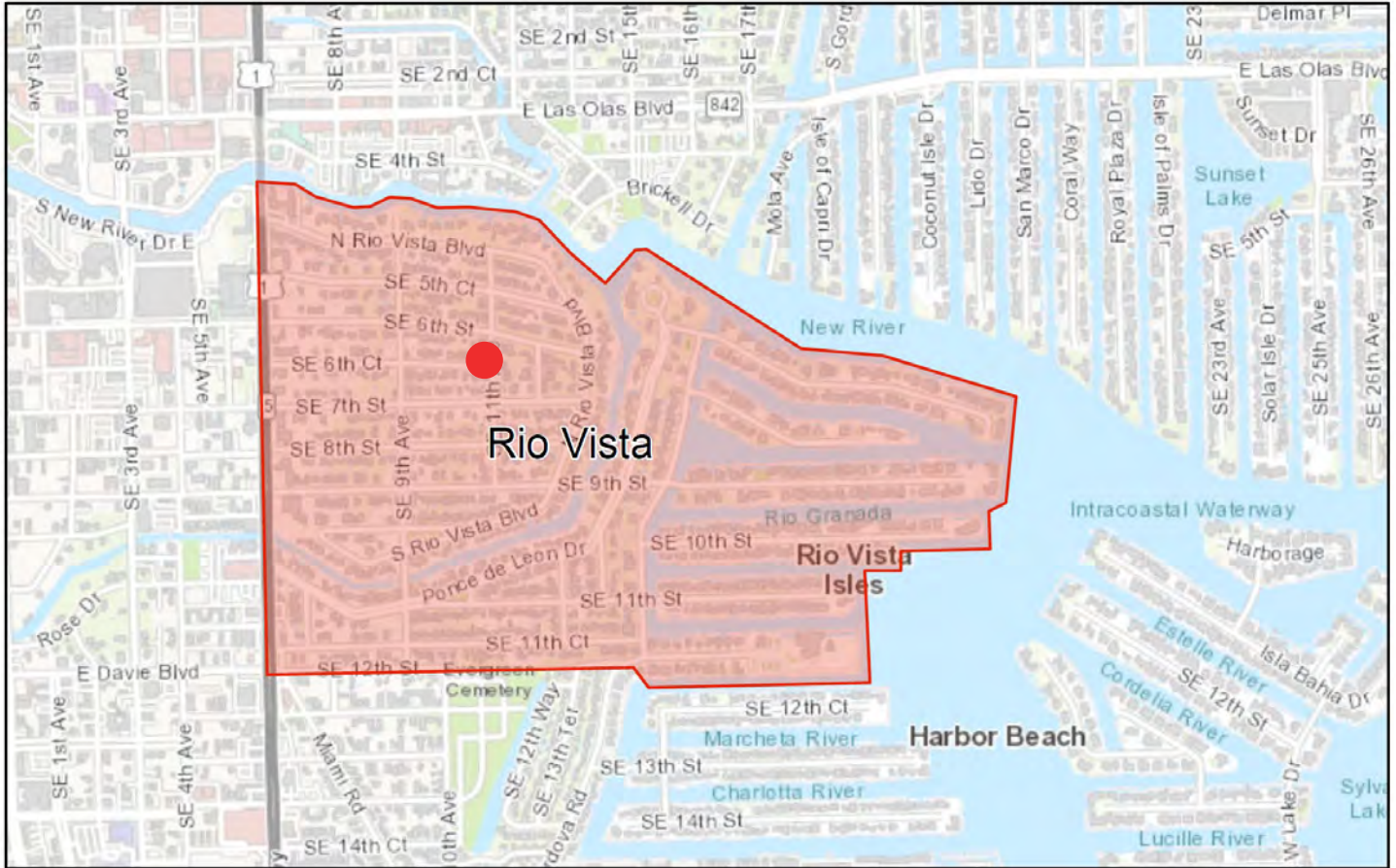
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors. On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local

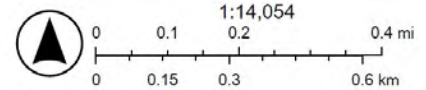
depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.



## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- "\$80,000 Sales Of Rio Vista Isles Property Reported," Fort Lauderdale News, August 5, 1925.
- "City Bus Will Serve Larger Area of City," Fort Lauderdale News, March 24, 1928.
- "City Managers' Program Here Now Complete," Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida. 1988.
- Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.
- "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01602**

**Folio: 504211051430**

**Address: 1117 SE 6 ST**

Year Built: 1939

Permit Year: 1959

Style: Mediterranean Revival

Architect: Unknown

Alterations: 2008 install 30 windows, 30 openings

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Intersecting Gables

Roof Material: Barrel Tile

Windows: Single-Hung; Fixed

**Narrative:** 1117 SE 6th Street is a two-story residential structure with a rectangular plan. It has a stucco exterior with an intersecting gables barrel tile roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 6th Street, the composition of the residence including a front entrance under an open-air arched front porch, Mediterranean Revival architectural details including asymmetrical configuration, composition of single-hung and fixed windows with fabric awnings, second level balcony with stucco balustrades, rough stucco detailing, and decorative roof vent.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mediterranean Revival**

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#### **Historic Context**

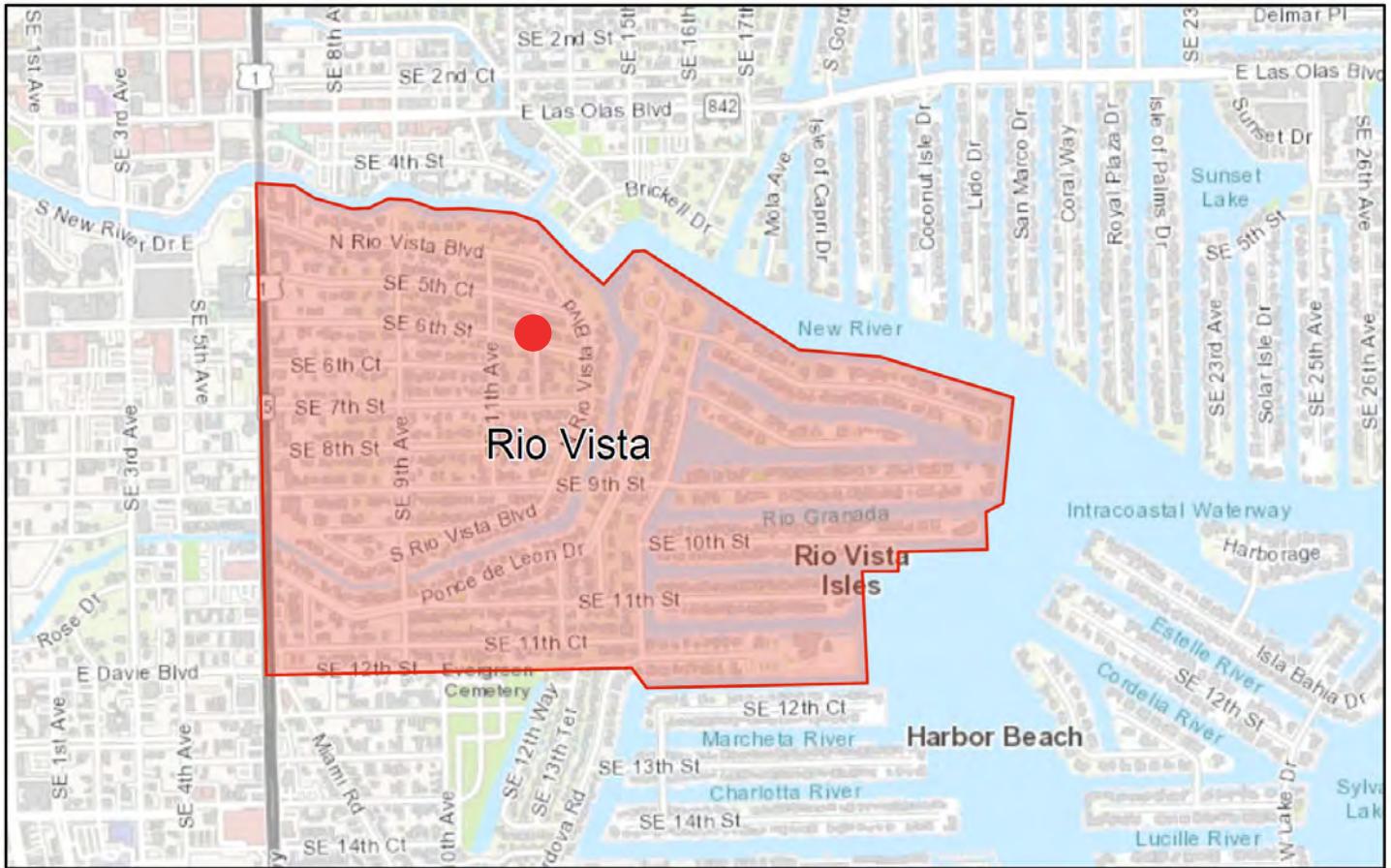
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

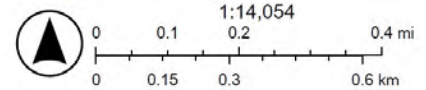
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## Architectural Resource Survey Area Map: Rio Vista



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- “New Structures Rising In Central Business District,” Fort Lauderdale News, February 5, 1925.
- “Two Months More—Advertisement,” Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01606**

**Folio: 504211052450**

**Address: 700 SE 7 ST**

Year Built: 1936

Permit Year: 1937

Style: Bungalow

Architect: Unknown

Alterations: 2006 pool, accordion shutters, double doors at rear; 2008 detached 1 car garage; 2009 8 shutters

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Gable

Roof Material: Asphalt Shingle

Windows: Single-Hung

**Narrative:** 700 SE 7th Street is a two-story residential structure with a rectangular plan. It has a stucco exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 7th Street, the composition of the residence including a central entrance under an arched open-air front porch, Bungalow architectural details including front porch with arched columns and brick detailing, composition of single-hung windows, second level dormer roof with exposed wood eaves, and prominent brick chimney.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### Bungalow

Most commonly Bungalows were one or one and a half stories having a wide shallow roof that overhangs and extends to provide cover for the porch, running the width of the home. The supporting columns of the roof often taper and rest on stone bases evenly spaced across the façade. The bungalow house type was very popular in Florida during the first three decades of the 20th century. Vernacular expressions of the style were widespread due to the availability of popular magazines such as *The Craftsman* and *Bungalow Magazine*.

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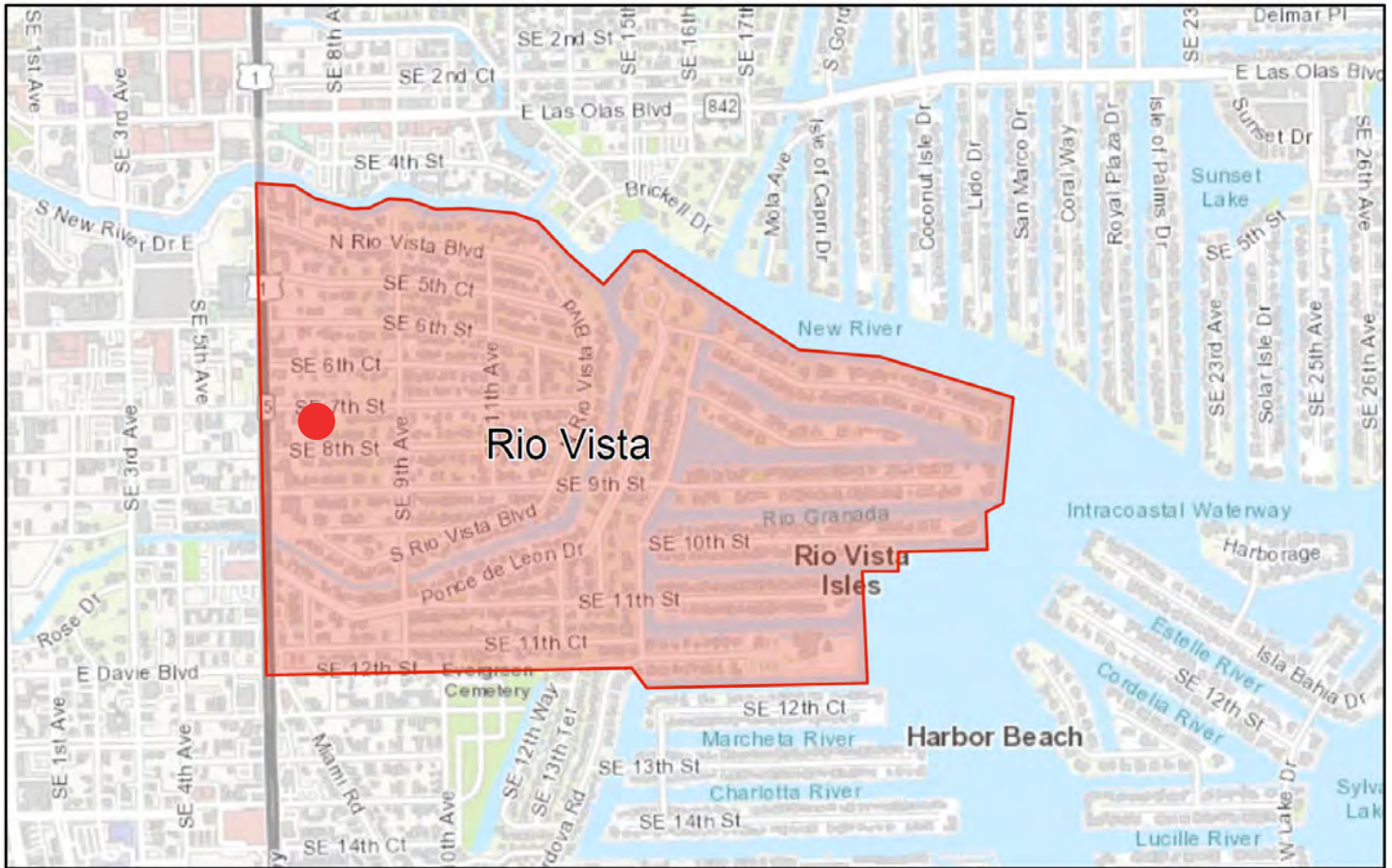
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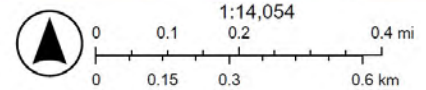
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## Architectural Resource Survey Area Map: Rio Vista



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- “New Structures Rising In Central Business District,” Fort Lauderdale News, February 5, 1925.
- “Two Months More—Advertisement,” Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01618****Folio: 504211051720****Address: 1101 SE 7 ST**

Year Built: 1935

Permit Year: 1937

Style: Colonial Revival

Architect: John M. Peterman

Alterations: 1975 Extend garage; 1978 patio, pool; 1987 add bedroom study &amp; creen porch; 2010 R&amp;R windows w impact, canvas awnings

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Clapboard

Roof Type: Gable

Roof Material: Asphalt Single

Windows: Single-Hung

**Narrative:** 1101 SE 7th Street is a two-story residential structure with a rectangular plan. It has a wood clapboard exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on a corner parcel at the intersection of SE 7th Street and SE 11th Avenue, the composition of the residence including a central entrance under an gable portico with wood columns, Colonial Revival architectural details including symmetrical arrangement, composition of single-hung windows with wood shutters, second level dormer windows, and prominent stucco chimney.

The frame two-story Colonial Revival house with gable roof at 1101 SE 7 St was designed by prominent local architect John M. Peterman in 1937. The home was designed for Virginia Schulman Young who later became the first female mayor of Fort Lauderdale. Virginia Schulman moved to Fort Lauderdale in 1926, and married George Young, a builder who constructed many of the homes in Rio Vista and the surrounding neighborhood.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style and Criterion B for its association with a significant person in Fort Lauderdale. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### Colonial Revival

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the American Architect, the New York Sketch Book of Architecture and Harpers. The popularity of the style was interpreted to the South Florida climate.

The earliest buildings designed in the Colonial Revival style were large residences in New York and New England, particularly near seaside resorts where colonial architecture remained. There were generally two approaches to Colonial Revival design. One emphasized quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. This approach produced the Colonial Revival cottage. The more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized their attention to symmetry, proportion, and consistency of materials.

### John M. Peterman

John M. Peterman (1886-1972) was born in Iowa in 1886. Peterman enrolled in the School of Architecture at the University of Colorado and had an apprenticeship with the Chicago architecture firm Graham and Burnham. Once qualified, Peterman specialized in designs for affordable housing in Columbus, Ohio. After ten years in Ohio, the Petermans came to Miami to take advantage of the work to be had in the 1920s housing boom; but, dissatisfied with Miami, they soon moved on to Fort Lauderdale. In 1922, Peterman was commissioned by the Broward County School Board to design the new South Side Elementary School, one of three commissions that Peterman received from the board that year. The second commission was for the West Side School and the third design was for Old Dillard School in the northwest section. The three commissions jump started Peterman's career in Fort Lauderdale. He was the first resident architect to open an office in Fort Lauderdale. Over the next five years, Peterman was the most successful architect of commercial buildings working in Broward County. Among his commissions was the second county courthouse built in 1927. John Peterman retired in 1962.

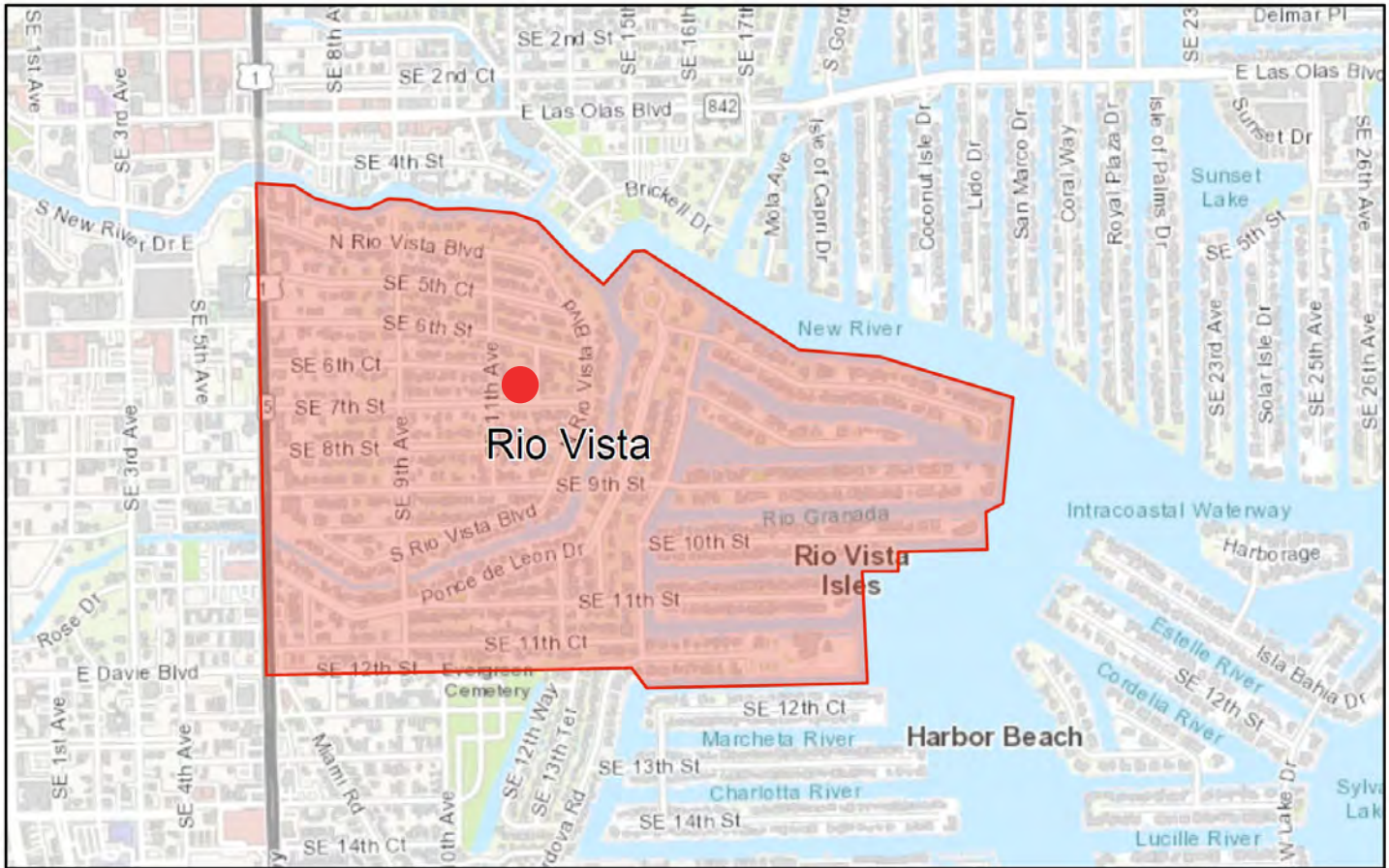
### Historic Context

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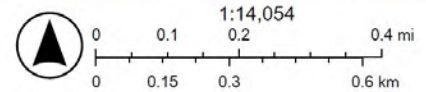


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## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



twenty residents with the primary objective to “enforce building requirements” in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an “Eden” which featured “beautiful waterways, tropical growth and winding shaded roadways.”

### Bibliography

- “City Building Permits Jump,” Fort Lauderdale News, July 3, 1933.
- “Garden Circle Formed By Rio Vista Women,” Fort Lauderdale News, September 8, 1936.
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- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD01628****Folio: 504211053430****Address: 812 SE 8 ST**

Year Built: 1938

Permit Year: 1961

Style: Colonial Revival

Architect: Unknown

Alterations: 1961 minor alt, and install 2 awnings; 1980 add open porch; 1996 storm shutters; 2017 garage door and wood deck

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Wood Clapboard

Roof Type: Intersecting Gables

Roof Material: Standing Seam Metal

Windows: Single-Hung

**Narrative:** 812 SE 8th Street is a one-story residential structure with a rectangular plan. It has a wood clapboard exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 8th Street, the composition of the residence including a recessed portico front entrance, Colonial Revival architectural details including symmetrical composition, intersecting gable rooflines, exposed wood columns, and prominent stucco chimney.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### Colonial Revival

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the *American Architect*, the *New York Sketch Book of Architecture* and *Harpers*. The popularity of the style was interpreted to the South Florida climate.

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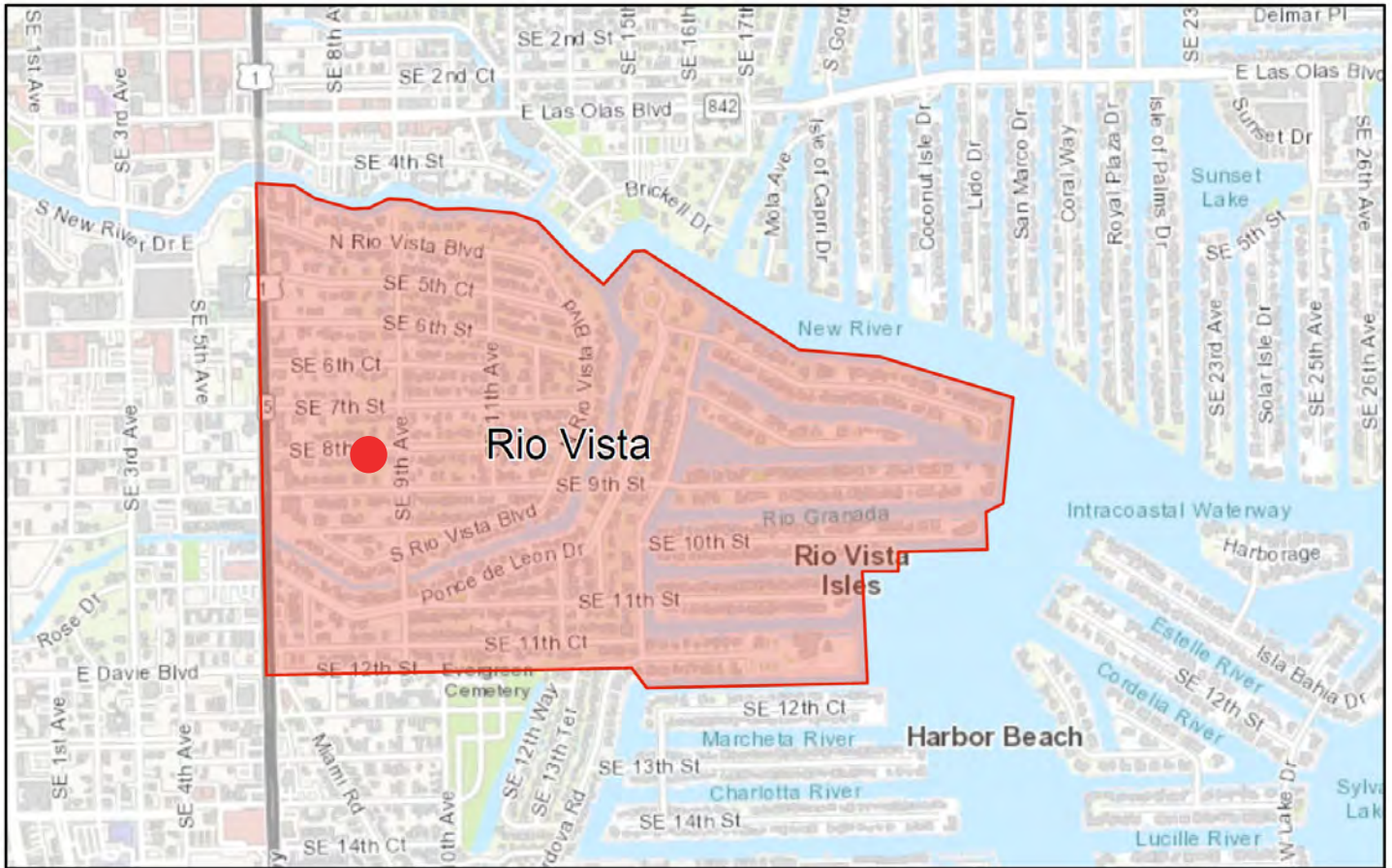
### Historic Context

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

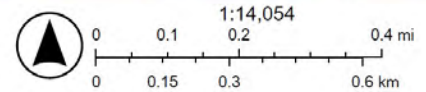
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## Architectural Resource Survey Area Map: Rio Vista



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### Bibliography

- “City Building Permits Jump,” Fort Lauderdale News, July 3, 1933.
- “Garden Circle Formed By Rio Vista Women,” Fort Lauderdale News, September 8, 1936.
- Historic Property Associates, Inc., “Historic Properties Survey,” Fort Lauderdale, Florida.1988.
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- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD01639**

**Folio: 504211053190**

**Address: 1016 SE 8 ST**

Year Built: 1925

Permit Year: 1937

Style: Craftsman

Architect: Unknown

Alterations: 1959 and 1968 Ext. Stairway; 1999 Install 8 Bahama Shades;

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Gable

Roof Material: Asphalt Shingle

Windows: Not Visible (Awnings)

**Narrative:** 1016 SE 8th Street is a two-story residential structure with a rectangular plan. It has a stucco exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on a corner parcel at the intersection of SE 8th Street and SE 11th Avenue, the composition of the residence including a side entrance under an open-air carport, Craftsman architectural details including prominent slatted wood awnings, second level dormer window with exposed wood eaves, brick column and chimney.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Craftsman Bungalow**

The Bungalow is derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the eighteenth and nineteenth centuries. The identifying architectural features of the style were developed for primarily utilitarian purposes. Low-pitched roof lines with wide overhanging eaves, encircling porches, bands of windows, and axially placed doorways were items upon which considerable attention was spent due to need of good air circulation in hot climates. When similar locales were chosen in the United States (predominantly California and Florida), these features became characteristic.

While the origin of the word "Bungalow" and some of its design features were Bengalese, many of its details were inspired by Japanese design. Japanese construction techniques had been exhibited at the Centennial Exposition, the Columbian Exposition, and the California Mid-Winter Exposition of 1894. Several of these techniques, particularly the extensive display of structural members and the interplay of angles and planes, became integral parts of Bungalow design.

The earliest American buildings which were consciously Bungalows appeared in the 1890s. For the most part these were either seasonal homes on the New England coast or year-round homes in California. They were usually large residences designed by architects. By the turn of the century, the building market was dominated by catalogs of plans of cost-efficient bungalows. At the same time Bungalow Magazine and The Craftsman appeared. Both featured a series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in these magazines were duplicated throughout the United States and reinforced the humbler aspects of the Bungalow. In large measure the earlier grand designs were eclipsed by the smaller versions.

The typical Bungalow was built on low masonry piers with a plan of at least two rooms across the main façade, emphasizing horizontality. Height was typically one or at most one and one-half story structure with a shallow roof pitch. The porch was an integral part. The majority of Bungalows were of wood frame construction due to the availability of the material and cost-effectiveness. The exterior sheathing was typically drop siding or wood shingles. Fenestration was consciously asymmetrical. Windows were frequently in groups of two or three, the upper sash of the double-hung sash being commonly divided vertically into several panes.

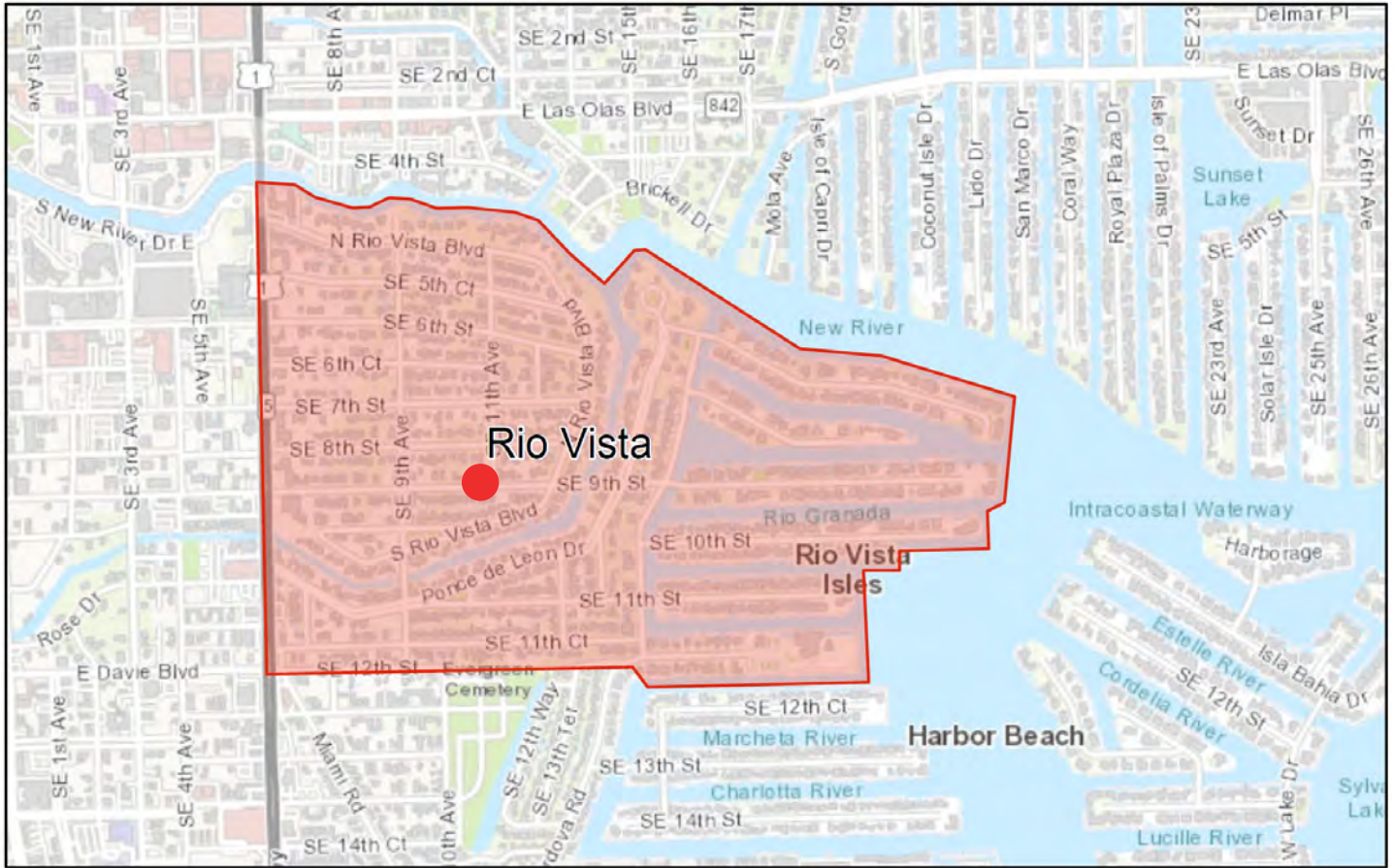
#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents

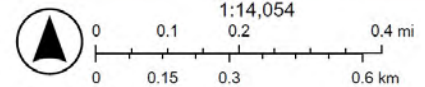
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In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties. Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.

On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progreso subdivisions to Las Olas Beach.

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"Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.

"Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD01645****Folio: 504211050800****Address: 511 SE 9 AVE**

Year Built: 1958

Permit Year: 1968

Style: Craftsman

Architect: Unknown

Alterations: 1978, 2000, 2017 reroof

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Shingles

Roof Type: Hipped

Roof Material: Asphalt Single

Windows: Casement; Fixed; Single-Hung

**Narrative:** 511 SE 9th Avenue is a two-story residential structure with a rectangular plan. It has a wood shingle exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along SE 9th Avenue, the composition of the residence including a front entrance under a portico, Craftsman architectural details including composition of casement, fixed, and single-hung windows, exposed wood eaves and rafters at the roofline, and wood shingle siding.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### Colonial Revival

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the *American Architect*, the *New York Sketch Book of Architecture* and *Harpers*. The popularity of the style was interpreted to the South Florida climate.

The earliest buildings designed in the Colonial Revival style were large residences in New York and New England, particularly near seaside resorts where colonial architecture remained. There were generally two approaches to Colonial Revival design. One emphasized quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. This approach produced the Colonial Revival cottage. The more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized their attention to symmetry, proportion, and consistency of materials.

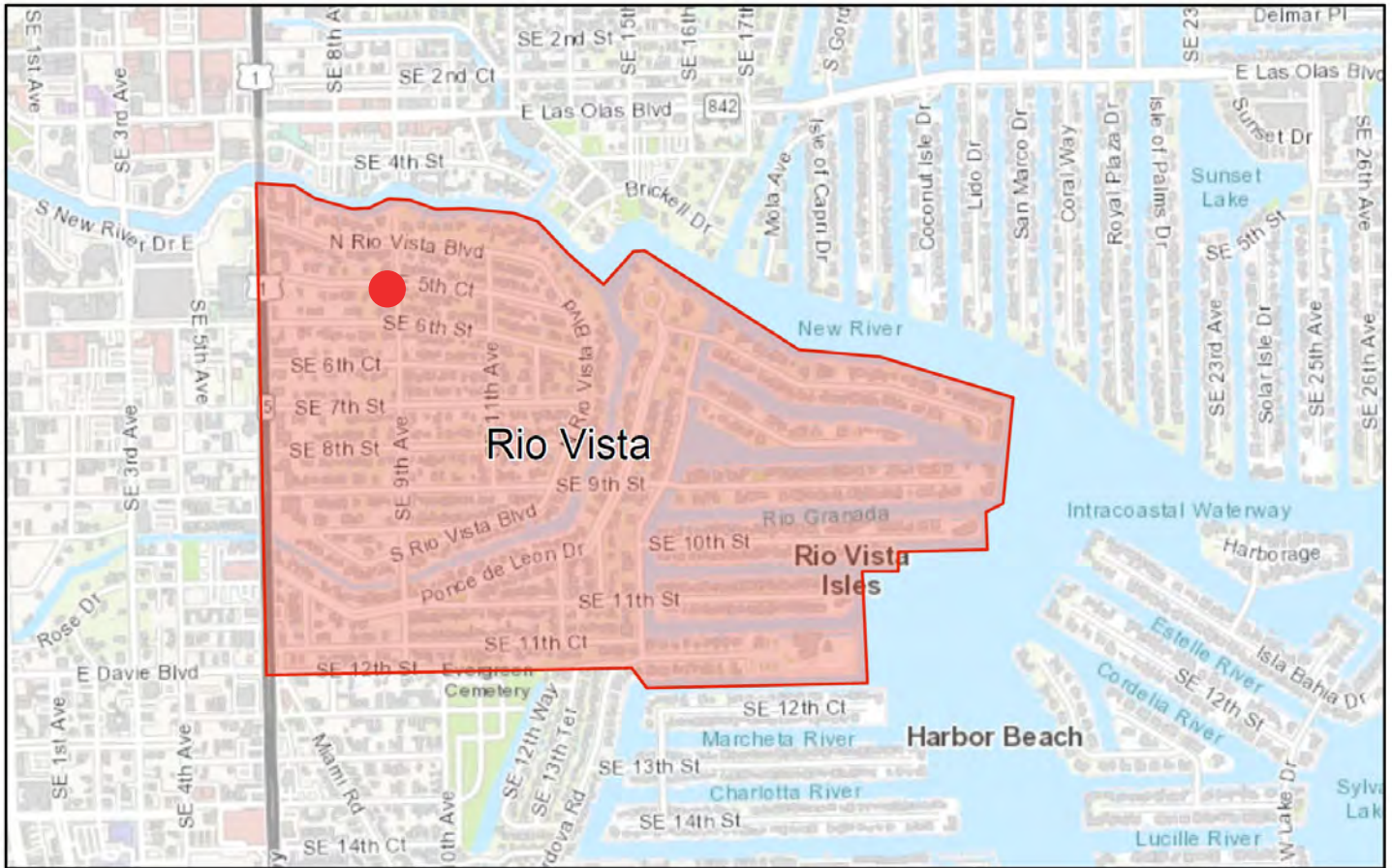
### Historic Context

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

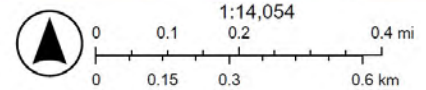
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Rio Vista and Fort Lauderdale's development continued with the post-World War II housing boom and later urban renewal in the 1960s. The Seminole Historical Association was formed in 1954 to formalize and document the historical progress of Fort Lauderdale. As development favored suburban locales, the downtown area became increasingly abandoned leading to deterioration of the early 20th century architecture. As a result, the Fort Lauderdale Historic Preservation Council was established in 1969. This led to the founding of the Fort Lauderdale Historical Society. Efforts of the Fort Lauderdale Historical Society along with other civic-minded organizations led to the creation of the the City's Historic Preservation Board in 1975 and later, the creation of the Himmarshee Historic District and the Sailboat Bend Historic District.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- “City Building Permits Jump,” Fort Lauderdale News, July 3, 1933.
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- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD01646**

**Folio: 504211050810**

**Address: 515 SE 9 AVE**

Year Built: 1924

Permit Year: 1955

Style: Craftsman Bungalow

Architect: Unknown

Alterations: Reroofed in 1955 and 2010

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Wood Shingles

Roof Type: Gable

Roof Material: Asphalt Single

Windows: Single-Hung

**Narrative:** 515 SE 9th Avenue is a one-story residential structure with a rectangular plan. It has a wood shingle exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on a prominent corner parcel at the intersection of SE 9th Avenue and SE 5th Court, the composition of the residential building including a prominent gable portico central entrance, Craftsman Bungalow architectural details including wood shingle siding, slatted wood awning screens, exposed wood eaves and rafters, and prominent brick chimney.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

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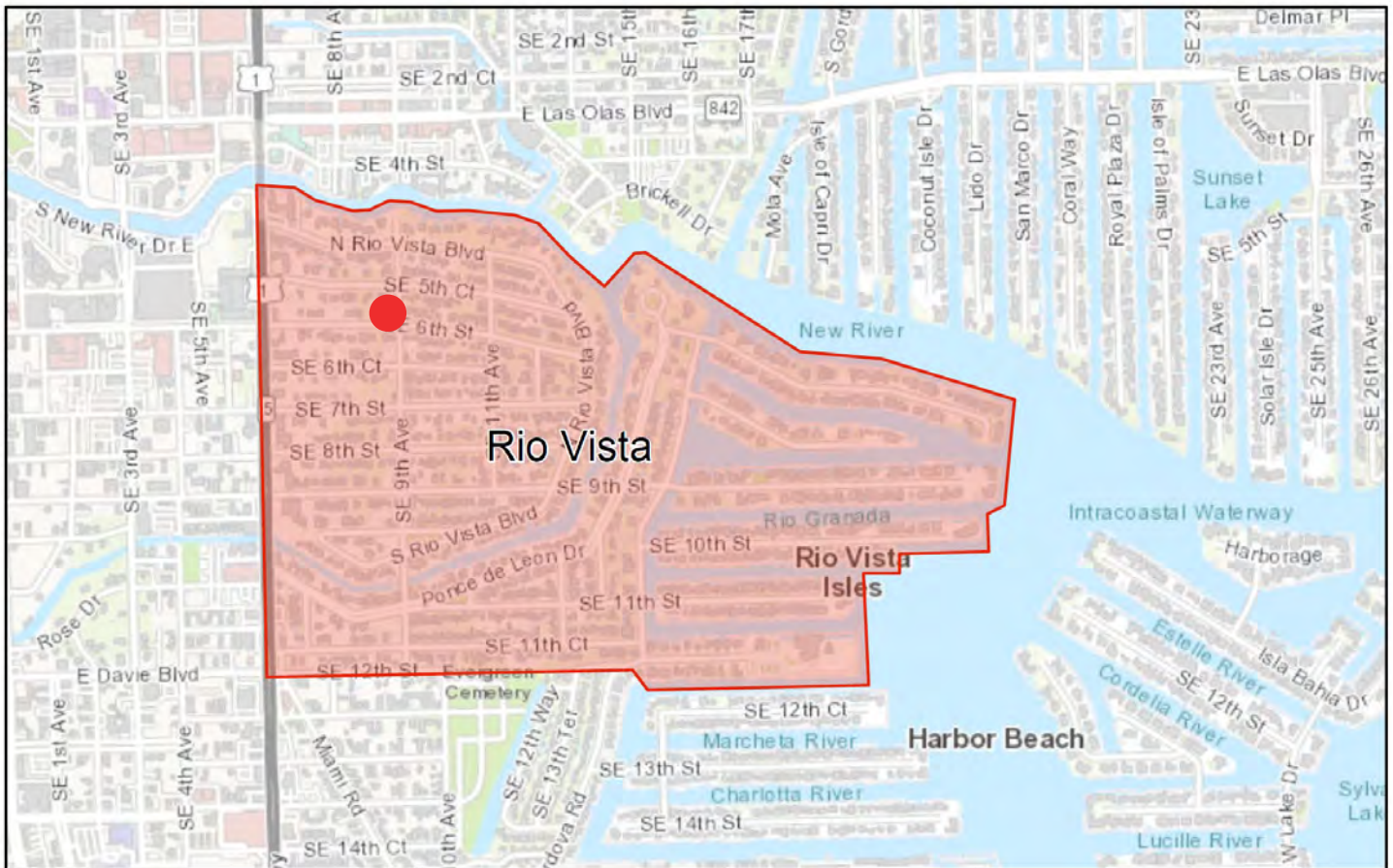
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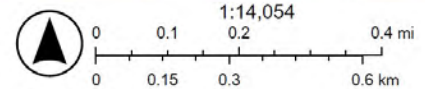
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Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.

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#### Bibliography

- "\$80,000 Sales Of Rio Vista Isles Property Reported," Fort Lauderdale News, August 5, 1925.
- "City Bus Will Serve Larger Area of City," Fort Lauderdale News, March 24, 1928.
- "City Managers' Program Here Now Complete," Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., "Historic Properties Survey," Fort Lauderdale, Florida. 1988.
- Logan, Trisha and Ugucconi, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.
- "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01817**

**Folio: 504211040100**

**Address: 833 N RIO VISTA BLVD**

Year Built: 1924

Permit Year: 1962

Style: Mediterranean Revival

Architect: Francis Abreu

Alterations: Some repairs to dock and seawall but no major alterations

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Mix

Roof Material: Barrel Tile;Built-up

Windows: Single-Hung

**Narrative:** 833 North Rio Vista Boulevard is a two-story residential structure with an irregular plan. It has a stucco exterior with a mixed barrel tile and built-up roof. Character defining features include the location of the residence that is sited on a prominent waterfront and corner parcel with primary frontage along North Rio Vista Boulevard, with Abreu Park to the east and the New River to the North, the composition of the residence including a front entrance through a gated metal gate with stucco fence, Mediterranean Revival architectural details including asymmetrical configuration, composition of single-hung windows, second level balconies with decorative metal balustrades, rough stucco detailing, and exposed wood rafter and eaves detailing.

The E. N. Sperry House was designed by architect Francis Abreu at 833 North Rio Vista Boulevard in 1925. Sperry founded the Chamber of Commerce for the City of Fort Lauderdale and was instrumental in promoting the first city Master Plan. The property consists of a main house and ancillary structures with characteristic barrel tile roofs and roughened stucco wall cladding. The mansion has a complex floor plan, a screened loggia, square-in-plan tower, and a large two-story wing. A distinctive feature of Abreu's designs are the unique reversed trefoil arches in the loggia.

Abreu designed a total of twelve residences in Rio Vista and seven of his designs are extant.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style and Criterion B for its association with a significant person in Fort Lauderdale and significant architect. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida.

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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.

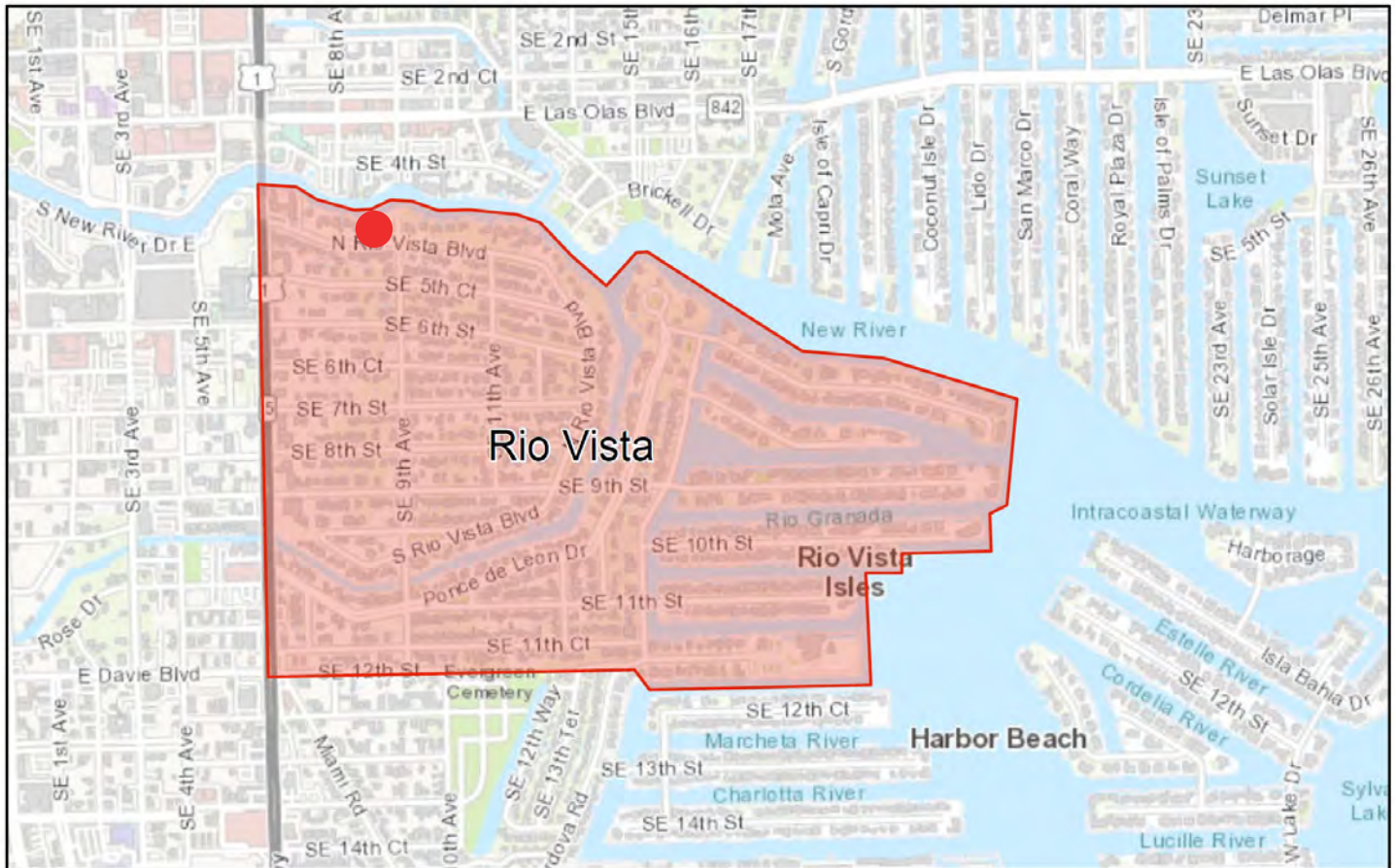
#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

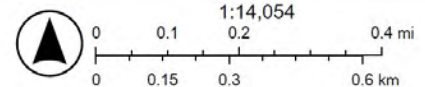
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time,





Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.

On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

#### Bibliography

- "\$80,000 Sales Of Rio Vista Isles Property Reported," Fort Lauderdale News, August 5, 1925.
- "City Bus Will Serve Larger Area of City," Fort Lauderdale News, March 24, 1928.
- "City Managers' Program Here Now Complete," Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.
- "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01821****Folio: 504211050370****Address: 912 N RIO VISTA BLVD**

Year Built: 1937

Permit Year: 1938

Style: Mediterranean/Georgian Revival

Architect: Unknown

Alterations: 1939 Guest House, Garage; 1976 pool; 1986 Trellis; 1990 1&amp;2 story addition/ demo den; 2000 30 hurricane windows; 2018 Replace 7 windows with impact.

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up; Barrel Tile Awnings

Windows: Single-Hung

**Narrative:** 912 North Rio Vista Boulevard is a two-story residential structure with a rectangular plan. It has a stucco exterior with a flat built-up roof with tile awnings. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along North Rio Vista Boulevard, the composition of the residence including a front entrance under a wood trellis, Mediterranean/Georgian Revival architectural details including asymmetrical configuration, composition of single-hung windows with wood shutters, decorative stucco and barrel tile roofline, and decorative roof vents with metal cross.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida.

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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.

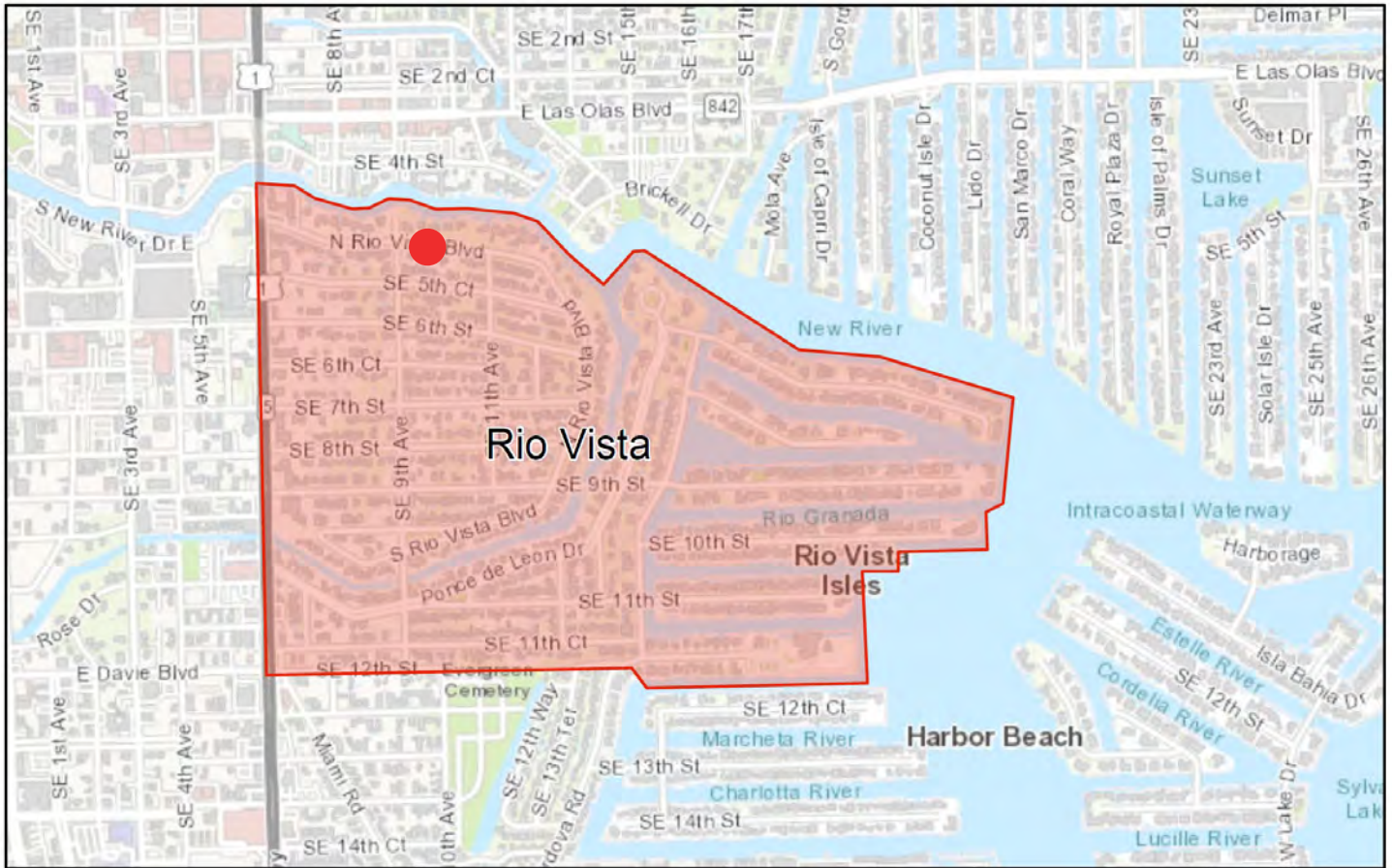
### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

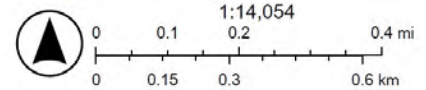
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors. On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- “\$80,000 Sales Of Rio Vista Isles Property Reported,” Fort Lauderdale News, August 5, 1925.
- “City Bus Will Serve Larger Area of City,” Fort Lauderdale News, March 24, 1928.
- “City Managers’ Program Here Now Complete,” Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., “Historic Properties Survey.” Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “New Structures Rising In Central Business District,” Fort Lauderdale News, February 5, 1925.
- “Two Months More—Advertisement,” Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01822****Folio: 504211050350****Address: 1000 N RIO VISTA BLVD**

Year Built: 1924

Permit Year: 1941

Style: Mediterranean/Georgian Revival

Architect: Unknown

Alterations: 1942 stucco repair;1960 Carport and Patio;2009 R&amp;R 6 windows; 2019 Retrofit 38 windows 2 doors

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Hipped

Roof Material: Barrel Tile

Windows: Single-Hung

**Narrative:** 1000 North Rio Vista Boulevard is a two-story residential structure with an irregular plan. It has a stucco exterior with a hipped barrel tile roof. Character defining features include the location of the residence that is sited on an infill parcel with primary frontage along North Rio Vista Boulevard, the composition of the residence including a front entrance portico with decorative metal columns, Mediterranean/Georgian Revival architectural details including asymmetrical configuration, composition of arched single-hung windows, tower component with hipped roof and stucco detailing, second level balcony with wood balustrades and columns, rough stucco detailing, and stucco chimney.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida.

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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.

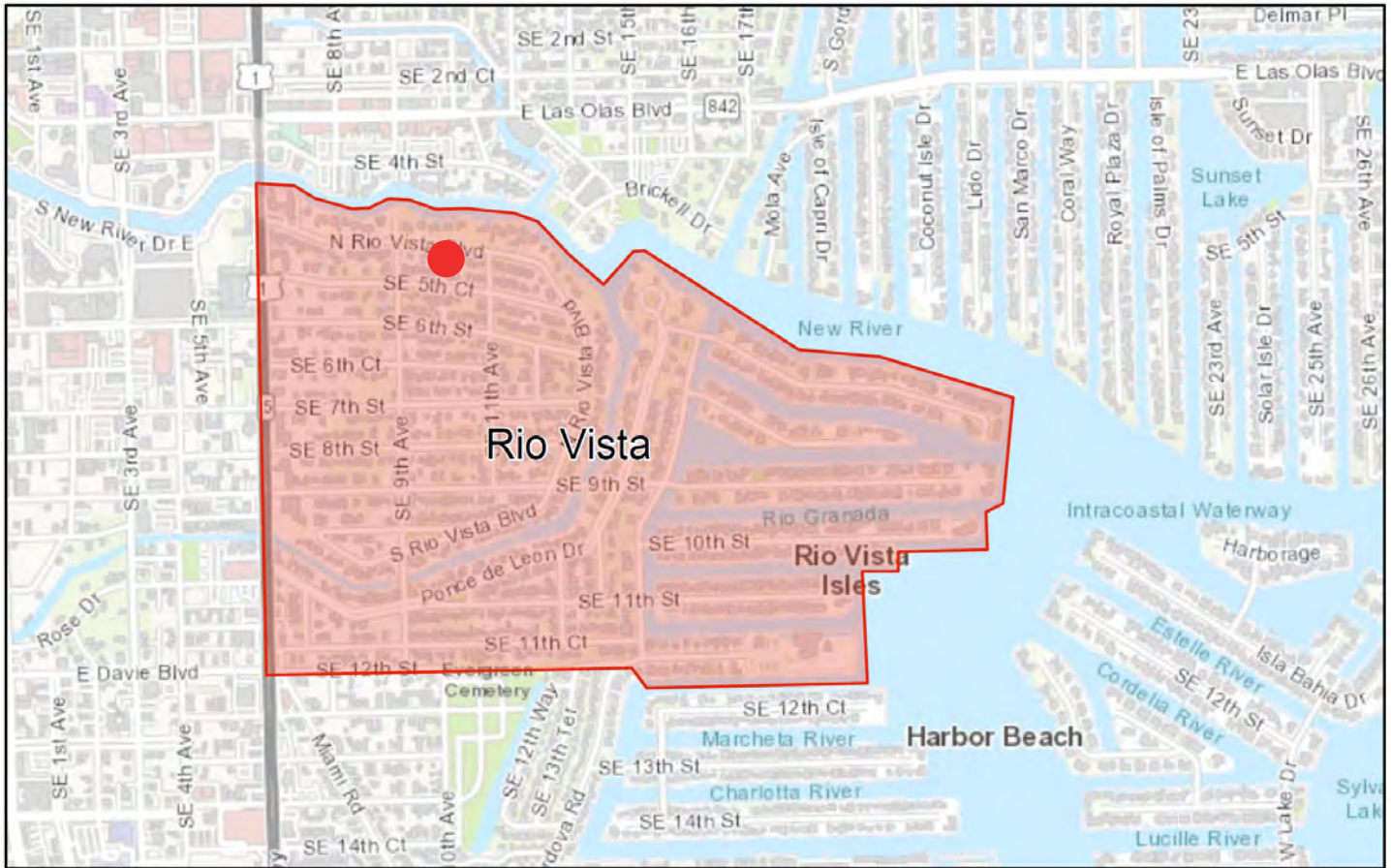
### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

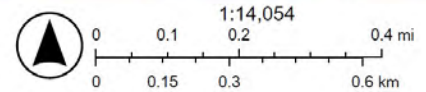
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors. On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- “\$80,000 Sales Of Rio Vista Isles Property Reported,” Fort Lauderdale News, August 5, 1925.
- “City Bus Will Serve Larger Area of City,” Fort Lauderdale News, March 24, 1928.
- “City Managers’ Program Here Now Complete,” Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., “Historic Properties Survey.” Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “New Structures Rising In Central Business District,” Fort Lauderdale News, February 5, 1925.
- “Two Months More—Advertisement,” Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD01830**

**Folio: 504211050140**

**Address: 1135 N RIO VISTA BLVD**

Year Built: 1936

Permit Year: 1937

Style: Monterey

Architect: John M. Peterman

Alterations: 1986 Demo den; 1986 1 story add;

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco; Wood

Roof Type: Intersecting Gables

Roof Material: Asphalt Single

Windows: Casement

**Narrative:** 1135 North Rio Vista Boulevard is a two-story residential structure with a rectangular plan. It has a stucco and wood exterior with an intersecting gable asphalt shingle roof. Character defining features include the location of the residence that is sited on a prominent waterfront parcel with primary frontage along North Rio Vista Boulevard, the composition of the residence including a central entrance, Monterey architectural details including brick and rough stucco surface details, second level decorative wood balcony with wood columns and exposed eaves, composition of casement windows with wood shutters, and decorative roof vents.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **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 17 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.

#### **John M. Peterman**

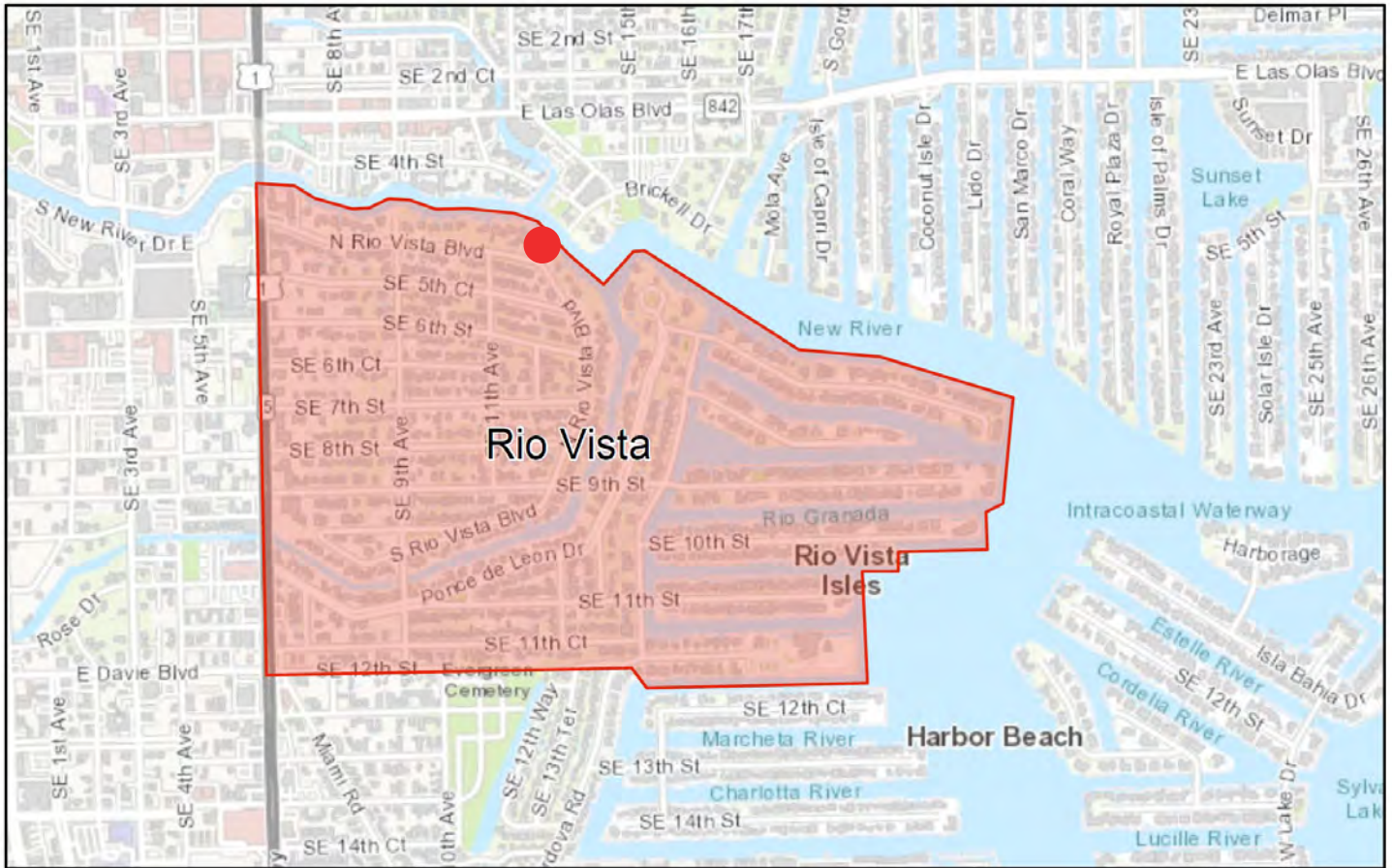
John M. Peterman (1886-1972) was born in Iowa in 1886. Peterman enrolled in the School of Architecture at the University of Colorado and had an apprenticeship with the Chicago architecture firm Graham and Burnham. Once qualified, Peterman specialized in designs for affordable housing in Columbus, Ohio. After ten years in Ohio, the Petermans came to Miami to take advantage of the work to be had in the 1920s housing boom; but, dissatisfied with Miami, they soon moved on to Fort Lauderdale. In 1922, Peterman was commissioned by the Broward County School Board to design the new South Side Elementary School, one of three commissions that Peterman received from the board that year. The second commission was for the West Side School and the third design was for Old Dillard School in the northwest section. The three commissions jump started Peterman's career in Fort Lauderdale. He was the first resident architect to open an office in Fort Lauderdale. Over the next five years, Peterman was the most successful architect of commercial buildings working in Broward County. Among his commissions was the second county courthouse built in 1927. John Peterman retired in 1962.

#### **Historic Context**

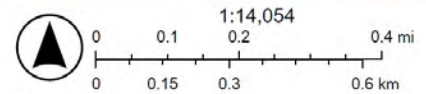
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year," the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to "enforce building requirements" in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an "Eden" which featured "beautiful waterways, tropical growth and winding shaded roadways."

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

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- “Garden Circle Formed By Rio Vista Women,” Fort Lauderdale News, September 8, 1936.
- Historic Property Associates, Inc., “Historic Properties Survey.” Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.
- Virginia Savage McAlester, A Field Guide to American Houses, 2nd Ed. (New York: Alfred A. Knopf, 2017).

**FMSF Number: BD04665**

**Folio: 504211100190**

**Address: 620 S FEDERAL HWY**

Year Built: 1952

Permit Year: 1945

Style: Mid-Century Modern

Architect: Morton T. Ironmonger

Alterations: 1947 awning, 1951 office addition; 1957 addition; 1962 remove canopy; 1976 reroof; 1979 repair roof; 1998 reroof flat; 2012 restaurant;

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Fixed

**Narrative:** 620 South Federal Highway is a one-story commercial structure with a rectangular plan. It has a stucco exterior with a flat built-up roof. Character defining features include the location of the commercial structure that is sited on a prominent corner parcel with primary frontage along South Federal Highway and SE 6th Court, the composition of the commercial structure including a curvilinear corner glass storefront, Mid-Century Modern architectural details including cantilevered horizontal projections, large planes of glass and stucco, and corner fluted stucco details.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mid-Century Modern**

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plans to maximize interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida's domestic architecture there was a proliferation of Ranch Style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that the overall living area included backyard space.

Materials such as concrete breezeblock, brick, and wood were featured in many of the designs, sometimes in geometric or abstract patterns. Mass production standardized many of the options in house designs and led to an affordability in home ownership illustrating the prosperity of the new middle class.

#### **Historic Context**

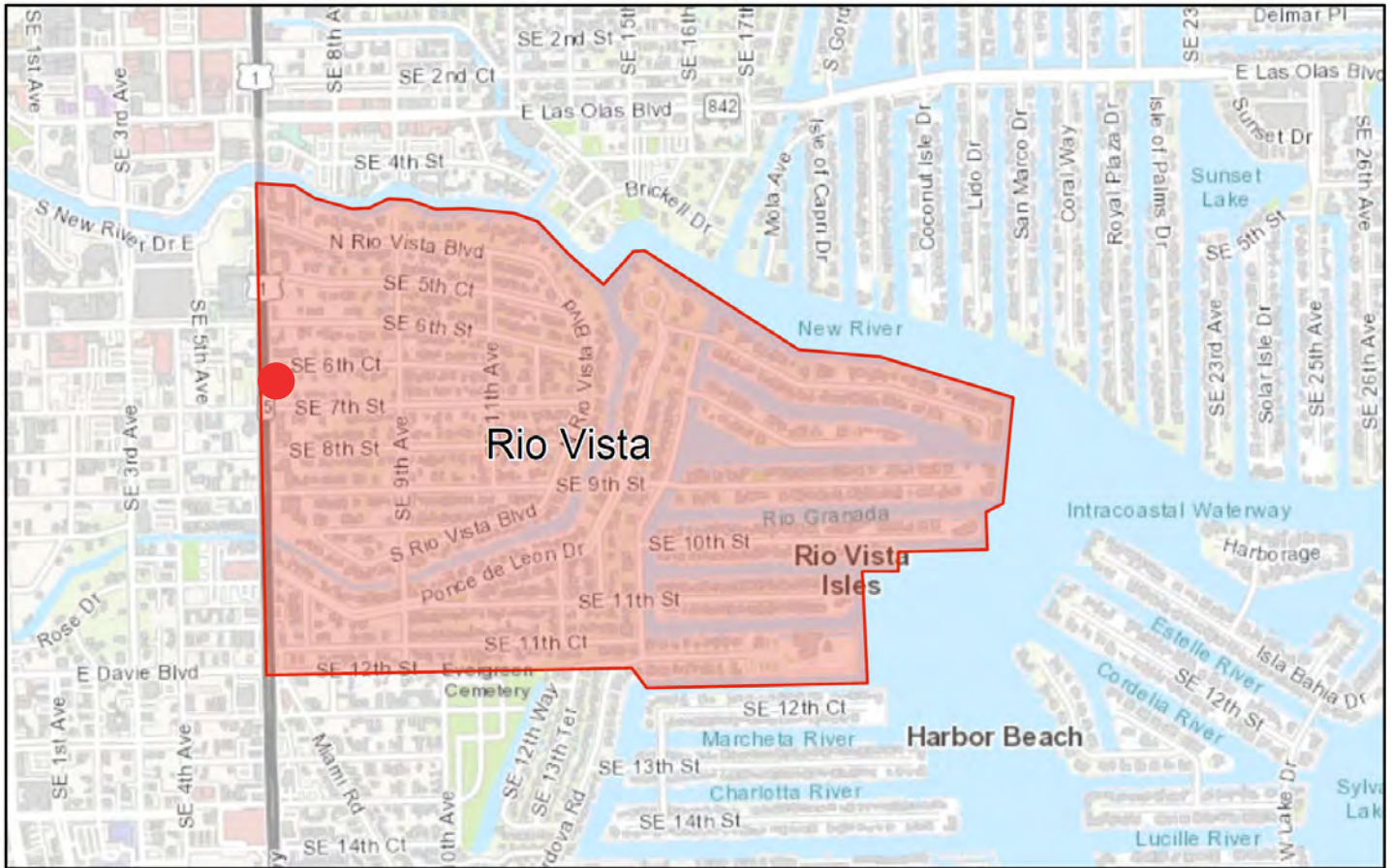
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

#### **Bibliography**

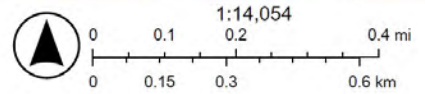
Logan, Trisha and Ugucioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020. Page 31.



### Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



**FMSF Number: BD04667**

**Folio: 504211050970**

**Address: 550 S FEDERAL HWY**

Year Built: 1976

Permit Year: 1938

Style: Contemporary

Architect: John M. Peterman

Alterations: 1944 Add port cochere, roofing; 1948 reroof; 1950 repair store front; 1953 repair roof; 1958 cut off front for hwy widening; 1958 roof for new addn; 1986 reroof; 1995 new pitch roof over existing flat roof; 1998 reroof

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco; Tile

Roof Type: Flat

Roof Material: Built-up

Windows: Fixed

**Narrative:** 550 South Federal Highway is a two-story commercial structure with a rectangular plan. It has a stucco and tile exterior with a flat built-up roof. Character defining features include the location of the residence that is sited on a prominent corner parcel at the intersection of South Federal Highway and SE 6th Street, the composition of the commercial building including a prominent semicircular recessed corner entrance, Contemporary architectural details including asymmetrical composition, curvilinear and rounded architectural forms, exposed structural columns, and the utilization of solid stucco with horizontal spans of clerestory windows.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **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.

#### **John M. Peterman**

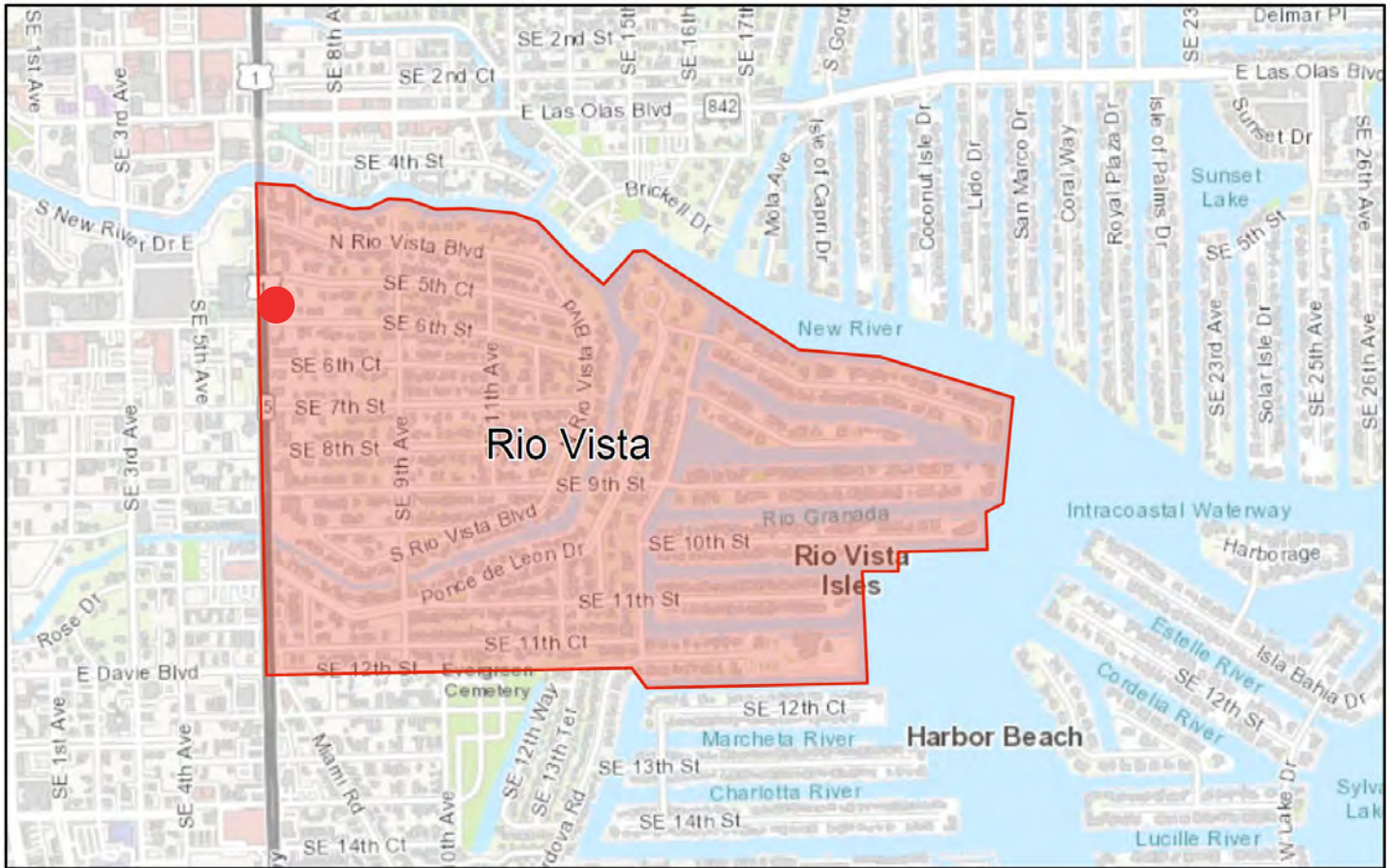
John M. Peterman (1886-1972) was born in Iowa in 1886. Peterman enrolled in the School of Architecture at the University of Colorado and had an apprenticeship with the Chicago architecture firm Graham and Burnham. Once qualified, Peterman specialized in designs for affordable housing in Columbus, Ohio. After ten years in Ohio, the Petermans came to Miami to take advantage of the work to be had in the 1920s housing boom; but, dissatisfied with Miami, they soon moved on to Fort Lauderdale. In 1922, Peterman was commissioned by the Broward County School Board to design the new South Side Elementary School, one of three commissions that Peterman received from the board that year. The second commission was for the West Side School and the third design was for Old Dillard School in the northwest section. The three commissions jump started Peterman's career in Fort Lauderdale. He was the first resident architect to open an office in Fort Lauderdale. Over the next five years, Peterman was the most successful architect of commercial buildings working in Broward County. Among his commissions was the second county courthouse built in 1927. John Peterman retired in 1962.

#### **Historic Context**

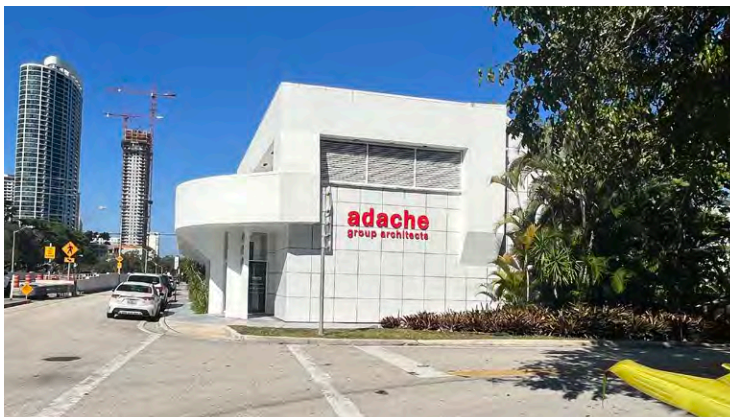
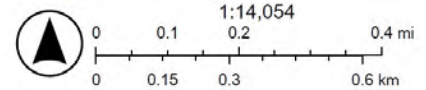
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year," the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to "enforce building requirements" in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an "Eden" which featured "beautiful waterways, tropical growth and winding shaded roadways."

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- "City Building Permits Jump," Fort Lauderdale News, July 3, 1933.
- "Garden Circle Formed By Rio Vista Women," Fort Lauderdale News, September 8, 1936.
- Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida.1988.
- Logan, Trisha and Ugucconi, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.
- "Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.
- "Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.
- Virginia Savage McAlester, A Field Guide to American Houses, 2nd Ed. (New York: Alfred A. Knopf, 2017).

**FMSF Number: BD09148**

**Folio: 504211051341**

**Address: 1220 N RIO VISTA BLVD**

Year Built: 1943

Permit Year: 1935

Style: Mediterranean Revival

Architect: Unknown

Alterations: 1976 Replace Windows; 2003 3 canvas awnings

Exterior Plan: Irregular

Stories: 2

Exterior Material: Stucco

Roof Type: Intersecting Gables

Roof Material: Barrel Tile

Windows: Casement

**Narrative:** 1220 N RIO VISTA BLVD is a two-story residential structure with an irregular plan. It has a stucco exterior with an intersecting gable barrel tile roof. Character defining features include the location of the residence that is sited on prominent corner parcel at the intersection of the triangular land between North Rio Vista Boulevard and SE 5th Court, the composition of the residence including a prominent corner entrance, Mediterranean Revival architectural details including arched windows, stone arabesque details, asymmetrical volumes, and chimneys.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mediterranean Revival**

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida. 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. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terracotta. Patios, courtyards, balconies, and loggias are common.

#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

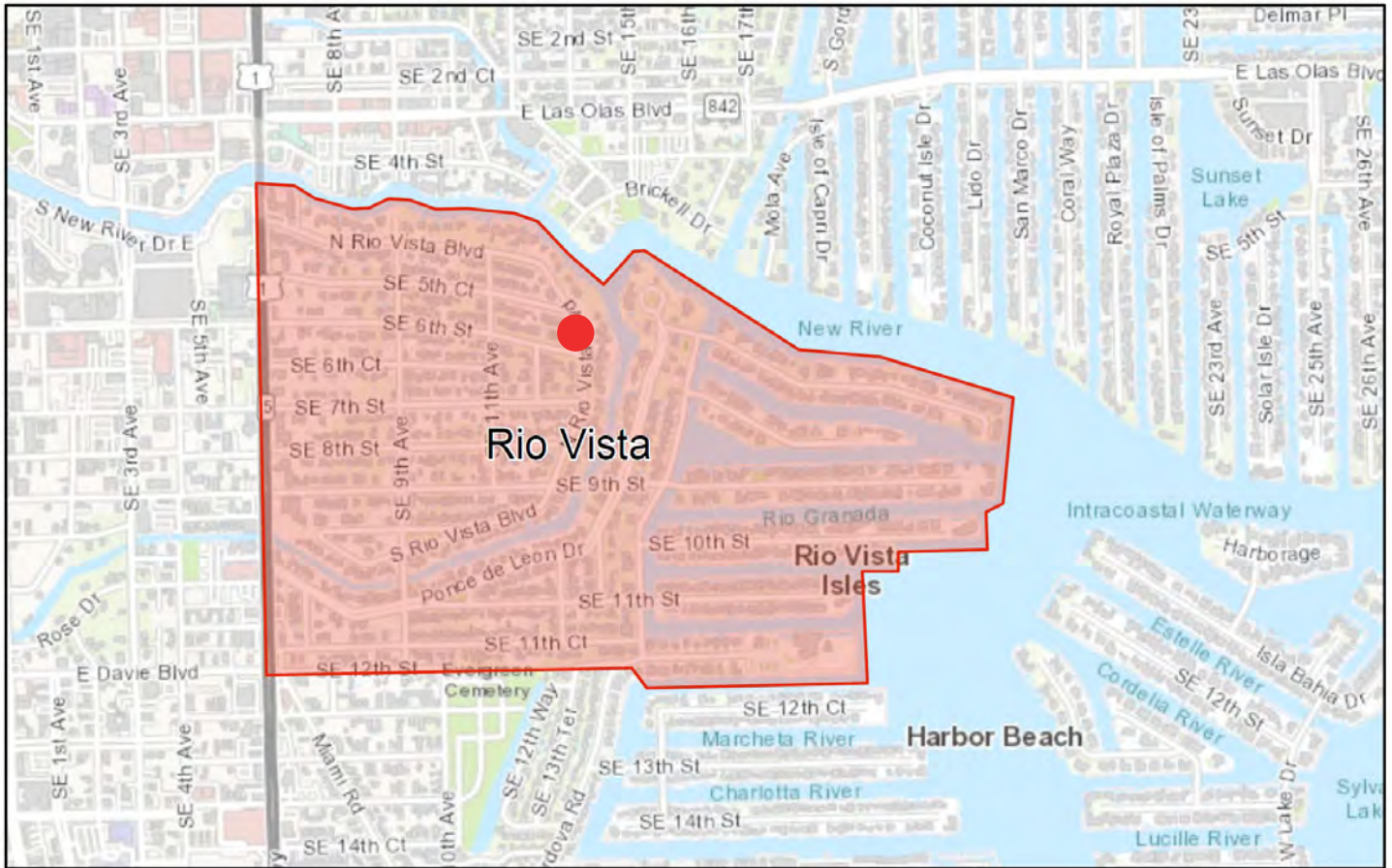
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.<sup>3</sup> Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (equated to approximately \$1.3 million in 2022). Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now." As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.

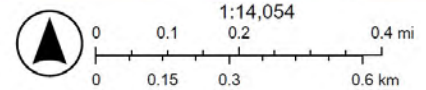
On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours

for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- "\$80,000 Sales Of Rio Vista Isles Property Reported," Fort Lauderdale News, August 5, 1925.
- "City Bus Will Serve Larger Area of City," Fort Lauderdale News, March 24, 1928.
- "City Managers' Program Here Now Complete," Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.
- "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.

**FMSF Number: BD09150****Folio: 504211051980****Address: 1017 SE 6 CT**

Year Built: 1936

Permit Year: 1959

Style: Frame Vernacular/Craftsman

Architect: Unknown

Alterations: 1965 Alum Siding;

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Clapboard

Roof Type: Gable

Roof Material: Asphalt Shingle

Windows: Single-Hung

**Narrative:** 1017 SE 6th Court is a two-story residential structure with a rectangular plan. It has a wood clapboard exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on infill parcel with primary frontage along SE 6th Court, the composition of the residence including a prominent house with rear garage, Frame Vernacular/Craftsman architectural details including wood clapboard, arched open front porch, overhanging eaves and rafters, single-hung windows, and low-pitched triangular roof planes.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Frame Vernacular**

Frame Vernacular applies the use of common wood frame construction techniques by lay or self-taught builders. The construction was a product of individual experience, available resources, and responses to the local environment. Frame Vernacular buildings are generally one or two stories in height, with a balloon frame structural system constructed of pine. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of brick. They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard and drop siding were the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Decoration is sparse and generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eave and porch brackets.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of Fort Lauderdale. Its design reflected a trend toward simplicity. Residences influenced by this style are smaller than those of the previous decade, usually measuring only one story in height. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages and carports.

#### **Craftsman Bungalow**

The Bungalow is derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the eighteenth and nineteenth centuries. The identifying architectural features of the style were developed for primarily utilitarian purposes. Low-pitched roof lines with wide overhanging eaves, encircling porches, bands of windows, and axially placed doorways were items upon which considerable attention was spent due to need of good air circulation in hot climates. When similar locales were chosen in the United States (predominantly California and Florida), these features became characteristic.

While the origin of the word "Bungalow" and some of its design features were Bengalese, many of its details were inspired by Japanese design. Japanese construction techniques had been exhibited at the Centennial Exposition, the Columbian Exposition, and the California Mid-Winter Exposition of 1894. Several of these techniques, particularly the extensive display of structural members and the interplay of angles and planes, became integral parts of Bungalow design.

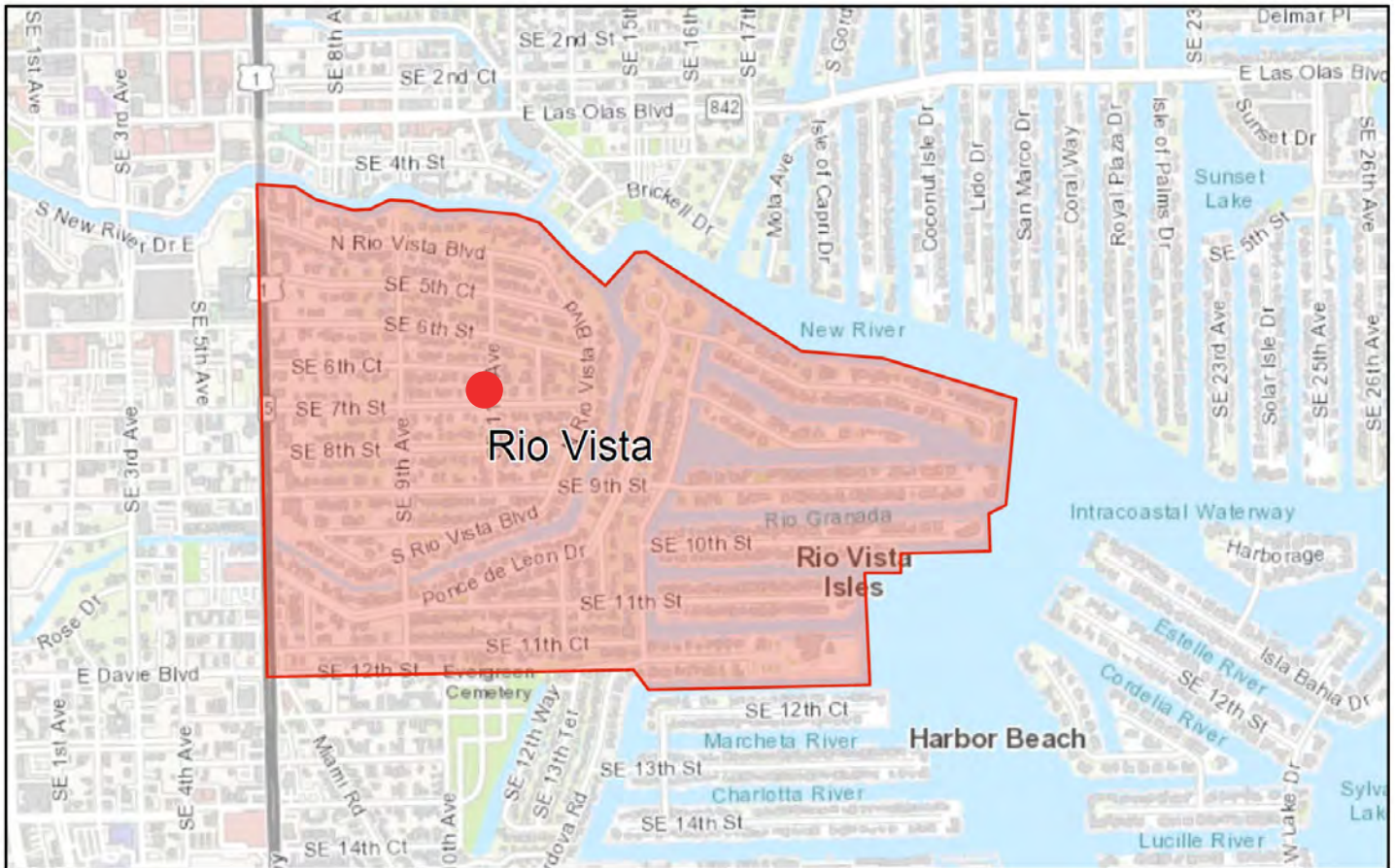
The earliest American buildings which were consciously Bungalows appeared in the 1890s. For the most part these were either seasonal homes on the New England coast or year-round homes in California. They were usually large residences designed by architects. By the turn of the century, the building market was dominated by catalogs of plans of cost-efficient bungalows. At the same time Bungalow Magazine and The Craftsman appeared. Both featured a series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in these magazines were duplicated throughout the United States and reinforced the humbler aspects of the Bungalow. In large measure the earlier grand designs were eclipsed by the smaller versions.

The typical Bungalow was built on low masonry piers with a plan of at least two rooms across the main façade, emphasizing horizontality. Height was typically one or at most one and one-half story structure with a shallow roof pitch. The porch was an integral part. The majority of Bungalows were of wood frame construction due to the availability of the material and cost-effectiveness. The exterior sheathing was typically drop siding or wood shingles. Fenestration was consciously asymmetrical. Windows were frequently in groups of two or three, the upper sash of the double-hung sash being commonly divided vertically into several panes.

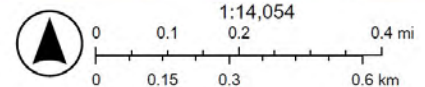


#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to “River View” in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that “... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year,” the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to “enforce building requirements” in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an “Eden” which featured “beautiful waterways, tropical growth and winding shaded roadways.”

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- Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.
- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD09151****Folio: 504211052220****Address: 815 SE 7 ST**

Year Built: 1934

Permit Year: 1958

Style: Colonial Revival/Frame Vernacular

Architect: Unknown

Alterations: 1964 Alum Siding; 1973 Shutters; 1975 Screen room; 2000 install shutters 13 openings; 2002 raise floor- change window; 2003 8 hurricane shutters; 2003 pool; 2006 2 impact window

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Wood Clapboard

Roof Type: Intersecting Gables

Roof Material: Asphalt Single

Windows: Single-Hung

**Narrative:** 815 SE 7th Street is a one-story residential structure with a rectangular plan. It has a wood clapboard exterior with an intersecting gable asphalt shingle roof. Character defining features include the location of the residence that is sited on infill parcel with primary frontage along SE 7th Street, the composition of the residence including a rectangular floor plan with porch, Colonial Revival/Frame Vernacular architectural details including open front porch with columns, overhanging eaves and rafters, single-hung windows, and low-pitched triangular roof planes.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

**Colonial Revival**

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the American Architect, the New York Sketch Book of Architecture and Harpers. The popularity of the style was interpreted to the South Florida climate.

The earliest buildings designed in the Colonial Revival style were large residences in New York and New England, particularly near seaside resorts where colonial architecture remained. There were generally two approaches to Colonial Revival design. One emphasized quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. This approach produced the Colonial Revival cottage. The more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized their attention to symmetry, proportion, and consistency of materials.

Colonial Revival houses of the early twentieth century maintained many of the features of the original, inspired by earlier Georgian and Federal buildings. Facades were typically symmetrical two-story in height with gable roofs and end chimneys. The plans were typically two or four room, central hall designs. The rear portion of most Colonial Revival houses were designed to accommodate new kitchens and bathrooms not present in earlier eighteenth and nineteenth century designs. The front rooms and entrance hall usually remained symmetrical.

**Frame Vernacular**

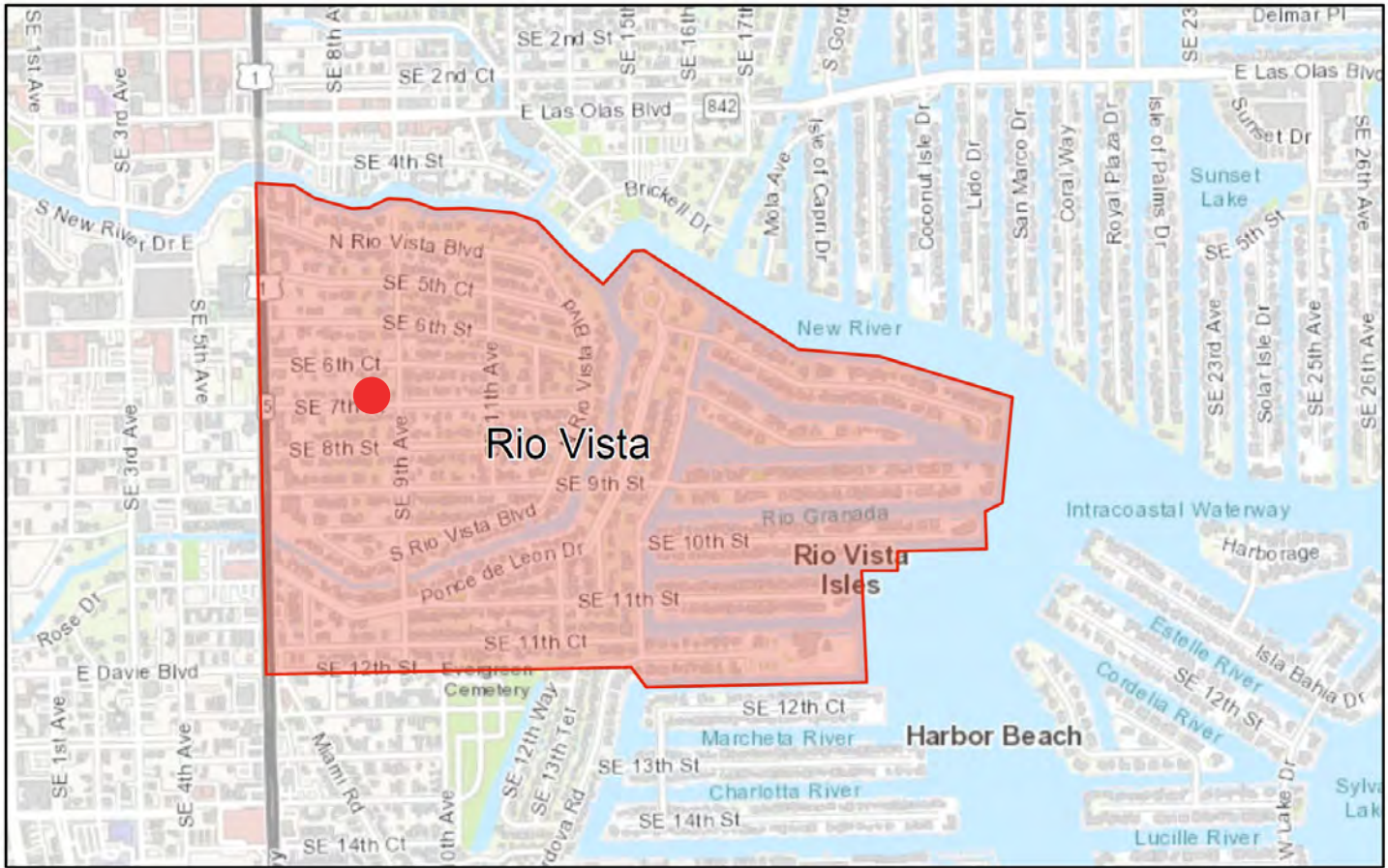
Frame Vernacular applies the use of common wood frame construction techniques by lay or self-taught builders. The construction was a product of individual experience, available resources, and responses to the local environment. Frame Vernacular buildings are generally one or two stories in height, with a balloon frame structural system constructed of pine. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of brick. They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard and drop siding were the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Decoration is sparse and generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eave and porch brackets.

During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of Fort Lauderdale. Its design reflected a trend toward simplicity. Residences influenced by this style are smaller than those of the previous decade, usually measuring only one story in height. Another influence on residential design was the proliferation of the automobile, which resulted in the addition of garages and carports.

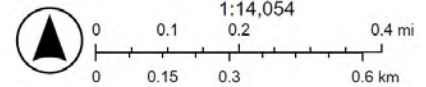
**Historic Context**

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plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to “River View” in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

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- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD09154**

**Folio: 504211052790**

**Address: 921 SE 8 ST**

Year Built: 1936

Permit Year: 1937

Style: Minimal Traditional

Architect: Unknown

Alterations: 1937 Extend Garage; 1958 Jalousies; 1974 Pool; Enclosed Car port for den;

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Stucco

Roof Type: Intersecting Gables

Roof Material: Asphalt Shingle

Windows: Single-Hung

**Narrative:** 921 SE 8th Street is a single-story residential structure with a rectangular plan. It has a stucco exterior with an intersecting gable asphalt shingle roof. Character defining features include the location of the residence that is sited on prominent corner parcel at the intersection of the triangular land between North Rio Vista Boulevard and SE 5th Court, the composition of the residence including a prominent corner entrance, Mediterranean Revival architectural details including arched windows, stone arabesque details, asymmetrical volumes, and chimneys.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Minimal Traditional**

Minimal Traditional residences are typically small one-story, gable roofed structures with a carport or garage, either clad with wood or stucco. The popular style included work designed by established local architects including Lester Avery, Robert Little, Guy Platt Johnson, William Redden, and Robert Hanson. The Minimal Traditional style exemplified the Depression-era and Post World War II 'instant communities.' During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.

#### **Historic Context**

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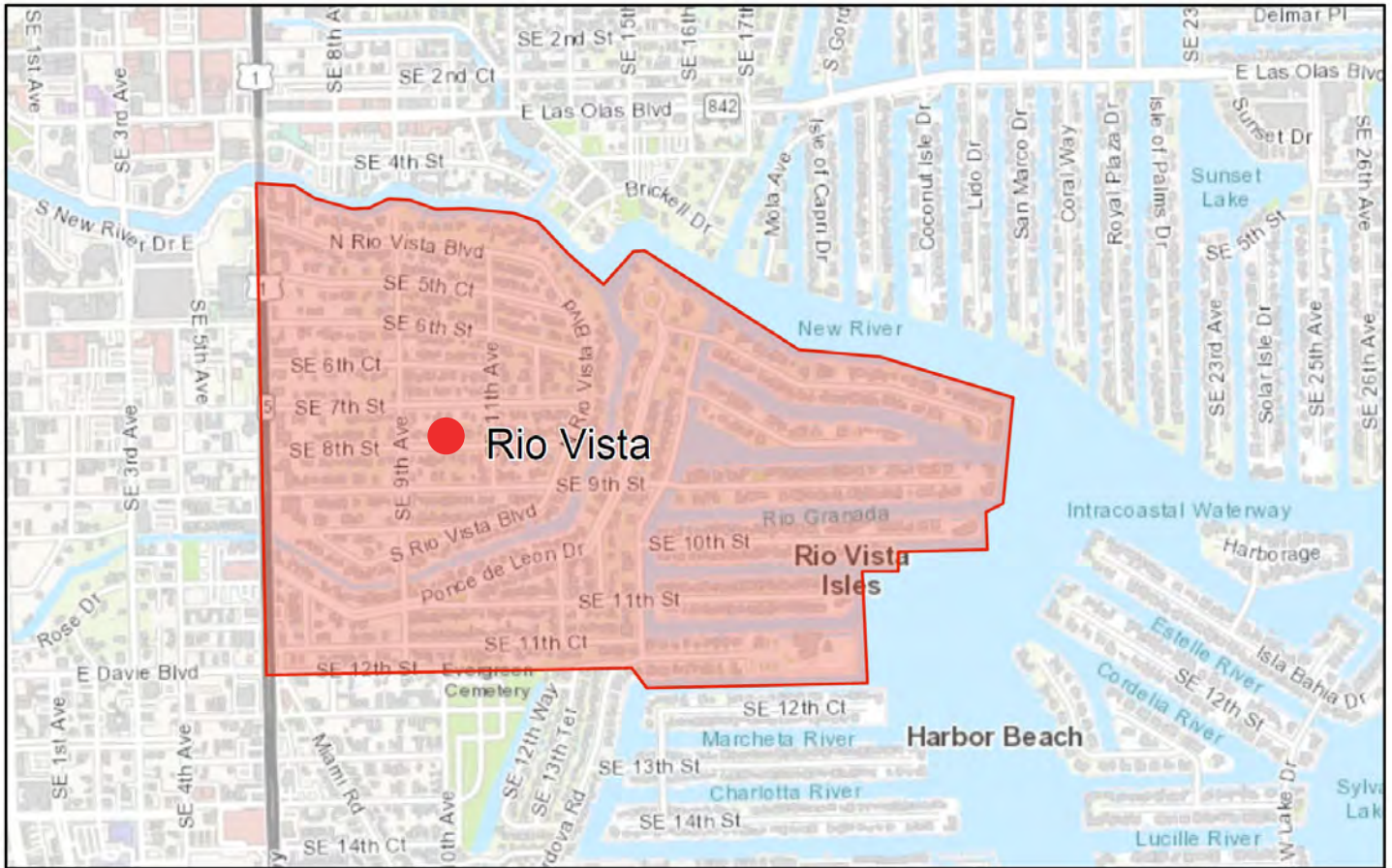
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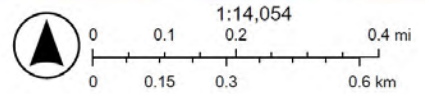
"Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.

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### Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



**FMSF Number: BD09157**

**Folio: 504211053120**

**Address: 1100 SE 8 ST**

Year Built: 1950

Permit Year: 1950

Style: Mid-Century Modern

Architect: John B O'Neill

Alterations: 1999 enclose carport for guest use; 1994 reroof

Exterior Plan: Irregular

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Fixed; Single-Hung; Glass Block

**Narrative:** 1100 SE 8 Street is a one-story residential structure with an irregular plan. It has a stucco exterior with a flat built-up roof. Character defining features include the location of the residence that is sited on prominent corner parcel at the intersection of SE 8th Street and SE 11th Avenue, the composition of the residence including a prominent covered entrance and side garage entrance, Mid-Century Modern architectural details including flat, horizontal planes, large picture windows, glass block windows, and rectilinear brick accents.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mid-Century Modern**

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plan to maximize the interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida's domestic architecture there was a proliferation of ranch style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that living included backyard space.

Raw materials such as brick and wood were featured in many of the designs, sometimes in geometric patterns, and often in abstract patterns. Mass production standardized many of the options in house design and led to an affordability in home ownership illustrating the prosperity of the new middle class.

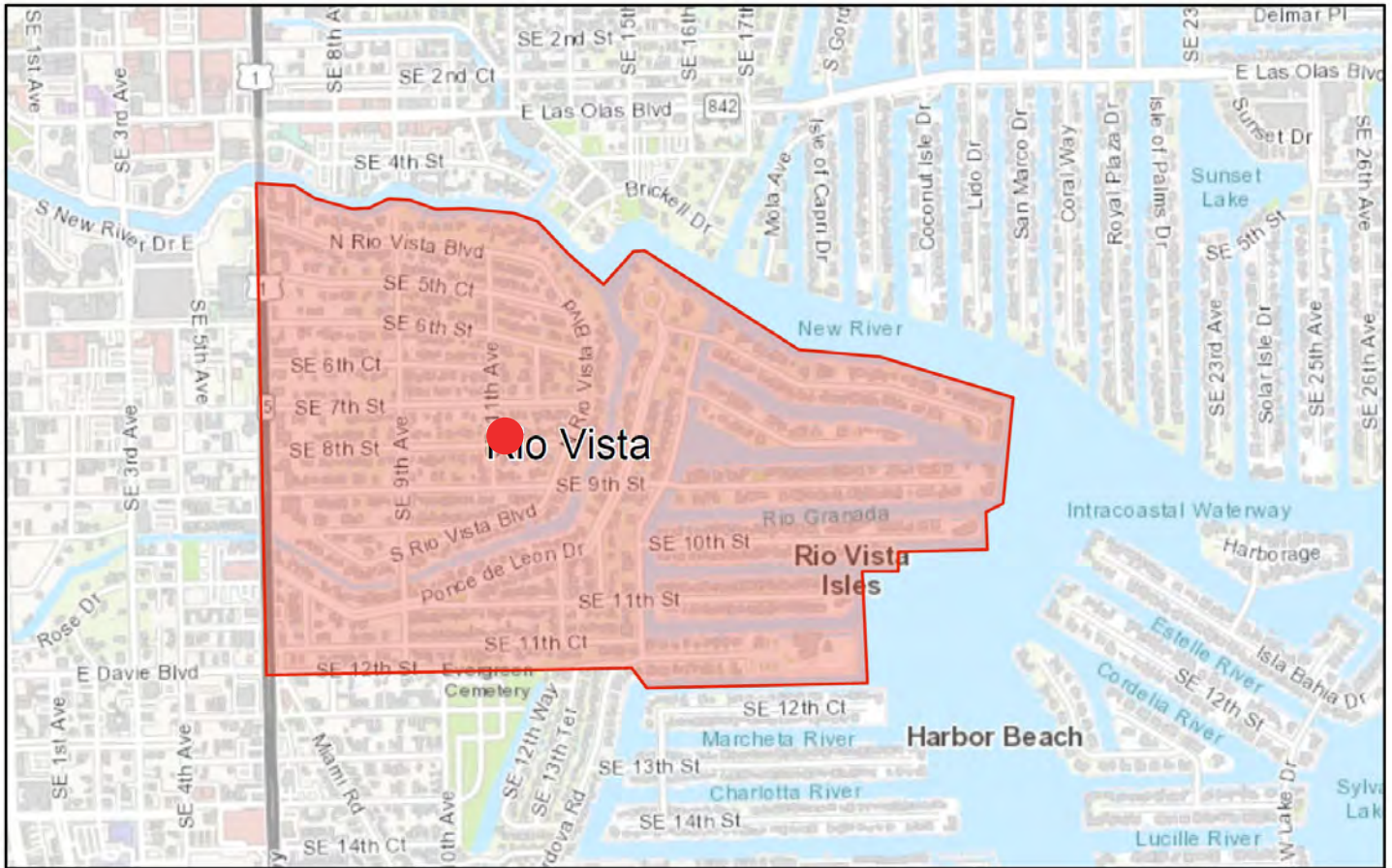
#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

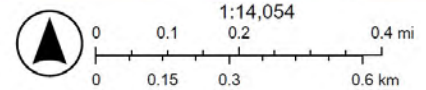
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Rio Vista and Fort Lauderdale's development continued with the post-World War II housing boom and later urban renewal in the 1960s. The Seminole Historical Association was formed in 1954 to formalize and document the historical progress of Fort Lauderdale. As development favored suburban locales, the downtown area became increasingly abandoned leading to deterioration of the early 20th century architecture. As a result, the Fort Lauderdale Historic Preservation Council was established in 1969. This led to the founding of the Fort Lauderdale Historical Society. Efforts of the Fort Lauderdale Historical Society along with other civic-minded organizations led to the creation of the the City's Historic Preservation Board in 1975 and later, the creation of the Himmarshee Historic District and the Sailboat Bend Historic District.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- "City Building Permits Jump," Fort Lauderdale News, July 3, 1933.
- "Garden Circle Formed By Rio Vista Women," Fort Lauderdale News, September 8, 1936.
- Historic Property Associates, Inc., "Historic Properties Survey." Fort Lauderdale, Florida.1988.
- Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.
- "Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.
- "Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD09160**

**Folio: 504211180790**

**Address: 1209 SE 11 CT**

Year Built: 1950

Permit Year: 1950

Style: Mid-Century Modern

Architect: UNKNOWN

Alterations: 1952 -bdrm bth and sunroom addition

Exterior Plan: Rectangular

Stories: 1

Exterior Material: Stucco

Roof Type: Flat

Roof Material: Built-up

Windows: Not Visible (Awnings)

**Narrative:** 1209 SE 11th Court is a one-story residential structure with a rectangular plan. It has a stucco exterior with a flat built-up roof. Character defining features include the location of the residence that is sited on prominent infill parcel with primary frontage on SE 11th Court, the composition of the residence including a prominent front entrance and open air portico carport, Mid-Century Modern architectural details including horizontal roof planes, large picture windows, open air carport with masonry columns, and angled eave supports.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### **Mid-Century Modern**

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plan to maximize the interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida's domestic architecture there was a proliferation of ranch style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that living included backyard space.

Raw materials such as brick and wood were featured in many of the designs, sometimes in geometric patterns, and often in abstract patterns. Mass production standardized many of the options in house design and led to an affordability in home ownership illustrating the prosperity of the new middle class.

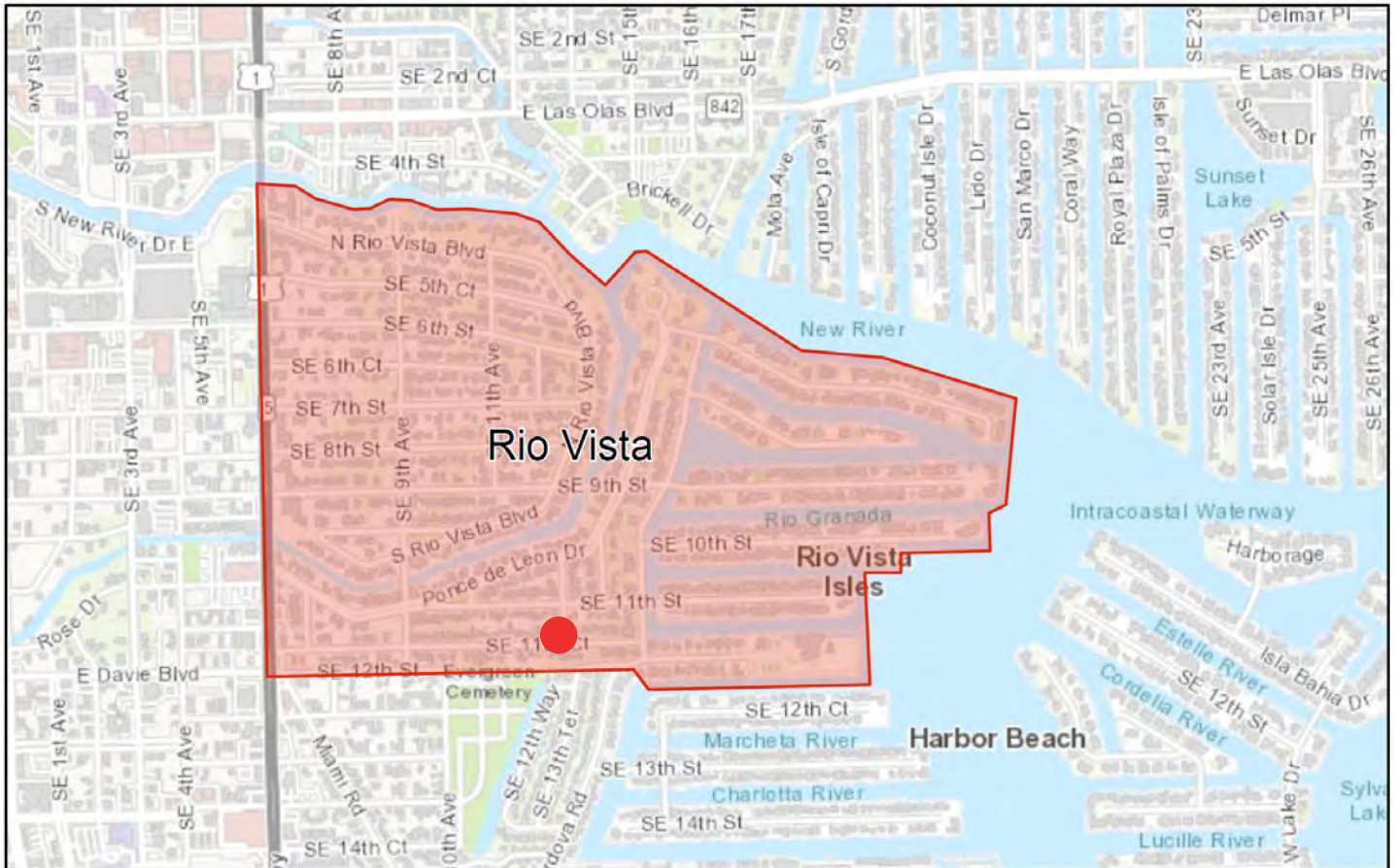
#### **Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

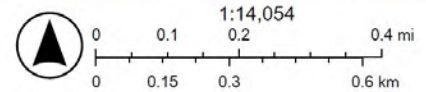
A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year," the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to "enforce building requirements" in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an "Eden" which featured "beautiful waterways, tropical growth and winding shaded roadways."

Rio Vista and Fort Lauderdale's development continued with the post-World War II housing boom and later urban renewal in the 1960s. The Seminole Historical Association was formed in 1954 to formalize and document the historical progress of Fort Lauderdale. As development favored suburban locales, the downtown area became increasingly abandoned leading to deterioration of the early 20th century architecture. As a result, the Fort Lauderdale Historic Preservation Council was established in 1969. This led to the founding of the Fort Lauderdale Historical Society. Efforts of the Fort Lauderdale Historical Society along with other civic-minded organizations led to the creation of the the City's Historic Preservation Board in 1975 and later, the creation of the Himmarshee Historic District and the Sailboat Bend Historic District.

## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



### Bibliography

- “City Building Permits Jump,” Fort Lauderdale News, July 3, 1933.
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- “Rio Vista Residents Form Association,” Fort Lauderdale News, February 12, 1935.
- “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

**FMSF Number: BD9161**

**Folio: 504211182130**

**Address: 1325 PONCE DE LEON DR**

Year Built: 1940

Permit Year: 1938

Style: Monterey

Architect: Carlos Schoeppl

Alterations: 1938 - Foundation and slabs; 1947 - Repair porch and dock; 1962 - reroof; 1969 - Sandblast; 1972 - Second floor addition + Roof for addition tile + interior remodel and patio slab; 1977 - Extend drive; 1990 - reroof; 1996 - reroof barrel tile and flat; 2002 - replace driveway with brick; 2007 - Replace 7 impact windows + replace 5 impact windows; 2008 - reroof; 2010 - impact windows for 160 openings + replace garage door with impact; 2015 - impact windows and doors for existing openings; 2017 - remodel kitchen and window replacements + roof + reroof + remove and replace 4 french doors with side lites.

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Stucco

Roof Type: Gable

Roof Material: Barrel Tile

Windows: Single-Hung

**Narrative:** 1325 Ponce De Leon Drive is a two-story residential structure with a rectangular plan. It has a stucco exterior with a gable barrel tile roof. Character defining features include the location of the residence that is sited on prominent waterfront parcel with primary frontage along Ponce de Leon Drive, the composition of the residence including a prominent central entrance, Monterey architectural details including paved brick entryway, lattice woodwork second floor open air balcony, brick chimney, closed garage, wood window shutter, and exposed roof rafters.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

#### 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 17 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.

#### Historic Context

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A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year," the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to "enforce building requirements" in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an "Eden" which featured "beautiful waterways, tropical growth and winding shaded roadways."

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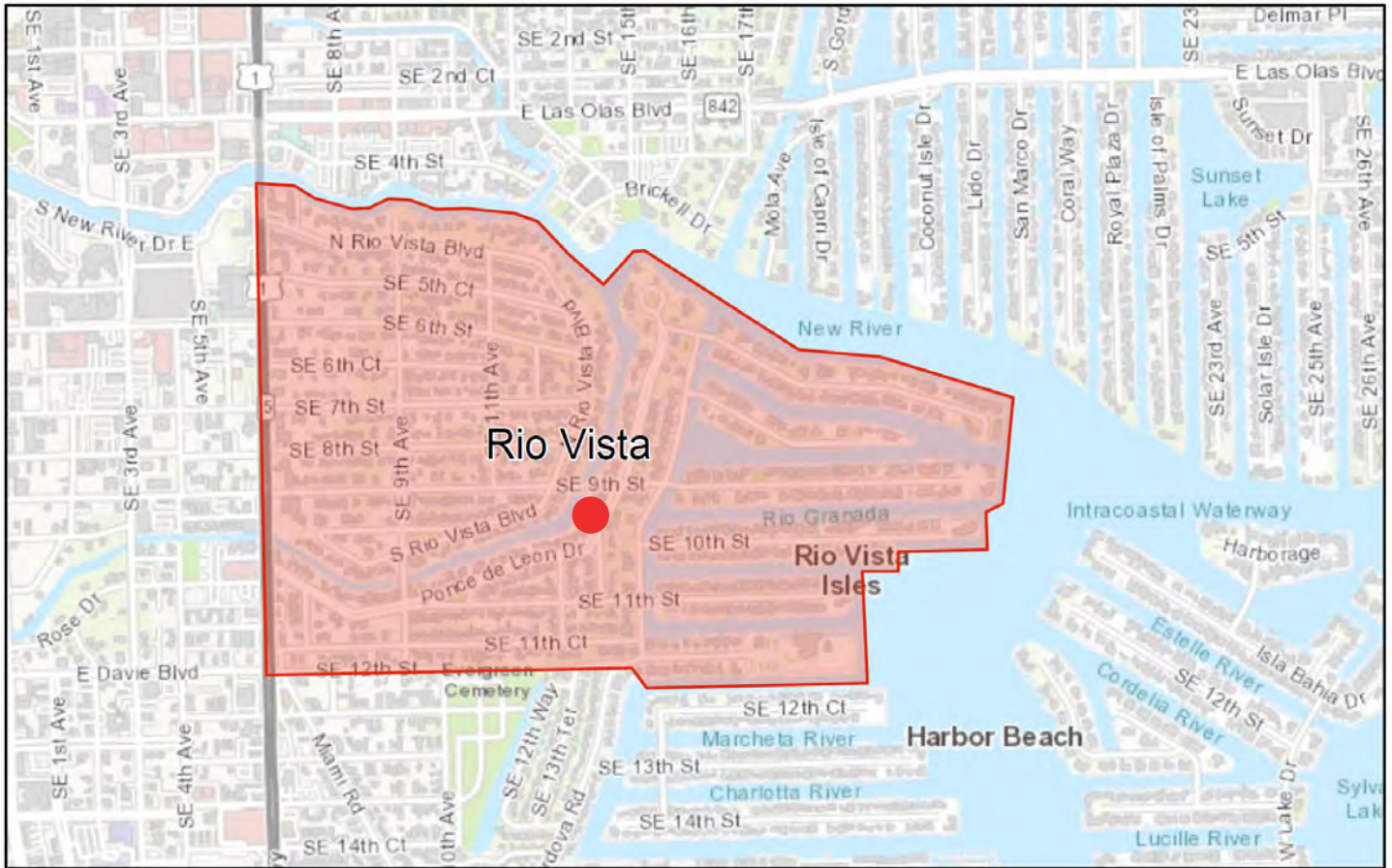
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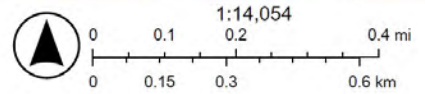
Virginia Savage McAlester, A Field Guide to American Houses, 2nd Ed. (New York: Alfred A. Knopf, 2017).



### Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



**FMSF Number: BD09164****Folio: 504211182390****Address: 1001 SE 9 AVE**

Year Built: 1936

Permit Year: 1951

Style: Colonial Revival

Architect: Unknown

Alterations: 1951 repair roof &amp; screens; 1960 enclose carport with jalousies; 1967 window openings and paneled FL Room; 1976 window replacement; 2005 3 bed/ 3 bath addition;

Exterior Plan: Rectangular

Stories: 2

Exterior Material: Wood Clapboard

Roof Type: Gable

Roof Material: Asphalt Shingle

Windows: Single-Hung

**Narrative:** 1001 SE 9th Avenue is a two-story residential structure with a rectangular plan. It has a wood clapboard exterior with a gable asphalt shingle roof. Character defining features include the location of the residence that is sited on prominent corner parcel at the intersection of the between SE 9th Avenue and between SE 10th Street and S Rio Vista Boulevard with frontage on Virginia Young Park, the composition of the residence including a prominent front open air porch entrance, Colonial Revival architectural details including symmetrical composition, wood clapboard exterior, open air front entrance porch, dormer and single-hung windows, and wood shutters.

**Significance (Explanation of Evaluation)** This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

### Colonial Revival

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the American Architect, the New York Sketch Book of Architecture and Harpers. The popularity of the style was interpreted to the South Florida climate.

The earliest buildings designed in the Colonial Revival style were large residences in New York and New England, particularly near seaside resorts where colonial architecture remained. There were generally two approaches to Colonial Revival design. One emphasized quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. This approach produced the Colonial Revival cottage. The more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized their attention to symmetry, proportion, and consistency of materials.

Colonial Revival houses of the early twentieth century maintained many of the features of the original, inspired by earlier Georgian and Federal buildings. Facades were typically symmetrical two-story in height with gable roofs and end chimneys. The plans were typically two or four room, central hall designs. The rear portion of most Colonial Revival houses were designed to accommodate new kitchens and bathrooms not present in earlier eighteenth and nineteenth century designs. The front rooms and entrance hall usually remained symmetrical.

### Mediterranean Revival

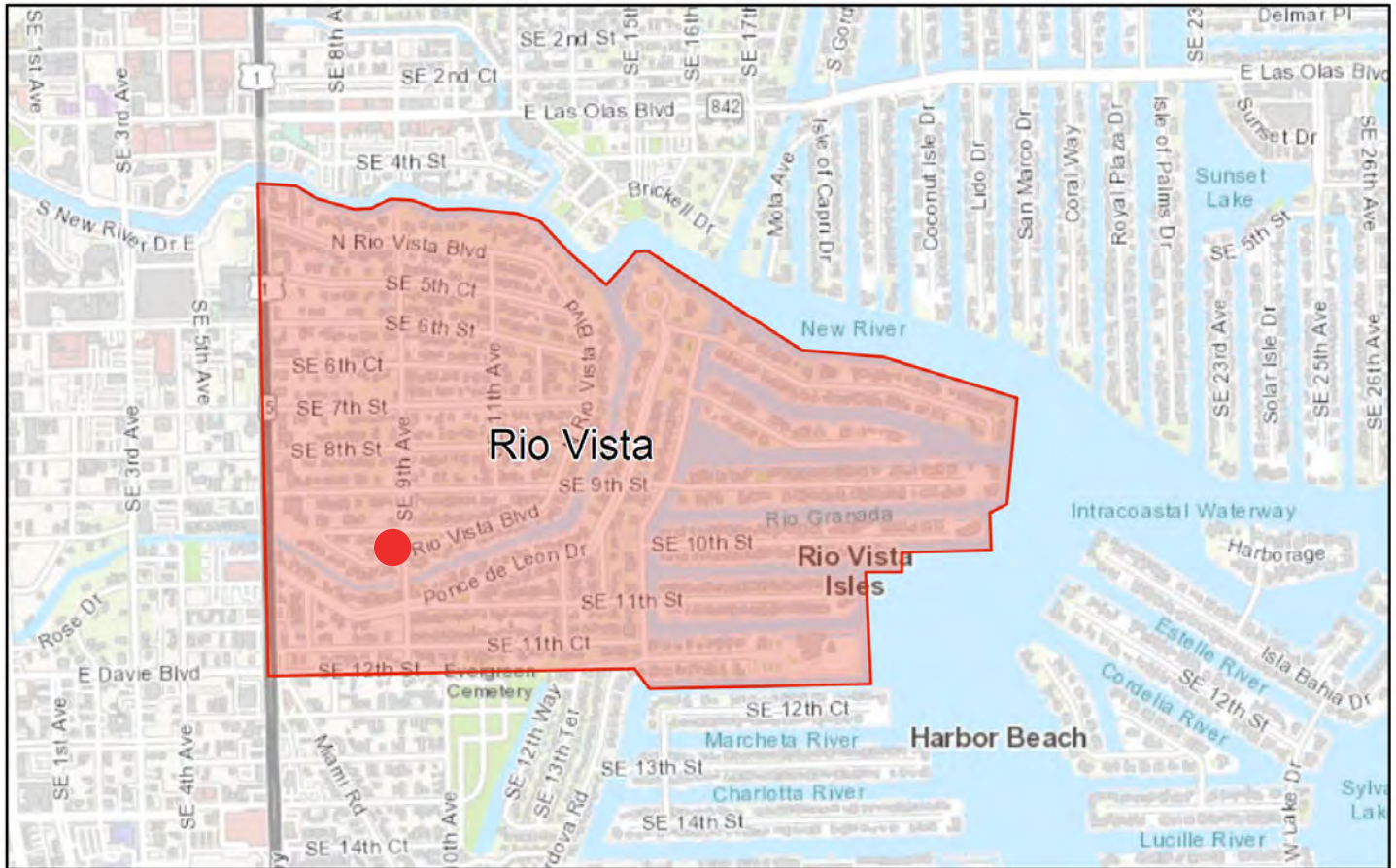
The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler in his grand hotels constructed along the path of his Florida East Coast Railroad, one of which was the Hotel Ponce de Leon in St Augustine completed in 1888. The style was adapted to include a more regional dimension by local architects Maurice Fatio and Addison Mizner. The Mediterranean Revival style is noted for the combination of one and two story sections, a plan shape that included an interior courtyard, arcades and loggias, flat roofs, terracotta barrel-tile coping, columns, decorative door surrounds, decorative tiles, and ornate iron work.

### Mission Revival

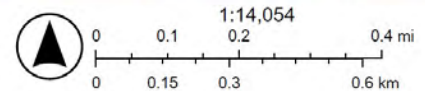
The Mission Revival style rose in popularity beginning in the 1890s and continued being used into the 1920s. The style, which was used less frequently in Florida than Spanish and Italian Renaissance-revival styles, began in California as a reflection of that area's colonial past. Although plan books often included examples of the Mission style, it was rarely used outside of the southwestern states. Within Victoria Park, typical features of the style include decorative roof parapet, prominent coping, bell-tower inspired chimney caps and roof scuppers.

### Historic Context

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA



A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the previous year," the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista. In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to "enforce building requirements" in the neighborhood. In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts. The subdivision continued to be advertised as an "Eden" which featured "beautiful waterways, tropical growth and winding shaded roadways."

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"Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.

**FMSF Number:** BD09167  
**Folio:** 504211440010  
**Address:** 1725 SE 12th St (Fort Lauderdale Yacht Club)

Year Built: Multiple dates  
 Alterations: 2023- Boatlift/Seawall repair; 2020-Fence; 2020 clay courts; 2020 -210SQFT Shade cabana; 2020 re-roof standing seam to tile; 2020-9789SF addition; 2020 re-roof tile pool restroom addition; 2019 re-roof; 2019 restroom addition and renovation to snack bar; 2019 canopy awning for temp valet booth; 2019 re-roof; 2017 fence; 2017 remodel wading pool; 2014 new kitchen; 2009 demolition of buildings on SE corner of the property; 2008 re-roof; 2003 re-roof addition; 2002 renovation; 2002 fence; 2002 relocate bar/terrace rework; 2001 commodore room renovation; 2001 piles; 2001 re-roof;

Stories: 2  
 Exterior Material: Stucco  
 Roof Type: Combination, hip & flat  
 Roof Material: Concrete flat tile  
 Windows: Mixed

**Narrative:** Located at 1725 SE 12 St, is a commercial property also known as the Fort Lauderdale Yacht Club. The site is comprised of several structures. The Lauderdale Yacht Club was founded in 1938 as a member only private club (from the organization's website). The buildings have been renovated and altered.

**Significance (Explanation of Evaluation)** This property is historically significant; however, more information concerning current site conditions would be required to determine if this property would be eligible for listing on the National Register of Historic Places.

**Historic Context**

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

The Lauderdale Yacht Club became the social center of the subdivision with one hundred members in its initial roster of 1938. The celebration of the roster closing in 1938 included speeches from Mayor Manuel, Curtis Byrd, president of the Chamber of Commerce, August Burghard, secretary of the Chamber, and other civic and community leaders. Located on the eastern tip of the SE 12th Street isle, the structure hosted numerous special occasions, events, prominent members and distinguished guests.

**Bibliography**

Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020. Page 31.

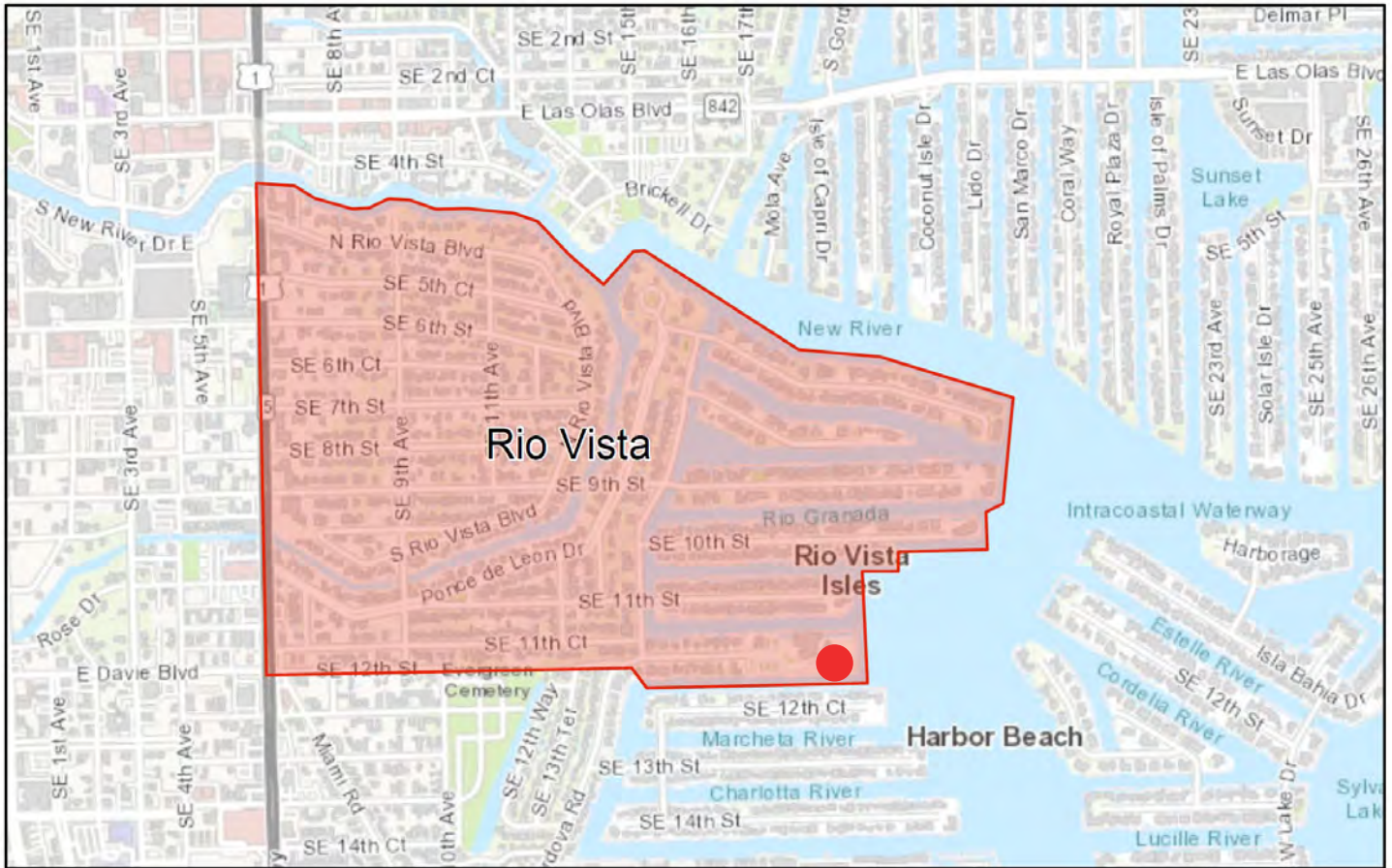


PARTY GOERS POSE ON LAWN OF LAUDERDALE YACHT CLUB

—DAILY NEWS Staff Photo  
 Mrs. J. Frank Turner (far left) of Lookout Mountain, Tenn., and Fort Lauderdale is never so happy as when entertaining friends, whether at her own winter home in Rio Vista, or so, in this case, at the Lauderdale Yacht Club of which her husband is a member. Pictured at a bridge-luncheon she gave recently are (left to right, standing): Mrs. Turner, Mrs. Calvia Pease, Mrs. W. H. Langford, Mrs. Frank Byrne, Sr., Mrs. Clyde O. Arren (just the tip of her hat!), Mrs. John A. Mickles, Mrs. H. J. Peary, Mrs. George Erwin, Mrs. Laurence S. Sheppard (a glimpse of white checkered), Mrs. Robert O. Ragdale, Mrs. Charles Johnson, Mrs. Louis H. Brown, Mrs. Wilfred T. Coates, Mrs. Lawrence L. Stepp, Mrs. Frank D. Brown, Mrs. A. Percy Hansen, Mrs. R. H. Stovall, Mrs. Caroline Taylor, Mrs. Julian E. Snow, Mrs. Russell G. Keller. Seated, left to right, are: Mrs. Edward Heimburger, Mrs. D. E. Carter (only her dark hair showing), Mrs. D. Clifford Alexander, Mrs. Robert H. Gore, Mrs. Ernest Jennings, Mrs. Charles Ertington, Mrs. E. O. Pock and Mrs. James D. Camp.



## Architectural Resource Survey Area Map: Rio Vista



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

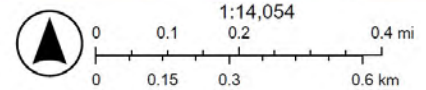


Figure: Architect rendering of Lauderdale Yacht Club clubhouse, 1938; Source: Fort Lauderdale Historic Society; Figure: Original Lauderdale Yacht Club from Intercoastal, 1946; Source: Fort Lauderdale Historic Society; Figure: "Party Goers Pose on Lawns of Lauderdale Yacht Club," Fort Lauderdale News, April 17, 1940; Figure: Aerial view of Lauderdale Yacht Club, 1951, Source: Fort Lauderdale Historic Society

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# CONCLUSIONS

The survey identified two historic districts that are potentially eligible for listing in the National Register of Historic Places including Gill Isles and Sherwood Forest. The survey also determined that there are 43 potential historic individually eligible properties located within the boundaries of the architectural resource survey. These potentially eligible individual historic properties range in date of construction between 1918 to 1969 and represent a variety of architectural styles. Additionally, there are 3 locally designated historic landmarks that are also listed on the local register within the boundaries of the architectural resource survey. We recommend working with residents and property owners to determine public support for historic designation, with the goal of formally designating these potential historic districts and these potentially eligible individual historic properties in the National Register of Historic Places as well as consideration for local designation. It is anticipated that any individual property, historic district, or as thematically-related historic districts would require further study and evaluation.

## **GILL ISLES**

Boundaries of the potential Gill Isles Historic District follow the boundaries of SW 4th Court to the north, New River to the east, SW 5th Court to the South, and SW 18th Avenue to the west. The potential Gill Isles Historic District contains 115 contributing resources and 14 non-contributing resources and the Period of Significance is 1957 through 1959.

## **SHERWOOD FOREST**

Boundaries of the potential Sherwood Forest -- Lawson and Bradley Historic District follow the boundaries of SW 19th Street to the north, SW 16th Avenue to the east, the Southwest 10th Court to the south, and SW 18th Avenue to the west. The potential Sherwood Forest -- Lawson and Bradley Historic District contains 42 contributing resources and 7 non-contributing resources and the Period of Significance is 1952 through 1958.



**PRESERVATION AND MAINTENANCE**

Preservation is defined in the Federal Register as “the act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.” Stabilization is defined as “the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.” Maintenance includes the protective care of a resource from the attacks of climate, chemical and biological agents, normal use, and intentional abuse. Maintenance activities include cleaning, repairing, and replacing.

Preservation and maintenance methods generally involve less construction than the repair, rehabilitation and restoration measures described above. The preservation and maintenance process would also require following the eight general standards plus specific standards for stabilization and maintenance, as contained in the Secretary of the Interior’s Standards and Guidelines for Historic Preservation Projects (48 FR 44737)

In accordance with the Secretary of the Interior’s Standards for rehabilitation and restoration, the following specific standards are to be used in conjunction with the eight general standards. In each case, these specific standards begin with the number 9. For example, the Standards for Stabilization include the eight general standards plus the three specific standards listed below.

**STANDARDS FOR STABILIZATION**

9. Stabilization shall reestablish the structural stability of a property through the reinforcement of load bearing members or by arresting deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

10. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property’s appearance and significance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical or archaeological quality of the property, except where concealment would result in the alteration or destruction of historically or archaeologically significant material or spaces. Accurate documentation of stabilization procedures shall be kept and made available for future needs.

11. Stabilization work that will result in ground disturbance shall be preceded by sufficient archaeological investigation to determine whether significant subsurface features or artifacts will be affected. Recovery, curation and documentation of archaeological features and specimens shall be undertaken in accordance with appropriate professional methods and techniques.

**STANDARDS FOR PRESERVATION**

9. Preservation shall maintain the existing form, integrity, and materials of a building, structure, or site. Archaeological sites shall be preserved undisturbed whenever feasible and practical. Substantial reconstruction or restoration of lost features generally is not included in a preservation undertaking.



10. Preservation shall include techniques of arresting or retarding the deterioration of a property through a program of ongoing maintenance.

11. Use of destructive techniques, such as archaeological excavation, shall be limited to providing sufficient information for research, interpretation, and management needs.

### **HISTORIC PRESERVATION INCENTIVES IN THE CITY OF FORT LAUDERDALE**

#### ***Ad Valorem Tax Exemption (10-Year Tax Exemption)***

The City of Fort Lauderdale's Unified Land Development Regulations (ULDR) provides for an Ad Valorem Tax Exemption under Section 47-24.11.E. for exemption for improvements to historic property (per F.S. § 196.1997). The city commission may authorize an ad valorem tax exemption of one hundred percent (100%) of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties.

The Ad Valorem Tax Exemption does not give property owners total exemption from all taxes. It is an exemption only on the amount that taxes would have increased due to the assessed value of the improvements made to a designated historic landmark. The exemption will only apply to those taxing authorities that agree to participate in the program (for example, the city portion or the county portion) and would not affect taxing authorities such as school districts or fire.

The applicant must apply before construction begins for the work performed to be counted towards the tax exemption. Contact Staff for more information and for an application.

#### ***Tax Exemption for Commercial Properties***

City of Fort Lauderdale Tax Exemption for Historic Commercial Properties: The City of Fort Lauderdale's Unified Land Development Regulations (ULDR) provides a Tax Exemption under Section 47-24.11.F. for a fifty percent (50%) reduction in City property tax for designated historic resources that are used for commercial or non-profit purposes.

Broward County Tax Exemption for Historic Commercial Properties: The Broward County Code of Ordinances provides a Tax Exemption under Article VI, Section 31 1/2 -110 for a tax exemption of fifty percent of the assessed value of historic property used for commercial or certain nonprofit purposes.

To take advantage of either tax exemption for commercial properties, the property must comply with each and every provision of 196.1961 to be entitled to the ad valorem exemption and the tax exemption shall apply only to Broward County. Property must be used for commercial purposes or used by a not-for-profit organization under s. 501(c)(3). Property must be regularly open to the public (minimum of 40 hours per week, for 45 weeks per year, or an equivalent of 1,800 hours per year).

#### ***Parking Reductions and Exemptions***

The City of Fort Lauderdale's ULDR Section 47-20.3 - Parking Reductions and Exemptions, allows locally designated historic landmarks or contributing properties within a locally designated historic district to be eligible for the following parking reductions and exemptions:

Properties utilized for adaptive reuse to provide one (1) off-street parking space per dwelling unit; and

Exempt commercial structures utilized for adaptive reuse that are up to 2,500 gross square feet in area from off-street parking requirements. Requiring all commercial development greater than 2,500 gross square feet and utilized for adaptive reuse to provide sixty percent (60%) of the off-street parking space requirements in Section 47-20.2 of the ULDR; and

Exemption of off-street parking requirements for commercial properties utilized for adaptive reuse and located within a Regional Activity Center (“RAC”) Zoning Designation.

***Waivers for Historic Preservation***

The City of Fort Lauderdale’s ULDR Section 47-24.11.G. allows for a historic preservation waiver that may be granted by the Historic Preservation Board (HPB) to promote and encourage the preservation and adaptive reuse of historic resources for the purpose of a reduction in setback requirements or distance separation requirements. As part of issuance of the waiver, the request must ensure that it will result in the preservation of a designated historic resource. The HPB does not have the authority to grant any waivers of density, Floor Area Ratio (FAR), or building height requirements.

***Transfer of Development Rights (TDR) Program***

A Transfer of Development Rights (TDR) Program has been implemented in the City of Fort Lauderdale as a new incentive for historic preservation. The TDR program allows for transfer of unused development rights from designated historic properties called “sending sites” to eligible new developments called “receiving sites.” Property owners of designated historic landmarks, landmark sites, archaeological sites,

or contributing buildings within the City of Fort Lauderdale are eligible to participate in this voluntary program.

***Florida Building Code Historic Structures Exemptions***

Under the Florida Building Code, Existing Building under Chapter 12 entitled Historic Buildings, it allows for certain exemptions or means to be taken into consideration to protect features and elements of historic buildings.

***FEMA Historic Structure Exemptions***

FEMA’s National Flood Insurance Program (NFIP) gives relief to historic structures from the NFIP floodplain management requirements by providing an exemption from the NFIP elevation and flood proofing requirements. Further information is included within the Floodplain Management Bulletin: Historic Structures along with mitigation measures that can be implemented into historic structures and to provide protection to potential future flooding.

**FEDERAL TAX INCENTIVES**

Federal Historic Tax Credits are available through the National Park Service for the qualified rehabilitation of historic properties, which are located within a National Historic District or listed on the National Register of Historic Places (owner occupied residential properties do not qualify).

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation’s most successful and cost-effective community revitalization programs. It has leveraged over \$96.87 billion in private investment to preserve more than 40 thousand historic properties since 1976. The program offers up to a 20% tax deduction for approved modifications made to

historic properties.

The National Park Service and the Internal Revenue Service administer the program in partnership with State Historic Preservation Offices.

#### **STATE OF FLORIDA HISTORIC PRESERVATION GRANTS PROGRAM OVERVIEW**

The Historic Preservation Grants Program allocates state funds appropriated by the Legislature and federal funds apportioned to the state by the U.S. Department of the Interior, National Park Service, for the preservation and protection of the state's historic and archaeological sites and properties. The program is administered by the Division of Historical Resources, Florida Department of State and is governed by rules in Chapter 1A-39, Florida Administrative Code and Section 267.0617, Florida Statutes.

Two types of grants are awarded through this program: Small Matching Grants and Special Category Grants. Please see the respective pages for further information.

Those eligible to apply for grant funding include state agencies, state universities, non-profit organizations, units of local government, cities, towns, and counties. Private property owners are not eligible for state grant funding from the Department of State's Division of Historical Resources.

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