

05b

PROGRESSO HISTORIC DISTRICT IN SOUTH MIDDLE RIVER

OVERVIEW AND BOUNDARY

DESCRIPTION

Progresso is identified as a potential Historic District located within the South Middle River neighborhood in the northeast quadrant of Fort Lauderdale. The boundaries of the potential Progresso Historic District follow the rectilinear boundaries of Northeast 16th Street to the north, the west side of Northeast 2nd Avenue to the east, Northeast 14th Street to the south, and North Andrews Avenue to the west.

STATEMENT OF SIGNIFICANCE

The proposed Progresso Historic District demonstrates eligibility for inclusion in the National Register of Historic Places at the local level based on two primary criteria. Firstly, under Criterion A, it exemplifies community planning and development, serving as a well-preserved representation of early suburban expansion in Fort Lauderdale. Secondly, it meets Criterion C by virtue of its architectural significance, showcasing a cohesive ensemble of mid-twentieth century residential design. The district encapsulates the latter phase of the post-World War II land development surge, mirroring the evolving construction techniques and architectural styles of the time. Notably, the structures within the

district maintain a remarkable level of integrity across various aspects including location, design, materials, workmanship, ambiance, and historical significance. Through thorough surveying and research, it has been observed that the historic resources within the district retain their original materials and distinctive architectural features. The defined Period of Significance spans from 1946 to 1963.

Progresso, as a prospective Historic District, stands as an intact illustration of a mid-century residential subdivision situated within the municipality of Fort Lauderdale. Enclosed within the geographical confines of the Progresso Historic District are a total of 92 residential edifices typifying the Minimal Traditional architectural style, accompanied by 12 residential constructions embodying the Transitional Ranch architectural style, alongside a singular residential structure exemplifying the Mid-Century Modern architectural style.

The Florida Land Boom of the 1920s spurred rapid real estate development in Fort Lauderdale, with the Progresso area emerging as a significant mid-century subdivision. Despite economic downturns, tourism flourished, and by 1945, lots in Progresso were selling, marking the resurgence of previously tax delinquent lands. Post-World War II, infrastructure improvements

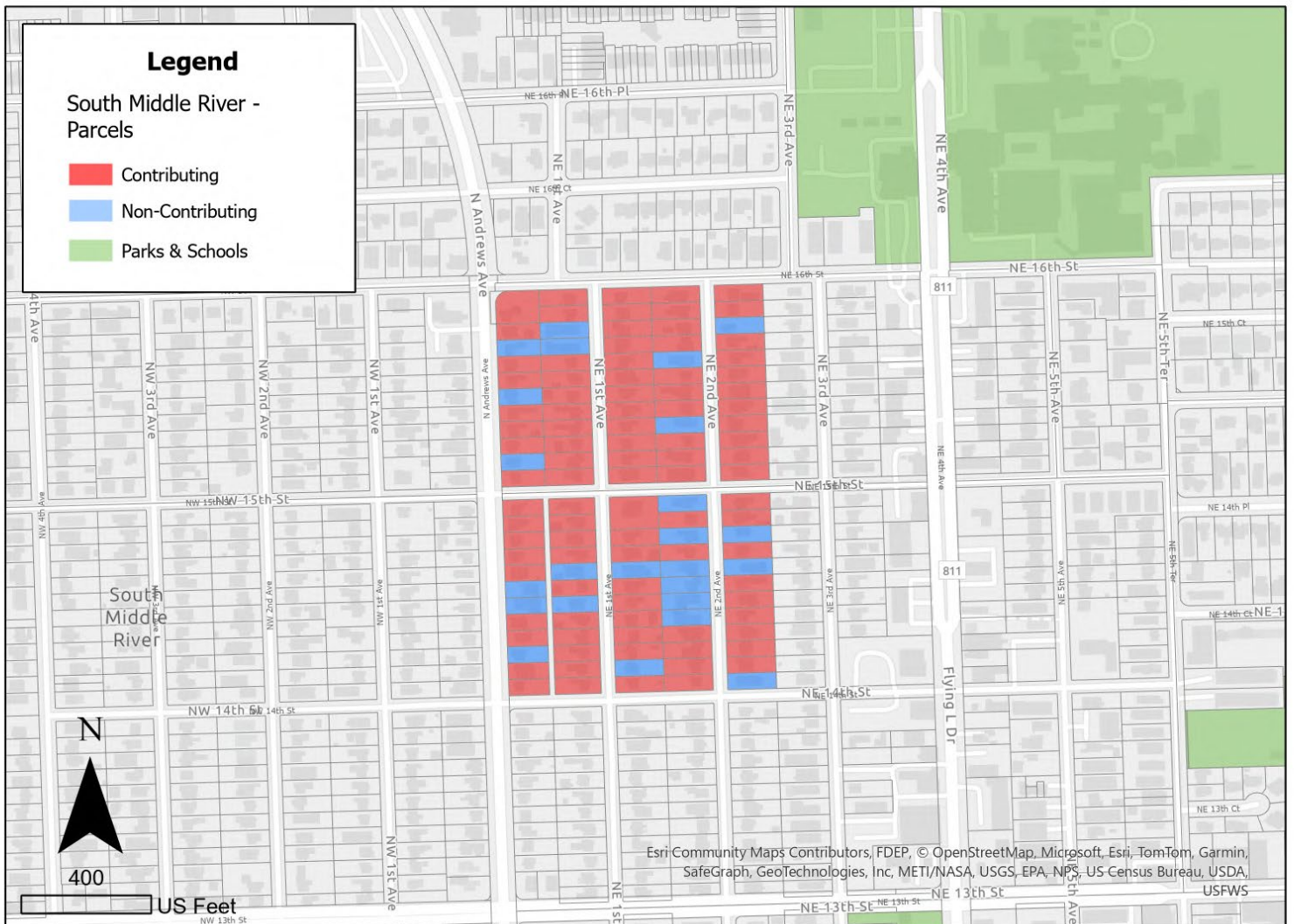
were initiated, including water mains and street markers, addressing the need for FHA home construction loans. The development of modest single-family homes continued throughout the 1950s, with companies like Gill Construction completing hundreds of homes, featuring modern amenities and utilizing FHA loans. By 1954, Progresso had evolved into a thriving community with schools, playgrounds, and shopping centers, reflecting its transformation into a hub for middle-class housing and community services.



Image: 1437 NE 1 AVE



Image: 1516 NE 1 AVE



South Middle River - Parcels

FMSF	Folio	Address	Year Built	Style	Status
BD09526	494234016950	1545 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09527	494234016960	1541 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09528	494234016970	1535 NE 1 AVE	1973	No Style	Non-Contributing
BD09529	494234016971	1533 NE 1 AVE	1977	No Style	Non-Contributing
BD09530	494234016980	1529 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09531	494234016990	1525 NE 1 AVE	1948	Minimal Traditional	Contributing
BD09532	494234017000	1521 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09533	494234017010	1517 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09534	494234017020	1513 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09535	494234017030	1509 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09536	494234017040	1505 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09537	494234017050	1501 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09538	494234017290	1500 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09539	494234017300	1504 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09540	494234017310	1508 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09541	494234017320	1512 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09542	494234017330	1516 NE 1 AVE	1952	Minimal Traditional	Contributing
BD09543	494234017340	1520 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09544	494234017350	1524 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09545	494234017360	1528 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09546	494234017370	1532 NE 1 AVE	1957	Transitional Ranch	Contributing
BD09547	494234017380	1536 NE 1 AVE	1950	Transitional Ranch	Contributing
BD09548	494234017390	1540 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09549	494234017400	1544 NE 1 AVE	1951	Minimal Traditional	Contributing
BD09550	494234021520	1445 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09551	494234021530	1441 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09552	494234021540	1437 NE 1 AVE	1948	Minimal Traditional	Contributing
BD09553	494234021550	1433 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09554	494234021560	1429 NE 1 AVE	1951	Minimal Traditional	Non-Contributing
BD09555	494234021570	1425 NE 1 AVE	1948	Minimal Traditional	Contributing
BD09556	494234021580	1421 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09557	494234021590	1417 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09558	494234021600	1413 NE 1 AVE	1953	Transitional Ranch	Contributing
BD09559	494234021610	1409 NE 1 AVE	1959	Transitional Ranch	Contributing
BD09560	494234021620	1405 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09561	494234021630	1401 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09562	494234021410	1400 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09563	494234021420	1404 NE 1 AVE	1949	Minimal Traditional	Non-Contributing

SOUTH MIDDLE RIVER, MIDDLE RIVER TERRACE, HISTORIC DORSEY RIVERBEND, AND CITY VIEW, 2024 107

FMSF	Folio	Address	Year Built	Style	Status
BD09526	494234016950	1545 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09565	494234021440	1412 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09566	494234021450	1416 NE 1 AVE	1962	Minimal Traditional	Contributing
BD09567	494234021460	1420 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09568	494234021470	1424 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09569	494234021480	1428 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09570	494234021490	1432 NE 1 AVE	1963	Minimal Traditional	Contributing
BD09571	494234021500	1436 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09572	494234021510	1444 NE 1 AVE	1949	Transitional Ranch	Contributing
BD09596	494234017170	1545 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09597	494234017180	1541 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09598	494234017190	1537 NE 2 AVE	1952	Minimal Traditional	Contributing
BD09599	494234017200	1533 NE 2 AVE	1956	Minimal Traditional	Contributing
BD09600	494234017210	1529 NE 2 AVE	1952	No Style	Non-Contributing
BD09601	494234017220	1525 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09602	494234017230	1521 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09603	494234017240	1517 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09604	494234017250	1513 NE 2 AVE	1954	No Style	Non-Contributing
BD09605	494234017260	1509 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09606	494234017270	1505 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09607	494234017280	1501 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09608	494234017510	1500 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09609	494234017520	1504 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09610	494234017530	1508 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09611	494234017540	1512 NE 2 AVE	1946	Transitional Ranch	Contributing
BD09612	494234017550	1516 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09613	494234017560	1520 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09614	494234017570	1524 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09615	494234017580	1528 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09616	494234017590	1532 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09617	494234017600	1536 NE 2 AVE	1946	Minimal Traditional	Non-Contributing
BD09618	494234017610	1540 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09619	494234017620	1544 NE 2 AVE	1951	Minimal Traditional	Contributing
BD09620	494234021290	1445 NE 2 AVE	1949	No Style	Non-Contributing
BD09621	494234021300	1441 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09622	494234021310	1437 NE 2 AVE	1950	Minimal Traditional	Non-Contributing
BD09623	494234021320	1433 NE 2 AVE	1951	Minimal Traditional	Contributing
BD09624	494234021330	1429 NE 2 AVE	1949	No Style	Non-Contributing
BD09625	494234021340	1425 NE 2 AVE	1950	No Style	Non-Contributing
BD09626	494234021350	1423 NE 2 AVE	1970	No Style	Non-Contributing
BD09627	494234021360	1419 NE 2 AVE	1972	No Style	Non-Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09628	494234021370	1413 NE 2 AVE	1955	Transitional Ranch	Contributing
BD09629	494234021380	1409 NE 2 AVE	1956	Transitional Ranch	Contributing
BD09630	494234021390	1405 NE 2 AVE	1952	Transitional Ranch	Contributing
BD09631	494234021400	1401 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09632	494234021170	1400 NE 2 AVE	1960	No Style	Non-Contributing
BD09633	494234021180	1404 NE 2 AVE	1952	Mid-Century Modern	Contributing
BD09634	494234021190	1408 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09635	494234021200	1412 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09636	494234021210	1416 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09637	494234021220	1420 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09638	494234021230	1424 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09639	494234021240	1428 NE 2 AVE #1-2	1985	No Style	Non-Contributing
BD09640	494234021250	1432 NE 2 AVE	1948	Minimal Traditional	Contributing
BD09641	494234021260	1436 NE 2 AVE #1-2	1951	No Style	Non-Contributing
BD09642	494234021270	1440 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09643	494234021280	1444 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09668	494234017160	1540 N AN- DREWS AVE	1949	Minimal Traditional	Contributing
BD09669	494234017150	1536 N AN- DREWS AVE	1949	Minimal Traditional	Contributing
BD09670	494234017140	1532 N ANDREWS AVE	1950	Minimal Traditional	Non-Contributing
BD09671	494234017130	1528 N AN- DREWS AVE	1950	Minimal Traditional	Contributing
BD09672	494234017120	1524 N AN- DREWS AVE	1949	Minimal Traditional	Contributing
BD09673	494234017110	1520 N AN- DREWS AVE	1950	Minimal Traditional	Non-Contributing
BD09674	494234017100	1516 N ANDREWS AVE	1951	Minimal Traditional	Contributing
BD09675	494234017090	1512 N ANDREWS AVE	1948	Minimal Traditional	Contributing
BD09676	494234017080	1508 N AN- DREWS AVE	1949	Minimal Traditional	Contributing
BD09677	494234017070	1504 N AN- DREWS AVE	1948	Minimal Traditional	Non-Contributing
BD09678	494234017060	1500 N AN- DREWS AVE	1958	Minimal Traditional	Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09679	494234021730	1444 N AN-DREWS AVE	1949	Minimal Traditional	Contributing
BD09680	494234021720	1440 N AN-DREWS AVE	1949	Minimal Traditional	Contributing
BD09681	494234021710	1436 N AN-DREWS AVE	1949	Minimal Traditional	Contributing
BD09682	494234021740	1432 N AN-DREWS AVE	1949	Minimal Traditional	Contributing
BD09683	494234021700	1428 N AN-DREWS AVE	1948	Minimal Traditional	Contributing
BD09684	4.94234E+11	1424 N AN-DREWS AVE	1951	No Style	Non-Contributing
BD09685	4.94234E+11	1420 N AN-DREWS AVE #1-2	1959	No Style	Non-Contributing
BD09686	494234021680	1416 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09687	494234021670	1412 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09688	494234021660	1408 N AN-DREWS AVE	1949	No Style	Non-Contributing
BD09689	494234021650	1404 N AN-DREWS AVE	1953	Transitional Ranch	Contributing
BD09690	494234021640	1400 N AN-DREWS AVE	1949	Minimal Traditional	Contributing

ARCHITECTURAL CONTEXT OF SOUTH MIDDLE RIVER

In South Middle River, the landscape is primarily dotted with residential structures, accompanied by a few commercial establishments. The historic fabric of the area predominantly dates back to the late 1940s through the early 1980s. A thorough survey revealed that while the majority of structures are residential, several commercial buildings stand out as potential individual landmarks. Notably, these commercial structures mirror the architectural styles found in the residential properties.

Within South Middle River in the potentially eligible Progresso Historic District, there are a total of 93 contributing resources and 25 non-contributing resources. Four individual resources were also

identified within the survey area which includes two that are already designated as a local historic landmark.

Style	Quantity
Minimal Traditional	92
No Style	13
Transitional Ranch	12
Mid-Century Modern	1

MINIMAL TRADITIONAL

The Minimal Traditional architectural style symbolized the emergence of “instant communities” during the Depression-era and Post World War II periods. Between the 1930s and 1940s, the Federal Housing Administration (FHA) imposed caps on the maximum sales prices of insured houses. These homes, characterized by their simplicity, aimed to optimize floor space while minimizing ornamental features to keep costs low. Typically single-story, these houses boasted modest architectural embellishments, often sporting gabled roofs. The style gained widespread popularity thanks to a surge in house plans and pattern books published from 1935 to 1950.

A total of 92 buildings were classified as exhibiting Minimal Traditional Style architectural features.



Image: 1528 NE 1 AVE



Image: 1504 NE 1 AVE



Image: 1516 NE 1 AVE

FMSF	Folio	Address	Year Built	Style	Status
BD09526	494234016950	1545 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09527	494234016960	1541 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09530	494234016980	1529 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09531	494234016990	1525 NE 1 AVE	1948	Minimal Traditional	Contributing
BD09532	494234017000	1521 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09533	494234017010	1517 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09534	494234017020	1513 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09535	494234017030	1509 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09536	494234017040	1505 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09537	494234017050	1501 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09538	494234017290	1500 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09539	494234017300	1504 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09540	494234017310	1508 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09541	494234017320	1512 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09542	494234017330	1516 NE 1 AVE	1952	Minimal Traditional	Contributing
BD09543	494234017340	1520 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09544	494234017350	1524 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09545	494234017360	1528 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09548	494234017390	1540 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09549	494234017400	1544 NE 1 AVE	1951	Minimal Traditional	Contributing
BD09550	494234021520	1445 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09551	494234021530	1441 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09552	494234021540	1437 NE 1 AVE	1948	Minimal Traditional	Contributing
BD09553	494234021550	1433 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09554	494234021560	1429 NE 1 AVE	1951	Minimal Traditional	Non-Contributing
BD09555	494234021570	1425 NE 1 AVE	1948	Minimal Traditional	Contributing
BD09556	494234021580	1421 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09557	494234021590	1417 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09560	494234021620	1405 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09561	494234021630	1401 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09562	494234021410	1400 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09563	494234021420	1404 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09565	494234021440	1412 NE 1 AVE	1950	Minimal Traditional	Contributing
BD09566	494234021450	1416 NE 1 AVE	1962	Minimal Traditional	Contributing
BD09567	494234021460	1420 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09568	494234021470	1424 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09569	494234021480	1428 NE 1 AVE	1949	Minimal Traditional	Non-Contributing
BD09570	494234021490	1432 NE 1 AVE	1963	Minimal Traditional	Contributing
BD09571	494234021500	1436 NE 1 AVE	1949	Minimal Traditional	Contributing
BD09596	494234017170	1545 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09597	494234017180	1541 NE 2 AVE	1950	Minimal Traditional	Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09598	494234017190	1537 NE 2 AVE	1952	Minimal Traditional	Contributing
BD09599	494234017200	1533 NE 2 AVE	1956	Minimal Traditional	Contributing
BD09601	494234017220	1525 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09602	494234017230	1521 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09603	494234017240	1517 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09605	494234017260	1509 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09606	494234017270	1505 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09607	494234017280	1501 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09608	494234017510	1500 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09609	494234017520	1504 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09610	494234017530	1508 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09612	494234017550	1516 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09613	494234017560	1520 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09614	494234017570	1524 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09615	494234017580	1528 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09616	494234017590	1532 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09617	494234017600	1536 NE 2 AVE	1946	Minimal Traditional	Non-Contributing
BD09618	494234017610	1540 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09619	494234017620	1544 NE 2 AVE	1951	Minimal Traditional	Contributing
BD09621	494234021300	1441 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09622	494234021310	1437 NE 2 AVE	1950	Minimal Traditional	Non-Contributing
BD09623	494234021320	1433 NE 2 AVE	1951	Minimal Traditional	Contributing
BD09631	494234021400	1401 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09634	494234021190	1408 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09635	494234021200	1412 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09636	494234021210	1416 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09637	494234021220	1420 NE 2 AVE	1950	Minimal Traditional	Contributing
BD09638	494234021230	1424 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09640	494234021250	1432 NE 2 AVE	1948	Minimal Traditional	Contributing
BD09642	494234021270	1440 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09643	494234021280	1444 NE 2 AVE	1949	Minimal Traditional	Contributing
BD09668	494234017160	1540 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09669	494234017150	1536 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09670	494234017140	1532 N ANDREWS AVE	1950	Minimal Traditional	Non-Contributing
BD09671	494234017130	1528 N ANDREWS AVE	1950	Minimal Traditional	Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09672	494234017120	1524 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09673	494234017110	1520 N ANDREWS AVE	1950	Minimal Traditional	Non-Contributing
BD09674	494234017100	1516 N ANDREWS AVE	1951	Minimal Traditional	Contributing
BD09675	494234017090	1512 N ANDREWS AVE	1948	Minimal Traditional	Contributing
BD09676	494234017080	1508 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09677	494234017070	1504 N ANDREWS AVE	1948	Minimal Traditional	Non-Contributing
BD09678	494234017060	1500 N ANDREWS AVE	1958	Minimal Traditional	Contributing
BD09679	494234021730	1444 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09680	494234021720	1440 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09681	494234021710	1436 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09682	494234021740	1432 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09683	494234021700	1428 N ANDREWS AVE	1948	Minimal Traditional	Contributing
BD09686	494234021680	1416 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09687	494234021670	1412 N ANDREWS AVE	1949	Minimal Traditional	Contributing
BD09690	494234021640	1400 N ANDREWS AVE	1949	Minimal Traditional	Contributing

TRANSITIONAL RANCH

The Transitional Ranch style, also known as “minimal Ranch,” characterizes the earlier homes in the neighborhood, constructed in the late 1940s and early 1950s. These houses serve as a link between the compact Minimal Traditional style of the 1930s and 1940s and the expansive Ranch homes of the following decades. Their modest size reflects the planning and financial constraints imposed by the FHA during the Depression and World War II, yet they incorporate modern Ranch design elements. Typically single-story, Transitional Ranch homes feature low-pitched or flat roofs, along with moderate to wide eave overhangs, large picture

windows, and covered entrances. While they usually lack a garage, many include a carport seamlessly integrated into the house’s roofline.

A total of 12 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Image: 1536 NE 1 AVE



Image: 1437 NE 1 AVE

FMSF	Folio	Address	Year Built	Style	Status
BD09546	494234017370	1532 NE 1 AVE	1957	Transitional Ranch	Contributing
BD09547	494234017380	1536 NE 1 AVE	1950	Transitional Ranch	Contributing
BD09558	494234021600	1413 NE 1 AVE	1953	Transitional Ranch	Contributing
BD09559	494234021610	1409 NE 1 AVE	1959	Transitional Ranch	Contributing
BD09564	494234021430	1408 NE 1 AVE	1950	Transitional Ranch	Contributing
BD09572	494234021510	1444 NE 1 AVE	1949	Transitional Ranch	Contributing
BD09611	494234017540	1512 NE 2 AVE	1946	Transitional Ranch	Contributing
BD09628	494234021370	1413 NE 2 AVE	1955	Transitional Ranch	Contributing
BD09629	494234021380	1409 NE 2 AVE	1956	Transitional Ranch	Contributing
BD09630	494234021390	1405 NE 2 AVE	1952	Transitional Ranch	Contributing
BD09689	494234021650	1404 N ANDREWS AVE	1953	Transitional Ranch	Contributing

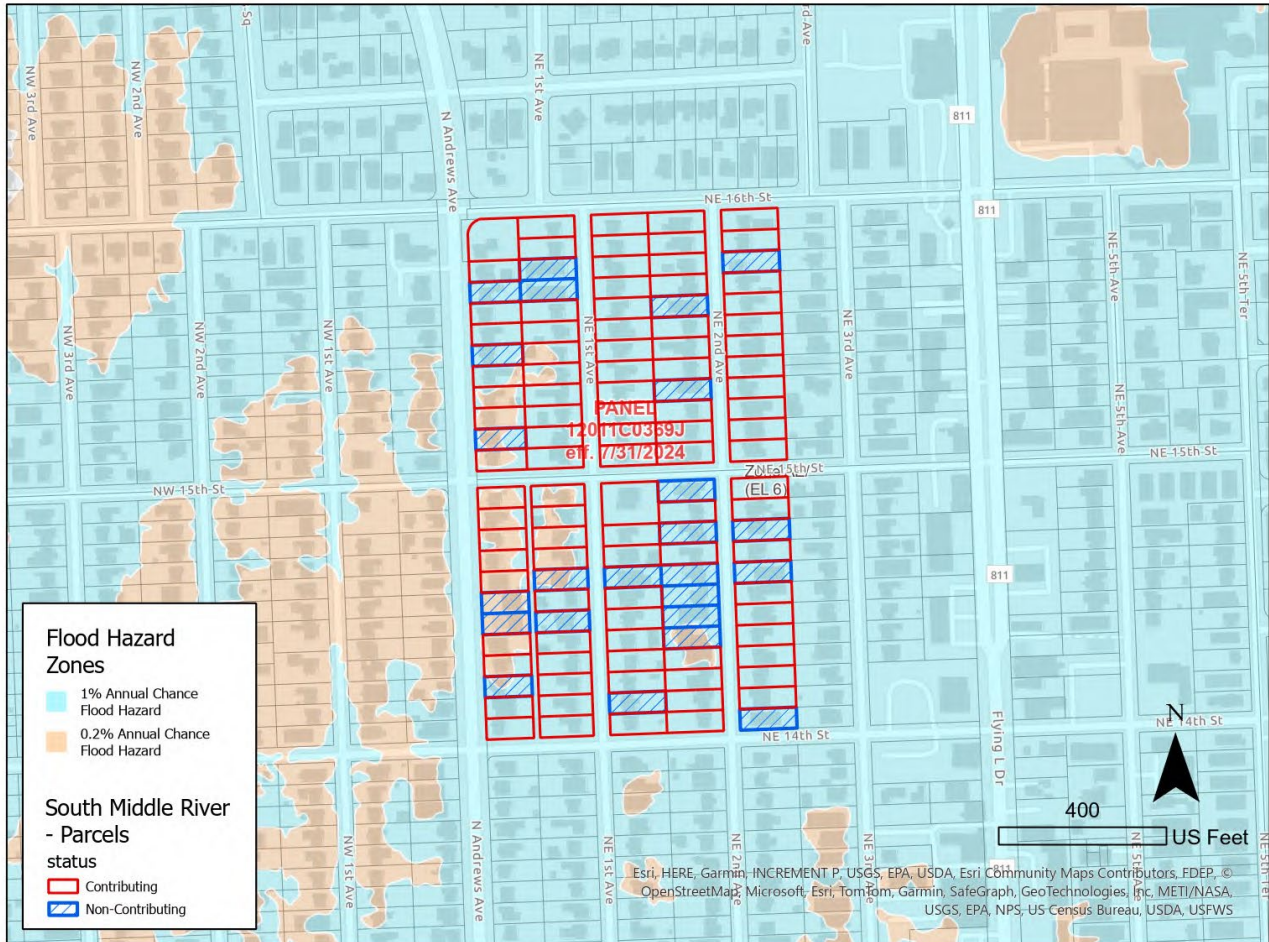
FLOOD ZONE ANALYSIS

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

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase

requirements and floodplain management standards apply.

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



South Middle River Parcels - Flood Map