

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.

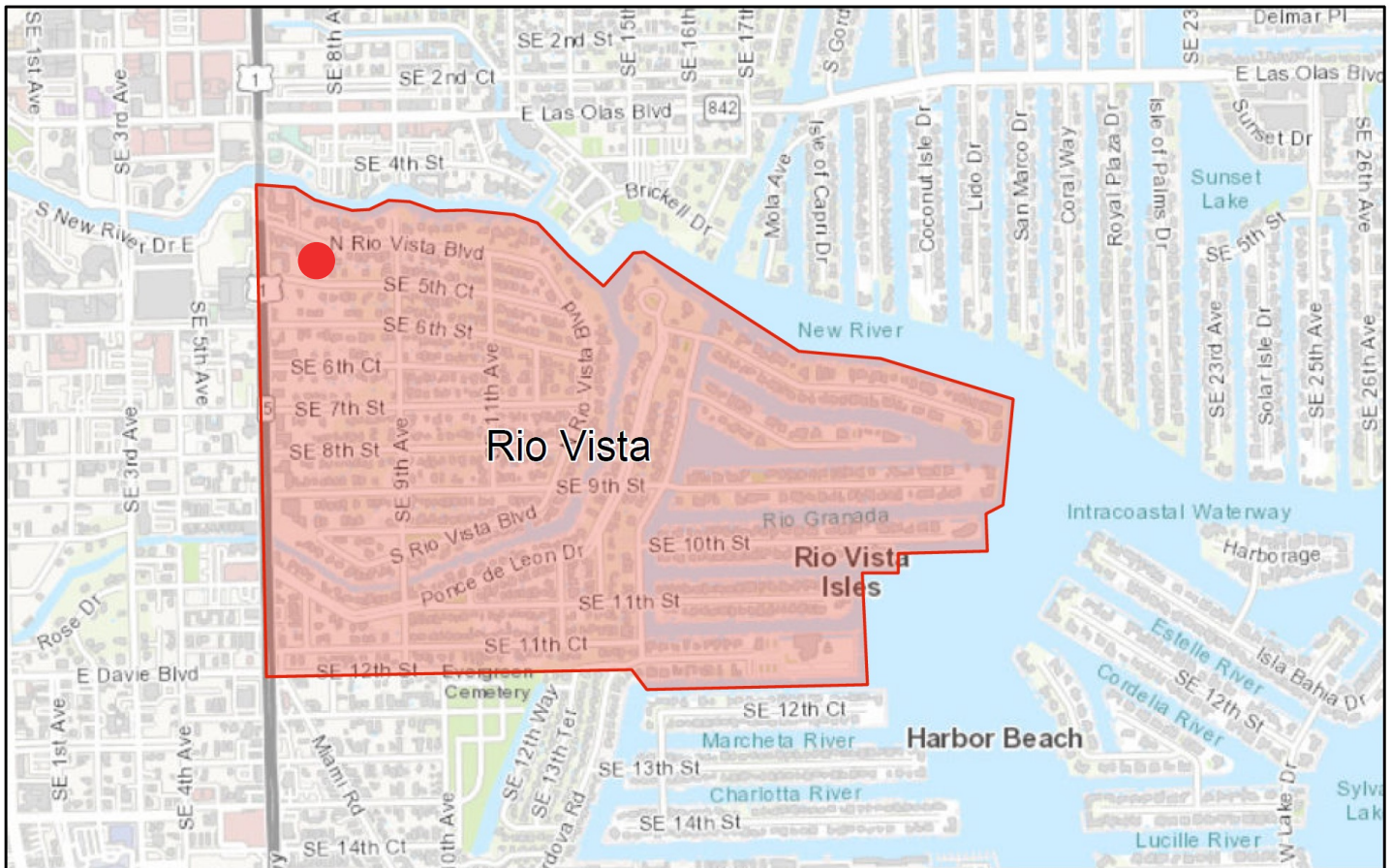
Historic Context

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.

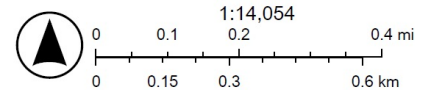
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.³ Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista 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

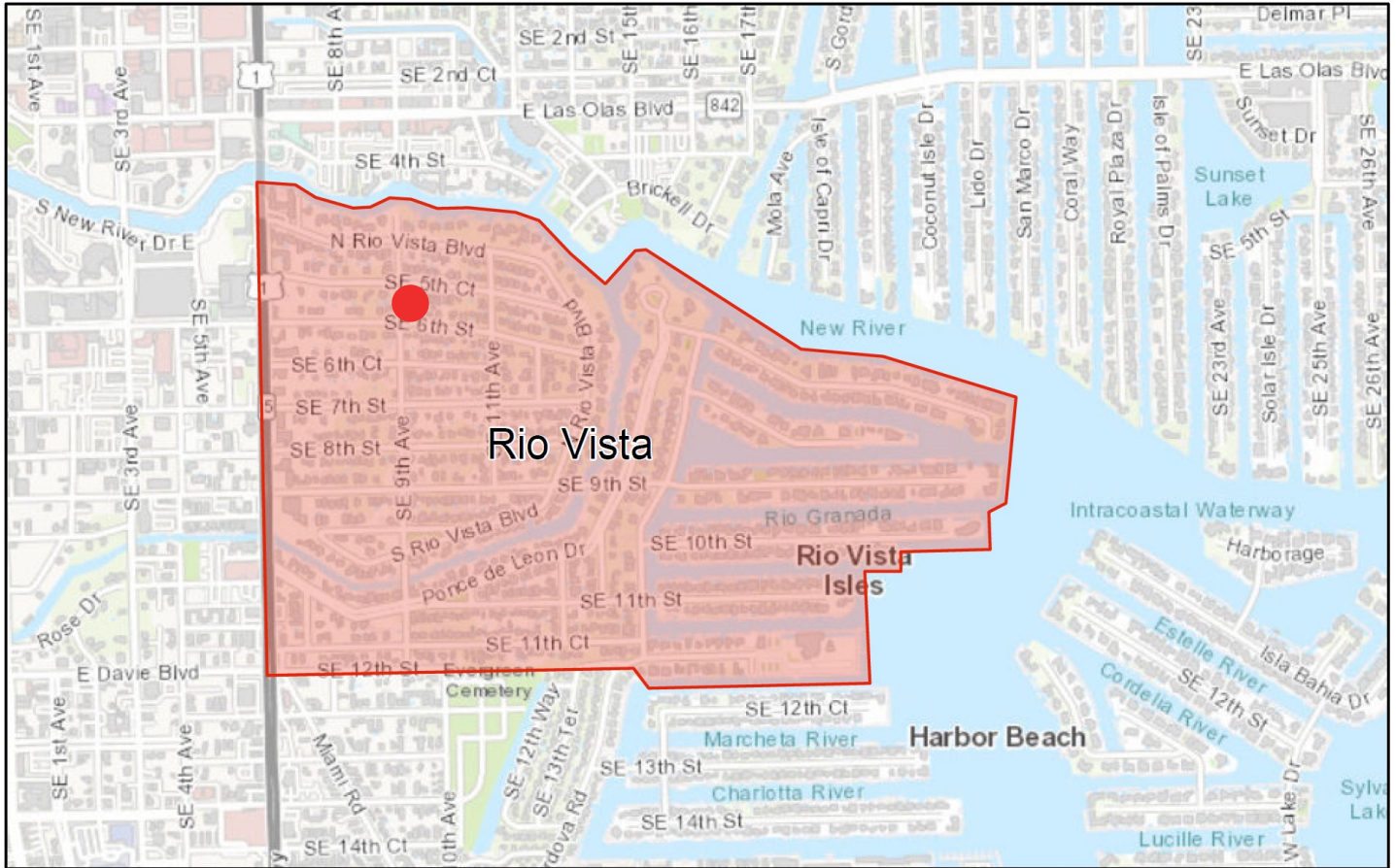
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. The development of Fort Lauderdale was largely a result of investments beginning in 1904 under the direction of Governor Napoleon Bonaparte to create internal improvements throughout Florida. 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.

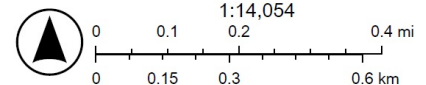
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.³ Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista 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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- “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

"City Building Permits Jump," Fort Lauderdale News, July 3, 1933.

"Garden Circle Formed By Rio Vista Women," Fort Lauderdale News, September 8, 1936.

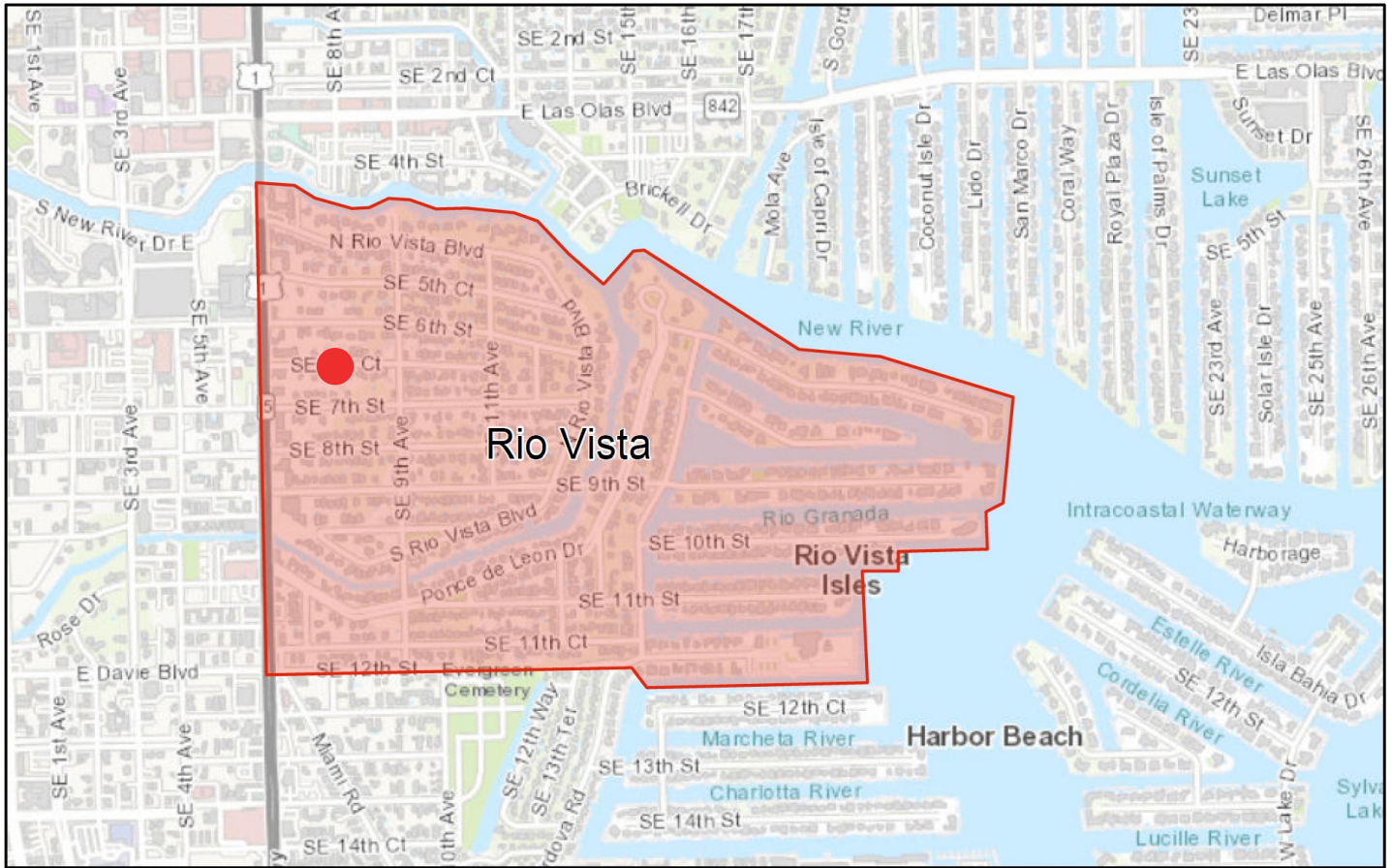
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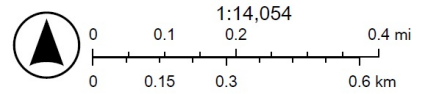
"Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.

"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.

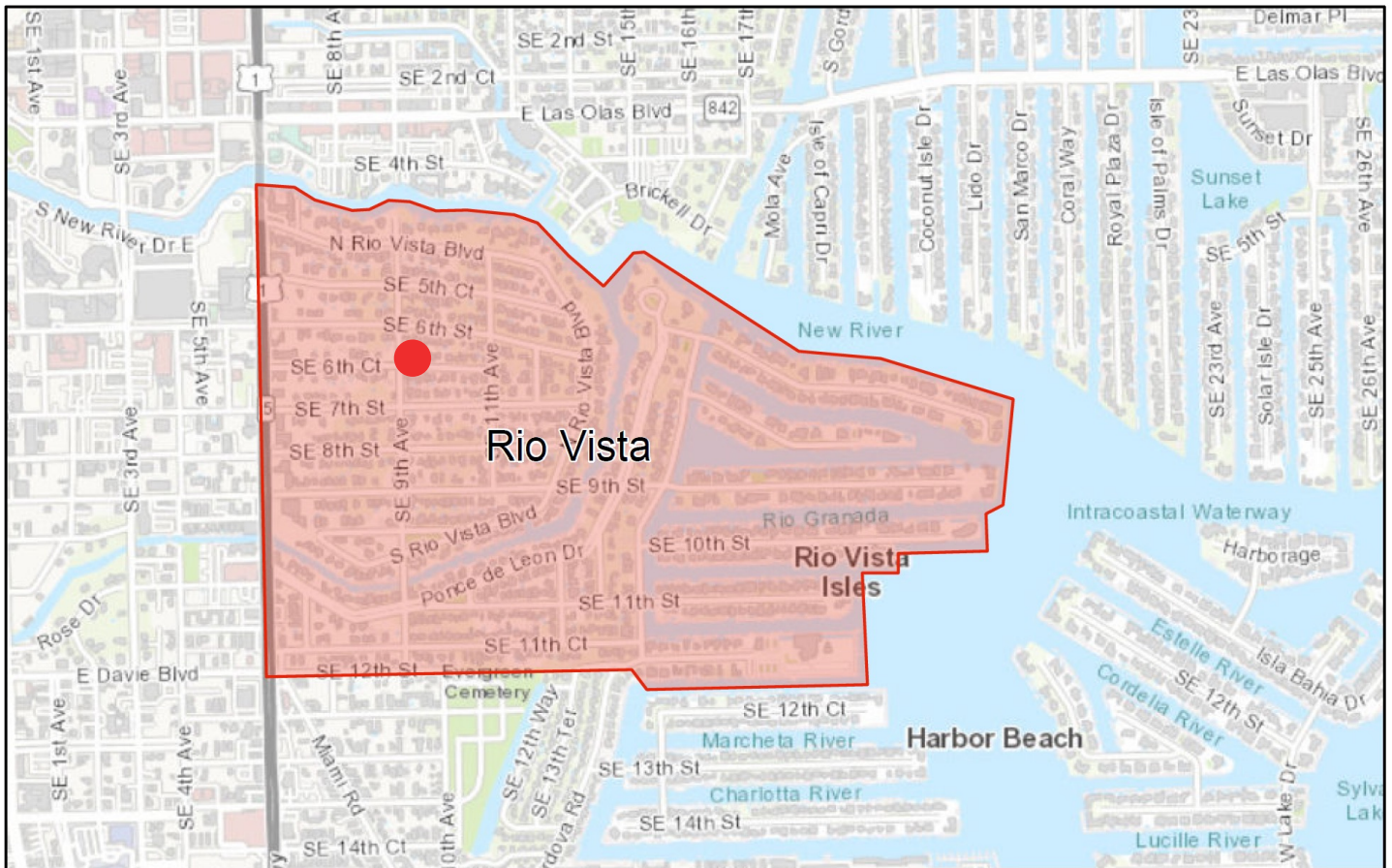
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In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties. Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 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.

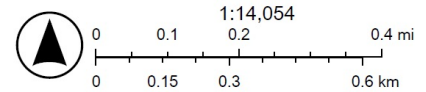
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Architectural Resource Survey Area Map: Rio Vista



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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: 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

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Historic Context

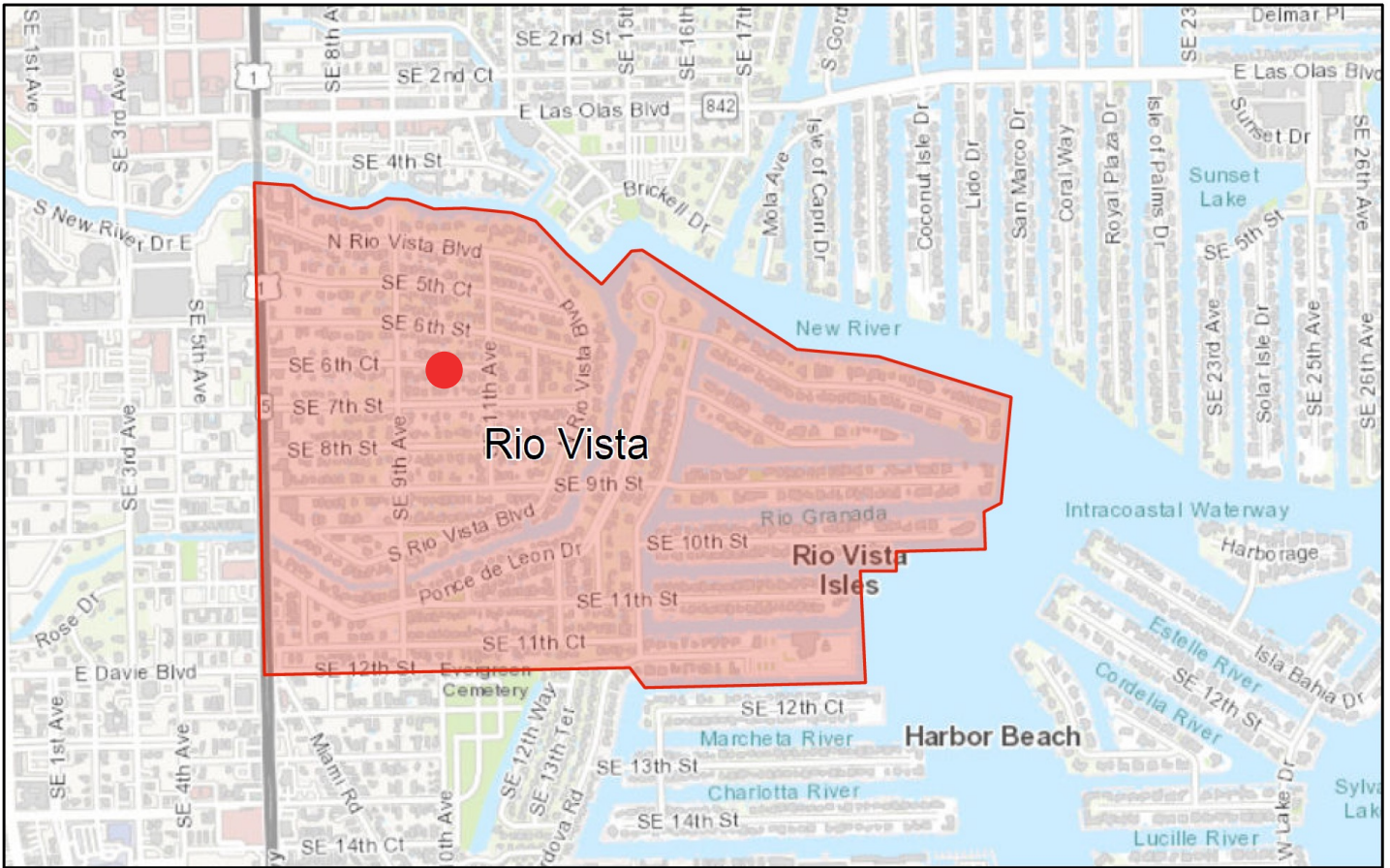
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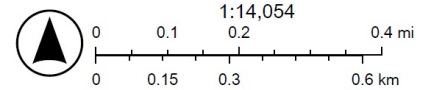
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Architectural Resource Survey Area Map: Rio Vista



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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: 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.

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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

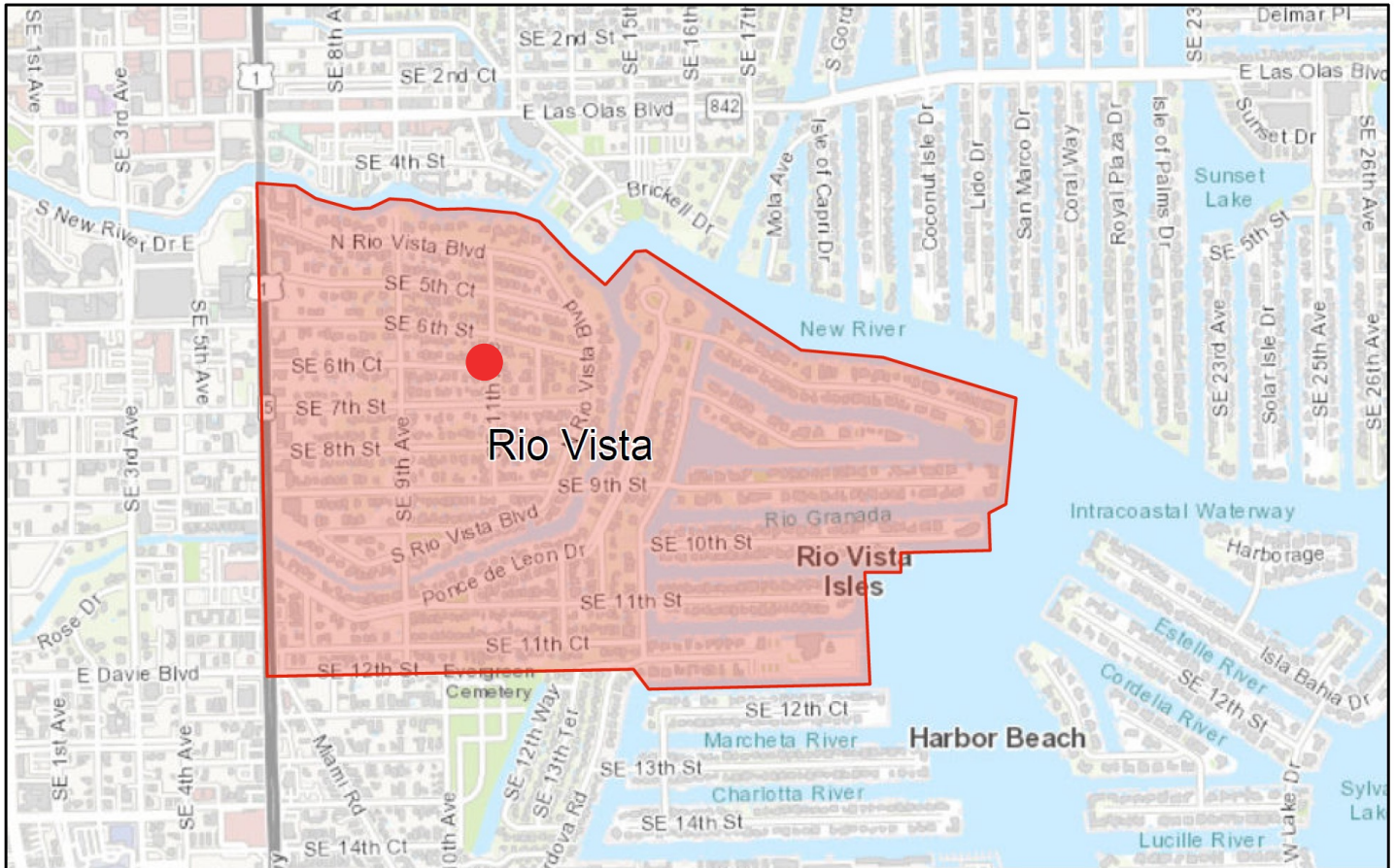
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. 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.

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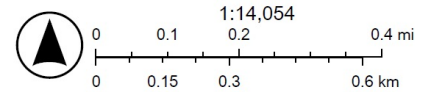
The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within 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.
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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: 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

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

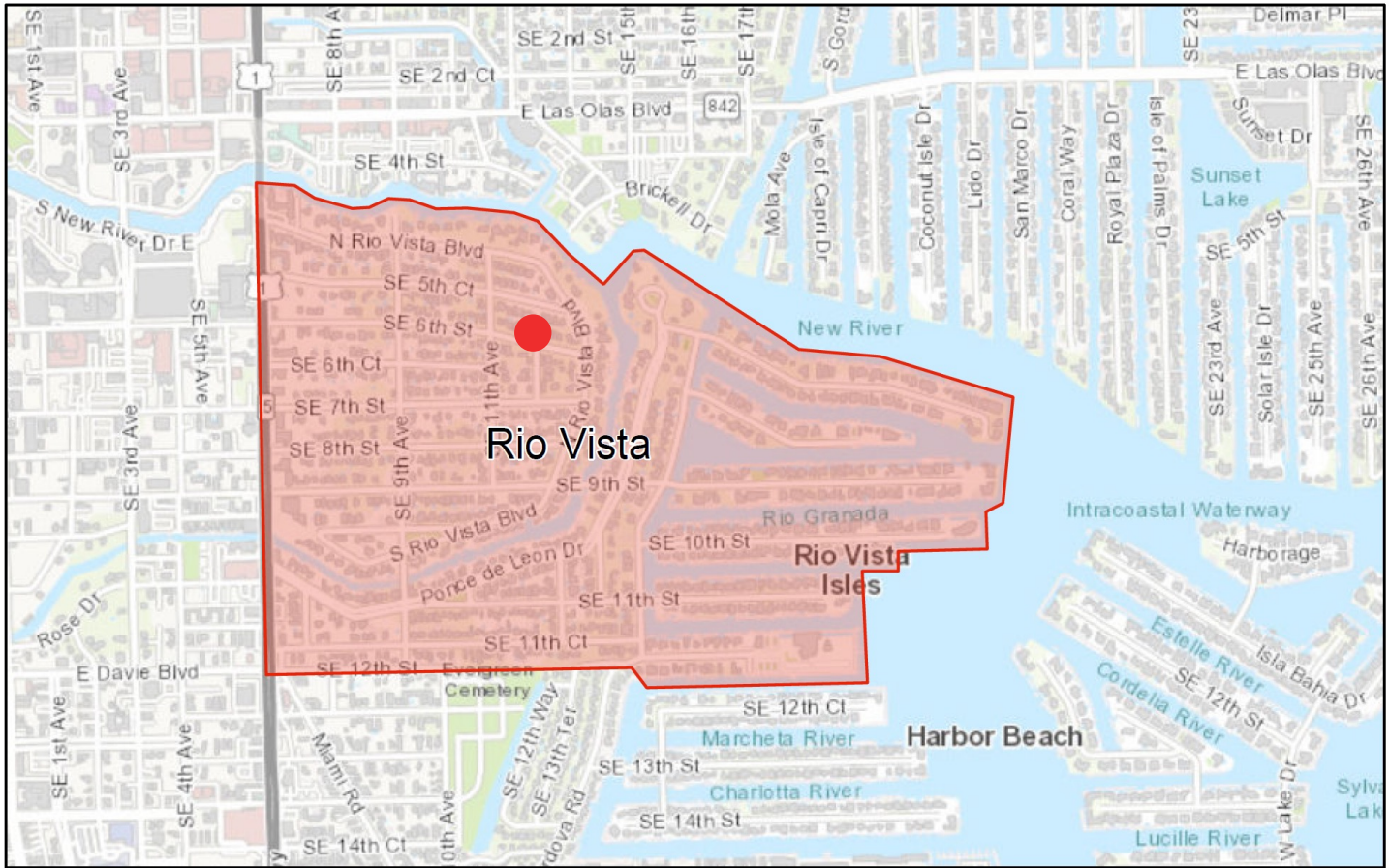
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. 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.³ 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.

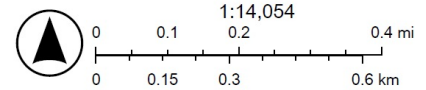
The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. A. Caldwell reported to have sold fourteen lots within 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

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Architectural Resource Survey Area Map: Rio Vista



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



Bibliography

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- “City Managers’ Program Here Now Complete,” Fort Lauderdale News, October 6, 1927.
- Historic Property Associates, Inc., “Historic Properties Survey.” Fort Lauderdale, Florida.1988.
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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*.

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.

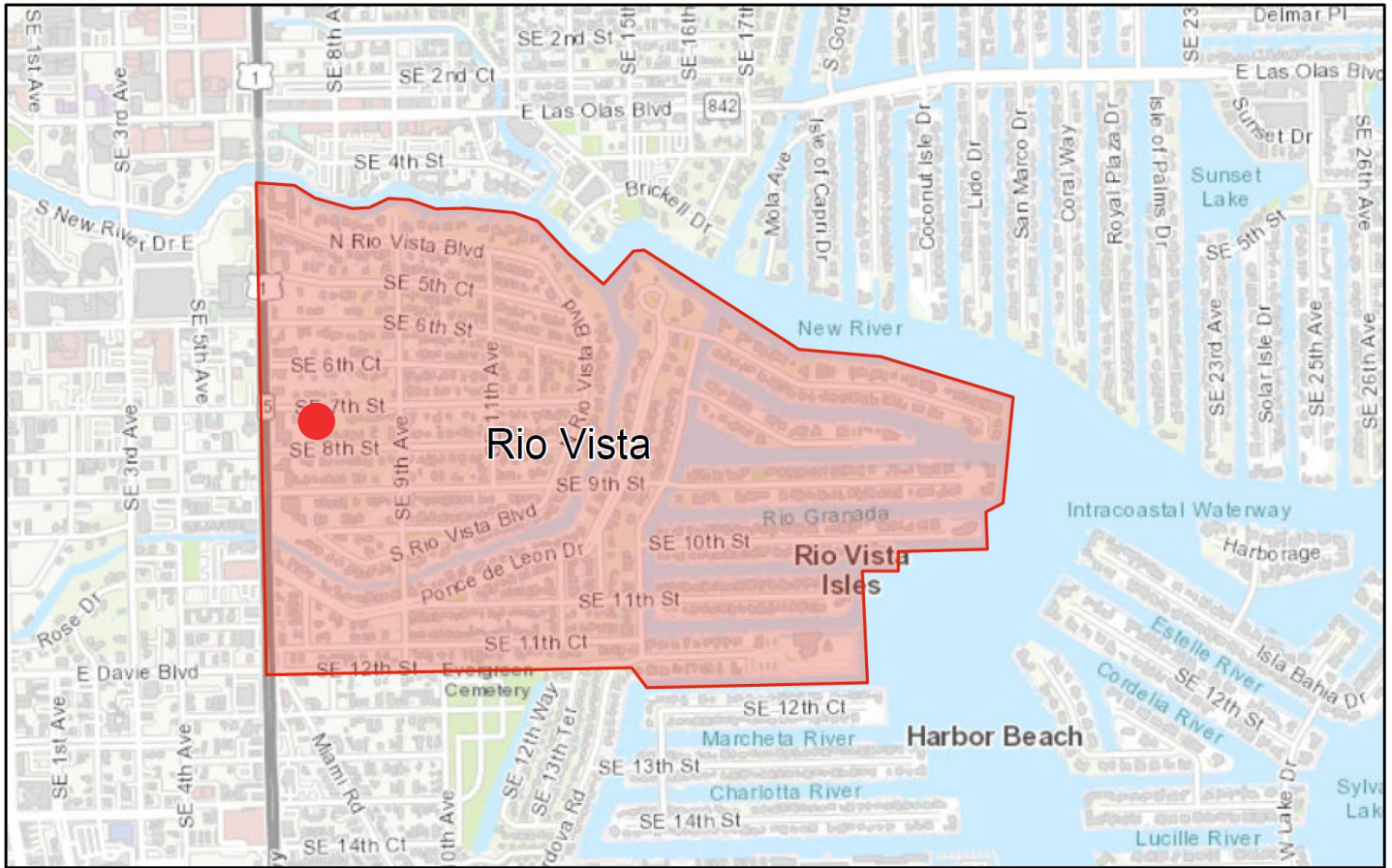
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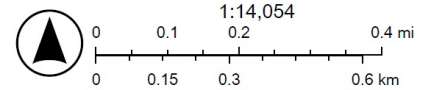
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On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood 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



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Bibliography

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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 & creen porch; 2010 R&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.

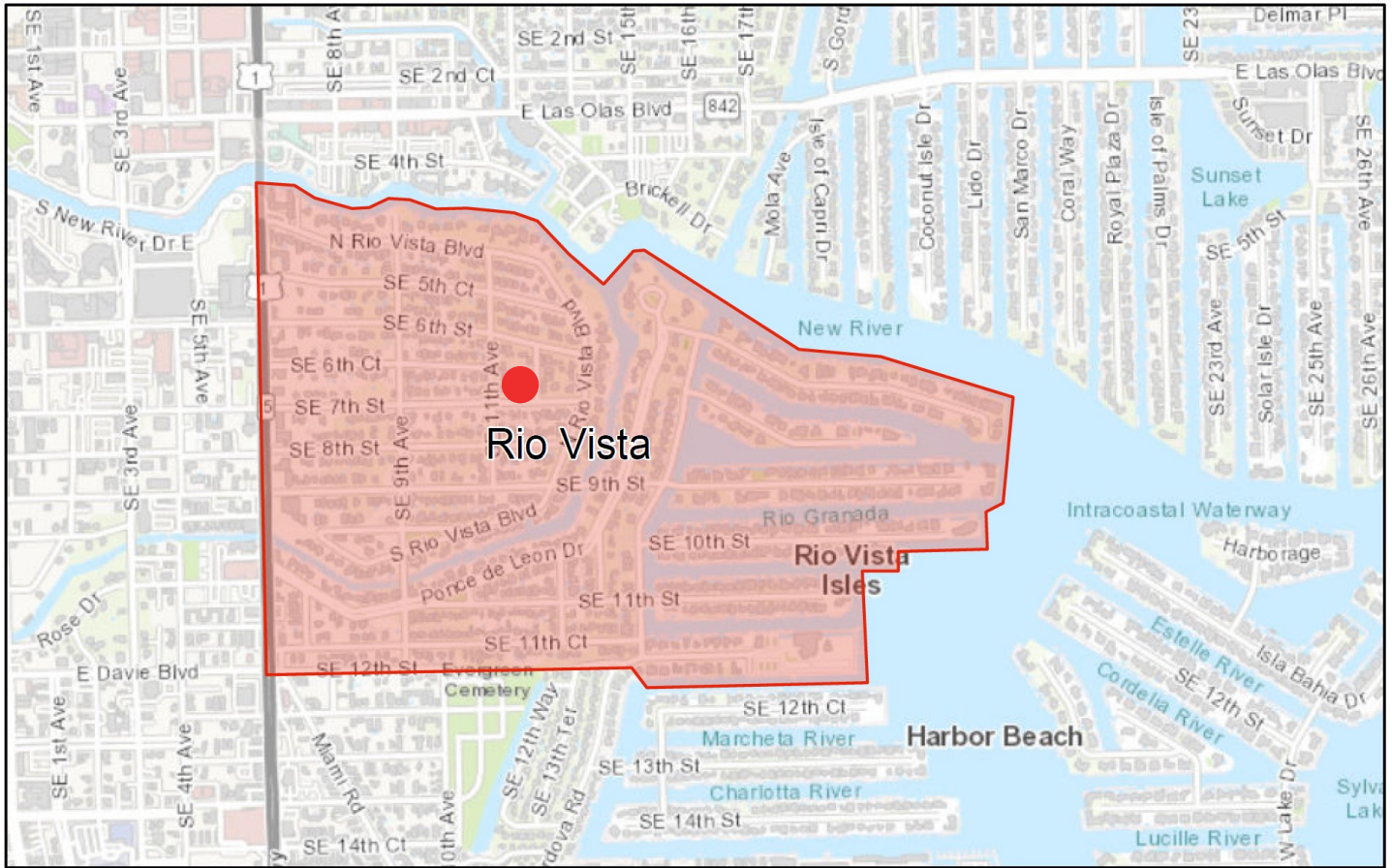
Historic Context

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.

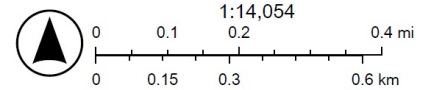


A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the 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

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

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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: 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

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John M. Peterman

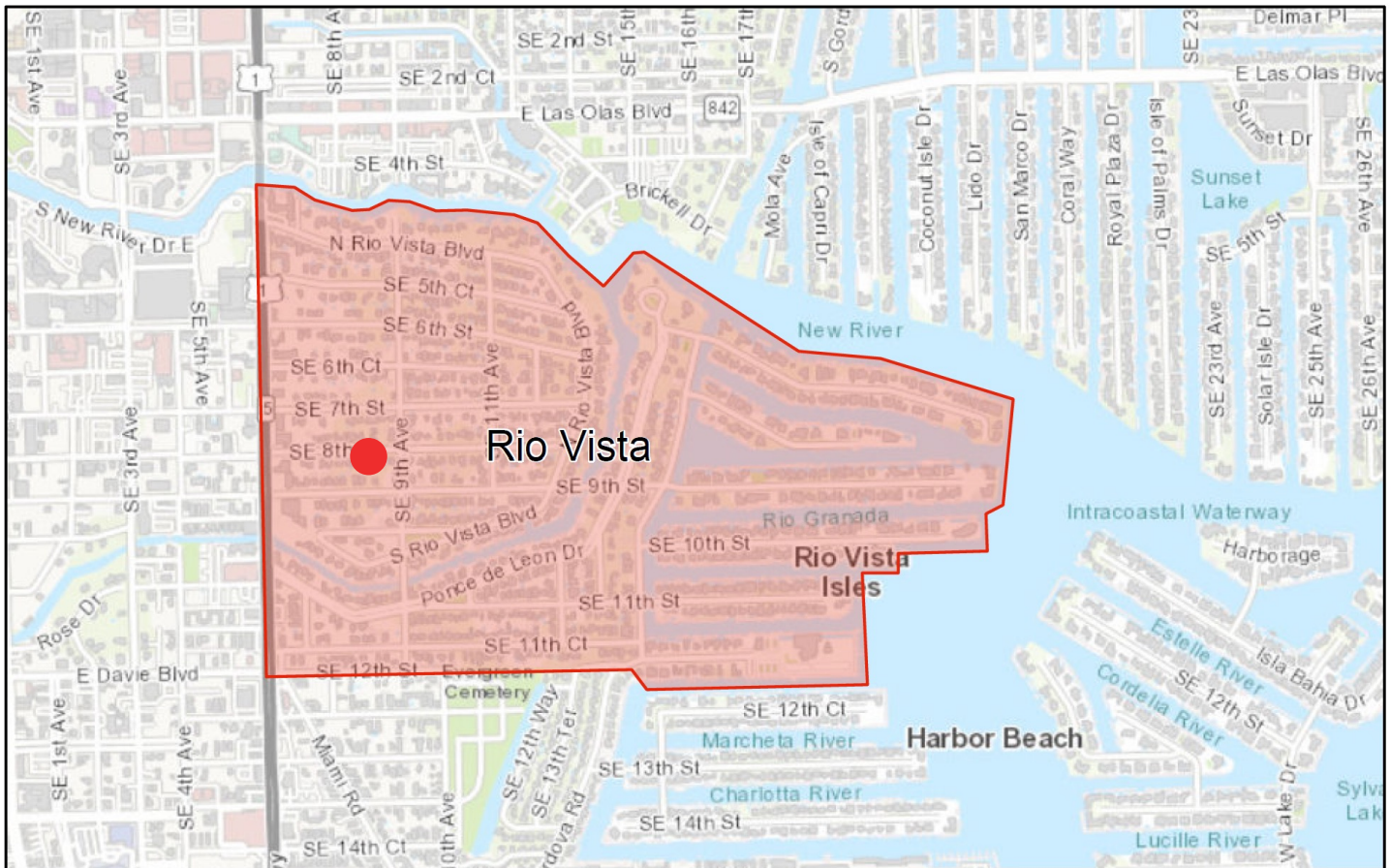
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Historic Context

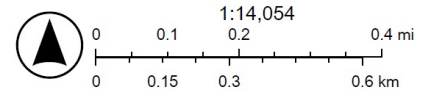
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Architectural Resource Survey Area Map: Rio Vista



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- “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.

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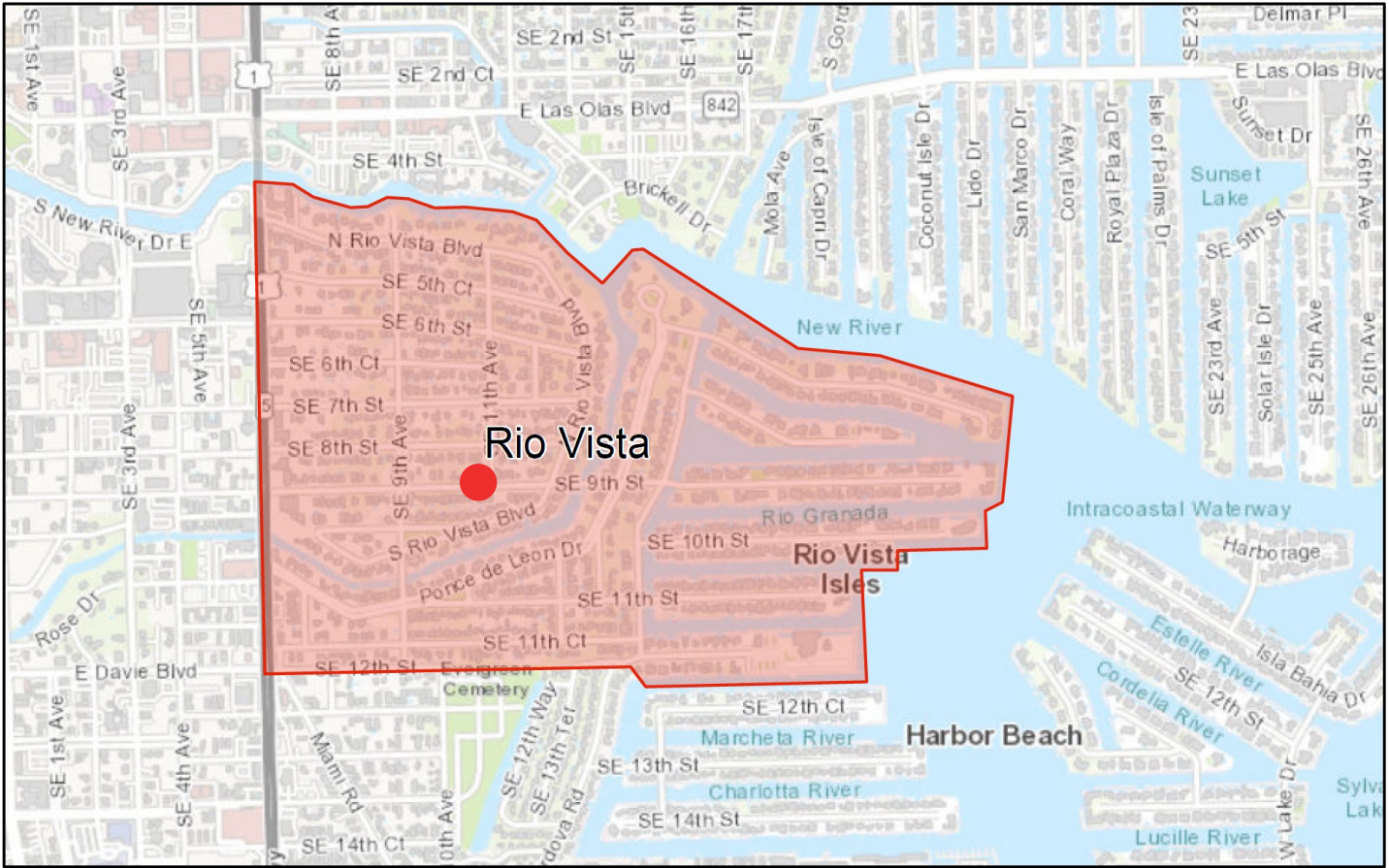
Historic Context

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

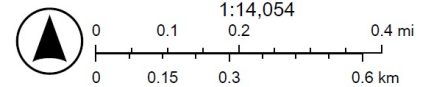
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Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, MET/NASA, EPA, USDA



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.

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Bibliography

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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.

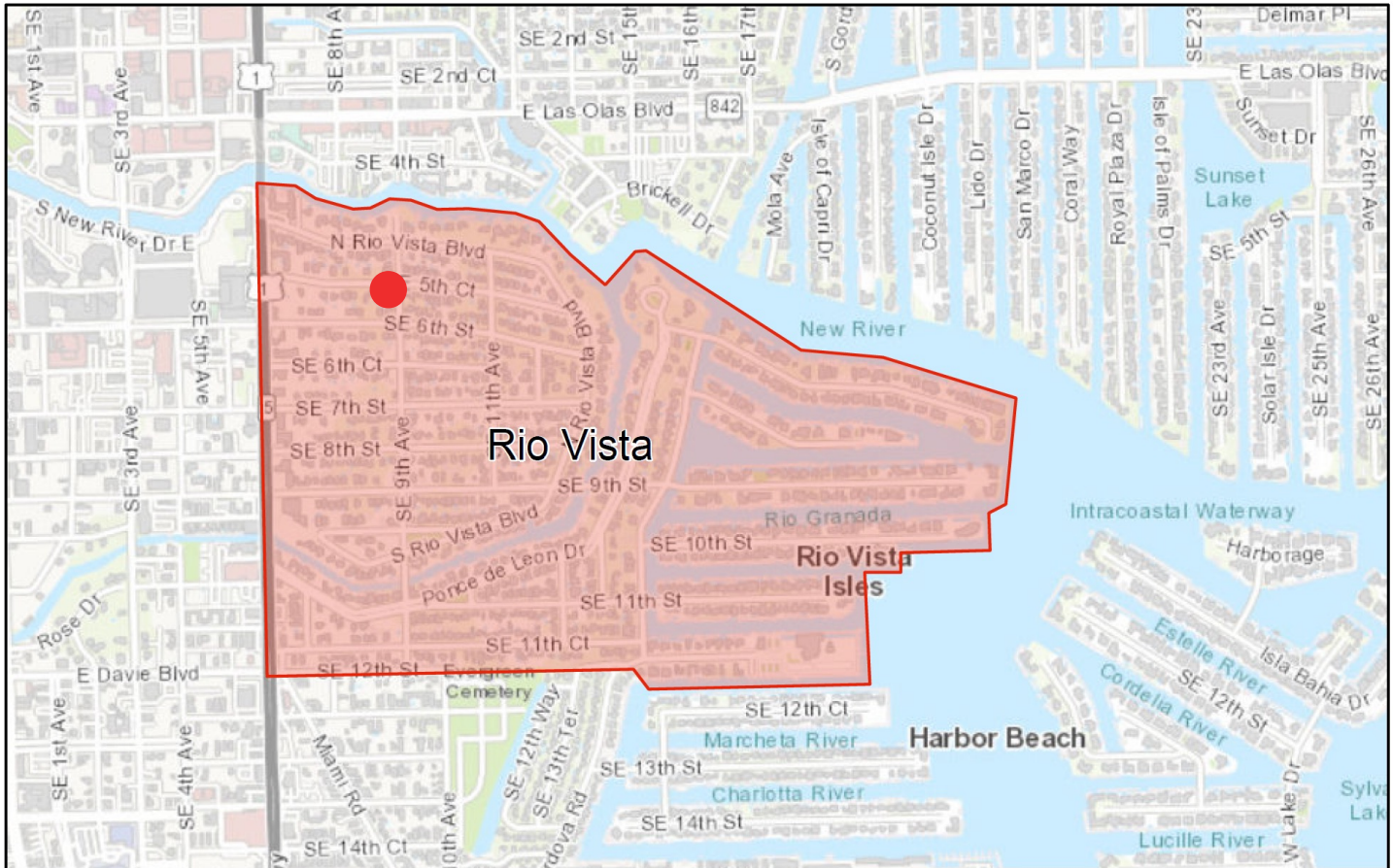
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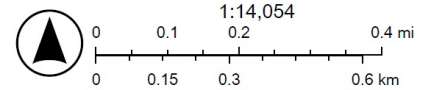
A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that "... building permits issued by the city manager for the first six months of 1933 were nearly double of those corresponding to the 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."

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

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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.

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.

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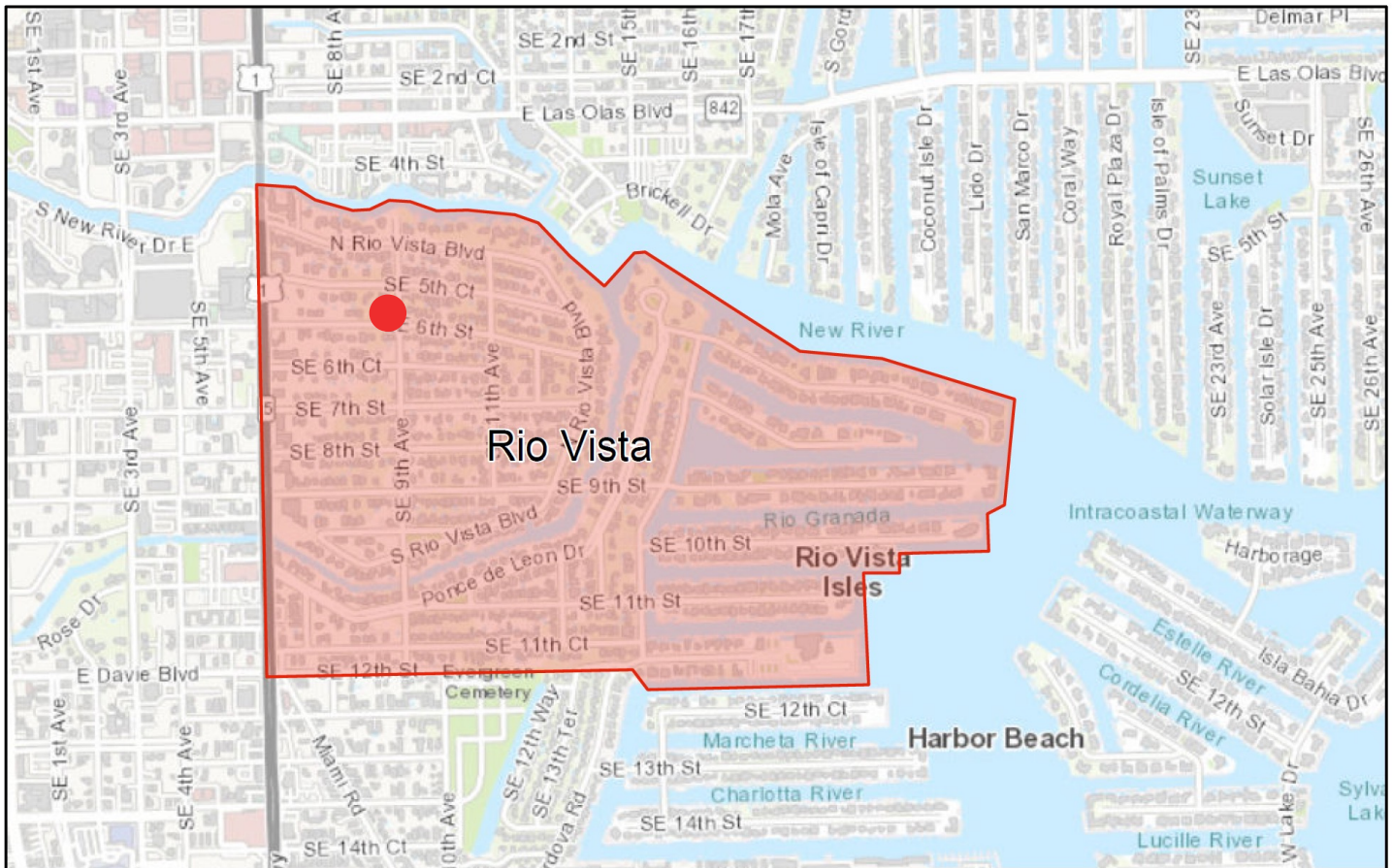
Historic Context

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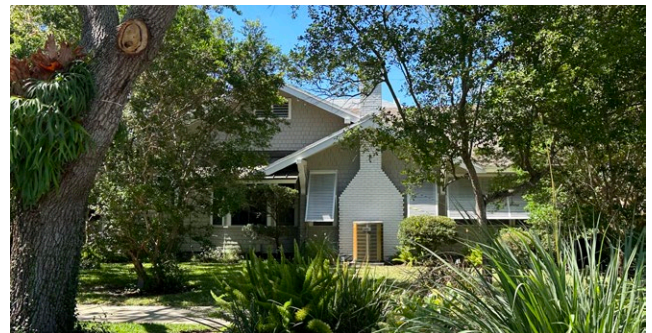
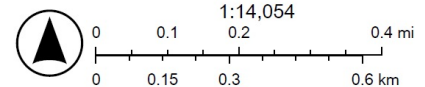
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- "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.

FMSF Number: 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.

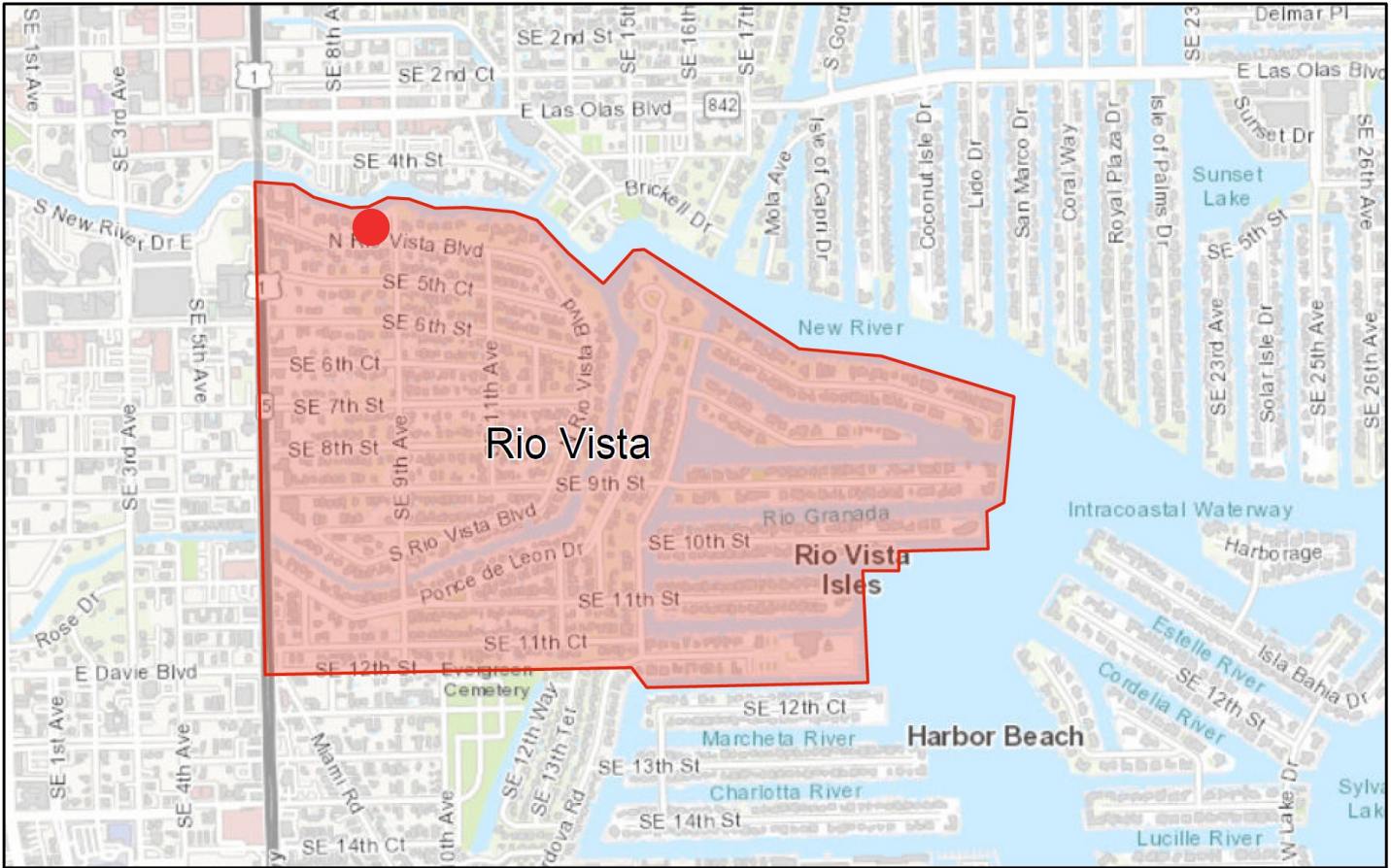
The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler to help promote tourism 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

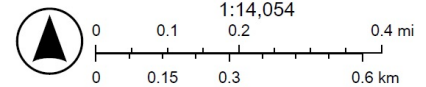
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FMSF Number: BD01821**Folio: 504211050370****Address: 912 N RIO VISTA BLVD**

Year Built: 1937

Permit Year: 1938

Style: Mediterranean/Georgian Revival

Architect: Unknown

Alterations: 1939 Guest House, Garage; 1976 pool; 1986 Trellis; 1990 1&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.

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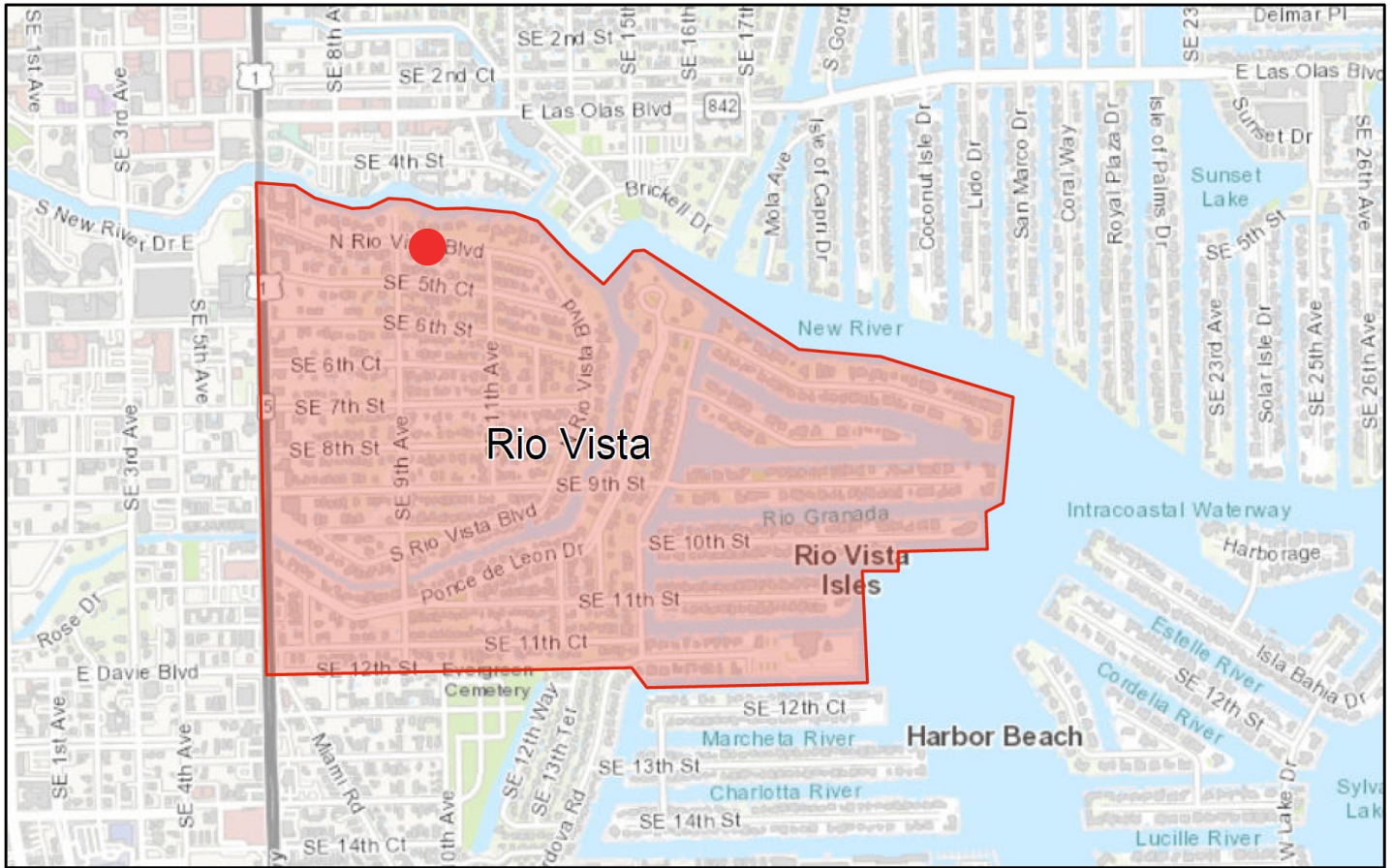
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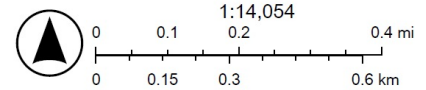
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Architectural Resource Survey Area Map: Rio Vista



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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: 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&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.

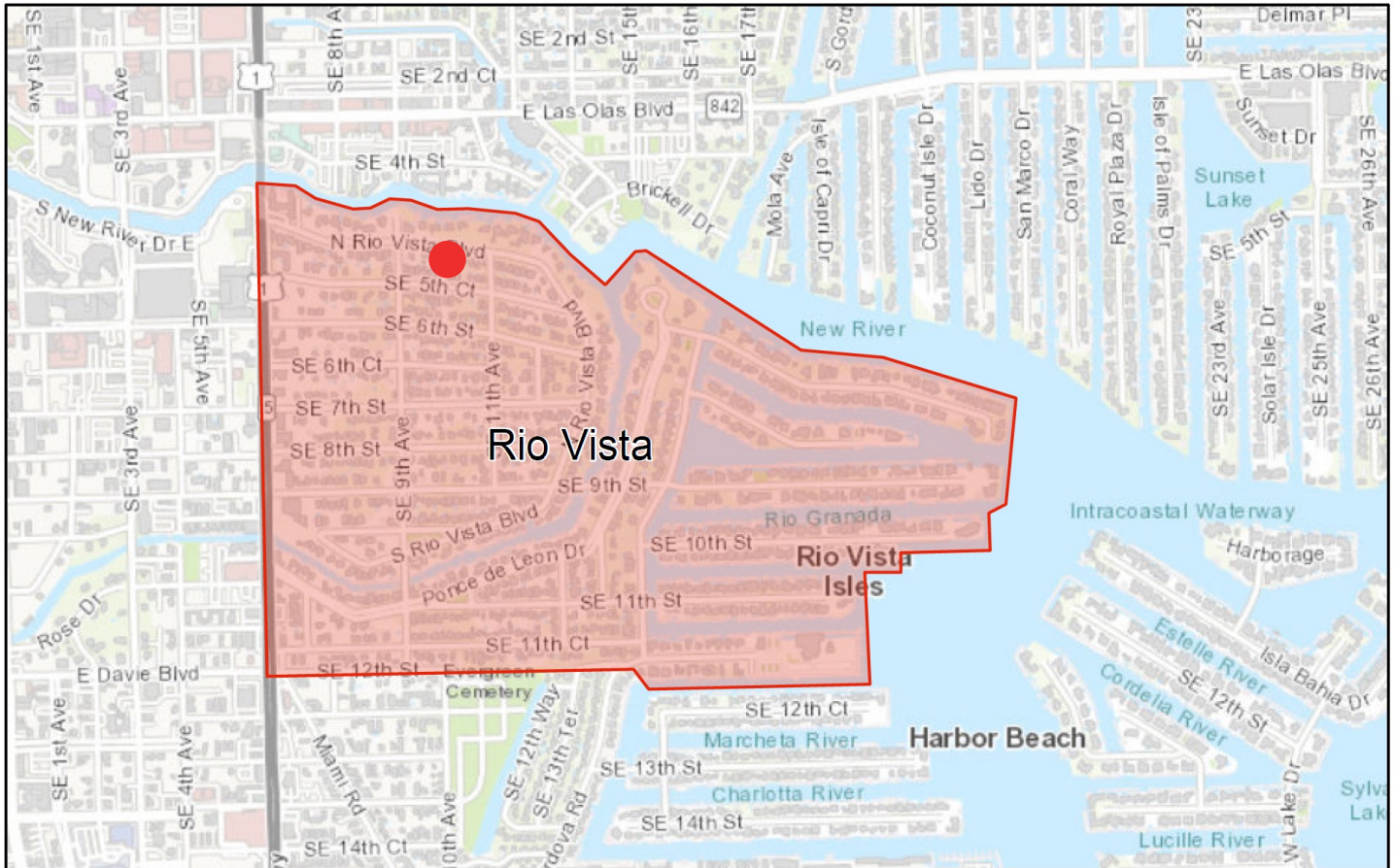
Historic Context

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.

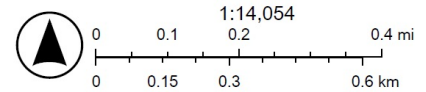
In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.³ Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista 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

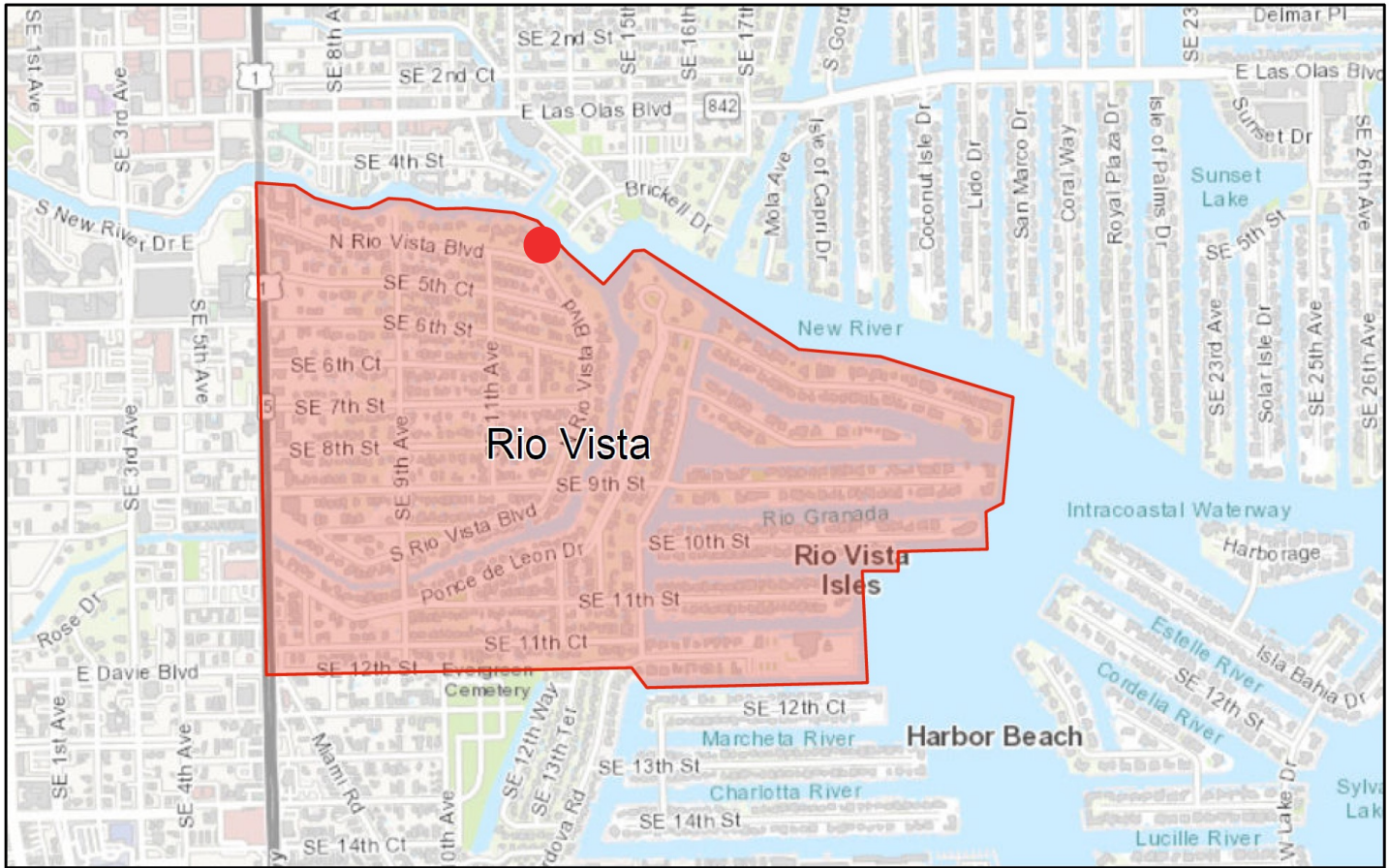
John M. Peterman (1886-1972) was born in Iowa in 1886. Peterman enrolled in the School of Architecture at the University of Colorado and had an apprenticeship with the Chicago architecture firm Graham and Burnham. Once qualified, Peterman specialized in designs for affordable housing in Columbus, Ohio. 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

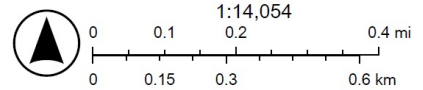
Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. 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

- “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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- “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.

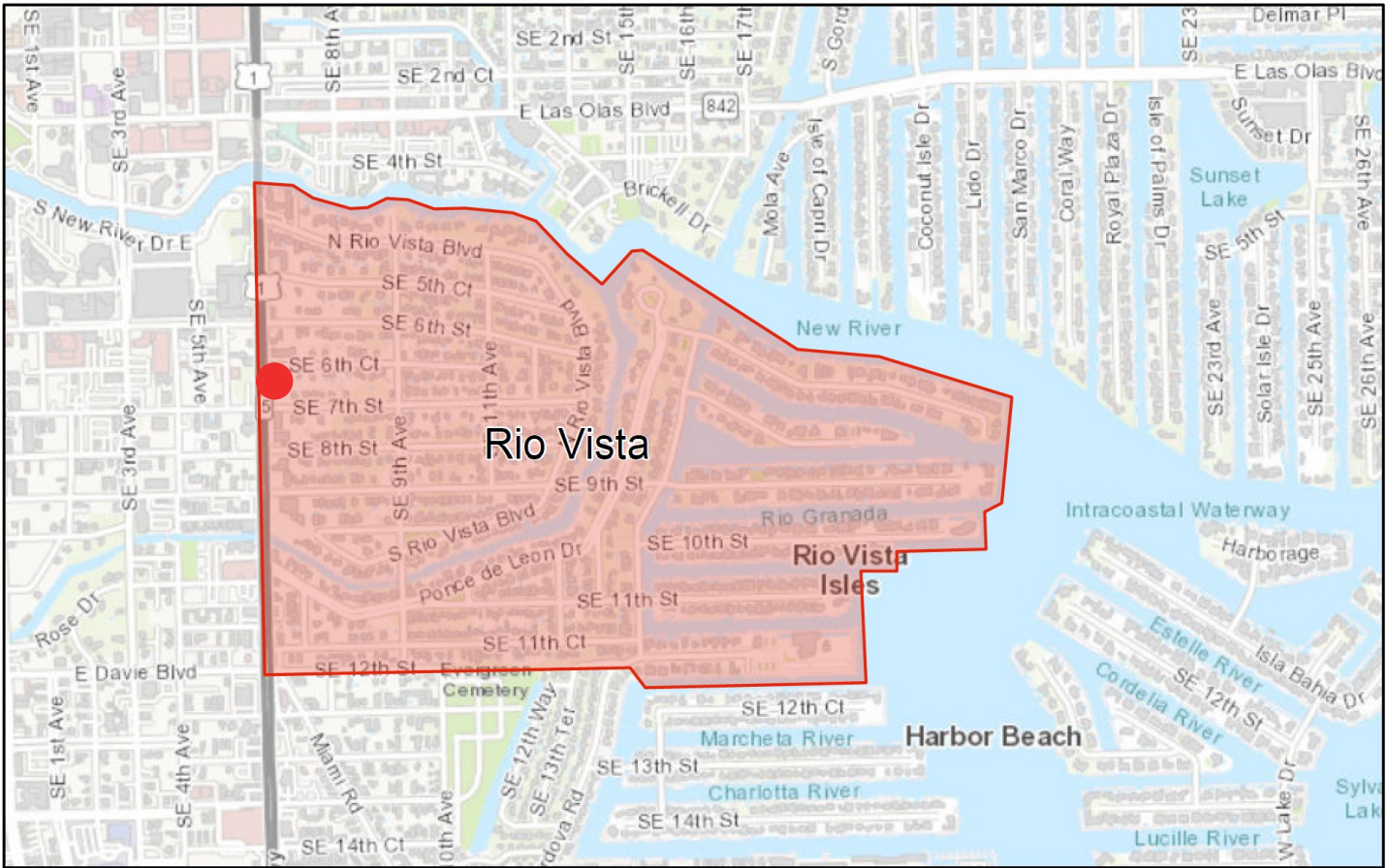
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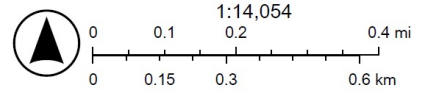
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Architectural Resource Survey Area Map: Rio Vista



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



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

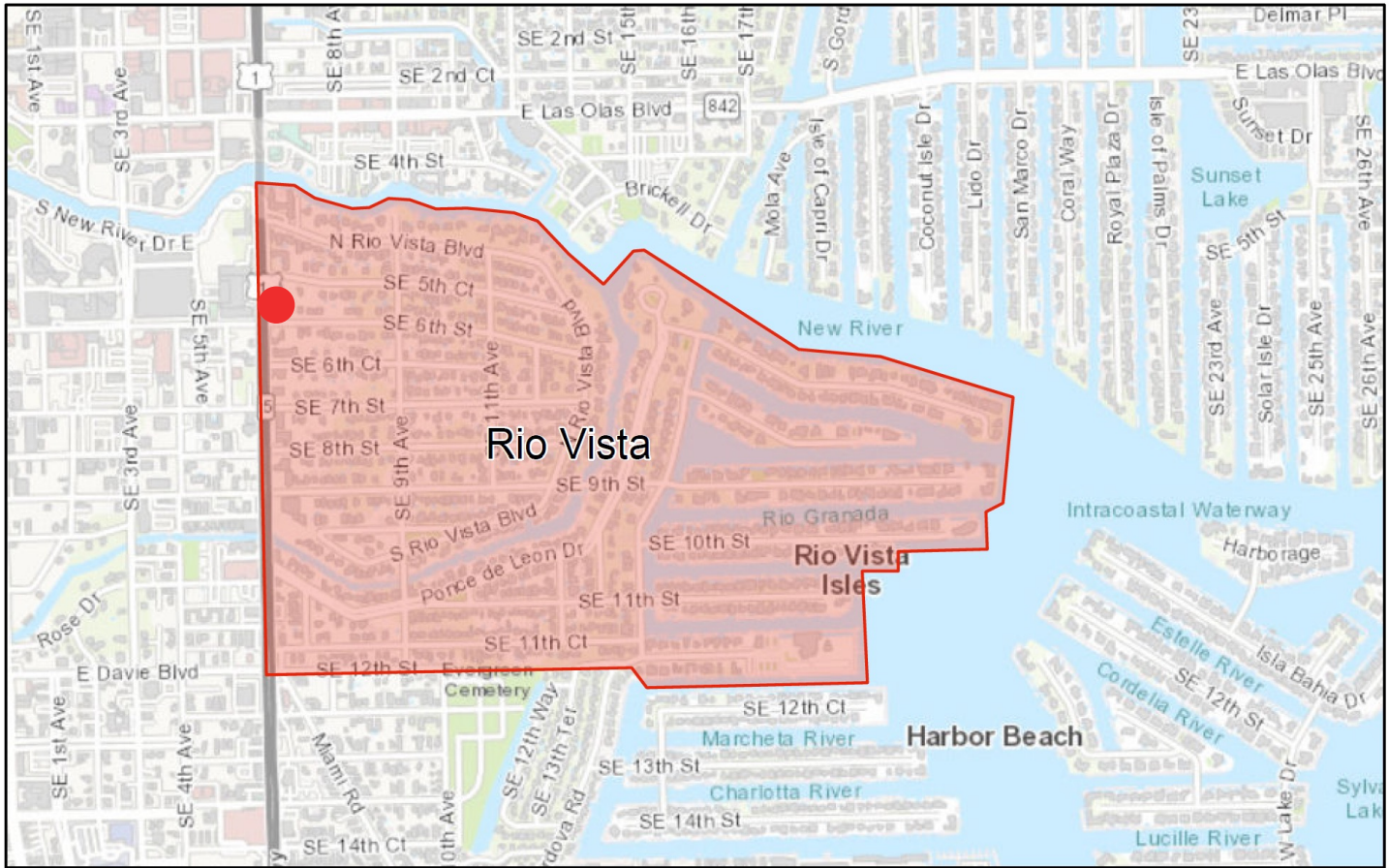
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Historic Context

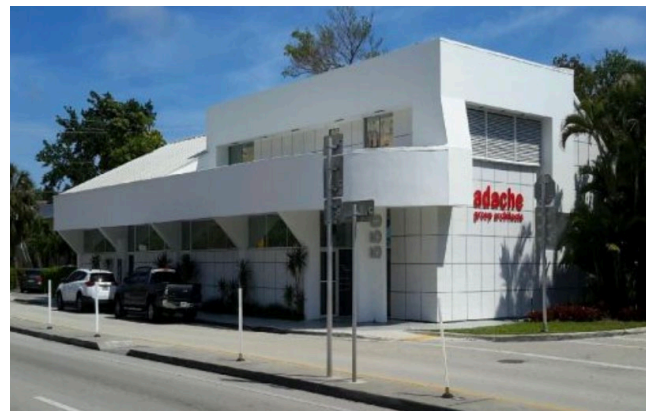
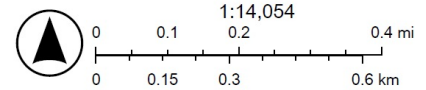
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Architectural Resource Survey Area Map: Rio Vista



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



Bibliography

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- 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

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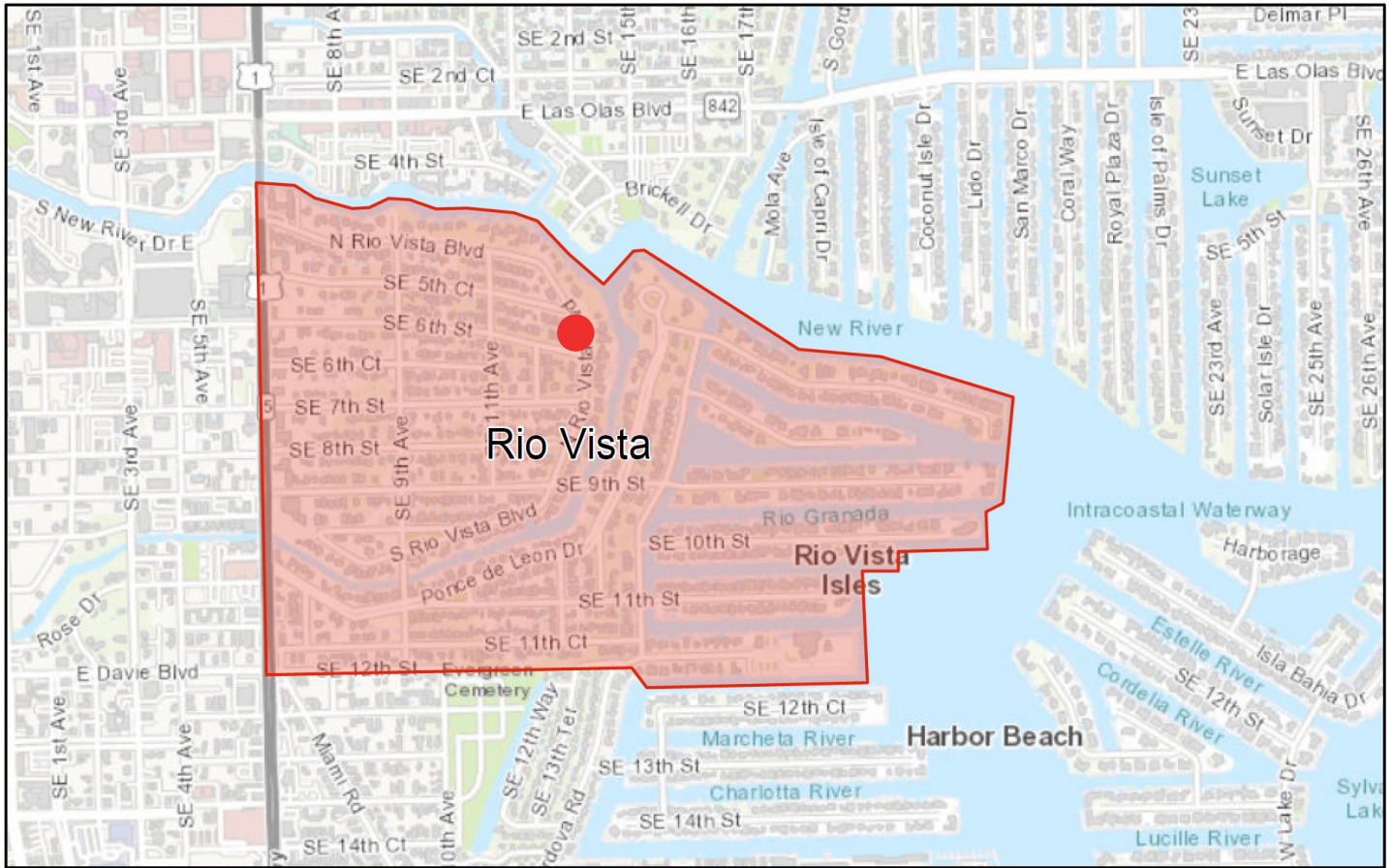
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The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (equated to approximately \$65,000 in 2022). Realtor R. 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.

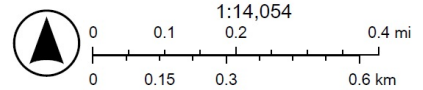
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for visiting government and political figures, including hosting forty city managers from across Florida in 1927. By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.

Architectural Resource Survey Area Map: Rio Vista



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



Bibliography

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- “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.

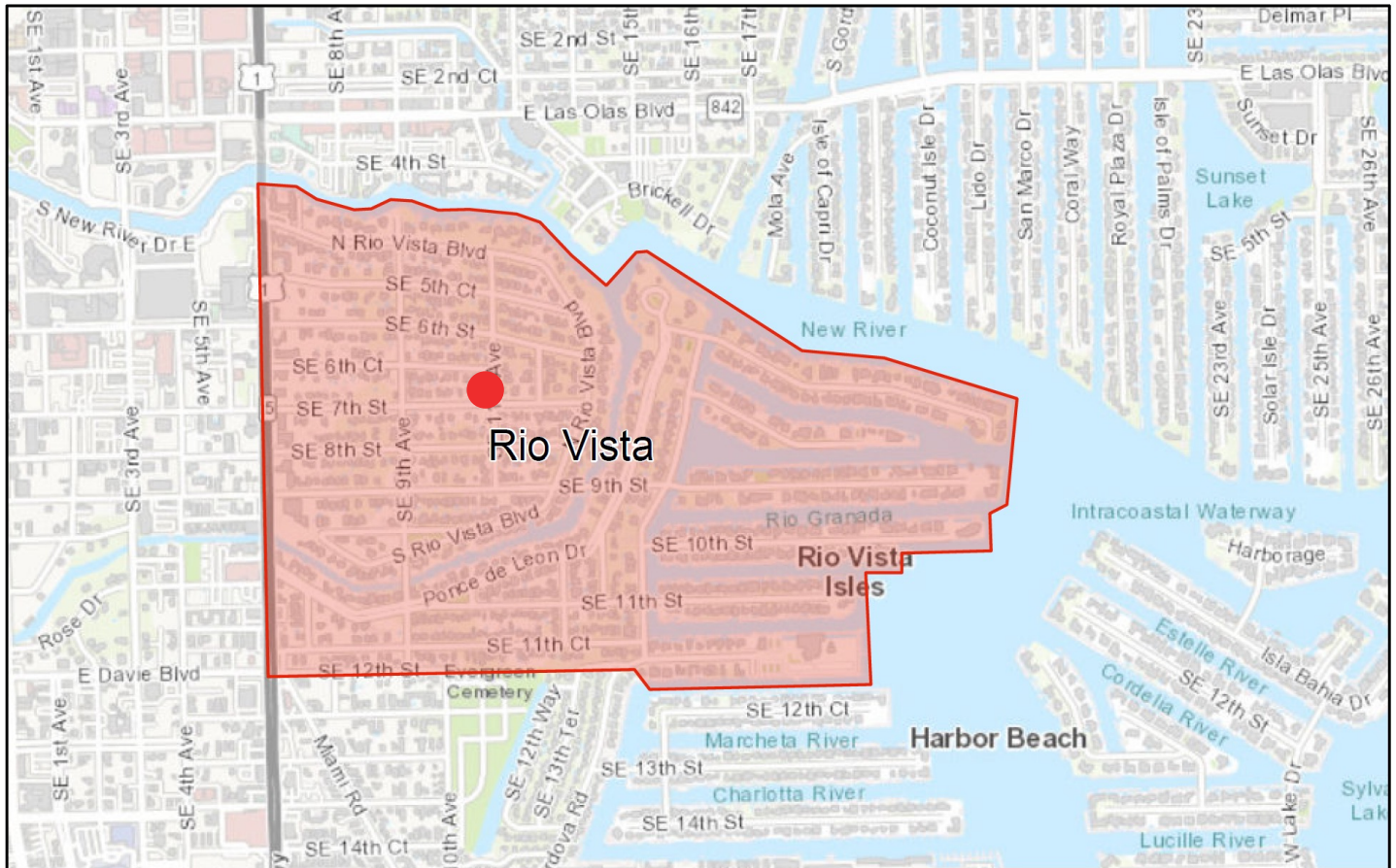
The earliest American buildings which were consciously Bungalows appeared in the 1890s. For the most part these were either seasonal homes on the New England coast or year-round homes in California. They were usually large residences designed by architects. By the turn of the century, the building market 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.

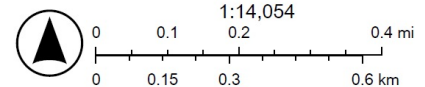


Historic Context

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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- “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.

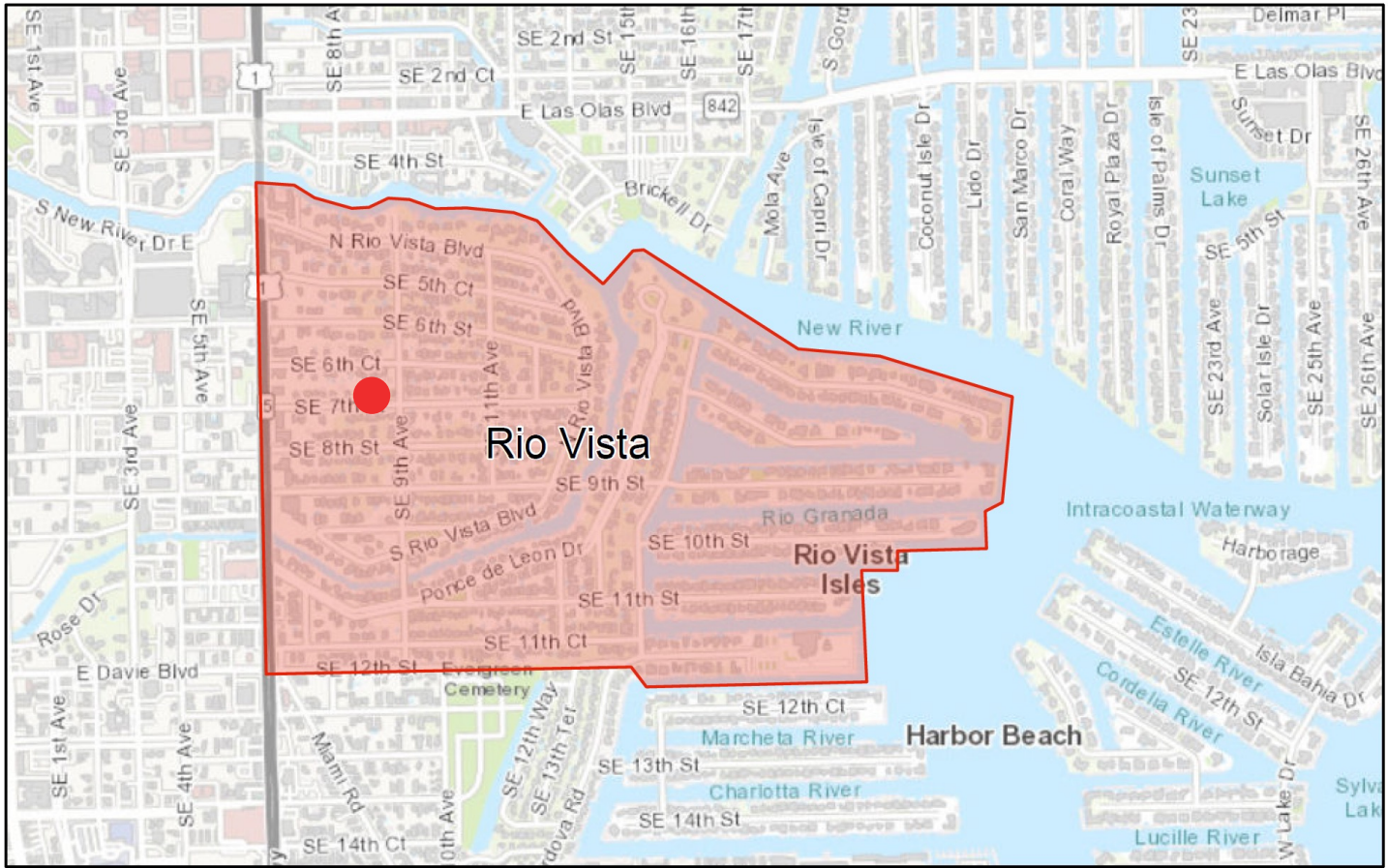
Frame Vernacular

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.

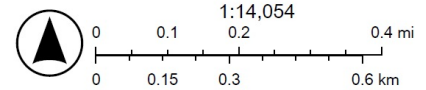
During the 1920s and 1930s Frame Vernacular remained an important influence on the architecture of Fort Lauderdale. Its design reflected a trend toward simplicity. Residences influenced by this style are smaller than those of the previous decade, usually measuring only one story in height. Another influence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

**Historic Context**

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



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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.

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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- “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

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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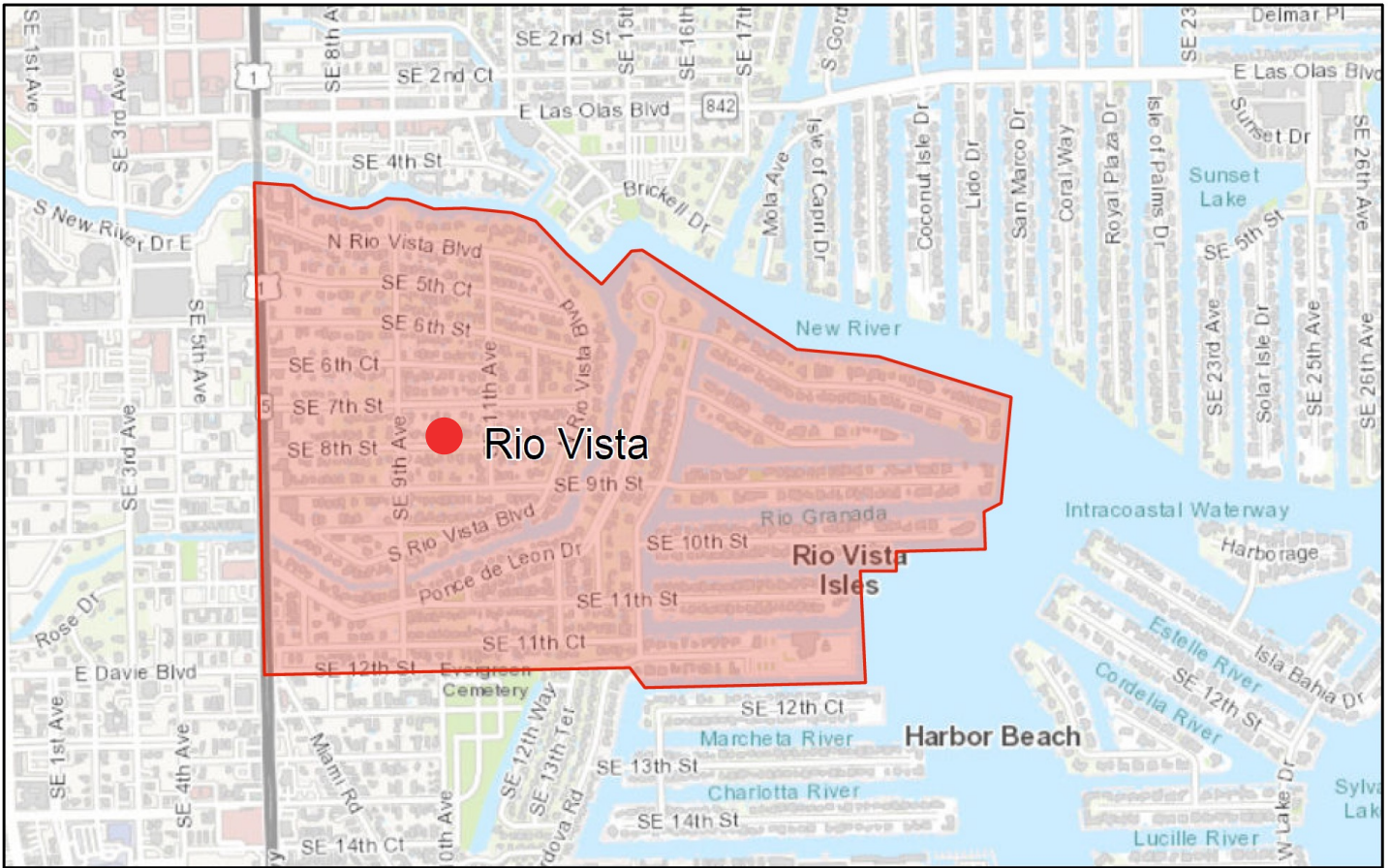
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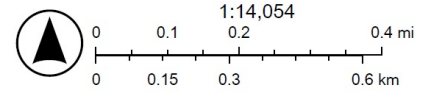
"Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.

"Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.

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.

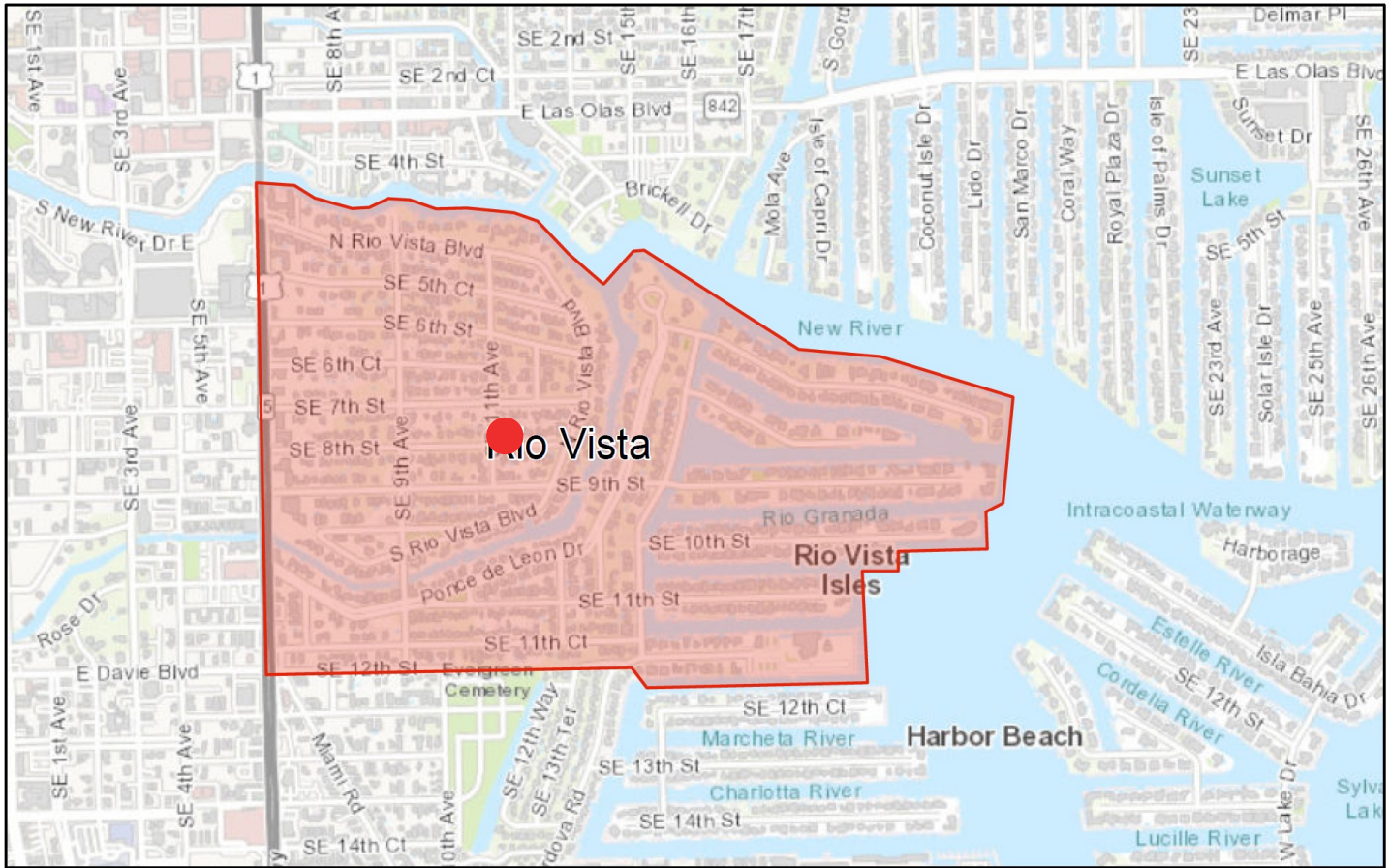
Historic Context

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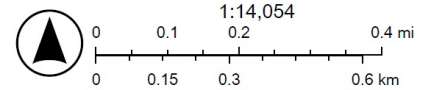
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Rio Vista and Fort Lauderdale's development continued with the post-World War II housing boom and later urban renewal in the 1960s. The Seminole Historical Association was formed in 1954 to formalize and document the historical progress of Fort Lauderdale. 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



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- "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

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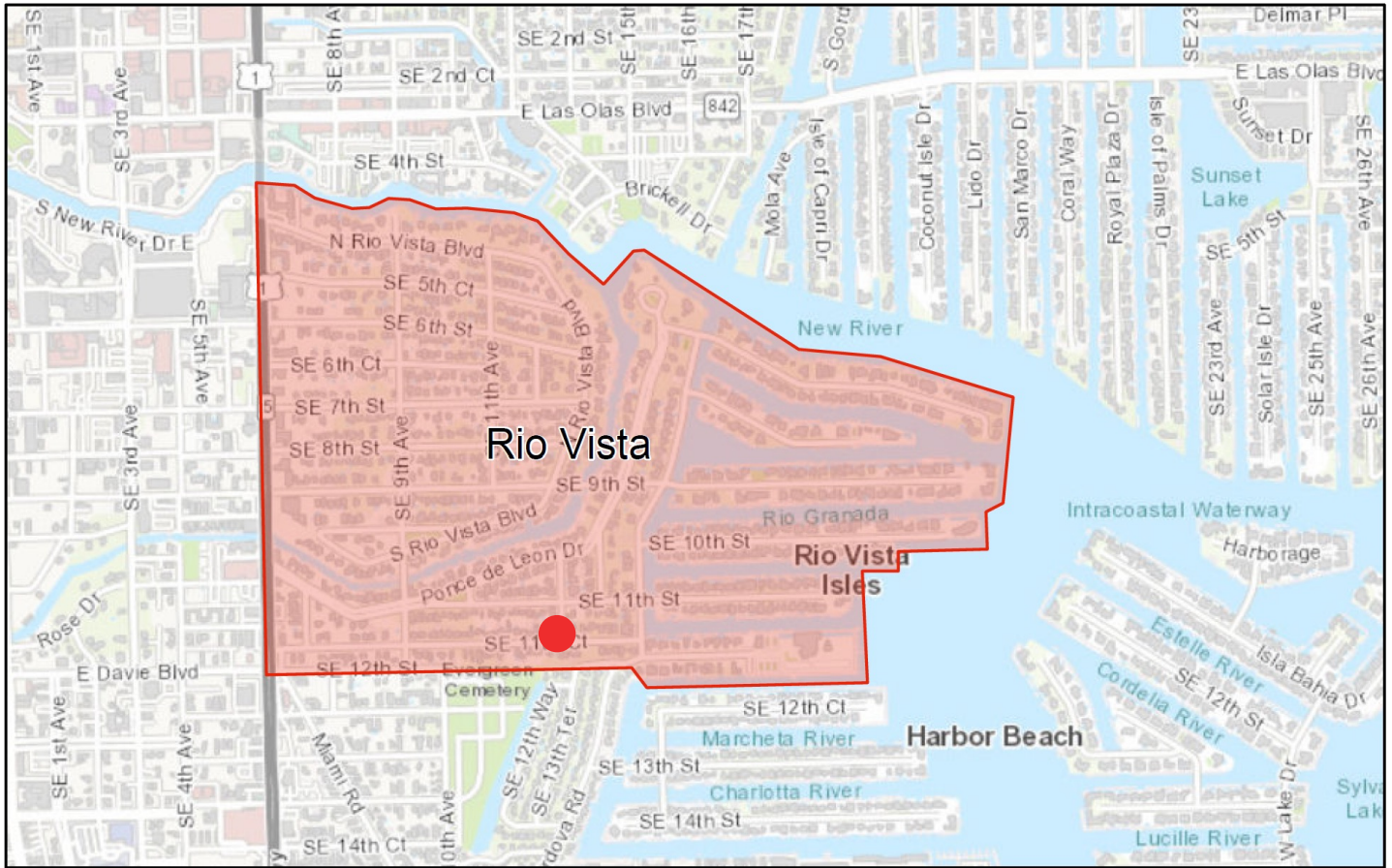
Historic Context

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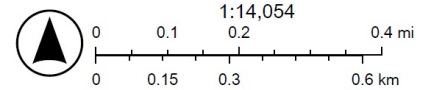
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Architectural Resource Survey Area Map: Rio Vista



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



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- “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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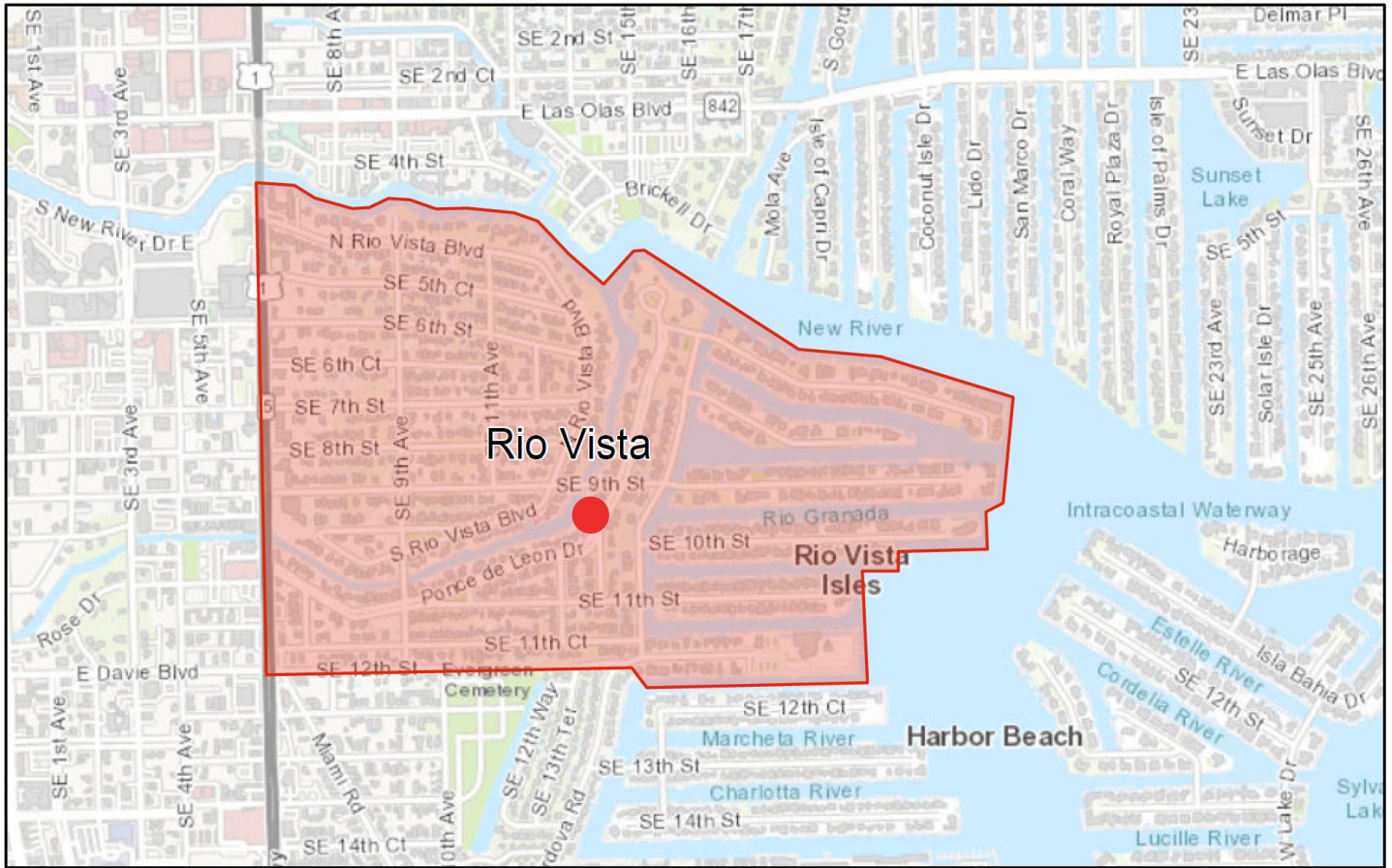
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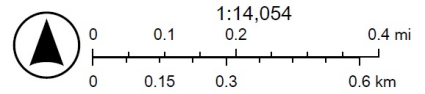
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Architectural Resource Survey Area Map: Rio Vista



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



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 & 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

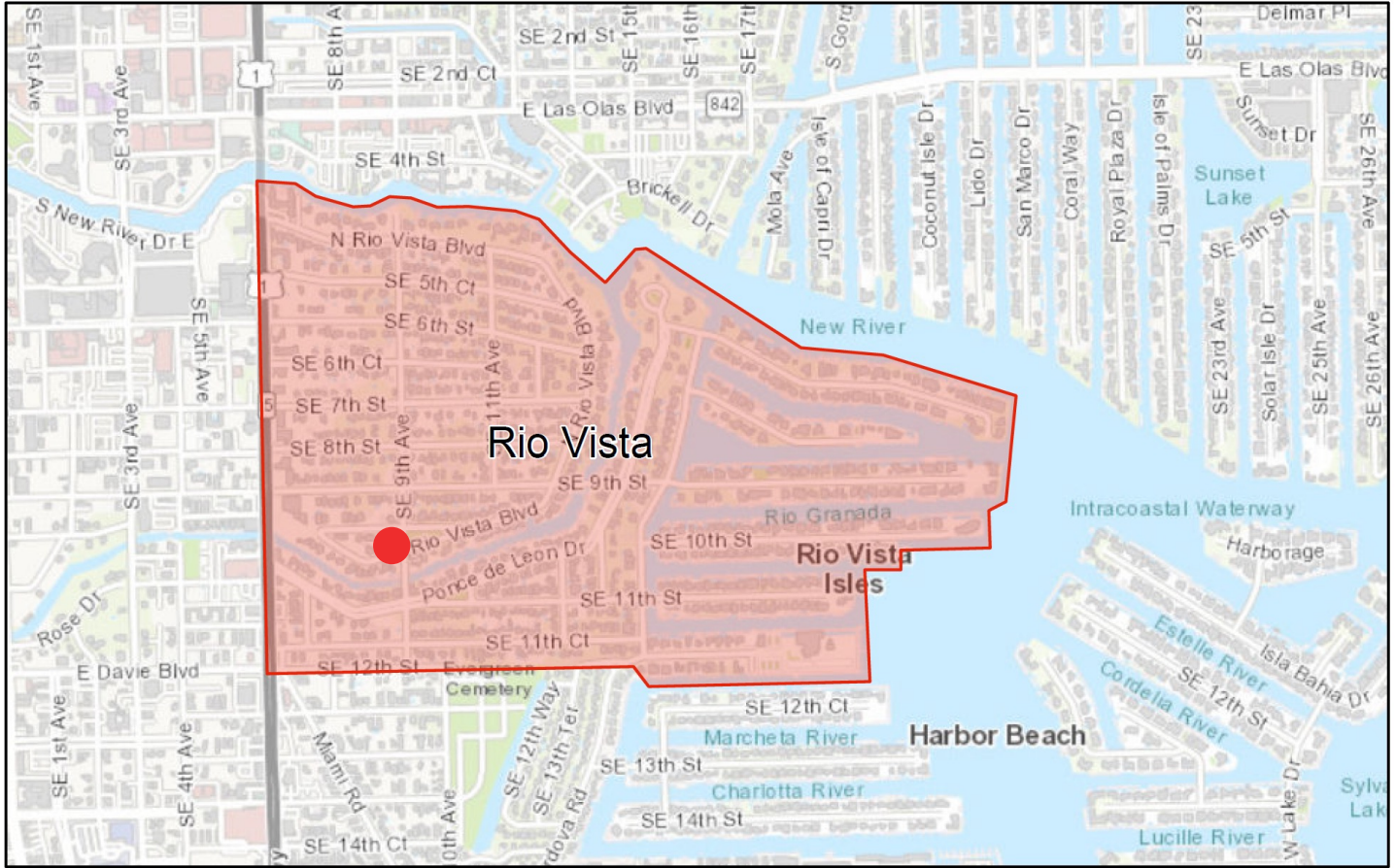
The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler in his grand hotels 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

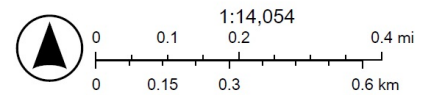
The Mission Revival style rose in popularity beginning in the 1890s and continued being used into the 1920s. The style, which was used less frequently in Florida than Spanish and Italian Renaissance-revival styles, began in California as a reflection of that area's colonial past. Although plan books 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."

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: 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.

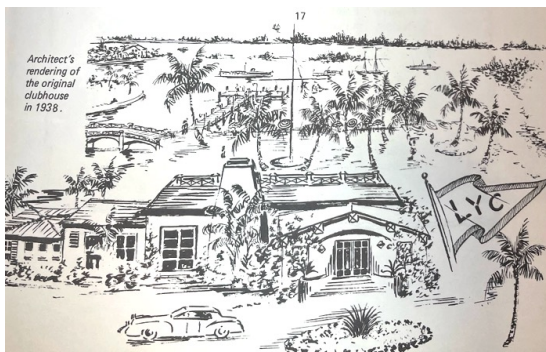
Historic Context

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.

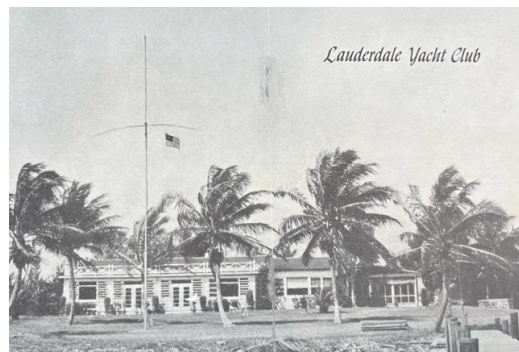
The Lauderdale Yacht Club became the social center of the subdivision with one hundred members in its initial roster of 1938. The celebration of the roster closing in 1938 included speeches from Mayor Manuel, Curtis Byrd, president of the Chamber of Commerce, August Burghard, secretary of the Chamber, 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.



Architect's rendering of the original clubhouse in 1938.

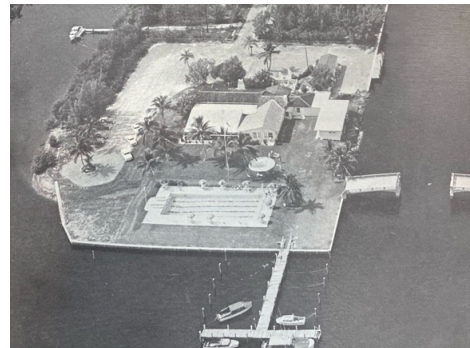


Lauderdale Yacht Club

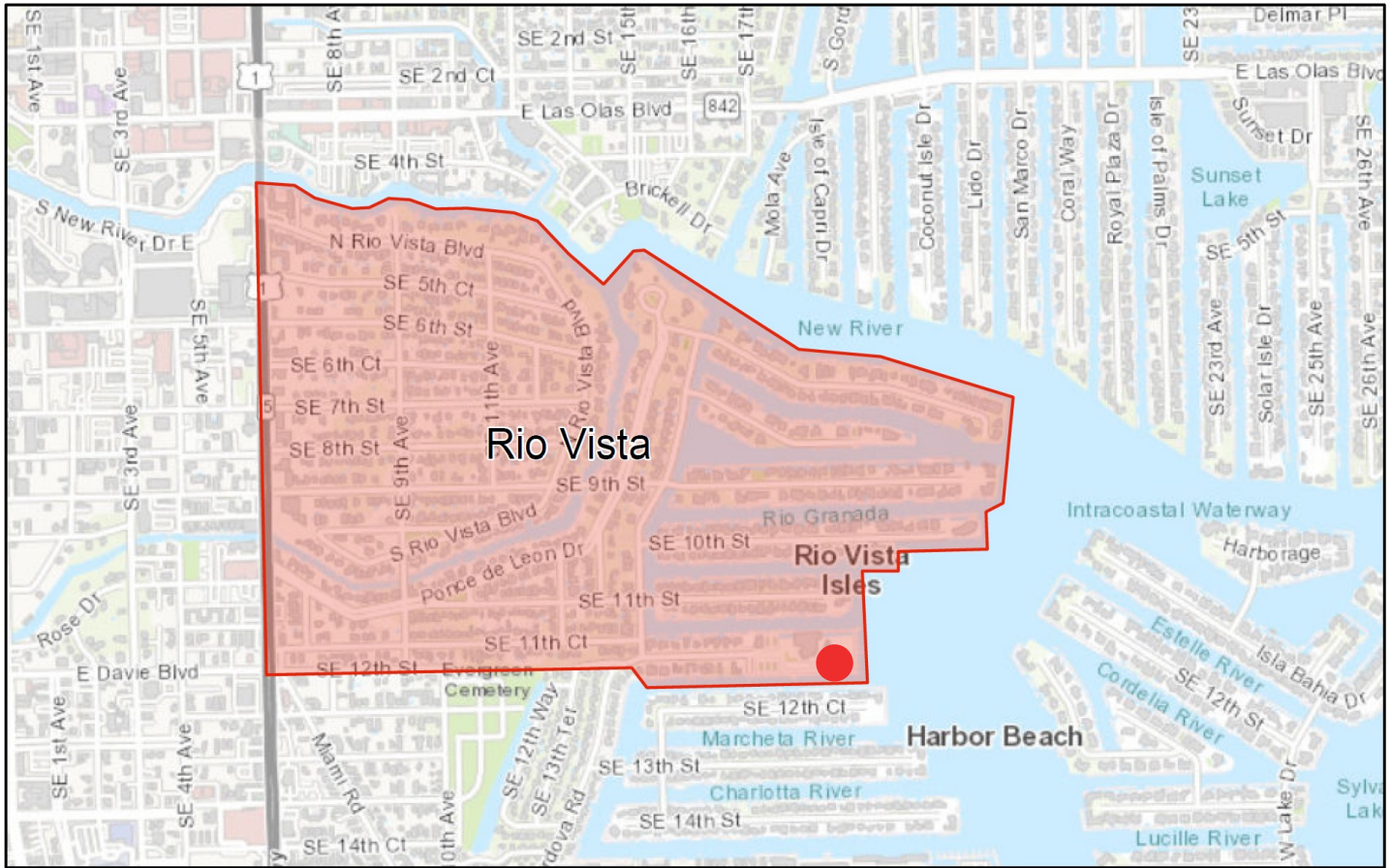


PARTY GOERS POSE ON LAWN OF LAUDERDALE YACHT CLUB

—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 as, 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. Calvin Pease, Mrs. W. H. Langford, Mrs. Frank Byrnie, Sr., Mrs. Clyde O. Arren (just the tip of her hat!), Mrs. John A. Mickles, Mrs. H. J. Peary, Mrs. George Erwin, Mrs. Laurence B. Sheppard (a glimpse of white chapeau), Mrs. Robert O. Hagedale, 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. Ross, Mrs. Russell G. Keller. Seated, left to right, are: Mrs. Edward Homburger, Mrs. D. E. Carter (only her dark hair showing), Mrs. D. Clifford Alexander, Mrs. Robert H. Gore, Mrs. Ernest Jennings, Mrs. Charles Errington, Mrs. E. O. Piek and Mrs. James D. Camp.



Architectural Resource Survey Area Map: Rio Vista



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

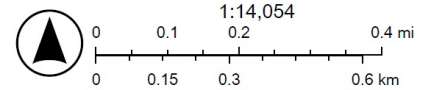


Figure: Architect rendering of Lauderdale Yacht Club clubhouse, 1938; Source: Fort Lauderdale Historic Society; Figure: Original Lauderdale Yacht Club from Intercoastal, 1946; Source: Fort Lauderdale Historic Society; Figure: "Party Goers Pose on Lawns of Lauderdale Yacht Club," Fort Lauderdale News, April 17, 1940; Figure: Aerial view of Lauderdale Yacht Club, 1951, Source: Fort Lauderdale Historic Society

09

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.