

ARCHITECTURAL RESOURCE SURVEY OF SOUTH
MIDDLE RIVER, MIDDLE RIVER TERRACE,
HISTORIC DORSEY RIVERBEND, AND CITY VIEW



CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE

JANUARY - JULY, 2024



TABLE OF CONTENTS

01 **Acknowledgements**
Page 6

02 **Background**
Page 8

03 **Research Design, Methodology, and Criteria**
Page 22

04 **City of Fort Lauderdale Historic Context**
Page 30

05 **History and Development of Progresso**
Page 34

- A. Architecture Resource Survey Findings for South Middle River and Middle River Terrace
- B. Potential Progresso Historic District in South Middle River
- C. Potential Middle River Terrace Historic District
- D. Potential Individually Eligible Resources

06 **History and Development of Historic Dorsey Riverbend and City View**
Page 140

- A. Architecture Resource Survey Findings for Historic Dorsey Riverbend and City View
 - B. Potential Seminole Forest Historic District
 - C. Potential Individually Eligible Resources
-

07 **Conclusions**
Page 200

08 **Bibliography**
Page 208

A **Appendices**
Page 214

- A. Architect Biographies for South Middle River and Middle River Terrace
- B. Maps and Photos of Potential Historic District in South Middle River
- C. Address Table for South Middle River
- D. Maps and Photos of Potential Historic District in Middle River Terrace
- E. Address Table for Middle River Terrace
- F. Potential Individually Eligible Resources in South Middle River and Middle River Terrace
- G. Architect Biographies for Historic Dorsey Riverbend and City View
- H. Maps and Photos of Potential Historic District in Historic Dorsey Riverbend and City View
- I. Address Table for Historic Dorsey Riverbend and City View
- J. Potential Individually Eligible Resources in Historic Dorsey Riverbend

INTRODUCTION

ACKNOWLEDGEMENTS

01

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FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES



BACKGROUND

02

The City of Fort Lauderdale Intensive Level Architectural Resource Survey of Historic Dorsey Riverbend, City View, South Middle River, and Middle River Terrace was conducted to identify potentially eligible historic resources in the City of Fort Lauderdale and record their current conditions through the development of

OVERVIEW

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

The City of Fort Lauderdale Intensive Level Architectural Resource Survey of Historic Dorsey Riverbend, City View, South Middle River, and Middle River Terrace was conducted to identify potentially eligible historic resources in the City of Fort Lauderdale and record their current conditions through the development of this report. From this survey and report, Florida Master Site File Forms for structures and resource groups were compiled and submitted to the State of Florida to be added and cataloged in their database. This Report was compiled and written by Laura Weinstein-Berman, AIA, Principal Investigator, of LW Associates, Inc.; Ellen Uguccione, Historic Preservation Consultant, of the Fort Lauderdale Historical Society; and Trisha Logan, AICP Principal Urban Planner for the City of Fort Lauderdale; all whom meet the Secretary of the Interior's qualifications for professionals in historic preservation. Trisha Logan, AICP, Principal Urban Planner for the City of Fort Lauderdale, reviewed and provided edits of the report prior to final submission to the State of Florida. Additional support was provided

by staff at the City of Fort Lauderdale including: Simone Chin (Urban Planner II), Nancy Garcia (Urban Planner II), Vasilya Allakhverdieva (Planning Assistant), and Rollin Maycumber (Geographic Information Systems Analyst).

BACKGROUND

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

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

Utilizing Small Matching Grants over the last few years these initial efforts have been expanded on to develop a City Wide Architectural Resource Survey. So far surveys completed have resulted in the preparation of more than 1500 new historic structures forms, 18 historic resource group forms, over 200 individually eligible historic landmarks, and updates to over 250 historic structures forms have been submitted to the Florida Master Site File. Results of this architectural resource survey effort are available on the City's website here: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/architectural-resource-surveys>

The City Wide Architectural Resource Survey is being conducted systematically by utilizing existing Neighborhood Association boundaries. These Neighborhood Associations have been prioritized based on the highest concentrations of the oldest buildings within the City. For this Survey the areas of Historic Dorsey Riverbend, City View, South Middle River, and Middle River Terrace were selected.

As part of this ongoing effort to conduct a City Wide Architectural Resource Survey, in May 2022 the City submitted a "Small Matching Grant" application to the Florida Department of State, Division of Historical Resources, to propose funding to conduct Intensive Level Architectural Resource Surveys of areas mentioned above. The request was approved in the State of Florida's Fiscal Year 2024 budget and is being facilitated through a grant in the amount of \$50,000 from the Florida Department of State. Since the City is a CLG, the grant did not require matching funds.

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

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly document the city's history and contribute important data into a repository of historical information. Additionally, as a CLG there is a commitment by the City to protect its historic resources and to provide continuous improvement to historic preservation efforts, which includes the identification of historic properties within the jurisdiction. It is an intention of this effort to provide a resource for each neighborhood in the City to be able to proactively, rather than reactively, safeguard potential historic resources.

A Neighborhood Survey was completed in September 1980 that included Dorsey Riverbend and City View which identified potential historic resources within the study area; only one property was designated within these neighborhoods as a result of the study. Although several of the structures identified in that study have now been demolished, documentation prepared as part of the 1980 survey effort was utilized in the preparation of this report. South Middle River and Middle River Terrace, which are part of what was the Town of Progresso, did not have a previous architectural resource survey completed within the study area.

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

GENERAL DESCRIPTION

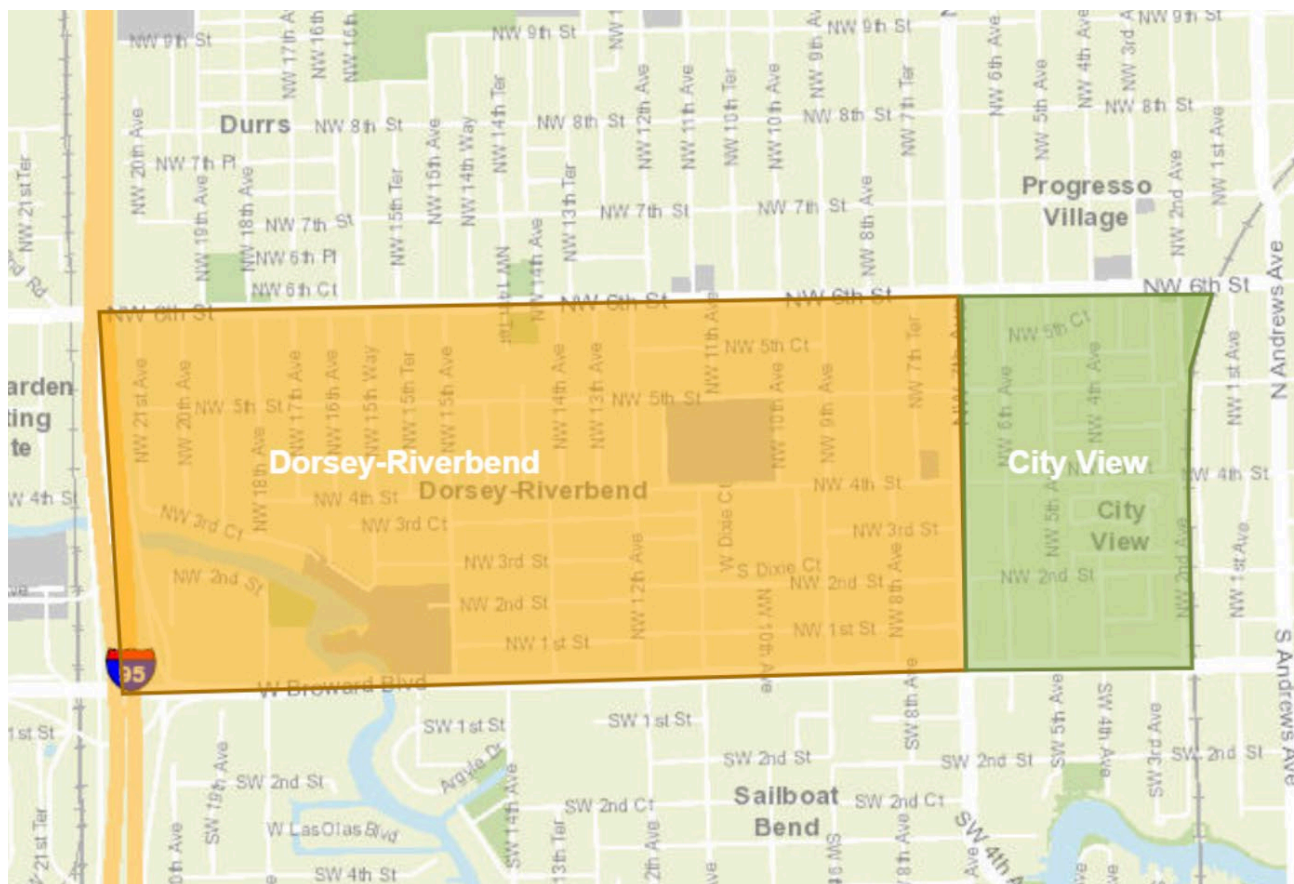
An Intensive Level Architectural Resource Survey was conducted of four neighborhoods that intersect with five neighborhood associations:

- Historic Dorsey Riverbend (Historic Dorsey Riverbend Civic Association, Inc.)
- City View (City View Townhomes Association, Inc. and Progresso Village Civic Association, Inc.)
- South Middle River (South Middle River Civic Association)
- Middle River Terrace (Middle River Terrace Neighborhood)

Historic Dorsey Riverbend and City View neighborhoods are located in the northwest quadrant of the City of Fort Lauderdale. South Middle River is partially located in the northwest quadrant and partially located in the northeast quadrant. Middle River Terrace is located in the northeast quadrant.

Boundaries of the Historic Dorsey Riverbend and City View are largely formed by West Sistrunk Boulevard to the north, the Florida East Coast (FEC) Railway to the east, NW 1st Street to the South,

ARCHITECTURAL RESOURCE SURVEY AREA MAP: HISTORIC DORSEY RIVERBEND AND CITY VIEW

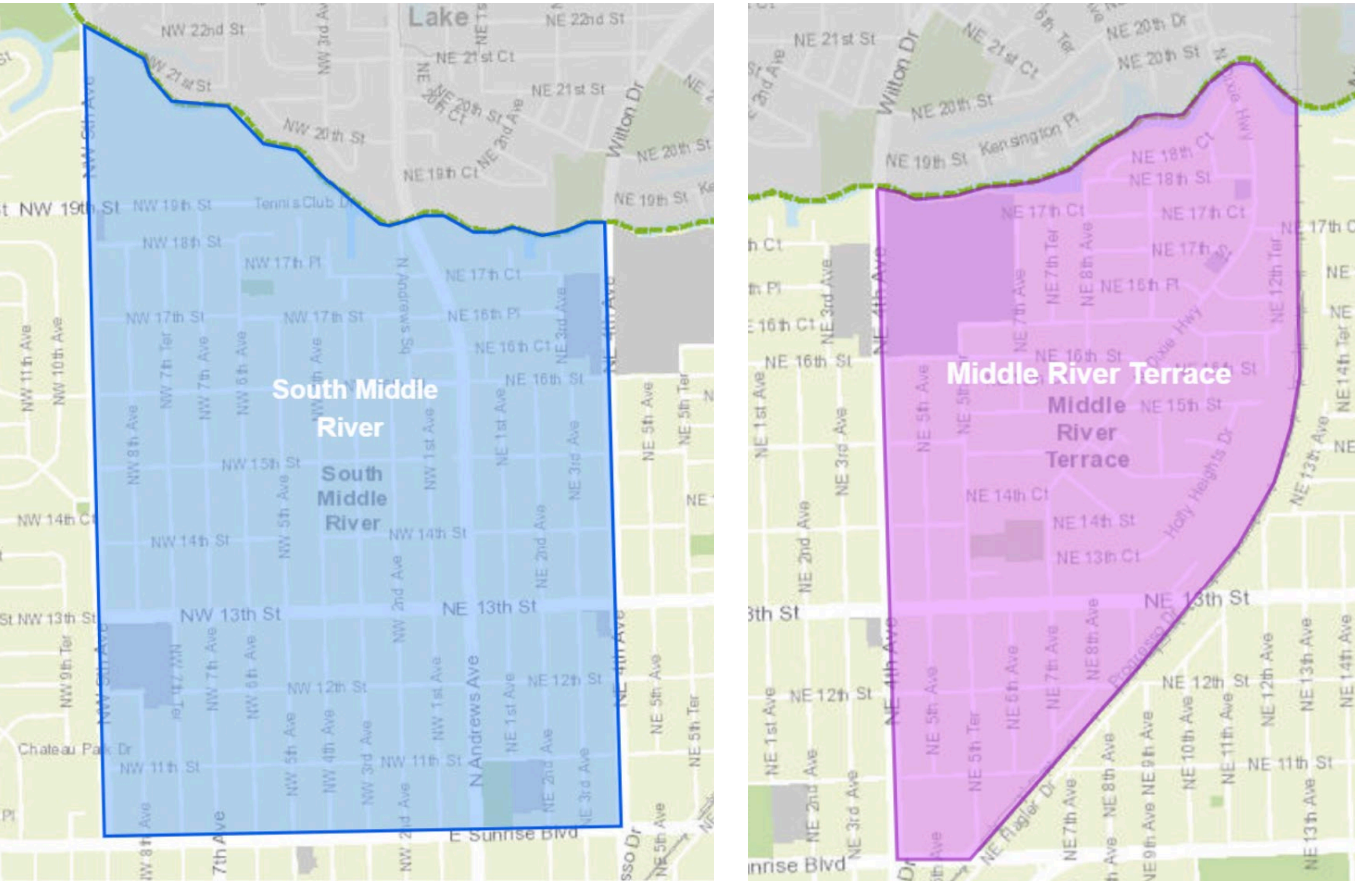


and NW 21st Avenue to the west. Dorsey Riverbend is comprised of several plats including Riverbend, Dorsey Park 4th Addition, Dorsey Park 3rd Addition, Dorsey 2nd Addition, Dorsey 1st Addition, Dorsey Terrace, Tuskegee Manor, Tuskegee Park 1st Addition, Seminole Forest, Seminole Addition, Dames Subdivision of Bryan Subdivision, Fort Lauderdale B-40, Egg Plat, and Near Northwest Redevelopment Plat.

Overall boundaries of South Middle River are Middle River to the north, NE 4th Avenue to the east, Sunrise Boulevard to the south, and NE 9th Avenue to the west. South Middle River is comprised of several plats but primarily is formed from the Progresso plat.

Overall boundaries of Middle River Terrace are Middle River to the north, FEC Railroad to the east, NE 11th Street to the South, and NE 4th Avenue to the west. South Middle River is comprised of several plats including Lauderdale Park, Middle River Terrace, Norfolk Gardens, Lauderdale Gardens, Holly Heights, and Progresso.

ARCHITECTURAL RESOURCE SURVEY AREA MAP: SOUTH MIDDLE RIVER AND MIDDLE RIVER TERRACE



APPLICABLE FEDERAL LAWS FOR HISTORIC RESOURCES

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

§ 60.1 Authorization and expansion of the National Register.

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

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

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

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

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

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

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

§ 60.2 Effects of listing under Federal law.

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

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

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

(c) If a property is listed in the National Register, certain provisions of the Tax Reform Act of 1976 as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980 may apply. These provisions encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and discourage destruction of historic buildings by eliminating certain otherwise available Federal tax provisions both for demolition of historic structures and for new construction on the site of demolished historic buildings. Owners of historic buildings may benefit from the investment tax credit provisions of the Revenue Act of 1978. The Economic Recovery Tax Act of 1981 generally replaces the rehabilitation tax incentives under these laws beginning January 1, 1982 with a 25% investment tax credit for rehabilitations of historic commercial, industrial and residential buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings by their exemption from any requirement to reduce the basis of the building by the amount of the credit. The denial of accelerated depreciation for a building built on the site of a demolished historic building is repealed effective January 1, 1982. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

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

§ 60.4 Criteria for evaluation.

The criteria applied to evaluate properties (other

than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the "How To" publications, Standards & Guidelines sheets and Keeper's opinions of the National Register. Such materials are available upon request.

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

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

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

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

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

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures,

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

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

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

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

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

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other

building or structure with the same association has survived; or

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

(g) A property achieving significance within the past 50 years if it is of exceptional importance. This exception is described further in NPS "How To" #2, entitled "How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years" which is available from the National Register of Historic Places Division, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

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

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

- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that

create the form, plan, space, structure, and style of a property.

- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.

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

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

1. Initiate consultation by notifying the appropriate consulting parties. Consultation is between the federal agency, the State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO), and other consulting

parties including but not limited to the ACHP, certified local governments, and members of the general public with an economic, social or cultural interest in the project.

2. Identify properties that may be affected by the project and determine if the property or properties are historic as determined by eligibility or listing in the National Register of Historic Places.

3. Assess the effects of the undertaking on the resources in consultation with interested parties and establish if they are adverse. Determining adverse effects on historic resources is based on criteria established by the regulations, 36 CFR Part 800 of the ACHP regulations.

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

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

APPLICABLE STATE LAWS FOR HISTORIC RESOURCES

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

267.061 Historic properties; state policy, responsibilities.—**(1) STATE POLICY RELATIVE TO HISTORIC PROPERTIES.—**

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

1. Provide leadership in the preservation of the state’s historic resources;
2. Administer state-owned or state-controlled historic resources in a spirit of stewardship and trusteeship;
3. Contribute to the preservation of non-state-owned historic resources and to give encouragement to organizations and individuals undertaking preservation by private means;
4. Foster conditions, using measures that include financial and technical assistance, for a harmonious coexistence of society and state

historic resources;

5. Encourage the public and private preservation and utilization of elements of the state’s historically built environment; and
6. Assist local governments to expand and accelerate their historic preservation programs and activities.

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

HISTORIC STRUCTURES SURVEY

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

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

- The Historic Preservation Compliance Review Program of the Florida Department of State, Division of Historical Resources (November 1990, final draft)
- Florida Rule Chapter 1A-46 (2002)

(Archaeological and Historical Report Standards and Guidelines)

- The Florida Department of Transportation's Cultural Resource Management Handbook (1995, revised 2001)
- 36 CFR Part 800 (Protection of Historic Properties)
- 36 CFR Part 60 (National Register of Historic Places)
- 36 CFR Part 63 (Determinations of eligibility for inclusion in the National Register of Historic Places)
- 36 CFR Part 68 (Secretary of the Interior's Standards for the Treatment of Historic Properties)
- 36 CFR Part 79 (Curation of Federally-Owned and Administered Archaeological Collections)
- 43 CFR Part 10 (NAGPRA Regulations)
- Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716)
- Secretary of the Interior's Standards and Guidelines for Archaeological Documentation
- Secretary of the Interior's Standards for Architectural and Engineering Documentation
- Secretary of the Interior's Standards and Guidelines for Preservation Planning
- Secretary of the Interior's Standards for Rehabilitation
- Various "How To" Bulletins published by the U.S. Department of the Interior, National Park Service (NPS)
- Preparing Agreement Documents (Advisory Council on Historic Preservation [ACHP], 1988)
- Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites (64 FR 27085-87, ACHP 1999)
- National Register Handbook (1996) prepared by the staff of the Survey and Registration Section of the DHR

2.5 HISTORIC STRUCTURES SURVEY

2.5.1 Introduction

The purpose of the historic structures portion of the CRAS is to locate, identify, and assess, according to NRHP criteria, the significance of any historic resources located within the project APE that may be impacted by the proposed project. This effort provides the agency/permit applicant/consultant, as well as the SHPO, with data sufficient to determine whether the proposed undertaking may affect significant historic resources. It also provides a basis for evaluating measures to avoid, minimize, or mitigate any adverse project impacts to such resources and to enhance any beneficial effects.

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

Historic structures and associated features are quite varied and include more than residential, public, and commercial buildings. Historic roads, bridges, battlefields, landscapes, mills, smoke houses, barns, corn cribs, monuments, docks, blacksmith shops, carriage houses, wells, outhouses, dumps, etc., must be considered. Failure to describe ALL historic structures and associated features and to discuss the reasons why each is or is not considered significant generally will result in the project CRAS report being considered inadequate. In addition to

evaluating the individual merits of a property, the possibility of individually indistinct properties having merit/significance as contributing elements of a historic district also must be considered.

2.7 CRAS REPORTS

2.7.1 Introduction

The standard CRAS report is a detailed, organized, and suitably illustrated document, usually divided into a number of sections. There is no established minimum or maximum report length. Reports may vary from a few pages to several hundred pages. However, in all instances, they must:

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

The following section has been prepared to guide report preparation and content. It is consistent with Rule 1A-46, F.A.C., as well as the standards and guidelines for identification, evaluation and documentation contained in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards and guidelines apply to all federally assisted, licensed or permitted projects; all projects on state-owned or controlled property or state

assisted, licensed, or permitted projects; and on local projects for which the DHR has review authority. For projects of limited scope, topics that are not applicable may be omitted when a justification for this decision is provided.

2.7.2 Completeness and Sufficiency Criteria

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

- The description of the project, which shall address:
 - Project location (including boundary map)
 - Project description
 - Project purpose
 - The area of potential effect
 - Pertinent federal, state, or local laws and regulations
- Archival research shall address:
 - Past field surveys in the project area and the relevance of the major findings to the area currently under study
 - Pertinent data in the FMSF
 - Pertinent environmental and paleoenvironmental data
 - Pertinent data in other studies appropriate for the research problem
 - Pertinent historical data from records such as plat maps, tract books, subdivision maps, Sanborn maps, city directories, building permits and architectural plans
 - Pertinent information from informants,

which shall include the Certified Local Government within whose boundaries the project lies

- Chronologically arranged narrative of the prehistory and history of the project area and of the significant historical events or developments (including important individuals and institutions) which are necessary to place sites and properties in historic contexts within the project area

The description of the research design shall address:

- Objectives
- Methods
- Expected results

The description of historical fieldwork activities shall address:

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

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

- Findings in relation to the stated objectives
- An assessment of the integrity of evaluated sites
- Methods used to apply NRHP criteria for a determination of eligibility and
- historic context as contained in 36 CFR 60
- A description of the constituent elements that constitute the complete property (e.g., outbuildings, landscape features, etc.) which is determined eligible for listing in the NRHP
- The NRHP property boundaries depicted on a scaled site plan sketch
- Conclusions and analysis of the findings
- A discussion of the manner in which the resources contribute to an understanding of local, regional, state, or national history and/or architectural history
- Recommendations regarding the treatment of the resource(s) including but not limited to preservation or avoidance, minimization or mitigation of potential impacts, or no action
- A discussion of the scope and completeness of the project efforts and the need for any additional identification, evaluation or documentation efforts
- The location of all curated project records and location of all project records (e.g., photographs, oral interviews, etc.)
- A bibliography of those sources used

PRESERVATION AND MAINTENANCE

Preservation is defined in the Federal Register as “the act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.” Stabilization is defined as “the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated

property while maintaining the essential form as it exists at present.” Maintenance includes the protective care of a resource from the attacks of climate, chemical and biological agents, normal use, and intentional abuse. Maintenance activities include cleaning, repairing, and replacing.

Preservation and maintenance methods generally involve less construction than the repair, rehabilitation and restoration measures described above. The preservation and maintenance process would also require following the eight general standards plus specific standards for stabilization and maintenance, as contained in the Secretary of the Interior’s Standards and Guidelines for Historic Preservation Projects (48 FR 44737)

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

STANDARDS FOR STABILIZATION

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

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

RESEARCH DESIGN, METHODOLOGY, AND CRITERIA FOR EVALUATION

03

The objective of this Architectural Resource Survey was to conduct an intensive level review of the Historic Dorsey Riverbend, City View, South Middle River and Middle River Terrace neighborhoods and to complete Florida Master Site File (FMSF) forms for historically significant areas and individual structures, as warranted.

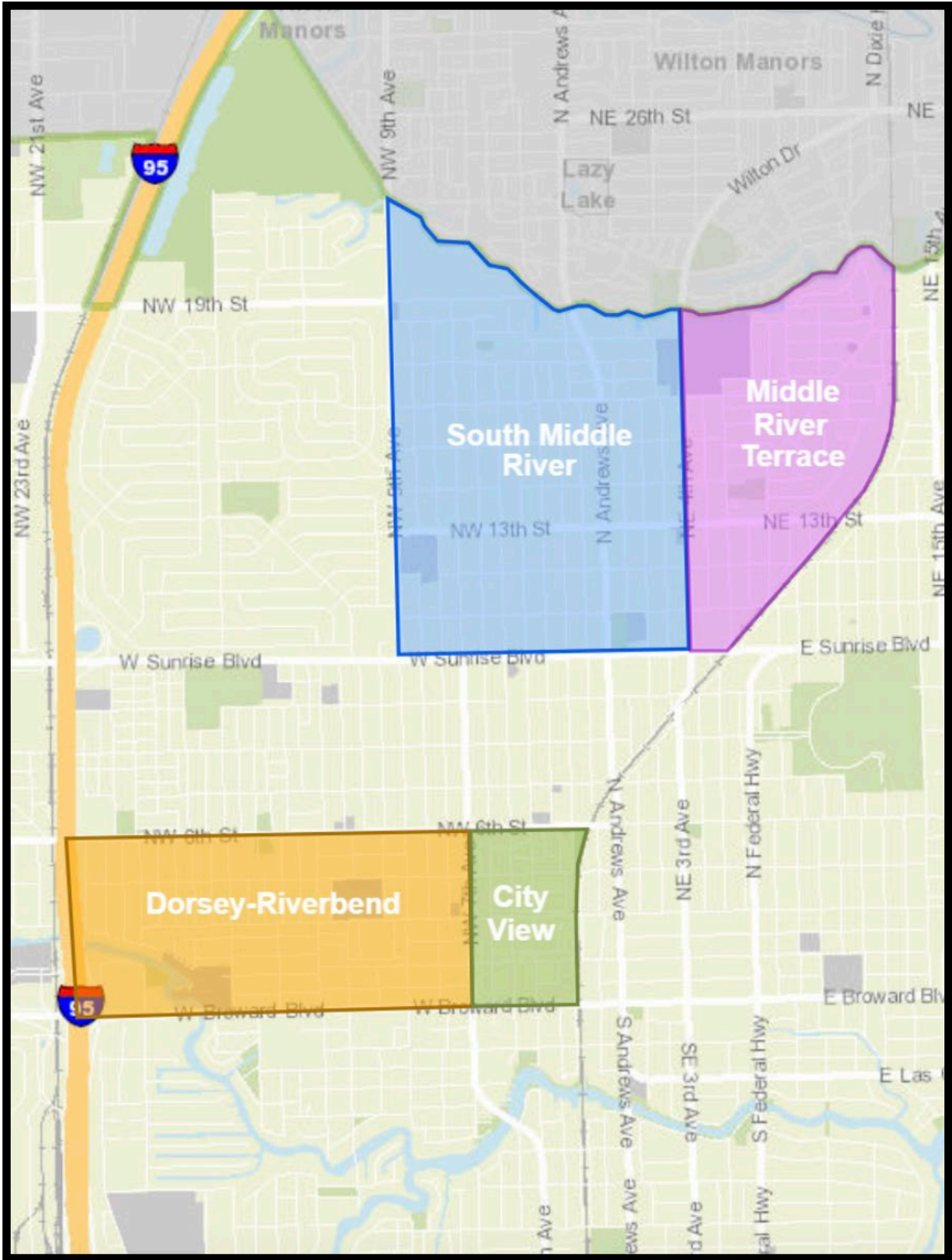
Guidelines provided by the National Park Service within National Register Bulletin 16A, How to Complete the National Register Registration Form, provides a definition: Historic context is information about historic trends and properties grouped by an important theme in prehistory or history of a community,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

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

within its historic context, the following must be determined:

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

This section of the Architectural Resource Survey area focuses on the neighborhoods of Historic Dorsey Riverbend, City View, South Middle River and Middle River Terrace. A Statement of Significance is provided in the neighborhood details of this report for each area identified as a potential historic



district or multiple property submission. Within each neighborhood detail sub-section, a specific Period of Significance is identified.

RESEARCH DESIGN

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

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

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

GENERAL DESCRIPTION

The objective of this Architectural Resource Survey was to conduct an intensive level review of the Historic Dorsey Riverbend, City View, South Middle River and Middle River Terrace neighborhoods and to complete Florida Master Site File (FMSF) forms for historically significant areas and individual structures, as warranted. Initial review of dates of construction for these areas revealed over 1500 properties that were built in 1975 or earlier. Properties constructed after 1975 were generally excluded from review in the survey exercise as they are not 50 years or older and were not assigned an architectural style. It was expected that potential districts and potential individual historic resources would be further defined through additional archival research, expanding on the initial documentation and to provide a record through the creation of new FMSF Historic Resource Group and Historic Structure Forms.

METHODOLOGY

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

- Historic Dorsey Riverbend
- City View
- South Middle River
- Middle River Terrace

An Intensive Level Architectural Resource Survey was conducted of Historic Dorsey Riverbend, City View, South Middle River, and Middle River Terrace within their neighborhood boundaries. Dorsey Riverbend and City View neighborhoods are located in the northwest quadrant of the City of Fort Lauderdale. South Middle River and Middle River Terrace are located in the northeast quadrant.

This survey is part of an initiative for a City-Wide Architectural Resource Survey that is being conducted systematically by utilizing existing Neighborhood Association boundaries. These Neighborhood Associations have been prioritized based on the highest concentrations of the oldest buildings within the City. Since the initiation of this project, thirteen Neighborhood Associations have been surveyed (two that were not granted funded) which has resulted in the preparation of more than 1500 new historic structures forms, 18 historic resource group forms, over 200 individually eligible historic landmarks, and updates to over 250 historic structures forms have been submitted to the Florida Master Site File. Methodology that was utilized during this Architectural Resource Survey is consistent with that which was used for the previous surveys.

Prior to initiating the in-the-field survey, an email communication was sent to all Neighborhood Associations where the Architectural Resource Survey would occur. This communication provided additional information concerning the survey effort, a document including frequently asked questions concerning architectural resource surveys, and a link to previous surveys on the City of Fort Lauderdale's website which can be found here: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/architectural-resource-surveys>. Additionally, a meeting was held with the Fort Lauderdale Historical Society to review resources available in their archives.

An in-the-field survey for the identified survey area was undertaken by LW Associates, Inc. and City staff in January through March 2024. During this fieldwork, the team reviewed the current conditions of each area and identified potential historic districts and individual resources that appeared to meet the National Register Criteria. LW Associates, Inc. reviewed these findings and discussed the

evaluation of resources and how to apply National Register Criteria to structures within the context of each neighborhood with the City of Fort Lauderdale before further documenting resources.

Working with the City of Fort Lauderdale, the team submitted five individual resource FMSF forms to the State of Florida Historic Preservation Office for review and approval. Once these forms were approved, the team began work on the remaining identified potential historic districts, multiple property submissions, and individual resources. In Historic Dorsey Riverbend, one potential historic district was identified for further study and evaluation. In South Middle River, one potential historic district was identified for further study and evaluation, and in Middle River Terrace, one potential historic district was identified for further study and evaluation.

Within Historic Dorsey Riverbend and City View in the potentially eligible Seminole Forest Historic District, there are a total of 34 contributing resources and 4 non-contributing resources. An additional 8 individual resources were also identified within the survey area which includes one that is designated as a local historic landmark and is listed on the National Register of Historic Places.

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. Within Middle River Terrace in the potentially eligible Middle River Terrace Historic District, there are a total of 61 contributing resources and 8 non-contributing resources. One individual resource was also identified within the survey area that is already designated as a local historic landmark.

ARCHIVAL RESEARCH

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

HISTORIC FIELDWORK

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

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

- Historic Resource Group FMSF form;
- Map of the historic district was created showing the districts potential boundaries as well as the identification of contributing and non-contributing resources;

- A list of all historical resources within the survey area, including the Florida Master Site File number, with all identified resources plotted on a U.S. Geological Survey (1:24,000) 7.5 minute series topographic quadrangle map;
- Descriptions for all identified resources;
- Photographs of resources located in the project area;
- Information on any portions of the project area which were not investigated and a s t a t e m e n t explaining the reason why investigation did not occur; and
- An explanation about those portions of the project area that were examined but that did not contain historical, architectural, engineering or cultural resources.

In addition, all properties within the resource group boundary, an individual FMSF form was completed documenting the building's location, current condition, style, material, alterations, and history.

CRITERIA FOR EVALUATION

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

- **Criteria A:** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- **Criteria B.** That are associated with the lives of persons significant in our past; or
- **Criteria C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criteria D.** That have yielded, or may be likely to yield, information important in prehistory or history.

- Criteria considerations as outlined in 36 C.F.R. 60. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

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

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

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

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

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

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

(g) A property achieving significance within the past 50 years if it is of exceptional importance.

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

Historic districts typically contain both contributing and non-contributing resources. The following definitions for a Contributing Property and a Non-Contributing Property are taken from Section 47-24.11 "Historic designation of landmarks, landmark site or buildings and certificate of appropriateness" of the City of Fort Lauderdale's Unified Land Development Regulations (ULDR) and were utilized as part of the preparation of this report and the application of a status to each property found within the potential historic districts.

Contributing Property. A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.

Non-contributing Property. A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.

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

HISTORIC CONTEXT

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

DATES OF CONSTRUCTION

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

PROPERTY TYPES

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

INTEGRITY

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

SUMMARY

For this Intensive Level Architectural Resource Survey, the neighborhoods reviewed were Historic Dorsey Riverbend, City View, South Middle River, and Middle River Terrace. As part of the survey effort, LW Associates, Inc. prioritized the identification of potential historic districts and multiple property submissions within each neighborhood and potential individual resources.

Below is a brief description of the results and conclusions of the historical and architectural investigations. In the “Statement of Significance” (Sections 5 and 6) a full description for each potential historic district provides the following information:

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

Select potential historic districts and multiple property submissions that were identified are outlined below. For each of these areas, the boundaries have been delineated to include properties that exhibit a cohesive pattern in design, scale, and siting, and retain a high degree of integrity. Additional potential historic districts were not identified due to a loss of the historic setting of most streets by the inclusion of modern infill redevelopment and extensive alterations to older buildings that altered the original scale, design, and feeling of the original streetscape.

FOOTNOTES

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

CITY OF FORT LAUDERDALE HISTORIC CONTEXT¹

04

Fort Lauderdale's history began with Tequesta settlements along the New River, followed by European settlers in 1788. The city was incorporated in 1911 and experienced rapid growth during the Florida Land Boom of the 1920s. Fort Lauderdale turned into a major urban hub by the mid-20th century.

Typically Native American settlements in Florida developed along waterways for ease of transportation and access to food sources. The Tequesta Indian tribe settled along the banks of the New River in what was to become Fort Lauderdale. The tribe is known to have lived during the Glades Period, an archaeological culture in South Florida that describes the period between c. 750 BC until 1750 AD. The period ends when Europeans began to settle in the region and started to displace the Tequesta tribe.

The earliest documentation of non-native settlers is in 1788 within the vicinity of the New River. Here there is evidence of two Bahamian families of British descent – the Lewis Family and the Robbins Family. Located on the south bank of the New River was the plantation of the Lewis Family – in the vicinity of what is now known as Lewis Landing Park. The Lewis

Family's home was located further east. As part of the Donation Act of 1824, Frankee Lewis received full title to 640 acres which encompassed present day Colee Hammock. In 1830, Richard Fitzpatrick of Key West purchased Frankee Lewis' Donation and established a plantation, primarily growing tropical plants. William and Mary Brickell then purchased the land in 1873, and later subdivided the parcels.

In 1821, the United States obtained Florida from Spain and in 1825 the first known government survey of what is now Broward County was completed by Colonel James Gadsen. As part of this survey, two other settlers were identified as occupying land in the vicinity of the New River – William Cooley and David Williams. Little is known of David Williams, other than he was a neighbor of William Cooley. He was from Knoxville, Tennessee was married, and at the time had one child. In addition, and not documented as part of the survey, another family, the Rigsby's, were also

living nearby. Mary Rigsby, a widow, had one son and two daughters, and lived on the south bank of the New River. William Cooley, originally from Maryland, was a farmer who primarily ran an arrowroot (aka coontie) starch mill and whose property was located on the north bank of the New River near the present day 7th Avenue/4th Avenue Bridge. Cooley's home "was of cypress logs, sealed and floored, and he had cleared and planted 20 acres in sugar cane, arrowroot, corn, potatoes and pumpkins, had many chickens, 80 hogs and five sheep." Cooley also had several other endeavors including a ship salvager, a wilderness guide, and a justice of the peace.

Between the mid-1830s and the mid-1850s, there were ongoing skirmishes between the United States military and the Seminoles. January 6, 1836, Seminole Indians attacked William Cooley's family, killing his wife, three children, and the children's tutor - Joseph Flint. Cooley was not at home at the time as he was salvaging a Spanish shipwreck, the "Gil Blas," in Indian Key. Following the massacre of his family, Cooley became a temporary keeper at the Cape Florida Lighthouse (Dade County) and in March of the same year was named Justice of the Peace and Auctioneer (for shipwrecks) for then Dade County. Dade County was named for Major Francis Dade who fought and was killed in the Second Seminole War. In 1997 voters renamed the county "Miami-Dade" so as to acknowledge the prominence of the City of Miami.

During the Second Seminole War, Major William Lauderdale of the U.S. Army commanded the Tennessee Volunteers and Battery D., 3d U.S. Artillery and established a fort on the north bank of the New River on March 6, 1838. This

fort was located at what is now SW 8th Terrace and Bryan Place in the Sailboat Bend Historic District along the New River. Lauderdale erected fortifications and built "a blockhouse 3-feet square, with a double tier for firing" and later in April "commenced building the pickets of Fort Lauderdale - 60 by 50 feet - Pickets 7 feet long - sunk 1 ½ foot..."

William Lauderdale, the namesake of Fort Lauderdale, was born in southwestern Virginia and lived in Sumner County, Tennessee where he was known as "one of the great plantation operators of Middle Tennessee and a notable warrior of his day." He served in the War of 1812, and both the Creek and Seminole Wars. Following his service in the Second Seminole War, Lauderdale died in Baton Rouge on his return from Florida.

In 1876, following the Second Seminole War, the first known post war settlers came to Fort Lauderdale. These settlers included Washington Jenkins, the Keeper of the House of Refuge for Shipwrecked Sailors located on Fort Lauderdale Beach (near present day Bonnet House) and John J. Brown, a pig farmer who later was elected to office in Tallahassee, the state's capitol.

Modern European development of Fort Lauderdale began in earnest in the mid-1890s when Frank Stranahan and his wife Ivy began operating a trading post and ferry across the New River, just west of what would eventually become Colee Hammock. In 1895 the Intercoastal Waterway connected to the New River, creating a waterway highway. This was followed in quick succession with the expansion of Henry Flagler's railroad which spurred a flurry of new development along the east coast of Florida. By 1911 the city of Fort Lauderdale was incorporated, primarily of land reclaimed by the draining of the Everglades and had approximately 145 residents. Most early residents were drawn to the area because of the warm climate and the

ability to grow crops year round without the threat of a deep freeze. In 1915 Broward County was delineated and Fort Lauderdale selected as the county seat.

During this same decade, Fort Lauderdale began to attract tourists. While the tourism industry faltered with World War I, the infrastructure had been put in place to support larger-scale growth. At the beginning of the 1920s visits by filmmaker D. W. Griffith, who used Fort Lauderdale as a stand-in for more far-flung exotic locations, and president-elect Warren G. Harding, who came to play golf, bolstered the area's appeal. For the early agricultural land-owners, it became clear that their land would earn them higher profits through subdivision and development, leading to the Florida Land Boom of the early 1920s.

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

In the 1940s, the local chamber of commerce successfully campaigned to establish new wartime industries to bolster the local economy. Boatyards like Dooley's Basin and Dry dock were contracted to construct various small military craftlike minesweepers, air-rescue boats, and submarine chasers. The H.A.K.

Corporation, founded by Dr. Elliot Hendricks in 1939, produced ammunition and projectiles. The Gate City Sash and Door Company which had been established during Fort Lauderdale's pioneer era produced awning windows and doors for military uses around the world. Other wartime companies included Rex Basset Inc. and the Florida Aircraft Radio Corporation. The U.S. Navy constructed the Fort Lauderdale Naval Air Station in 1942 at the site of Merle Fogg airport, which brought in young men from around the country as well as Britain, Australia and Canada.

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

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

FOOTNOTES

1 The first portion of the historic context is an excerpt from: Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020. Pages 14-17.

2 The second portion of the historic context is an excerpt from: Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

HISTORY AND DEVELOPMENT OF PROGRESSO

05

By the late 1800s, a small group of pioneers in the remote wilderness of South Florida had accomplished a remarkable feat: they had converted the once-isolated landscape into productive agricultural land with thriving commercial centers.

PREHISTORIC TO 1700

An examination of the distribution of archaeological sites suggest that Native American communities in Florida and elsewhere, early tribe settlements strategically positioned settlements and camps themselves along waterways where they could exploit for efficient transportation and access to essential food supplies resources. In Florida, south of Lake Okeechobee, a distinct cultural group emerged and thrived during the Glades Period, an archaeological era cultural period spanning from approximately 750 BC to 1750 AD which included various indigenous groups and encompassed south Florida from the Gulf to the Atlantic Ocean.

Within the area of present day South Middle River and Middle River Terrace is a portion of the Atlantic Coastal Ridge, a naturally occurring landform that runs north to south, is approximately three miles

wide, and sits between three to six feet above sea level. Numerous freshwater streams cross the Ridge including the now dredged Middle River, that drained water from the Everglades east towards the Atlantic Ocean. The elevated, dry land on the ridge supported pine forest and hardwood hammocks that were formed provided dry land provided favorable conditions for Native American and later Pioneer camps including a nearby Seminole Camp that is located near present day U.S. 1.

FERTILE CULTIVATION

By 1783, Spain had regained control of Florida after a brief loss of control to Great Britain starting in 1763. Visitors to the region noted the cultivation of non-native crops such as limes, oranges, lemons, sugar apples, coconuts, and guavas on the land. These plants were likely introduced to the Fort Lauderdale area by early homesteaders like Frankee Lewis and her family.

In 1788, non-native settlers were documented within the area of the New River. In 1821, Spain

ceded Florida to the United States. Around this time, the New River area was inhabited by a community primarily composed of Bahamian settlers who sustained themselves through salvage and fishing activities. Legislator Richard Fitzpatrick established a plantation using enslaved individuals from South Carolina to cultivate coconuts, plantains, citrus fruits, and sugarcane.

An 1825 survey of present-day Broward County indicated there were two non-native settlers within the New River area William Cooley and David Williams. By 1830, the New River settlement was home to approximately fifty residents. The Seminole Indians were also newcomers to the Broward County area during this period. Originally Creek Indians from Georgia and Alabama, the Seminoles had migrated to South Florida by the late 18th century and had established a presence in the region by the early 19th century. Between the mid-1830s and the mid-1850s, there were ongoing skirmishes between the United States military and the Seminoles marking a period of time known as the Seminole Wars.

By the late 1800s, a small group of pioneers in the remote wilderness of South Florida had achieved a remarkable feat: they had transformed the once-isolated landscape into productive agricultural land with bustling commercial centers. In the aftermath of the Second Seminole War, forward-thinking individuals, including Richard Fitzpatrick and Dr. Henry Perrine, embarked on ambitious scientific endeavors. Their experiments focused on cultivating an array of tropical fruits, vegetables, and plants, effectively turning swampy terrain into fertile farmland.

RECLAMATION ACT AND THE INTERNAL IMPROVEMENT FUND

On September 28, 1850, the State of Florida significantly expanded its land holdings following the approval by the United States Congress of an “Act to Enable the State of Arkansas and Other States to Reclaim the Swamp Lands within their Limits.” The funds generated from the sale

of these lands were designated for reclaiming waterlogged areas, notably the Everglades, previously deemed unsuitable for cultivation. The State’s Internal Improvement Fund oversaw the sale of this land, leading to the acquisition of a substantial portion of southeastern Florida by wealthy individuals and private corporations.

Under the Reclamation Act, previously submerged land underwent transformative measures such as levee construction and drainage systems, enabling agricultural cultivation and fostering aspirations for Fort Lauderdale to emerge as the “Garden of America.” Frank Stranahan’s meticulously irrigated farm epitomized Governor Napoleon B. Broward’s progressive vision. During the 1880s, corporations and individuals such as the Florida Coast Line Canal and Transportation Company, several railroad companies, Hamilton Disston, an early industrialist and real estate developer, and the Florida Land and Mortgage Company acquired extensive parcels throughout South Florida.

THE FLORIDA FIBER COMPANY

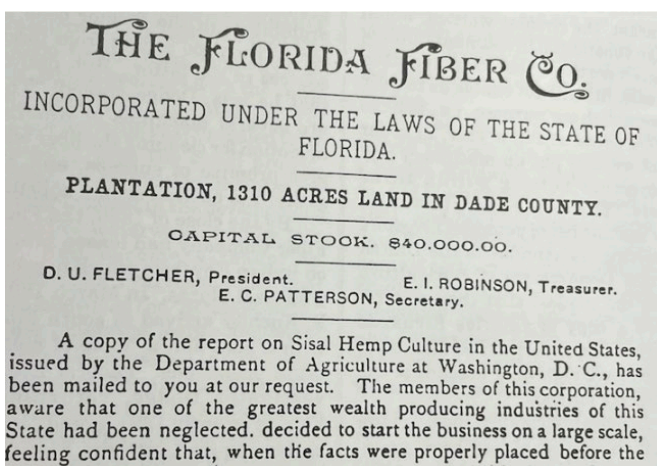
Shortly after arriving in Campeche, Mexico, as a United States Consul, Henry Perrine, a physician and horticulturist, responded to a Treasury Department initiative for Consuls to identify useful plants for introduction to the United States. He actively engaged in exploring tropical crops and distributed seeds and plants to contacts in the southern United States. Perrine’s efforts attracted media attention, supported by correspondence with known agricultural and horticultural figures like Captain DeBose, Charles Howe, and William A. Whitehead, affirming his belief in southern Florida’s suitability for tropical plant cultivation. While in Campeche and upon his return, Perrine advocated for a land grant to establish a plant introduction station. Despite an offer in Louisiana,

he declined, asserting southern Florida's unique climate suitability. Perrine, with Judge James Webb and Charles Howe, co-founded the Tropical Plant Company, chartered by the Florida Territory in 1838. Concurrently, Congress granted Perrine a 36-square-mile township in southern Florida in recognition of his botanical endeavors.

Among Broward County's distinctive land and agricultural ventures was the Middle Plantation operated by Jacksonville's Florida Fiber Company,



Watercolor by Carlton T. Chapman taken from Charles Richard Dodge's photo of the Florida Fiber Company's Middle River farm, Source: "Florida Fiber Company," p. 38



Promotional circular published by the Florida Fiber Company in 1890; Source: "Florida Fiber Company," p. 37.

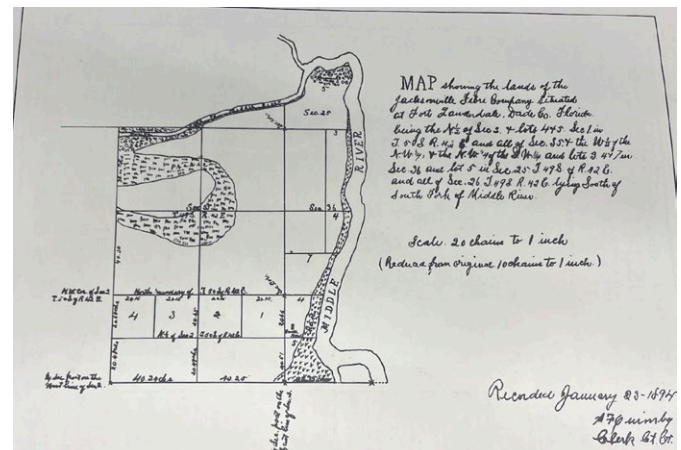


Image: 1894 plat of the Florida Fiber Company's Middle River Property, Source: Fort Lauderdale Historical Society.

which ventured into commercial sisal hemp production in the early 1890s.

Despite the setback of Dr. Perrine's demise in an Indian attack in 1840, which halted his personal endeavors to launch large-scale agricultural projects in South Florida, the sisal plants he introduced to the area thrived. Charles Howe persevered with Perrine's efforts, and by 1845, had successfully cultivated 320 acres of land. Charles Howe, who served as Inspector of the Port and Postmaster at Indian Key, survived the 1840 Indian attack. Additionally, he was one of the two partners of Dr. Henry Perrine in his significant horticultural venture.

While the sisal industry thrived in the Bahamas and the Yucatan, it faced decline in South Florida. Operations flourished in those regions while waning locally. Recognizing the national significance of sisal, the United States Department of Agriculture dispatched fiber expert Charles Richards Dodge to Florida in 1889 to conduct a comprehensive four-year survey. Subsequently, in 1890, the Florida Fiber Company obtained 1,310 acres of land, including the Middle River area of Broward County.

Significant European development of Fort

Lauderdale commenced in the mid-1890s, marked by the establishment of a trading post and ferry by Frank Stranahan and his wife Ivy near what would later evolve into downtown. The year 1895 saw the Intracoastal Waterway linking with the New River, effectively forming a waterway highway. This milestone was swiftly followed by the expansion of Henry Flagler’s railroad, catalyzing a rapid surge of new development along Florida’s east coast.

“PROGRESSO”

With the decline of sisal production, the company shifted its focus towards real estate sales, capitalizing on the ongoing expansion of railroads and canals. The canal company successfully finished the channel connecting the Hillsboro and New Rivers in October 1894, while railroad construction commenced in the region in 1895. The development of the townsite, initially named “Progresso,” began in 1894. It encompassed approximately five-eighths of a township within the southern portion of the Florida Fiber Company property.

From the arrival of the railroad in 1896 to the grading of the first automobile roads in the 1910s, Fort Lauderdale primarily thrived as a farming community, boasting coveted residential areas near the New River. On April

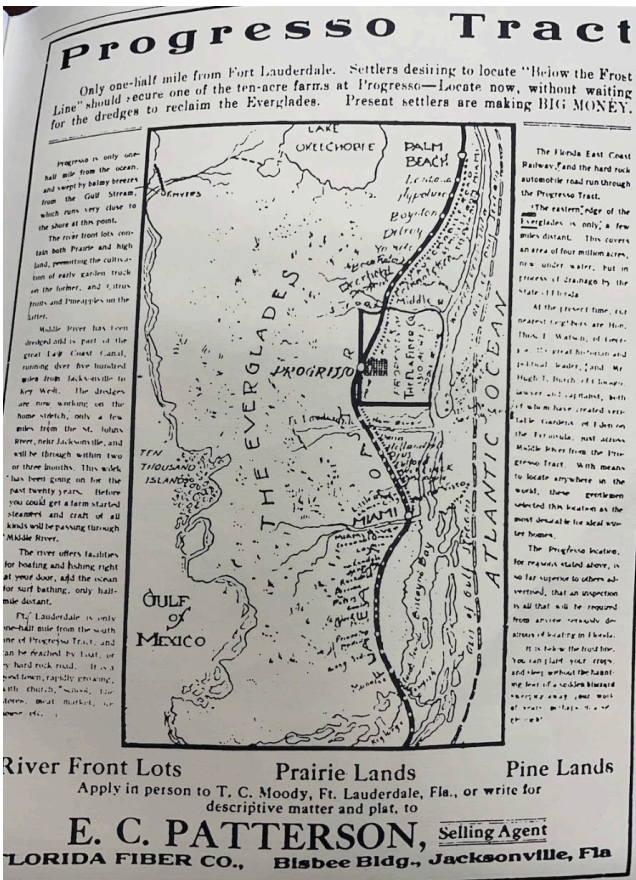


Image: Progresso advertisement, Source: Miami Metropolis, September 29, 1909.

15, 1896, the company filed a survey conducted by A. L. Knowlton, coinciding with the inauguration of the Florida East Coast Railroad’s service to Miami on the same day.

In a September 1896 advertisement, “New River Lands at a Bargain” were touted, highlighting Progresso’s amenities such as a train station and \$6,000 invested in street improvements, which positioned it as “one of the premier colony properties in the state.” Despite these offerings, growth remained sluggish as most settlers were drawn to the allure of “southern mecca” Miami and Flagler’s opulent Royal Palm Hotel in Palm Beach, rather than Broward County with its New and Middle Rivers. However, by 1905, with the state’s plans to drain the Everglades, sales began to pick

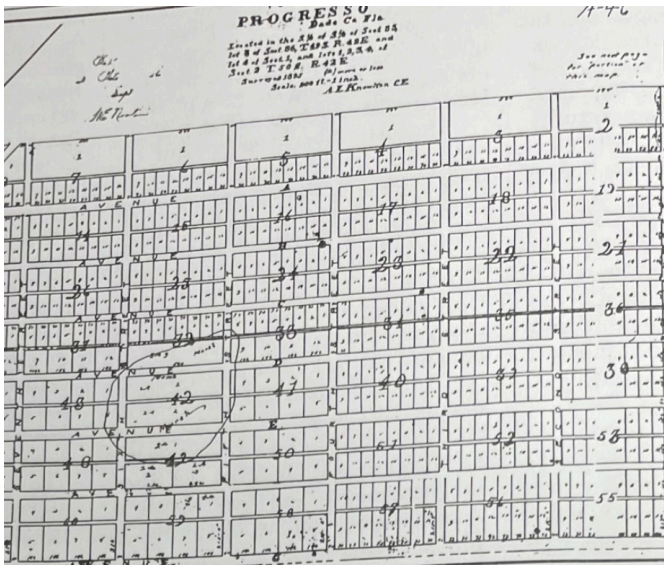


Image: A. L. Knowlton’s 1895 plat of Progresso, Source: Fort Lauderdale Historical Society.

up, leading to the Florida Fiber Company selling a tract to John M. Bryan, a longtime state railroad commissioner. In December 1906, the Board of Trustees of the Internal Improvement Board initiated the drainage project at New River, consequently enhancing the value of the Middle River tract.

THE FLORIDA FRUIT LANDS COMPANY



Richard J. Bolles, fifth from the left, visits with contract holders at the Progresso drawing. Source: "Land Lottery," p. 21



"Florida Fruit Lands Company, Clearance Receipt, 1911." Source: "Land Lottery," 16.

AND "THE DRAWING"

In December 1908, Richard J. Bolles, a real estate speculator from Colorado, acquired 500,000 acres of Everglades land from the state trustees through his Florida Fruit Lands Company. Subsequently, on February 1, 1910, the Florida Fruit Lands Company also acquired the Town of Progresso along with the majority of the remaining adjacent farmlands from the Florida Fiber Company.

In March 1911, a group of over three thousand individuals from Jacksonville embarked on a week-long journey to participate in "The Drawing," aimed at purchasing land. At that time, only a handful of establishments were in operation, including three hotels, three to four offices, and a few businesses housed within these hotels. The advertising campaign by the Florida Fruit Lands Company enticed potential buyers with the offer of receiving a lot in the undeveloped area of Progresso for every acre of land purchased in the Florida Everglades. Land in Progresso boasted immediate occupancy opportunities, with access to deep water and the railroad, unlike other townsites in the Everglades, which would require several years of infrastructure development before becoming habitable.

Richard J. Bolles, proprietor of the Florida Fruit Lands Company, acquired around 12,000 lots in Progresso and significant acreage in the Everglades. By 1911, Bolles' company possessed the Northwest Quarter of Section Two, a portion of the expansive "future town" known as Progresso. This town had been originally mapped out by Jacksonville businessmen Duncan Fletcher and Patrick Cunningham on land obtained from the canal company in 1890. For a period, they attempted to run a sisal plantation on a section of the property near Middle River, overseen by a resident manager.

In 1911, Progresso was delimited on the north by the



A tent city was erected under the pines at Progresso for "The Drawing," Source: "Land Lottery," pgs. 18-19.

current Northeast and Northwest 18th Street, on the west by Northwest 9th Avenue and Northwest 12th Avenue, and on the south by Northwest and Northeast 19th Avenue. Lots in Progresso measured one hundred thirty-five feet in depth and typically twenty-five feet in width, except for residential lots,



The local headquarters for the Florida Fruit Lands Company, owned by Richard J. Bolles. The property stood at 620 North Andrews Avenue (formerly 24th Street), but was demolished in 1968. Source: "Land Lottery," 17.

which were fifty feet wide. The land auction of 1911 demonstrated that communities could thrive on seasonal tourism, prompting a transition from farming to leisure activities, thereby fostering interest in purchasing "city lots" rather than farmland.

Occurring at the same time, in 1911, Fort Lauderdale was officially incorporated as a city, predominantly established on land reclaimed through the drainage of the Everglades, with an estimated population of around 145 residents. The allure of the warm climate and the opportunity to cultivate crops year-round, free from the risk of harsh freezes, attracted many of the early settlers to the area. Additionally, in 1915, Broward County was established, with Fort Lauderdale chosen as its county seat.

THE NORTHWEST QUADRANT

The settler, having sold the lands along the New River, primarily located on Brickell land, turned attention to the Florida Land & Mortgage Company lands situated to the north and east. These lands varied in terrain, with some covered in palmetto and pine trees, others comprising prairie lands, and some featuring rich hammocks of oak and mahogany. At the renowned auction in 1911, Bolles successfully sold all available lots, although he would later face fraud charges. However, many lot purchasers defaulted on their payments or neglected to pay real estate taxes. Consequently, the Florida Fruit Lands Company and most lots in Section Two remained vacant until the City of

26 27
33 34

21
Miss Frank D. Meyer

Cherry of Rice } 58
 This instrument was filed for record
 July 18th day of February 1911 and duly
 recorded in the 18 day of February 1911
 in Book 2 of Plats on page 18.
 RECORD VERIFIED
 J. S. Mearns
 Clerk Circuit Court

This Map shows only the 10000 Lots to be Distributed
to Contract Holders Nov. 11, 1911

A strip 75 ft wide is reserved across the front of each lot
in the business section for alley purposes.

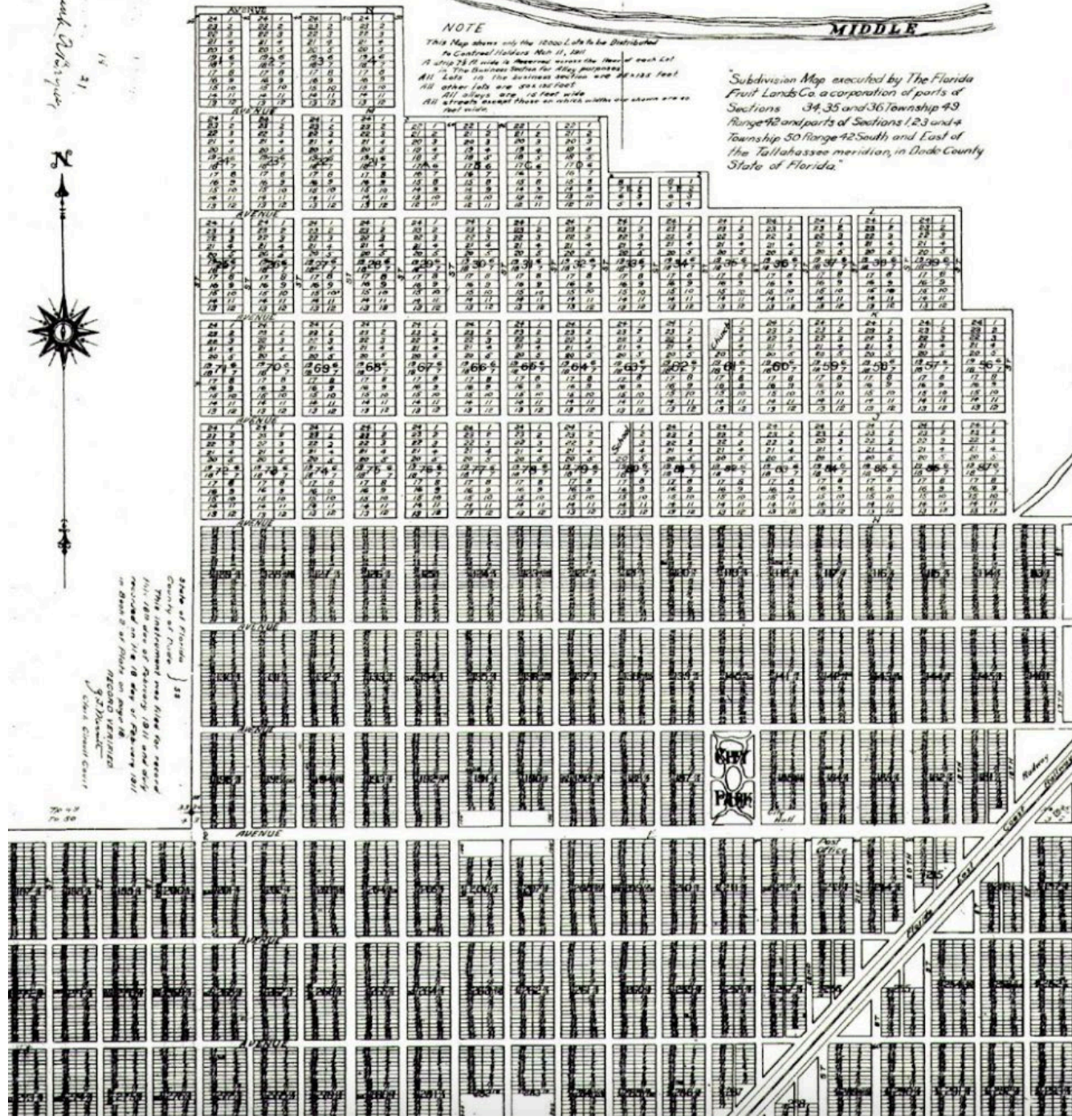
All lots in the business section are 60x125 feet.

All other lots are 50x125 feet.

All alleys are 10 feet wide.

All streets except those on which widths are shown are to
be 10 feet wide.

"Subdivision Map executed by The Florida Fruit Lands Co. a corporation of parts of Sections 34, 35 and 36 Township 49 Range 42 and parts of Sections 1, 2, 3 and 4 Township 50 Range 42 South and East of the Tallahassee meridian, in Dade County State of Florida."



Fort Lauderdale acquired them through a series of foreclosures and purchases in the 1940s as part of a "Northeast Park" initiative.

By 1925, construction of residential homes had commenced on the over 12,000 sold lots. According to one account, real estate agents had sold hundreds of these lots ranging in price from \$500 upwards. With the Dixie Highway intersecting the area, many of these properties were deemed to be worth much more. However, a notable limitation was the narrow width of the lots, none exceeding 25 feet, as the developers aimed to maximize the number of lots from the extensive land parcel. In 1926, City Planner Richard Schermerhorn, Jr. proposed a plan to widen the streets of Progresso and allow for street extensions. The report highlighted that the original layout of Progresso featured 40-foot streets and mostly 25-foot-wide lots, with only a few streets wider than 40 feet. Nevertheless, the depths of these lots were deemed adequate to accommodate a comprehensive widening of the streets, a crucial step for the improvement of this section of the town.

During the land boom of the 1920s, Progresso witnessed a proliferation of real estate activity, with a staggering forty-one different real estate companies operating at one point. According to an article, Progresso boasted the highest concentration of college graduates compared to any other section of Fort Lauderdale. To meet the demand for accommodation, many residents hastily constructed temporary cottages, sometimes overnight, providing convenient housing options while other parts of the city were limited to crowded apartments or hotel rooms.

In 1925, the area north of 10th Street (now Sunrise



Progresso Arcade and Post Office, Source: Fort Lauderdale News, June 13, 1926.

Boulevard) was annexed into the city. Despite the annexation, there were minimal developments in the area. To address this, the North Lauderdale Improvement Association was established with the aim of advocating for infrastructure enhancements such as streets, sidewalks, schools, water services, and beautification projects. However, over time, many of the early settlers returned to their homes in the north, leading to the abandonment and deterioration of these early cottages.

THE GREAT DEPRESSION AND WORLD WAR II

The Florida Land Boom of the 1920s initiated a feverish phase of real estate development led by land speculators, characterized by rapid growth that persisted at a more moderate pace throughout the 1930s. Advertisements during this time promoted "Distress Homes" available through receivership for properties acquired during the peak of the Land Boom speculation. Despite economic challenges, tourism and seasonal rentals continued to expand rapidly. A 1930 article highlighted Fort Lauderdale's emergence as a premier winter resort and yachting destination, attracting the largest influx of tourists and visitors in its history. The completion of the Federal Highway facilitated connectivity and spurred further growth within South Florida. Despite the onset of the Great Depression in 1929, year-round businesses continued to flourish in the area.

By 1945, lots in Progresso were advertised for sale

ranging from \$250 (\$4,354.83 in 2024) per single lot and up to \$750 (\$13,064.50 in 2024) for larger lots. By April of the same year, bidding referred to as the “Murphy Sale” finalized the sale of the remainder of the available parcels in the Progresso section owned by the Internal Improvement Fund Trustees. All previously tax delinquent lands were returned to the tax role during the Murphy Sale, with Court Clerk Cabot stating, “... this will be the first time in many years that such a large block of tax delinquent lands in one subdivision is completely returned to private ownership.” During the sale, 340 parcels of land in Progresso were purchased

REAL ESTATE

86—Lots For Sale

BUY PROGRESSO LOTS

NOW

Lot	Block	Price
1	241	\$750
13-14	255	600
42-43	253	500
6- 7	289	500
33-34	291	500
27-28	292	500
47-48	292	550

Single Lots \$250 Each

Lot 38 Blk. 253	Lot 8 Blk. 255
Lot 41 Blk. 289	Lot 23 Blk. 291
Lot 48 Blk. 291	Lot 18 Blk. 315

SAM H. WIMBERLY

805 E Las Olas Phone 2598

Lots for Sale, Source: “Real Estate—Advertisement,” Fort Lauderdale News, March 15, 1945

from the County and Everglades Drainage Board, and the remainder of 250 lots were purchased by private owners in the June sale.

The Post-World War II boom increased the need for housing and infrastructure. By 1947, W. G. Osborne, president of the Northside Improvement Association, ordered an investigation for the need for street markers and water mains in the Progresso area. Due to the lack

BUILDING LOTS

Time Payments

PROGRESSO

Lot 10, Block 65—\$550.00; \$50.00 down and \$15.00 per month.

Lot 22 in Block 31—\$550.00; \$50.00 down, \$15.00 per month.

Lots 43 and 44 in Block 88 — \$950.00; \$150.00 down, \$25.00 month.

Lots 17 and 18 in Block 176—\$1,650.00; \$325.00 down, \$35.00 month.

Lot 3, Block 162—\$1,650.00; \$325.00 down, \$35.00 month.

We Have a Large Variety of Building Lots.

See Us Before Buying.

REAL ESTATE

JONES

605 NORTH FEDERAL HIGHWAY

Phone 1883 or 490

Building Lots Progresso, Source: “Building Lots—Time Payments Progresso,” Fort Lauderdale News, September 4, 1947.

of adequate water mains, approvals for FHA home construction loans in the area were being blocked. By 1948, a bond to raise funds for the improvement of water service, particularly to replace undersized water mains in the Progresso area, was validated by the Circuit Court.

In addition to infrastructure improvements, the school board purchased Progresso lots at Block 49 and 50 to be utilized as an elementary school site. With the expansion of community services, more affordable housing options became available in the Progresso area.

By 1949, homes developed by E. H. Barnes and Associates began to sell for \$5,895 (\$77,662.41 in 2024). The two-bedroom homes had a “... financing plan for a down payment of \$495 with the balance pegged at \$55 per month. They are on 50 foot lots, built of concrete block with terrazzo floor and awning type windows.” Through the 1950s, development of modest single-family homes continued in Progresso to accommodate the Post-World War II need for affordable housing. The Gill Construction Company completed over

250 homes in the Progresso area, designed for "All-Electric Living," with the latest kitchen appliances and technology. By the end of 1950, Gill Construction Company completed a total of 350 homes in the Progresso area alone.

Model homes with the latest technologies including glass jalousie aluminum windows, tiled roofs, custom built kitchen cabinets, hardwood flooring, full tiled baths with ceramic tile floor and a built-in space heater, and large utility-laundry room continued to be developed with the help of FHA approved loans. Progresso continued as the location for quality, middle-class housing with brand new homes advertised for sale at \$9,200 (\$108,039.01 in 2024) with \$1,500 down and \$52 monthly payments.

In 1954, the North Lauderdale Improvement Association celebrated its silver jubilee 25th anniversary with a public jamboree. Since 1929, more than 15,000 homes were built in the Progresso area, which by 1954 also included schools, playgrounds, and shopping centers to support the influx in residents. At the time, the North Lauderdale area included approximately one-fourth of the total area of the city with assessed property values of \$75,000,000 (approximately \$874,204,460.97 in 2024) and a population of 15,000. The active membership of the North Lauderdale Improvement Association with over 400 members.

Today, the Town of Progresso along with several other platted subdivisions have been divided into two Neighborhood Associations, South Middle River and Middle River Terrace. Both

VISIT ELECTRICAL APPLIANCE EXPOSITION
AT HOME SHOW!
 February 12 Through 19 • Daily 2-10 P.M. • War Memorial Stadium

ANOTHER BIG NEW PROJECT*
designed for **ALL-ELECTRIC LIVING!**

for COOKING WATER HEATING REFRIGERATION

PROGRESSO, the impressive new residential development in Fort Lauderdale being built by Gill Construction Company of that city, is another in the growing list of large-scale Florida projects designed for All-Electric living.

ABOVE: Typical Progresso Home, smartly modern in every respect. Geo. W. Gill, Jr., Builder, finds from experience that customers prefer all-electric kitchens.

BELOW: Aerial view of Progresso Development, with some 250 homes completed and another 50 under way.

Take a tip... from Big Builders like Gill Construction Co. who find that All-Electric Kitchens increase their home sales...

GO MODERN...GO ALL-ELECTRIC!

FLORIDA POWER & LIGHT COMPANY

IMPORTANT: If you're buying or building be sure your electrical wiring is designed for all-electric living.

ABOVE: Typical Progresso Home, smartly modern in every respect. Geo. W. Gill, Jr., Builder, finds from experience that customers prefer all-electric kitchens.

for CO WATER

Advertisement for Gill Construction Company, 200 homes completed in Progresso, with another 50 under way, Source: "Another Big New Project—Advertisement," Fort Lauderdale News, February 9, 1950.



Sanborn Map, 1965 (Plate 21)

See Lauderdale's Newest

MODEL HOME OPEN TODAY

FHA APPROVED

\$9200

\$1500.00 TOTAL DOWN
ONLY \$5200 TOTAL MONTHLY

3 BEDROOMS
WITH HARDWOOD FLOORS and TILE ROOF

- Off-the-Ground Construction
- Glass Jalousie Aluminum Windows and Entrance Door
- Tiled Roof
- Custom Built Kitchen Cabinets
- Large Utility-Laundry Room
- Full Tiled Bath with Ceramic Tile Floor and a Built-In Space Heater
- Roomy Closets

PROGRESSO CORP.

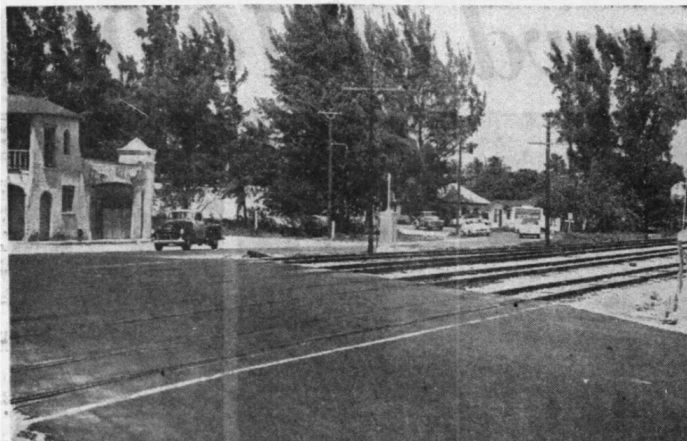
MANAGED AND DIRECTED BY
E. J. POLLOCK CORP.
3333 PALM AVE., HIALEAH

88-4390 88-5566

Located at
727 N. W. 17th STREET
Open 8 A.M. Until 8 P. M.
Every Day

17th Street
Sunrise Blvd.
Middle River
MODEL

"Model Home Open Today—Advertisement," Fort Lauderdale News, February 4, 1953.



NE Third Avenue, Crossing of FEC Railroad, looking towards Progresso Drive and NE Fourth Avenue, Source: Fort Lauderdale News, March 28, 1954.



1323 NE 14th Avenue, 1959, Source: "Progress Subdivision," Fort Lauderdale News, May 23, 1959.



1130 NE 5th Terrace, Source: "El Ray Purchased," Fort Lauderdale News, July 9, 1960.

of these neighborhoods share the same southern border of Sunrise Boulevard which is a major arterial roadway containing primarily commercial properties, and also share the same northern border of Middle River. Other major roadways that intersect within this area include SW 9th Avenue, Andrews Avenue, and SW 13th Street.

In 2024, Fort Lauderdale has a total population of 183,412 with an estimated 13,490 people residing within the boundary of this survey area. Majority of the area is residential with a mixture of housing types including both single-family and multi-family structures with the majority of the area having less than 25 percent owner-occupied units. Within the Middle River Terrace area the ratio of owner-occupied housing is significantly more with a range of 65 to 79.9 percent of the units being owner-occupied.

South Middle River and Middle River Terrace areas contain a mixture of races serving as a home to those who have identified themselves as primarily either White or Black or African-American. This area is spread over multiple zip codes including 33311, 33304, and 33305. The 33311 zip code has a total population of 69,413. The median household income for this area is \$48,020 and has a median age of 34.2. The

33304 zip code has a total population of 19,978. The median household income for this area is \$81,266 and has a median age of 45.9. The 33305 zip code has a total population of 12,044. The median household income for this area is \$85,246 and has a median age of 51.4.

FOOTNOTES

1 The Archaeological and Historical Conservancy, Inc. "An Archaeological Survey of Broward County, Florida: Phase Two." The Broward County Office of Planning. May 1993.

2 The descendants of the original Lewis family received land grants from the U.S. government in 1824, recognizing their early occupation of the land before Florida was ceded. The Frankee Lewis grant encompassed the area that now spans 640 acres along both sides of the New River, east of Federal Highway (U.S. 1).

3 "Florida Fiber Company," 34.

4 "Land Lottery," 17.

5 "Land Lottery," 16.

6 "Progresso—Past and Present," Fort Lauderdale News, October 27, 1925.

7 "Fort Lauderdale City Plan," Fort Lauderdale News, May 11, 1926.

8 "Progresso Has Played Important Part In Growth of Ft. Lauderdale," Fort Lauderdale News, December 1, 1930.

9 Historic Property Associates, Inc., "Historic Properties Survey, 1988," 16.

10 "Distress Homes—Advertisement," Fort Lauderdale News, March 26, 1929.

11 "City Has More Tourists Than Ever Before," Fort Lauderdale News, February 6, 1930.

12 "New Business Developing As Fed Aid Opens," Fort Lauderdale News, October 4, 1930.

13 "Real Estate—Advertisement," Fort Lauderdale News, March 15, 1945.

14 "High Bids Waited At Murphy Sale," Fort Lauderdale News, April 14, 1945.

15 "Progresso Land Returns Again To Tax Rolls," Fort Lauderdale News, May 22, 1945.

16 "Water Main Study Ordered," Fort Lauderdale News, June 3, 1947.

17 "Court Validates Water Bond Issue," Fort Lauderdale News, July 17, 1948.

18 "School Board Plans To Buy Progresso Land," Fort Lauderdale News, December 2, 1948.

19 "New Houses Sell For Under \$6,000," Fort Lauderdale News, July 16, 1949.

20 "Another Big New Project—Advertisement," Fort Lauderdale News, February 9, 1950.

21 "Gill Builds 55 New Homes," Fort Lauderdale News, March 11, 1950.

22 "Model Home Open Today—Advertisement," Fort Lauderdale News, February 4, 1953.

23 "Improvement Group Readies for Jamboree," Fort Lauderdale News, April 8, 1954.

24 <https://www.maps.ie/population/>. Accessed July 2, 2024.

25 <https://maps.geo.census.gov/ddmv/map.html>. Accessed July 2, 2024

26 <https://data.census.gov/profile/33311> . Accessed July 2, 2024.

05a

ARCHITECTURAL RESOURCE SURVEY FINDINGS FOR SOUTH MIDDLE RIVER AND MIDDLE RIVER TERRACE

OVERVIEW AND BOUNDARY

DESCRIPTION OF SOUTH MIDDLE RIVER

The South Middle River Study Area is within the northeast quadrant of Fort Lauderdale. The boundaries of the Study Area follow the rectilinear boundaries of the New River to the north, NE 4th Avenue to the east, West Sunrise Boulevard to the south, and NW 9th Avenue to the west.

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 parcels documented range in year built from 1924 to 1972. The historic fabric of the area predominantly dates back to the 1940s to the 1950s. A thorough survey revealed that while the majority of structures are residential, several commercial buildings stand out as potential individual landmarks. Notably, these educational and religious structures mirror

YEAR BUILT	PARCELS
1924 - 1929	6
1930 - 1939	12
1940 - 1949	264
1950 - 1959	814
1960 - 1969	27
1970 - 1972	2

the architectural styles found in the residential properties. Within South Middle River, a total of 1,125 parcels were surveyed and documented. The major styles represented are Minimal Traditional and Transitional Ranch. A smaller class of Frame Vernacular, Masonry Vernacular, Mid-Century Modern and Mediterranean Revival styles are also represented in the survey area.

ARCHITECTURAL STYLE	PARCELS
Minimal Traditional	806
Transitional Ranch	258
Frame Vernacular	18
Masonry Vernacular	18
Mid-Century Modern	16
Other	7
Mediterranean Revival	2

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 806 buildings were classified as exhibiting Minimal Traditional Style architectural features.



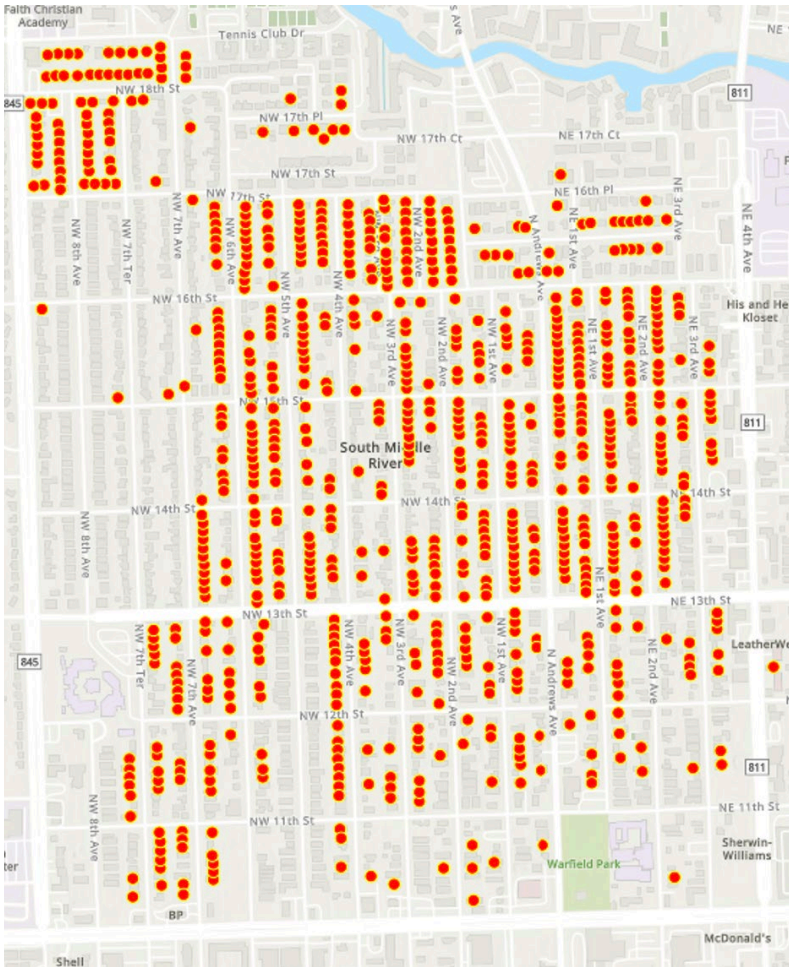
Image: 1504 NE 1 AVE



Image: 1516 NE 1 AVE



Image: 1528 NE 1 AVE



Map: South Middle River, Minimal Traditional Style

ADDRESS	YEAR BUILT	STYLE
490 NW 17 PL, FORT LAUDERDALE, FL	1972	Minimal Traditional
806 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1729 NW 8 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1725 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1721 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1717 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1713 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1709 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1705 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1701 NW 8 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
813 NW 17 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
817 NW 17 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1712 NW 9 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1716 NW 9 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1720 NW 9 AVE	1953	Minimal Traditional
1726 NW 9 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1730 NW 9 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1734 NW 9 AVE	1953	Minimal Traditional
814 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
810 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
726 NW 18 ST	1953	Minimal Traditional
1737 NW 7 TER, FORT LAUDERDALE, FL	1954	Minimal Traditional
1731 NW 7 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
1727 NW 7 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
1721 NW 7 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
1713 NW 7 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
1709 NW 7 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
727 NW 17 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
735 NW 17 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
747 NW 17 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
741 NW 17 ST	1953	Minimal Traditional
1708 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1712 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1716 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1720 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1726 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1730 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1734 NW 8 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
742 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
736 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
705 NW 17 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
722 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
716 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1726 NW 7 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1641 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1637 NW 6 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1633 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1629 NW 6 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1625 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1621 NW 6 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1613 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1644 NW 7 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1544 NW 9 AVE #1-2	1946	Minimal Traditional
1501 NW 7 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
1501 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1541 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1537 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1533 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1529 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1525 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1521 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1517 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1513 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1509 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1512 NW 7 AVE	1952	Minimal Traditional
1532 NW 7 AVE	1952	Minimal Traditional
1541 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1537 NW 5 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1533 NW 5 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1529 NW 5 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1513 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1509 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1505 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1500 NW 6 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1504 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1508 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1516 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1520 NW 6 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1528 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1537 NW 4 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1533 NW 4 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1509 NW 4 AVE, FORT LAUDERDALE, FL	1938	Minimal Traditional
1501 NW 4 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1501 NW 4 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1504 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1512 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1516 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1520 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1524 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1528 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1532 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1536 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1544 NW 5 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1537 NW 3 AVE, FORT LAUDERDALE, 33311	1953	Minimal Traditional
1502 NW 4 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1520 NW 4 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1532 NW 4 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1536 NW 4 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1544 NW 4 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
204 NW 16 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1505 NW 2 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
1500 NW 3 AVE, FORT LAUDERDALE, 33311	1947	Minimal Traditional
1504 NW 3 AVE, FORT LAUDERDALE, 33311	1948	Minimal Traditional
1508 NW 3 AVE	1949	Minimal Traditional
1512 NW 3 AVE, FORT LAUDERDALE, 33311	1948	Minimal Traditional
1516 NW 3 AVE, FORT LAUDERDALE, 33311	1948	Minimal Traditional
1520 NW 3 AVE	1951	Minimal Traditional
1528 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1532 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1544 NW 3 AVE, FORT LAUDERDALE, 33311	1958	Minimal Traditional
1533 NW 1 AVE, FORT LAUDERDALE	1949	Minimal Traditional
1521 NW 1 AVE, FORT LAUDERDALE	1949	Minimal Traditional
1517 NW 1 AVE, FORT LAUDERDALE	1949	Minimal Traditional
1513 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1505 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1504 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1508 NW 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1520 NW 2 AVE	1949	Minimal Traditional
1524 NW 2 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1528 NW 2 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
120 NW 16 ST, FORT LAUDERDALE, FL	1941	Minimal Traditional
1525 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1521 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1517 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1515 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1508 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1520 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1524 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1528 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1536 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1545 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1541 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1529 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1525 NE 1 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1521 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1517 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1513 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1509 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1505 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1501 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1500 N ANDREWS AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
1504 N ANDREWS AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1508 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1512 N ANDREWS AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1516 N ANDREWS AVE	1951	Minimal Traditional
1520 N ANDREWS AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1524 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1528 N ANDREWS AVE	1950	Minimal Traditional
1532 N ANDREWS AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1536 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1540 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1545 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1541 NE 2 AVE	1950	Minimal Traditional
1537 NE 2 AVE	1952	Minimal Traditional
1533 NE 2 AVE	1956	Minimal Traditional
1521 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1517 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1509 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1505 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1501 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1500 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1504 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1508 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1512 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1520 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1524 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1528 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1540 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1544 NE 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1541 NE 3 AVE, FORT LAUDERDALE, 33304	1952	Minimal Traditional
1537 NE 3 AVE, FORT LAUDERDALE, 33304	1952	Minimal Traditional
1533 NE 3 AVE, FORT LAUDERDALE, 33304	1949	Minimal Traditional
1513 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1500 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1504 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1508 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1516 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1520 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1524 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1528 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1532 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1536 NE 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1540 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1544 NE 2 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1504 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1508 NE 3 AVE, FORT LAUDERDALE, 33304	1951	Minimal Traditional
1516 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1412 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1416 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1420 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1432 NE 3 AVE, FORT LAUDERDALE, 33304	1954	Minimal Traditional
1436 NE 3 AVE, FORT LAUDERDALE, 33304	1951	Minimal Traditional
1440 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1444 NE 3 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1441 NE 3 AVE, FORT LAUDERDALE, 33304	1951	Minimal Traditional
1433 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1429 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1425 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1405 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1401 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1408 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1412 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1416 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1420 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1424 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1432 NE 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1440 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1444 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1441 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1437 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1433 NE 2 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1401 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1400 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1404 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1412 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1416 NE 1 AVE, FORT LAUDERDALE, FL	1962	Minimal Traditional
1420 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1424 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1428 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1432 NE 1 AVE, FORT LAUDERDALE, FL	1963	Minimal Traditional
1436 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1445 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1441 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1437 NE 1 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1433 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1429 NE 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1421 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1417 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1405 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1401 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1400 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1412 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1416 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1428 N ANDREWS AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1436 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1440 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1444 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1432 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1441 N ANDREWS AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
1433 N ANDREWS AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1413 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1409 N ANDREWS AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1405 N ANDREWS AVE, FORT LAUDERDALE, FL	1963	Minimal Traditional
1404 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1408 NW 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1412 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1420 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1424 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1428 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1432 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1436 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1444 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1437 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1433 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1429 NW 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1425 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1413 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1409 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1405 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1404 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1412 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1416 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1420 NW 2 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1428 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1432 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1436 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1440 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1444 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1445 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1441 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1433 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1416 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1420 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1424 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1428 NW 3 AVE	1949	Minimal Traditional
1432 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1436 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1440 NW 3 AVE, FORT LAUDERDALE, 33311	1952	Minimal Traditional
1444 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1445 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1441 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1437 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1405 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1401 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1412 NW 4 AVE, FORT LAUDERDALE	1953	Minimal Traditional
1409 NW 4 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1405 NW 4 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1408 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1416 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1428 NW 5 AVE, FORT LAUDERDALE, FL	1945	Minimal Traditional
1432 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1444 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1445 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1437 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1433 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1429 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1425 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1421 NW 5 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1413 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1409 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1400 NW 6 AVE	1946	Minimal Traditional
1408 NW 6 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1412 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1416 NW 6 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
1420 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1424 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1428 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1432 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1436 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1444 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1445 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1441 NW 6 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1437 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1425 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1421 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1413 NW 6 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1409 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1405 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1400 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1321 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1313 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1304 NW 7 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1308 NW 7 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1312 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1316 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1320 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1324 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1328 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1332 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1336 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1340 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1344 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1345 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1341 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1325 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1321 NW 5 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1317 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1309 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1305 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1300 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1304 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1312 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1316 NW 6 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1320 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1324 NW 6 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1328 NW 6 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1332 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1340 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1344 NW 6 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1345 NW 4 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1341 NW 4 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1337 NW 4 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1321 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1317 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1315 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1304 NW 5 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1308 NW 5 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1312 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1316 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1320 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1324 NW 5 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1328 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1332 NW 5 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
1344 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1325 NW 3 AVE, FORT LAUDERDALE, 33311	1955	Minimal Traditional
1301 NW 3 AVE, FORT LAUDERDALE, 33311	1940	Minimal Traditional
1312 NW 4 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
1324 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1329 NW 2 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1325 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1321 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1317 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1313 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1305 NW 2 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1301 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1304 NW 3 AVE, FORT LAUDERDALE, 33311	1952	Minimal Traditional
1308 NW 3 AVE, FORT LAUDERDALE, 33311	1946	Minimal Traditional
1312 NW 3 AVE, FORT LAUDERDALE, 33311	1958	Minimal Traditional
1320 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1324 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1328 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1341 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1337 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1333 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1329 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1325 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1321 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1309 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1305 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1301 NW 1 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1300 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1312 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1316 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1328 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1344 NW 2 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1342 NW 2 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1333 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1329 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1321 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1317 N ANDREWS AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1313 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1304 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1308 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1312 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1316 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1322 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1324 NW 1 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1328 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1332 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1336 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1340 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1337 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1333 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1329 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1325 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1317 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1313 NE 1 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
1309 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1305 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1301 NE 1 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1308 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1312 N ANDREWS AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1316 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1320 N ANDREWS AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1324 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1328 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1332 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1336 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1340 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1337 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1333 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1325 NE 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1309 NE 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1301 NE 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1300 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1304 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1312 NE 1 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1316 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1320 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1324 NE 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1328 NE 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1332 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1345 NE 3 AVE, FORT LAUDERDALE, 33304	1949	Minimal Traditional
1341 NE 3 AVE, FORT LAUDERDALE, 33304		Minimal Traditional
1337 NE 3 AVE, FORT LAUDERDALE, 33304	1951	Minimal Traditional
1304 NE 2 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1312 NE 2 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1316 NE 2 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1320 NE 2 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1324 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1328 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1332 NE 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1336 NE 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1340 NE 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1344 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1218 NE 4 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
1212 NE 3 AVE	1949	Minimal Traditional
1220 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1232 NE 3 AVE, FORT LAUDERDALE, 33304	1951	Minimal Traditional
1238 NE 3 AVE, FORT LAUDERDALE, 33304	1953	Minimal Traditional
1246 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Minimal Traditional
1229 NE 3 AVE, FORT LAUDERDALE, 33304	1946	Minimal Traditional
1221 NE 3 AVE, FORT LAUDERDALE, 33304	1931	Minimal Traditional
1215 NE 3 AVE, FORT LAUDERDALE, 33304	1956	Minimal Traditional
1211 NE 3 AVE	1947	Minimal Traditional
1230 NE 2 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1235 NE 2 AVE, FORT LAUDERDALE, FL	1940	Minimal Traditional
1200 NE 1 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1210 NE 1 AVE, FORT LAUDERDALE	1950	Minimal Traditional
1212 NE 1 AVE, FORT LAUDERDALE	1949	Minimal Traditional
1216 NE 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1236 NE 1 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1244 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1233 NE 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1227 NE 1 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1221 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1215 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1208 N ANDREWS AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1216 N ANDREWS AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1220 N ANDREWS AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1233 N ANDREWS AVE	1951	Minimal Traditional
1229 N ANDREWS AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1208 NW 1 AVE	1950	Minimal Traditional
1210 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1214 NW 1 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1226 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1236 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1240 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1244 NW 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1245 NW 1 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1217 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1209 NW 1 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1205 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1218 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1224 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1226 NW 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1230 NW 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1234 NW 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1239 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1235 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1231 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1227 NW 2 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1223 NW 2 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1215 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1201 NW 2 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1204 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1216 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1224 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1244 NW 3 AVE, FORT LAUDERDALE, 33311	1949	Minimal Traditional
1247 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1237 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1235 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1206 NW 4 AVE	1954	Minimal Traditional
1218 NW 4 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1222 NW 4 AVE	1950	Minimal Traditional
1226 NW 4 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1230 NW 4 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1245 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1241 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1237 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1233 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1229 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1225 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1217 NW 4 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1213 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1209 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1205 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1204 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1208 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1224 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1232 NW 6 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1236 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
516 NW 13 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1245 NW 6 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1223 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1217 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1213 NW 6 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1207 NW 6 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1201 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1206 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1210 NW 7 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1216 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1230 NW 7 AVE, FORT LAUDERDALE, FL	1944	Minimal Traditional
1240 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1244 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1241 NW 7 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1237 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1225 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1221 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1217 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1213 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1209 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1201 NW 7 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
1224 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1228 NW 7 TER, FORT LAUDERDALE, FL	1954	Minimal Traditional
1232 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1236 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1240 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1129 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1125 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1121 NW 7 TER, FORT LAUDERDALE, FL	1955	Minimal Traditional
1117 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1111 NW 7 TER, FORT LAUDERDALE, FL	1959	Minimal Traditional
1103 NW 7 TER, FORT LAUDERDALE, FL	1944	Minimal Traditional
1127 NW 7 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
1123 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1119 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1116 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1120 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1124 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1132 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1136 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1139 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1112 NW 7 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1116 NW 7 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1120 NW 7 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1130 NW 7 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1134 NW 7 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
1118 NW 6 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1122 NW 6 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1126 NW 6 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1143 NW 4 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1135 NW 4 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1131 NW 4 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1127 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1121 NW 4 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1117 NW 4 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1115 NW 4 AVE, FORT LAUDERDALE, FL	1961	Minimal Traditional
1111 NW 4 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1131 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1117 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1115 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1107 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1114 NW 4 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1128 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1127 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1104 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1108 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1116 NW 3 AVE, FORT LAUDERDALE, 33311	1951	Minimal Traditional
1132 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1136 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1140 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1139 NW 1 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1135 NW 1 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1115 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1132 NW 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1142 NW 2 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1135 N ANDREWS AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1119 N ANDREWS AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1112 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1120 NW 1 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1126 NW 1 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1130 NW 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1132 NW 1 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1145 NE 1 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1123 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1115 NE 1 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1111 NE 1 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1140 N ANDREWS AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1129 NE 2 AVE, FORT LAUDERDALE, FL	1936	Minimal Traditional
1117 NE 2 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1122 NE 1 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1134 NE 1 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
100 NE 12 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1115 NE 3 AVE, FORT LAUDERDALE, 33304	1958	Minimal Traditional
1118 NE 3 AVE, FORT LAUDERDALE, 33304	1954	Minimal Traditional
1124 NE 3 AVE, FORT LAUDERDALE, 33304	1952	Minimal Traditional
1014 NE 2 AVE	1947	Minimal Traditional
1033 N ANDREWS AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1027 NW 1 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1008 NW 2 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
1022 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1034 NW 2 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
1023 NW 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1023 NW 2 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
1017 NW 3 AVE, FORT LAUDERDALE, 33311	1945	Minimal Traditional
1020 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1045 NW 4 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1037 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1025 NW 4 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1022 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1026 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1030 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1034 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1044 NW 7 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1045 NW 7 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1041 NW 7 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1037 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1021 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1020 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1028 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1030 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1034 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1038 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
714 NW 11 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
1023 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1015 NW 7 TER, FORT LAUDERDALE, FL	1951	Minimal Traditional
1641 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1637 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1629 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1625 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1621 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1613 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
505 NW 16 ST, FORT LAUDERDALE, FL	1948	Minimal Traditional
1600 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1604 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1608 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1612 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1616 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1620 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1624 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1628 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1632 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1636 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1640 NW 6 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1641 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1637 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1633 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1629 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1625 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1621 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1617 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1613 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1612 NW 5 AVE	1951	Minimal Traditional
1616 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1620 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1624 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1628 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1632 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1636 NW 5 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1640 NW 5 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
1635 NW 3 AVE	1950	Minimal Traditional
1631 NW 3 AVE	1950	Minimal Traditional
1625 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1621 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1615 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1611 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1607 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1606 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1610 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1614 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1620 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1624 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1630 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1634 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1640 NW 4 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1641 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1635 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1631 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1625 NW 2 AVE	1950	Minimal Traditional
1621 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1615 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1611 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1607 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1601 NW 2 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1600 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1606 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1610 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1614 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1620 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1624 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1630 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1634 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1640 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Minimal Traditional
1641 N ANDREWS SQ #1-3	1950	Minimal Traditional
1635 N ANDREWS SQ, FORT LAUDERDALE, FL	1960	Minimal Traditional
1631 N ANDREWS SQ, FORT LAUDERDALE, FL	1950	Minimal Traditional
1625 N ANDREWS SQ, FORT LAUDERDALE, FL	1950	Minimal Traditional
1621 N ANDREWS SQ, FORT LAUDERDALE, FL	1950	Minimal Traditional
1615 N ANDREWS SQ, FORT LAUDERDALE, FL	1968	Minimal Traditional
1611 N ANDREWS SQ, FORT LAUDERDALE, FL	1950	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1607 N ANDREWS SQ, FORT LAUDERDALE, FL	1950	Minimal Traditional
1601 N ANDREWS SQ, FORT LAUDERDALE, FL	1950	Minimal Traditional
1600 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1606 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1610 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1614 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1620 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1624 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1630 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1634 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1640 NW 2 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
736 NW 19 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
800 NW 19 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
804 NW 19 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
808 NW 19 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
809 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
805 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
801 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
739 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
735 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
731 NW 18 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
25 NE 16 ST, FORT LAUDERDALE, FL	1958	Minimal Traditional
29 NE 16 ST, FORT LAUDERDALE, FL	1943	Minimal Traditional
41 NE 16 ST, FORT LAUDERDALE, FL	1946	Minimal Traditional
40 NE 16 CT, FORT LAUDERDALE, FL	1951	Minimal Traditional
20 NE 16 CT, FORT LAUDERDALE, FL	1964	Minimal Traditional
10 NE 16 CT, FORT LAUDERDALE, FL	1950	Minimal Traditional
6 NE 16 CT, FORT LAUDERDALE, FL	1946	Minimal Traditional
208 NE 16 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
200 NE 16 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
124 NE 16 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
120 NE 16 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
116 NE 16 CT, FORT LAUDERDALE, FL	1951	Minimal Traditional
101 NE 16 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
105 NE 16 CT	1954	Minimal Traditional
117 NE 16 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
121 NE 16 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
125 NE 16 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
201 NE 16 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
205 NE 16 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
217 NE 16 CT, FORT LAUDERDALE, FL	1946	Minimal Traditional
200 NE 16 PL, FORT LAUDERDALE, FL	1954	Minimal Traditional
1 NE 16 CT, FORT LAUDERDALE, FL	1949	Minimal Traditional
23 NE 16 CT	1953	Minimal Traditional
27 NE 16 CT, FORT LAUDERDALE, FL	1946	Minimal Traditional
1629 NE 1 AVE	1953	Minimal Traditional
53 NE 16 PL, FORT LAUDERDALE, FL	1951	Minimal Traditional
1808 NW 7 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1800 NW 7 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1804 NW 7 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1801 NW 7 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1807 NW 7 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1811 NW 7 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
1815 NW 7 AVE	1955	Minimal Traditional
708 NW 19 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
712 NW 19 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
716 NW 19 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
728 NW 19 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
727 NW 18 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
721 NW 18 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
715 NW 18 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
711 NW 18 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
707 NW 18 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
481 NW 17 PL, FORT LAUDERDALE, FL	1966	Minimal Traditional
351 NW 17 PL, FORT LAUDERDALE, FL	1967	Minimal Traditional
1749 NW 3 TER	1967	Minimal Traditional
480 NW 17 PL, FORT LAUDERDALE, FL	1966	Minimal Traditional
460 NW 17 PL, FORT LAUDERDALE, FL	1967	Minimal Traditional
440 NW 17 PL, FORT LAUDERDALE, FL	1966	Minimal Traditional
400 NW 17 PL, FORT LAUDERDALE, FL	1966	Minimal Traditional
350 NW 17 PL, FORT LAUDERDALE, FL	1966	Minimal Traditional
1017 NW 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1525 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1445 NE 2 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional

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.

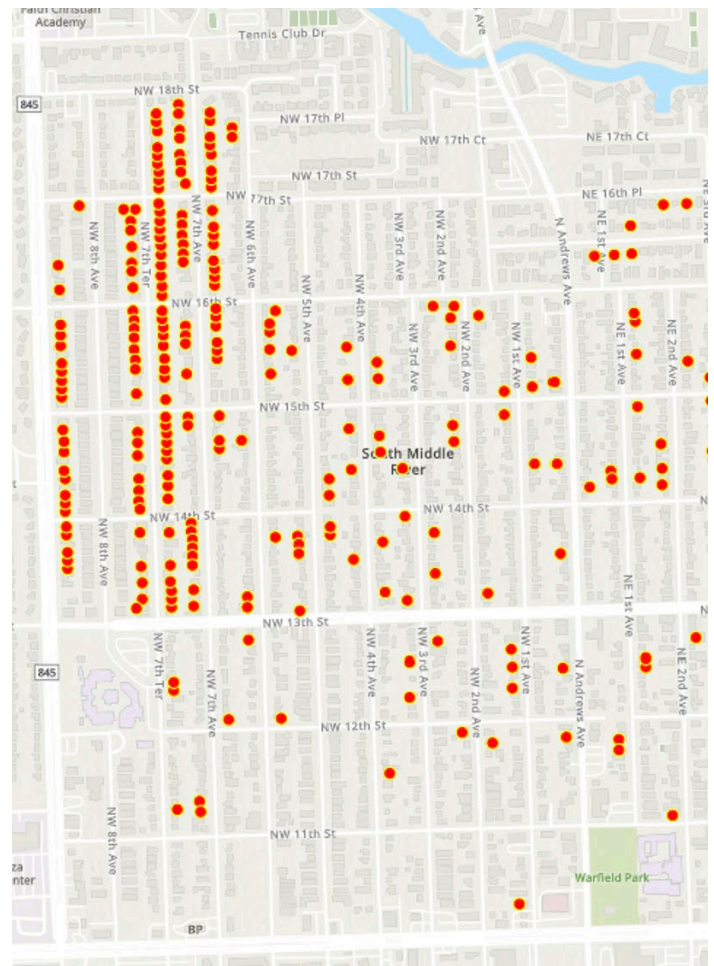
A total of 258 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Image: 1536 NE 1 AVE



Image: 1437 NE 1 AVE



Map: South Middle River, Transitional Ranch Style

ADDRESS	YEAR BUILT	STYLE
1741 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1737 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1729 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1725 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1717 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1713 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1709 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
701 NW 17 ST, FORT LAUDERDALE, FL	1956	Transitional Ranch
1700 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1704 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1708 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1712 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1716 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1720 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1728 NW 7 TER, FORT LAUDERDALE, FL	1957	Transitional Ranch
1732 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1736 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1729 NW 6 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1725 NW 6 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1700 NW 7 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1704 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1708 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1716 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1720 NW 7 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1724 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1732 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1736 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1604 NW 7 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1608 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1612 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1616 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1624 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1628 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1632 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1640 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1641 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1635 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1629 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1625 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1621 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1617 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1600 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
1604 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1610 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1616 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1620 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1624 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1628 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1632 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1636 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1640 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1644 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
724 NW 17 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
728 NW 17 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
1637 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1633 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1625 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1617 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1613 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1605 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1645 NW 8 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1604 NW 9 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1616 NW 9 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1504 NW 9 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1508 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1512 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1516 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1520 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1528 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1534 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1540 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1545 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1541 NW 7 TER	1954	Transitional Ranch
1537 NW 7 TER, FORT LAUDERDALE, FL	1960	Transitional Ranch
1533 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1527 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1523 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1517 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1505 NW 7 TER, FORT LAUDERDALE, FL	1956	Transitional Ranch
1535 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1531 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
1527 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1515 NW 7 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1500 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1512 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1516 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1522 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1528 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1532 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1536 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1540 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1544 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1520 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1524 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1528 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1536 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1540 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
612 NW 16 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
1525 NW 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1512 NW 6 AVE, FORT LAUDERDALE, FL	1965	Transitional Ranch
1524 NW 6 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1532 NW 6 AVE, FORT LAUDERDALE, FL	1949	Transitional Ranch
1536 NW 6 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
508 NW 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
1525 NW 4 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1511 NW 4 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1511 NW 4 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1508 NW 4 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1516 NW 4 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1545 NW 2 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1537 NW 2 AVE, FORT LAUDERDALE, FL	1947	Transitional Ranch
1525 NW 2 AVE, FORT LAUDERDALE, FL	1964	Transitional Ranch
208 NW 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
1501 NW 1 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1536 NW 2 AVE, FORT LAUDERDALE, FL	1948	Transitional Ranch
1505 N ANDREWS AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1500 NW 1 AVE, FORT LAUDERDALE, FL	1949	Transitional Ranch
1516 NW 1 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1516 NE 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1532 NE 1 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1536 NE 1 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1505 NE 3 AVE, FORT LAUDERDALE, 33304	1950	Transitional Ranch
1512 NE 2 AVE, FORT LAUDERDALE, FL	1946	Transitional Ranch
1540 NE 3 AVE, FORT LAUDERDALE, 33304	1953	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
214 NE 15 ST, FORT LAUDERDALE, FL	1959	Transitional Ranch
1421 NE 3 AVE, FORT LAUDERDALE, 33304	1951	Transitional Ranch
1417 NE 3 AVE, FORT LAUDERDALE, 33304	1952	Transitional Ranch
1425 NE 2 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1413 NE 2 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1405 NE 2 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1408 NE 1 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1444 NE 1 AVE, FORT LAUDERDALE, FL	1949	Transitional Ranch
1413 NE 1 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1409 NE 1 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
1404 N ANDREWS AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1417 N ANDREWS AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1416 NW 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1441 NW 1 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1437 NW 2 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1429 NW 2 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1417 NW 3 AVE, FORT LAUDERDALE, 33311	1940	Transitional Ranch
1420 NW 4 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1428 NW 4 AVE	1946	Transitional Ranch
1437 NW 4 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1417 NW 4 AVE, FORT LAUDERDALE, FL	1946	Transitional Ranch
1404 NW 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1412 NW 5 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1433 NW 6 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1428 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1432 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1444 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1445 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1441 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1406 NW 7 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1412 NW 7 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1416 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1424 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1428 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1432 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1436 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1440 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1444 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1439 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
1433 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1427 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1415 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1409 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1405 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1401 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1400 NW 9 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1404 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1408 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1416 NW 9 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1420 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1428 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1434 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1440 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1324 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1328 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1332 NW 9 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1340 NW 9 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1344 NW 9 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1341 NW 7 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1325 NW 7 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1317 NW 7 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1309 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1305 NW 7 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1345 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1341 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1337 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1333 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1329 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1325 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1313 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1305 NW 7 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1304 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1308 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1312 NW 7 TER, FORT LAUDERDALE, FL	1955	Transitional Ranch
1316 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1326 NW 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1340 NW 7 TER, FORT LAUDERDALE, FL	1954	Transitional Ranch
1309 NW 6 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
611 NW 13 ST, FORT LAUDERDALE, FL	1950	Transitional Ranch
1337 NW 5 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1333 NW 5 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
1329 NW 5 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
501 NW 13 ST, FORT LAUDERDALE, FL	1952	Transitional Ranch
1336 NW 6 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1325 NW 4 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1336 NW 5 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1340 NW 5 AVE	1954	Transitional Ranch
1345 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Transitional Ranch
1305 NW 3 AVE, FORT LAUDERDALE, 33311	1952	Transitional Ranch
1308 NW 4 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1332 NW 4 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
1316 NW 3 AVE, FORT LAUDERDALE, 33311	1956	Transitional Ranch
1336 NW 3 AVE, FORT LAUDERDALE, 33311	1953	Transitional Ranch
1304 NW 2 AVE, FORT LAUDERDALE, FL	1948	Transitional Ranch
1325 N ANDREWS AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1234 NE 2 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1220 NE 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1224 NE 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1223 N ANDREWS AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
1231 NW 1 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1223 NW 1 AVE, FORT LAUDERDALE, FL	1949	Transitional Ranch
1213 NW 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1234 NW 3 AVE, FORT LAUDERDALE, 33311	1948	Transitional Ranch
1227 NW 3 AVE, FORT LAUDERDALE, 33311	1952	Transitional Ranch
1209 NW 3 AVE, FORT LAUDERDALE, FL	1964	Transitional Ranch
1200 NW 6 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1241 NW 6 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1200 NW 7 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1214 NW 7 TER, FORT LAUDERDALE, FL	1951	Transitional Ranch
1220 NW 7 TER, FORT LAUDERDALE, FL	1951	Transitional Ranch
1115 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1109 NW 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1110 NW 7 TER, FORT LAUDERDALE, FL	1957	Transitional Ranch
1122 NW 4 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1147 NW 2 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1136 NW 2 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
1141 N ANDREWS AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1137 NE 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1133 NE 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
111 NE 11 ST, FORT LAUDERDALE, FL	1952	Transitional Ranch
1011 NW 1 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch

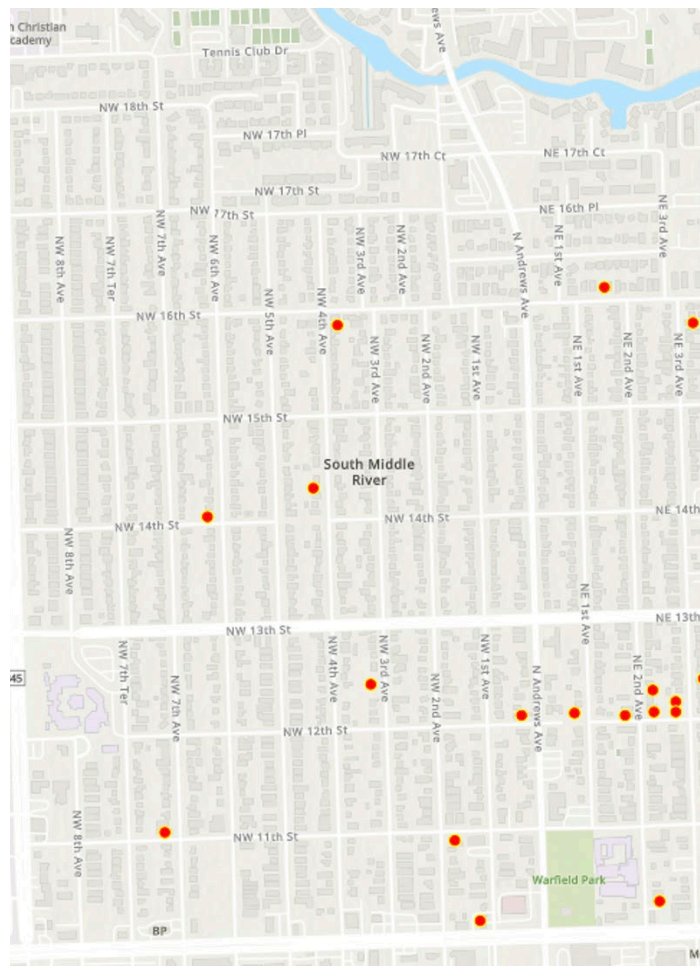
ADDRESS	YEAR BUILT	STYLE
1609 NE 1 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
112 NE 16 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
100 NE 16 CT, FORT LAUDERDALE, FL	1957	Transitional Ranch
111 NE 16 CT, FORT LAUDERDALE, FL	1957	Transitional Ranch
208 NE 16 PL, FORT LAUDERDALE, FL	1957	Transitional Ranch
124 NE 16 PL, FORT LAUDERDALE, FL	1954	Transitional Ranch
1524 NW 3 AVE, FORT LAUDERDALE, 33311	1947	Transitional Ranch
1532 NW 1 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1425 N ANDREWS AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1344 NW 3 AVE, FORT LAUDERDALE, 33311	1950	Transitional Ranch
420 NW 17 PL, FORT LAUDERDALE, FL	1966	Transitional Ranch
1645 NW 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1525 NW 1 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch

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.

A total of 18 buildings were classified as Frame Vernacular within the survey area.



Map: South Middle River, Frame Vernacular Style



Image; 1415 NW 4 AVE

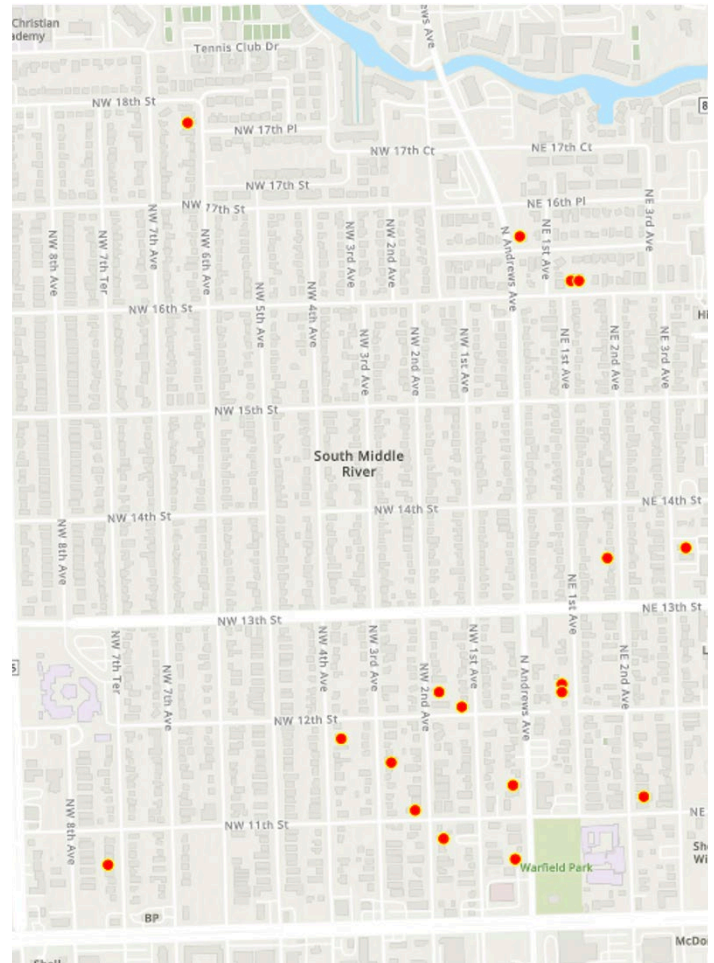
ADDRESS	YEAR BUILT	STYLE
1540 NW 4 AVE #A-B	1936	Frame Vernacular
1538 NE 3 AVE	1931	Frame Vernacular
1415 NW 4 AVE	1931	Frame Vernacular
1401 NW 6 AVE	1950	Frame Vernacular
1216 NE 3 AVE	1931	Frame Vernacular
1205 NE 3 AVE	1948	Frame Vernacular
1201 NE 3 AVE	1958	Frame Vernacular
1200 NE 2 AVE #1-2	1951	Frame Vernacular
1214 NE 2 AVE	1945	Frame Vernacular
1201 NE 2 AVE	1924	Frame Vernacular
1201 NE 1 AVE	1946	Frame Vernacular
1201 N ANDREWS AVE	1935	Frame Vernacular
1221 NW 3 AVE	1940	Frame Vernacular
1101 NW 7 AVE	1939	Frame Vernacular
1012 NE 2 AVE	1939	Frame Vernacular
101 W SUNRISE BLVD	1953	Frame Vernacular
1044 NW 2 AVE	1949	Frame Vernacular
119 NE 16 ST	1946	Frame Vernacular

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.

18 buildings within the survey area are Masonry Vernacular.



Map: South Middle River, Masonry Vernacular Style



Image: 1321 NE 2nd Avenue



Image: 109 NE 16th Street

ADDRESS	YEAR BUILT	STYLE
1737 NW 6 AVE	1959	Masonry Vernacular
1321 NE 2 AVE	1946	Masonry Vernacular
1324 NE 3 AVE	1924	Masonry Vernacular
1211 NE 1 AVE	1951	Masonry Vernacular
1207 NE 1 AVE	1958	Masonry Vernacular
1201 NW 1 AVE	1950	Masonry Vernacular
1208 NW 2 AVE	1926	Masonry Vernacular
1140 NW 4 AVE	1931	Masonry Vernacular
1101 NW 2 AVE	1952	Masonry Vernacular
1115 N ANDREWS AVE	1958	Masonry Vernacular
1106 NE 2 AVE	1942	Masonry Vernacular
1130 NE 3 AVE #1-2	1946	Masonry Vernacular
1029 N ANDREWS AVE	1948	Masonry Vernacular
1040 NW 2 AVE	1951	Masonry Vernacular
1033 NW 7 TER	1958	Masonry Vernacular
109 NE 16 ST	1956	Masonry Vernacular
113 NE 16 ST	1957	Masonry Vernacular
39 NE 16 CT	1924	Masonry Vernacular

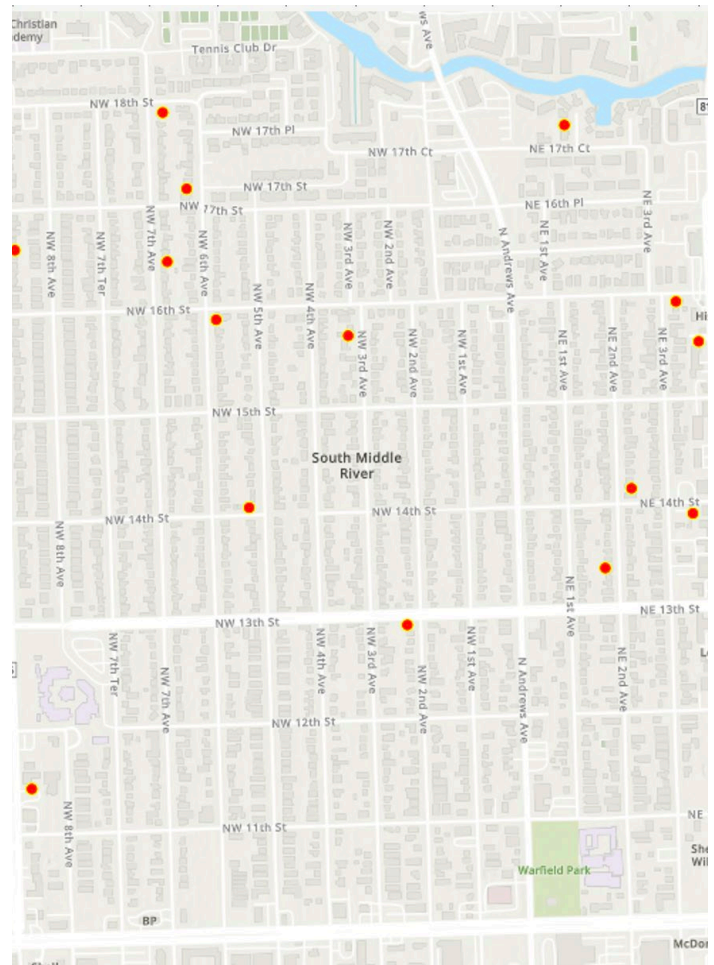
MID-CENTURY MODERN

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.

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



Map: South Middle River, Mid-Century Modern Style

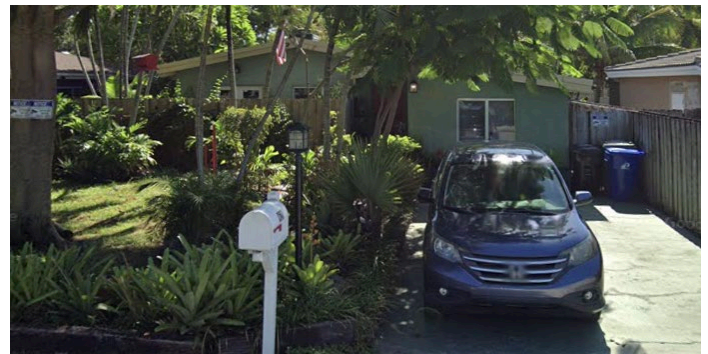


Image: 1620 NW 7th Avenue



Image: 1245 NW 2nd Avenue

ADDRESS	YEAR BUILT	STYLE
1705 NW 6 AVE	1952	Mid-Century Modern
1740 NW 7 AVE	1953	Mid-Century Modern
1620 NW 7 AVE	1952	Mid-Century Modern
1628 NW 9 AVE	1955	Mid-Century Modern
1540 NW 6 AVE	1954	Mid-Century Modern
1533 NW 3 AVE	1953	Mid-Century Modern
1525 NE 4 AVE	1960	Mid-Century Modern
1544 NE 3 AVE	1953	Mid-Century Modern
1444 NE 4 AVE	1954	Mid-Century Modern
1404 NE 2 AVE	1952	Mid-Century Modern
1401 NW 5 AVE	1951	Mid-Century Modern
1317 NE 2 AVE	1948	Mid-Century Modern
1345 NE 4 AVE	1966	Mid-Century Modern
1245 NW 2 AVE	1951	Mid-Century Modern
1122 NW 9 AVE	1955	Mid-Century Modern
1727 NE 2 AVE	1961	Mid-Century Modern

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.

2 buildings within the survey area are Mediterranean Revival.

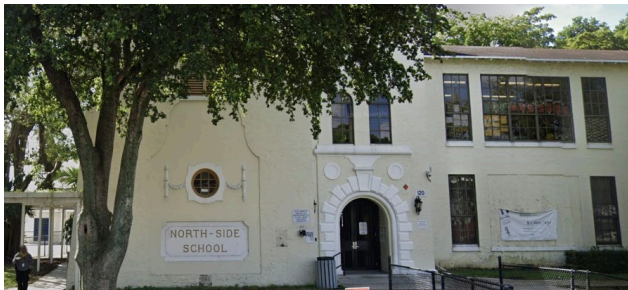
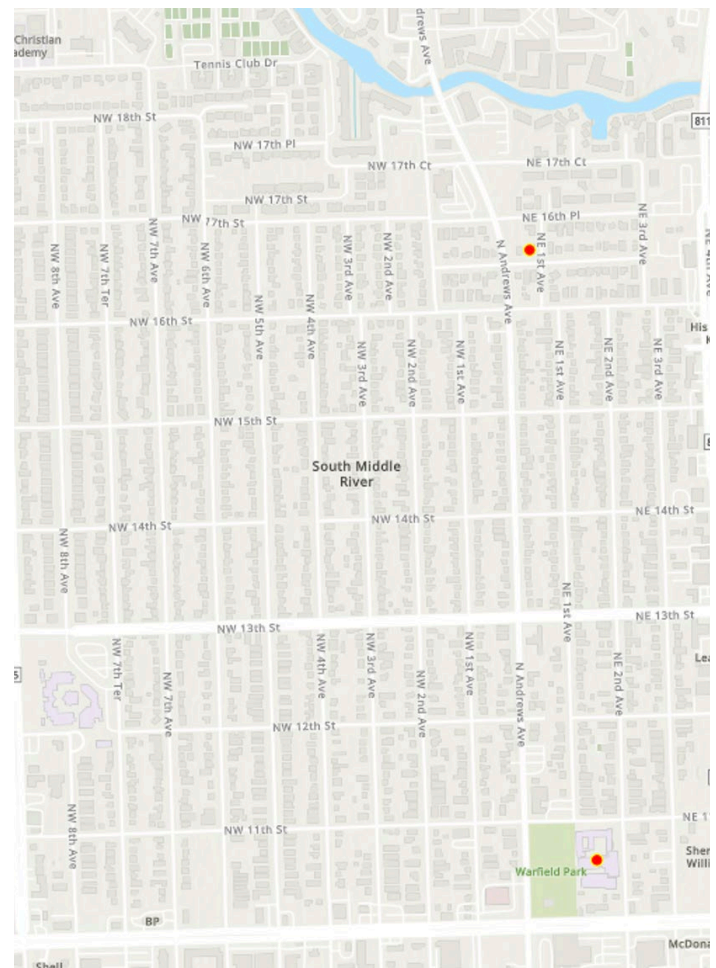


Image: 1620 NW 7th Avenue



Map: South Middle River, Mid-Century Modern Style

ADDRESS	YEAR BUILT	STYLE
120 NE 11 ST	1925	Mediterranean Revival
1625 NE 1 AVE	1925	Mediterranean Revival

**OVERVIEW AND BOUNDARY DESCRIPTION
OF MIDDLE RIVER TERRACE**

The Middle River Terrace Study Area is within the northeast quadrant of Fort Lauderdale. The boundaries of the Study Area follow the rectilinear boundaries of the New River to the north, FEC Railroad to the east, West Sunrise Boulevard to the south, and NE 4th Avenue to the west.

**ARCHITECTURAL CONTEXT OF MIDDLE
RIVER TERRACE**

In Middle River Terrace, the landscape is primarily dotted with residential structures, accompanied by a few commercial establishments. The parcels documented range in year built from 1916 to 1970. The historic fabric of the area predominantly dates back to the 1950s. A thorough survey revealed that while the majority of structures are residential, several commercial buildings stand out as potential individual landmarks. Notably, these educational and religious structures mirror the architectural styles found in the residential properties.

Within Middle River Terrace, a total of 355 parcels were surveyed and documented. The major styles represented are Minimal Traditional and Transitional Ranch. A smaller class of Frame Vernacular, Mid-Century Modern, Commercial, Masonry Vernacular and Mission Revival styles are also represented in the survey area.

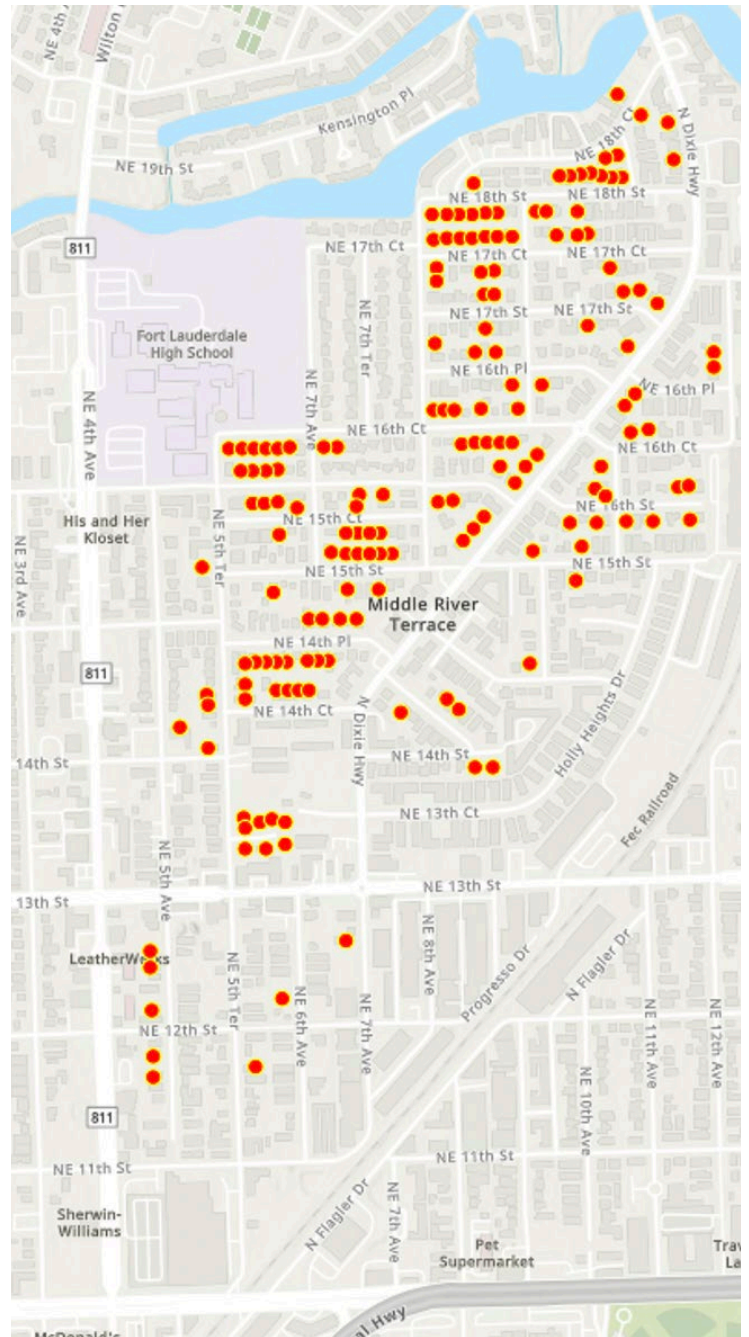
YEAR BUILT	PARCELS
1916-1919	1
1920 - 1929	3
1930 - 1939	3
1940 - 1949	35
1950 - 1959	291
1960 - 1969	20
1970+	2

ARCHITECTURAL STYLE	PARCELS
Minimal Traditional	169
Transitional Ranch	151
Frame Vernacular	13
Mid-Century Modern	13
Commercial	5
Masonry Vernacular	3
Mission Revival	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 169 buildings were classified as exhibiting Minimal Traditional Style architectural features.



Map: Middle River Terrace, Minimal Traditional Style



Image: 700 NE 16 CT

ADDRESS	YEAR BUILT	STYLE
810 NE 14 CT, FORT LAUDERDALE, FL	1931	Minimal Traditional
1401 NE 5 TER, FORT LAUDERDALE, FL	1942	Minimal Traditional
1421 NE 5 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
1221 NE 5 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1134 NE 5 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
1611 NE 11 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1650 N DIXIE HWY, FORT LAUDERDALE, FL	1946	Minimal Traditional
1430 NE 5 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
731 NE 15 ST, FORT LAUDERDALE, FL	1946	Minimal Traditional
707 NE 15 ST, FORT LAUDERDALE, FL	1946	Minimal Traditional
1645 NE 12 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
1635 NE 12 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
1417 NE 5 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
925 NE 14 PL, FORT LAUDERDALE, FL	1947	Minimal Traditional
800 NE 17 CT, FORT LAUDERDALE, FL	1947	Minimal Traditional
1108 NE 16 ST, FORT LAUDERDALE, FL	1947	Minimal Traditional
1001 NE 16 ST, FORT LAUDERDALE, FL	1947	Minimal Traditional
528 NE 14 PL, FORT LAUDERDALE, FL	1947	Minimal Traditional
720 NE 15 ST, FORT LAUDERDALE, FL	1947	Minimal Traditional
1211 NE 6 AVE, FORT LAUDERDALE, FL	1948	Minimal Traditional
521 NE 14 CT, FORT LAUDERDALE, FL	1948	Minimal Traditional
706 NE 16 CT, FORT LAUDERDALE, FL	1948	Minimal Traditional
1231 NE 7 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
1225 NE 5 AVE, FORT LAUDERDALE, FL	1949	Minimal Traditional
823 NE 17 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
829 NE 17 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
1100 NE 16 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
827 NE 14 CT, FORT LAUDERDALE, FL	1949	Minimal Traditional
819 NE 16 CT, FORT LAUDERDALE, FL	1951	Minimal Traditional
717 NE 15 ST, FORT LAUDERDALE, FL	1951	Minimal Traditional
1205 NE 5 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
1129 NE 5 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
528 NE 16 CT, FORT LAUDERDALE	1952	Minimal Traditional
532 NE 16 CT, FORT LAUDERDALE	1952	Minimal Traditional
534 NE 16 CT, FORT LAUDERDALE	1952	Minimal Traditional
539 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
535 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
531 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
527 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
530 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
534 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
538 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1109 NE 17 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1105 NE 17 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
813 NE 17 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1667 N DIXIE HWY, FORT LAUDERDALE	1952	Minimal Traditional
1000 NE 17 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1640 NE 9 AVE	1952	Minimal Traditional
832 NE 16 PL, FORT LAUDERDALE, FL	1952	Minimal Traditional
809 NE 16 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
835 NE 16 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
810 NE 16 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
816 NE 16 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1658 N DIXIE HWY, FORT LAUDERDALE, FL	1952	Minimal Traditional
610 NE 14 PL, FORT LAUDERDALE, FL	1952	Minimal Traditional
604 NE 14 PL, FORT LAUDERDALE, FL	1952	Minimal Traditional
541 NE 14 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
605 NE 14 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
715 NE 14 PL, FORT LAUDERDALE, FL	1952	Minimal Traditional
715 NE 15 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
615 NE 15 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
524 NE 16 CT, FORT LAUDERDALE	1953	Minimal Traditional
538 NE 16 CT, FORT LAUDERDALE	1953	Minimal Traditional
1513 NE 5 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
1617 N DIXIE HWY, FORT LAUDERDALE	1953	Minimal Traditional
1017 NE 17 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1611 N DIXIE HWY, FORT LAUDERDALE, FL	1953	Minimal Traditional
822 NE 16 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
828 NE 16 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
832 NE 16 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
1519 N DIXIE HWY, FORT LAUDERDALE, FL	1953	Minimal Traditional
1513 N DIXIE HWY, FORT LAUDERDALE	1953	Minimal Traditional
800 NE 16 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
808 NE 16 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
916 NE 16 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1601 NE 11 AVE, FORT LAUDERDALE	1953	Minimal Traditional
1101 NE 16 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
700 NE 14 PL, FORT LAUDERDALE, FL	1953	Minimal Traditional
544 NE 14 PL, FORT LAUDERDALE, FL	1953	Minimal Traditional
532 NE 14 PL, FORT LAUDERDALE, FL	1953	Minimal Traditional
600 NE 15 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
605 NE 14 PL, FORT LAUDERDALE, FL	1953	Minimal Traditional
609 NE 14 PL, FORT LAUDERDALE, FL	1953	Minimal Traditional
705 NE 14 PL, FORT LAUDERDALE, FL	1953	Minimal Traditional
820 NE 14 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
828 NE 14 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
709 NE 15 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
716 NE 15 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
720 NE 15 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
708 NE 15 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
700 NE 16 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
710 NE 16 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
724 NE 16 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1400 NE 5 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
824 NE 17 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1622 NE 8 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
833 NE 16 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1000 NE 16 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1124 NE 16 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
600 NE 14 PL, FORT LAUDERDALE, FL	1954	Minimal Traditional
540 NE 14 PL, FORT LAUDERDALE, FL	1954	Minimal Traditional
819 NE 14 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
725 NE 15 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
724 NE 15 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
636 NE 16 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
705 NE 15 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
820 NE 17 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
820 NE 17 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
1505 N DIXIE HWY, FORT LAUDERDALE, FL	1955	Minimal Traditional
830 NE 18 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
801 NE 17 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
805 NE 17 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
811 NE 17 CT	1955	Minimal Traditional
823 NE 17 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
829 NE 17 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
833 NE 17 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
1141 NE 5 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
1326 NE 5 TER, FORT LAUDERDALE, FL	1956	Minimal Traditional
527 NE 13 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
535 NE 13 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
526 NE 13 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
1008 NE 17 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
805 NE 16 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
1121 NE 16 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1125 NE 16 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
824 NE 18 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
818 NE 18 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
812 NE 18 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
806 NE 18 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
800 NE 18 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
817 NE 17 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
815 NE 18 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
536 NE 14 PL, FORT LAUDERDALE, FL	1956	Minimal Traditional
601 NE 14 CT, FORT LAUDERDALE, FL	1956	Minimal Traditional
531 NE 13 CT, FORT LAUDERDALE, FL	1957	Minimal Traditional
539 NE 13 CT, FORT LAUDERDALE, FL	1957	Minimal Traditional
534 NE 13 CT, FORT LAUDERDALE, FL	1957	Minimal Traditional
530 NE 13 CT, FORT LAUDERDALE, FL	1957	Minimal Traditional
1638 NE 8 AVE, FORT LAUDERDALE	1957	Minimal Traditional
821 NE 16 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
904 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
916 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
1009 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
1005 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
1001 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
921 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
917 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
913 NE 18 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
1811 N DIXIE HWY, FORT LAUDERDALE, FL	1957	Minimal Traditional
545 NE 14 CT, FORT LAUDERDALE, FL	1957	Minimal Traditional
708 NE 15 ST, FORT LAUDERDALE, FL	1957	Minimal Traditional
817 NE 16 PL, FORT LAUDERDALE, FL	1958	Minimal Traditional
917 NE 17 CT, FORT LAUDERDALE, FL	1958	Minimal Traditional
1730 NE 9 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
932 NE 18 CT, FORT LAUDERDALE, FL	1958	Minimal Traditional
1015 NE 18 ST, FORT LAUDERDALE, FL	1958	Minimal Traditional
1827 N DIXIE HWY, FORT LAUDERDALE, FL	1958	Minimal Traditional
1100 NE 18 CT, FORT LAUDERDALE, FL	1958	Minimal Traditional
1418 NE 5 TER, FORT LAUDERDALE, FL	1958	Minimal Traditional
825 NE 16 PL, FORT LAUDERDALE, FL	1959	Minimal Traditional
901 NE 15 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1033 NE 15 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional

ADDRESS	YEAR BUILT	STYLE
1107 NE 16 CT, FORT LAUDERDALE, FL	1960	Minimal Traditional
1001 NE 17 CT, FORT LAUDERDALE, FL	1961	Minimal Traditional
928 NE 18 CT, FORT LAUDERDALE, FL	1961	Minimal Traditional
600 NE 15 CT, FORT LAUDERDALE, FL	1961	Minimal Traditional
1101 NE 18 CT, FORT LAUDERDALE, FL	1963	Minimal Traditional
1006 NE 15 ST, FORT LAUDERDALE, FL	1967	Minimal Traditional
909 NE 17 CT, FORT LAUDERDALE, FL	1969	Minimal Traditional

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.

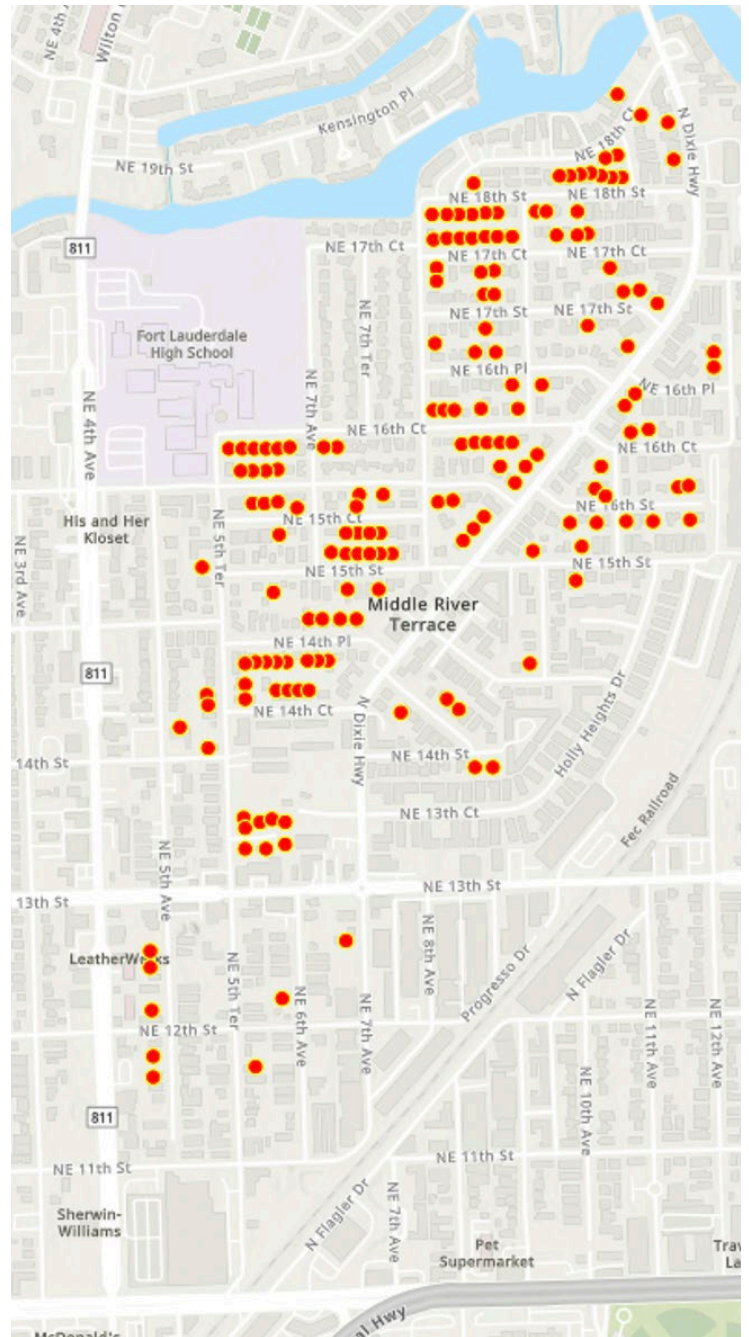
A total of 151 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Image: 737 NE 17 CT



Image: 725 NE 17 CT



ADDRESS	YEAR BUILT	STYLE
1122 NE 16 ST, FORT LAUDERDALE, FL	1946	Transitional Ranch
1239 NE 5 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1137 NE 5 TER, FORT LAUDERDALE, FL	1952	Transitional Ranch
1009 NE 16 PL, FORT LAUDERDALE, FL	1952	Transitional Ranch
1004 NE 17 ST, FORT LAUDERDALE, FL	1952	Transitional Ranch
1004 NE 17 ST, FORT LAUDERDALE, FL	1952	Transitional Ranch
1008 NE 17 ST, FORT LAUDERDALE, FL	1952	Transitional Ranch
1008 NE 16 PL, FORT LAUDERDALE, FL	1952	Transitional Ranch
908 NE 16 PL, FORT LAUDERDALE, FL	1952	Transitional Ranch
800 NE 16 CT, FORT LAUDERDALE, FL	1952	Transitional Ranch
804 NE 16 CT, FORT LAUDERDALE, FL	1952	Transitional Ranch
924 NE 16 ST, FORT LAUDERDALE, FL	1952	Transitional Ranch
1622 N DIXIE HWY, FORT LAUDERDALE, FL	1952	Transitional Ranch
545 NE 14 PL, FORT LAUDERDALE, FL	1952	Transitional Ranch
601 NE 14 PL, FORT LAUDERDALE, FL	1952	Transitional Ranch
1622 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1628 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1634 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1640 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1646 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1700 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1706 NE 7 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1617 NE 8 AVE, FORT LAUDERDALE, FL	1952	Transitional Ranch
1711 NE 9 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
801 NE 15 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
812 NE 14 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
725 NE 17 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
719 NE 17 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
713 NE 17 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
701 NE 17 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
1737 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1731 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1725 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1719 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1709 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1701 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1643 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1637 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1631 NE 8 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1630 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1636 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1642 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
1648 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1702 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1708 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1718 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1724 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1730 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1736 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1742 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
720 NE 17 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
1737 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1731 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1725 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1719 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1713 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1707 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1701 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1647 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1641 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1629 NE 7 TER, FORT LAUDERDALE, FL	1953	Transitional Ranch
1712 NE 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1718 NE 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1724 NE 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1730 NE 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
1736 NE 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
714 NE 17 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
736 NE 15 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
700 NE 15 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
716 NE 16 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
705 NE 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
709 NE 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
713 NE 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
719 NE 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
725 NE 16 ST, FORT LAUDERDALE, FL	1953	Transitional Ranch
1617 NE 7 AVE, FORT LAUDERDALE, FL	1953	Transitional Ranch
725 NE 15 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
1535 NE 5 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
1509 NE 5 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
809 NE 17 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
816 NE 17 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch

ADDRESS	YEAR BUILT	STYLE
809 NE 16 PL, FORT LAUDERDALE, FL	1954	Transitional Ranch
1516 NE 8 AVE, FORT LAUDERDALE	1954	Transitional Ranch
816 NE 16 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
900 NE 16 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
1128 NE 16 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
701 NE 16 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
1537 NE 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1525 NE 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1441 NE 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1437 NE 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1429 NE 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1425 NE 5 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
1640 NE 8 AVE, FORT LAUDERDALE	1955	Transitional Ranch
813 NE 16 PL, FORT LAUDERDALE, FL	1955	Transitional Ranch
1001 NE 16 PL, FORT LAUDERDALE, FL	1955	Transitional Ranch
824 NE 16 PL, FORT LAUDERDALE, FL	1955	Transitional Ranch
529 NE 14 PL, FORT LAUDERDALE, FL	1955	Transitional Ranch
1521 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1513 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1437 NE 5 TER, FORT LAUDERDALE, FL	1956	Transitional Ranch
1433 NE 5 TER, FORT LAUDERDALE, FL	1956	Transitional Ranch
1429 NE 5 TER, FORT LAUDERDALE, FL	1956	Transitional Ranch
1425 NE 5 TER, FORT LAUDERDALE, FL	1956	Transitional Ranch
1420 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1424 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1428 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
416 NE 15 ST, FORT LAUDERDALE, FL	1956	Transitional Ranch
1433 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
501 NE 15 ST, FORT LAUDERDALE, FL	1956	Transitional Ranch
1508 NE 5 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1521 NE 5 TER, FORT LAUDERDALE, FL	1956	Transitional Ranch
1432 NE 10 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
1100 NE 17 CT, FORT LAUDERDALE, FL	1956	Transitional Ranch
828 NE 17 CT, FORT LAUDERDALE, FL	1956	Transitional Ranch
820 NE 16 PL, FORT LAUDERDALE, FL	1956	Transitional Ranch
801 NE 16 ST, FORT LAUDERDALE, FL	1956	Transitional Ranch
1604 NE 8 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
835 NE 18 ST, FORT LAUDERDALE, FL	1956	Transitional Ranch
825 NE 18 ST, FORT LAUDERDALE, FL	1956	Transitional Ranch
1815 N DIXIE HWY, FORT LAUDERDALE, FL	1956	Transitional Ranch
730 NE 15 CT, FORT LAUDERDALE, FL	1956	Transitional Ranch
1535 NE 5 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1531 NE 5 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch

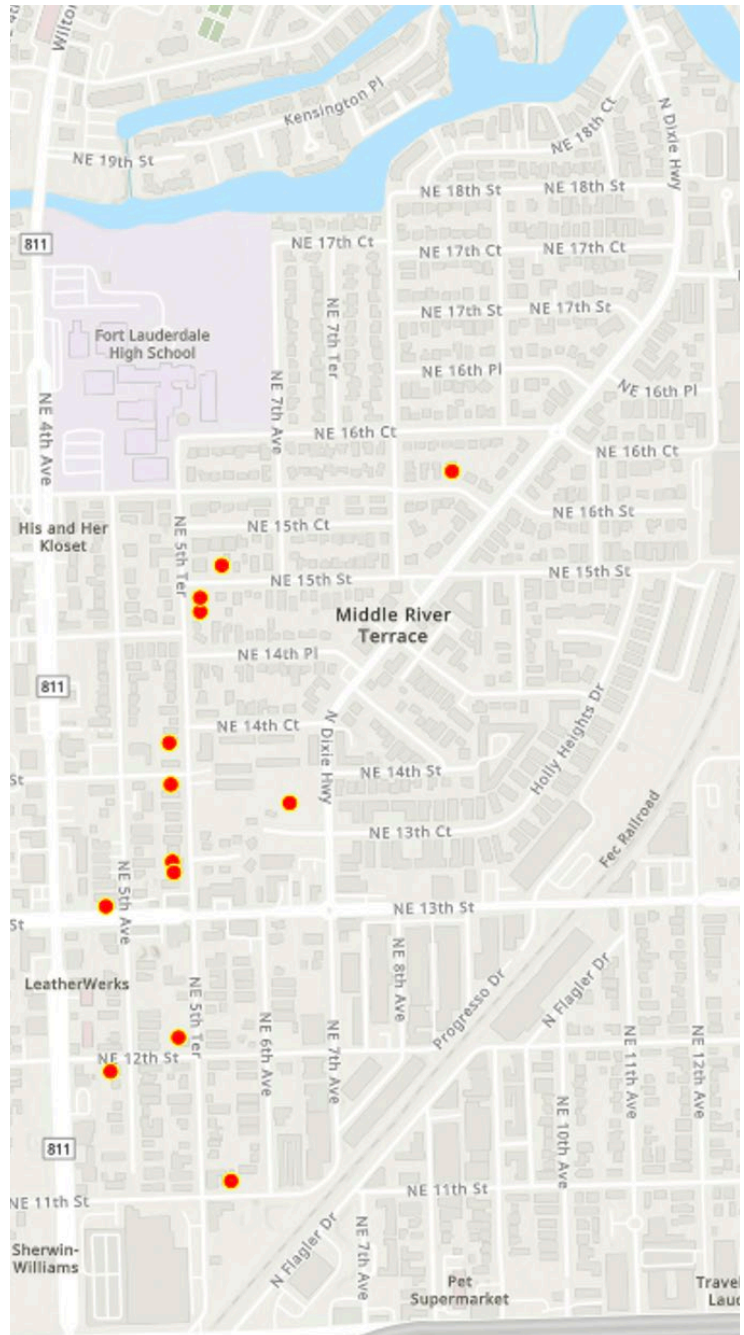
ADDRESS	YEAR BUILT	STYLE
515 NE 15 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
1505 NE 5 TER, FORT LAUDERDALE, FL	1957	Transitional Ranch
1509 NE 5 TER, FORT LAUDERDALE, FL	1957	Transitional Ranch
509 NE 15 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
1514 NE 5 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1524 NE 5 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1534 NE 5 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1436 NE 10 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
1000 NE 17 CT, FORT LAUDERDALE, FL	1957	Transitional Ranch
817 NE 17 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
1701 NE 9 AVE, FORT LAUDERDALE, FL	1957	Transitional Ranch
801 NE 16 PL, FORT LAUDERDALE, FL	1957	Transitional Ranch
812 NE 16 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
910 NE 16 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
901 NE 18 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
814 NE 14 CT, FORT LAUDERDALE, FL	1957	Transitional Ranch
1421 NE 5 AVE, FORT LAUDERDALE, FL	1958	Transitional Ranch
1525 NE 5 TER, FORT LAUDERDALE, FL	1958	Transitional Ranch
908 NE 18 ST, FORT LAUDERDALE, FL	1958	Transitional Ranch
736 NE 16 ST, FORT LAUDERDALE, FL	1958	Transitional Ranch
900 NE 14 PL, FORT LAUDERDALE, FL	1958	Transitional Ranch
1634 NE 8 AVE, FORT LAUDERDALE	1959	Transitional Ranch
814 NE 16 PL, FORT LAUDERDALE, FL	1960	Transitional Ranch
1708 NE 9 AVE, FORT LAUDERDALE, FL	1962	Transitional Ranch
1517 NE 5 AVE, FORT LAUDERDALE, FL	1963	Transitional Ranch
900 NE 17 CT, FORT LAUDERDALE, FL	1965	Transitional Ranch
737 NE 17 CT, FORT LAUDERDALE, FL		Transitional Ranch

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.

A total of 13 buildings were classified as Frame Vernacular within the survey area.



Map: Middle River Terrace, Frame Vernacular Style



Image: 528 NE 15th Street

ADDRESS	YEAR BUILT	STYLE
1329 N DIXIE HWY, FORT LAUDERDALE	1916	Frame Vernacular
1313 NE 5 TER, FORT LAUDERDALE, FL	1924	Frame Vernacular
1203 NE 5 TER, FORT LAUDERDALE, FL	1924	Frame Vernacular
1345 NE 5 TER, FORT LAUDERDALE, FL	1925	Frame Vernacular
528 NE 15 ST, FORT LAUDERDALE, FL	1931	Frame Vernacular
1456 NE 5 TER, FORT LAUDERDALE, FL	1939	Frame Vernacular
1409 NE 5 TER, FORT LAUDERDALE, FL	1940	Frame Vernacular
523 NE 15 ST, FORT LAUDERDALE, FL	1940	Frame Vernacular
529 NE 11 ST, FORT LAUDERDALE, FL	1941	Frame Vernacular
817 NE 16 ST, FORT LAUDERDALE, FL	1947	Frame Vernacular
1143 NE 5 AVE, FORT LAUDERDALE, FL	1949	Frame Vernacular
417 NE 13 ST, FORT LAUDERDALE	1958	Frame Vernacular
1315 NE 5 TER, FORT LAUDERDALE, FL	1959	Frame Vernacular

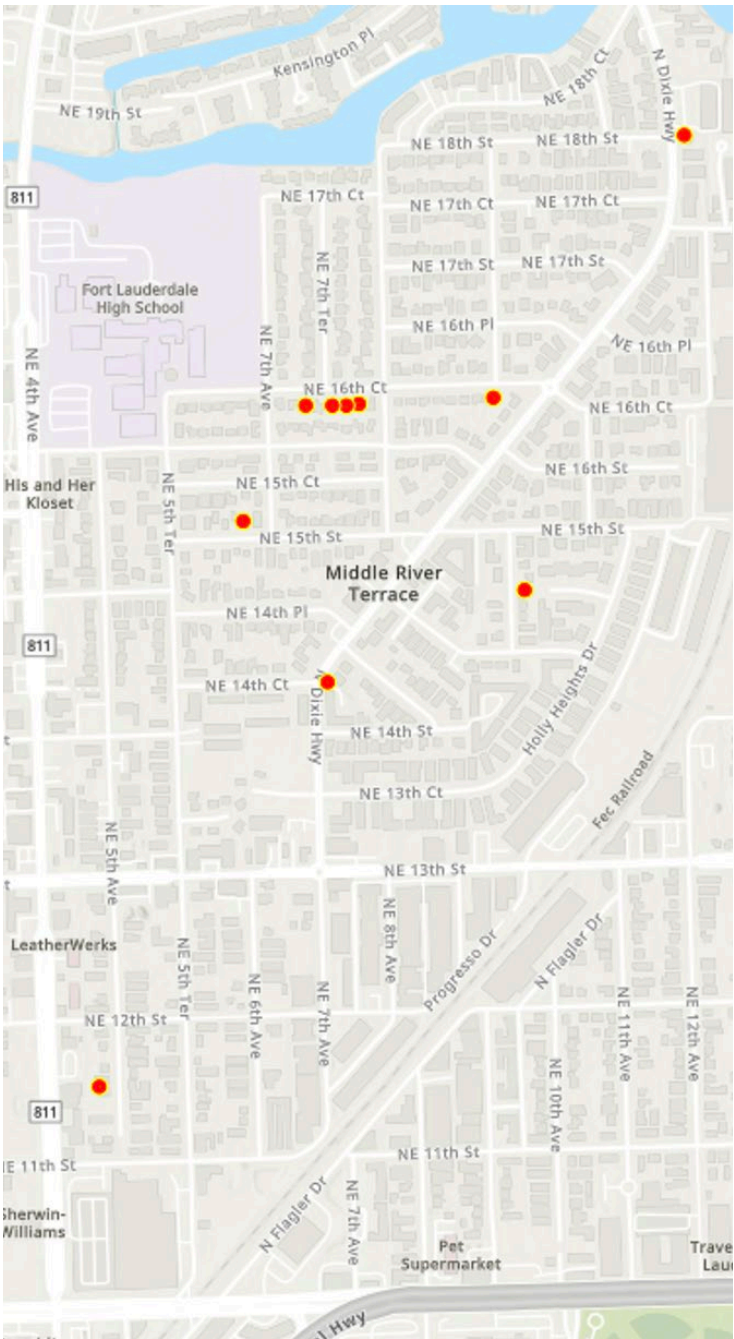
MID-CENTURY MODERN

The architectural era spanning from the immediate post-WWII years to the early 1970s ushered in a fresh aesthetic marked by minimalism and the abandonment of ornate embellishments. Instead, architects focused on geometric shapes and angles, exploring their interplay with each other and the seamless integration of outdoor elements indoors. This was achieved through the strategic use of expansive glass panels and open floor plans to flood interiors with natural light.

Taking cues from architectural giants like Frank Lloyd Wright and Mies van der Rohe, flat surfaces and sleek lines emerged as the coveted style. In Florida’s residential architecture, Ranch Style and Minimal Traditional homes proliferated, emphasizing the fluid transition between indoor and outdoor spaces, recognizing the backyard as an integral part of the overall living area.

Materials like concrete breezeblock, brick, and wood were prominently featured, often arranged in geometric or abstract motifs. Mass production streamlined house designs, making homeownership more accessible and reflecting the rising prosperity of the burgeoning middle class.

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



Map: Middle River Terrace, Mid-Century Modern Style



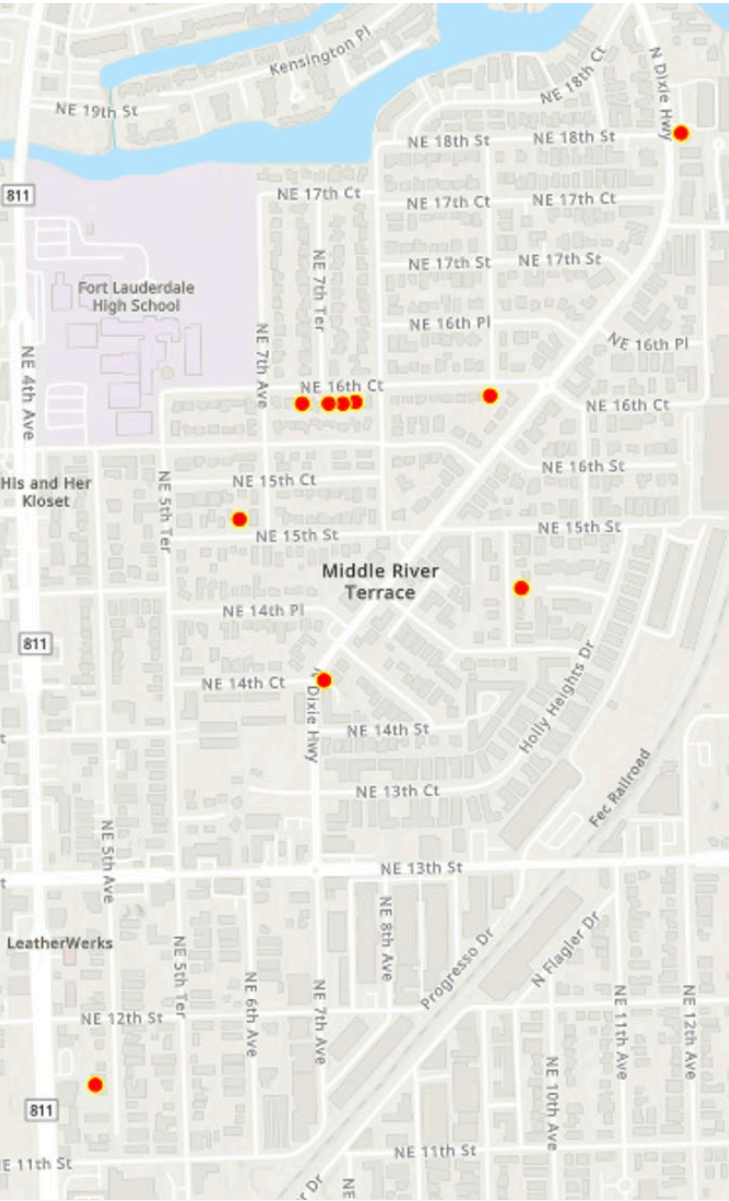
Image: 732 NE 16 CT



Image: 724 NE 16 CT

ADDRESS	YEAR BUILT	STYLE
1100 NE 5 TER, FORT LAUDERDALE, FL	1946	Mid-Century Modern
1440 NE 10 AVE, FORT LAUDERDALE, FL	1946	Mid-Century Modern
1800 N DIXIE HWY, FORT LAUDERDALE	1951	Mid-Century Modern
732 NE 16 CT, FORT LAUDERDALE	1952	Mid-Century Modern
732 NE 16 CT, FORT LAUDERDALE	1952	Mid-Century Modern
728 NE 16 CT, FORT LAUDERDALE	1953	Mid-Century Modern
724 NE 16 CT, FORT LAUDERDALE	1953	Mid-Century Modern
708 NE 16 CT, FORT LAUDERDALE	1953	Mid-Century Modern
836 NE 16 CT, FORT LAUDERDALE	1956	Mid-Century Modern
1125 NE 5 AVE, FORT LAUDERDALE, FL	1957	Mid-Century Modern
605 NE 15 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1420 N DIXIE HWY, FORT LAUDERDALE	1963	Mid-Century Modern
1060 NE 5 TER, FORT LAUDERDALE, FL	1964	Mid-Century Modern

COMMERCIAL



Map: Middle River Terrace, Mid-Century Modern Style

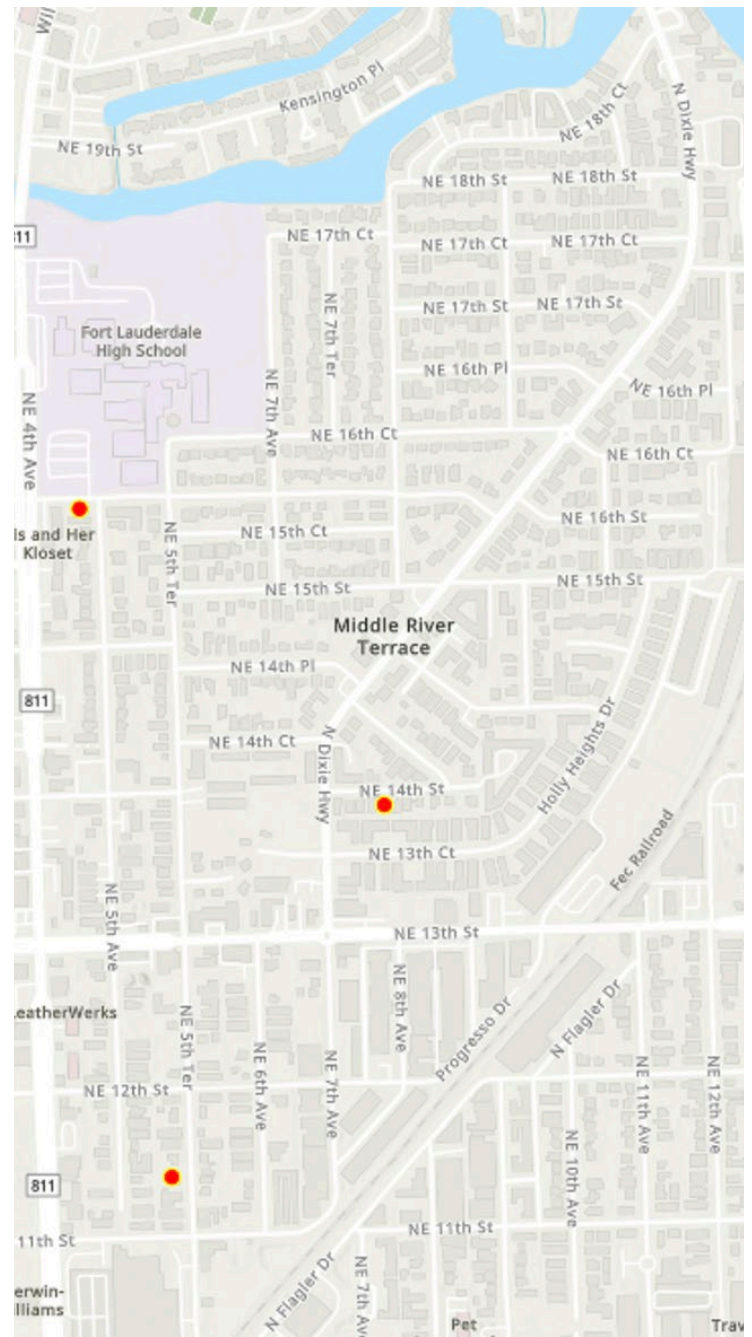
ADDRESS	YEAR BUILT	STYLE
1301 N DIXIE HWY, FORT LAUDERDALE	1960	Commercial
815 NE 13 ST, FORT LAUDERDALE	1961	Commercial
701 NE 13 ST, FORT LAUDERDALE	1963	Commercial
801 NE 13 ST, FORT LAUDERDALE	1963	Commercial
815 NE 13 ST, FORT LAUDERDALE	1970	Commercial

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.

3 buildings within the survey area are Masonry Vernacular.



Map: Middle River Terrace, Masonry Vernacular Style

ADDRESS	YEAR BUILT	STYLE
1117 NE 5 TER, FORT LAUDERDALE, FL	1951	Masonry Vernacular
1545 NE 5 AVE, FORT LAUDERDALE, FL	1952	Masonry Vernacular
718 NE 14 ST, FORT LAUDERDALE, FL	1960	Masonry Vernacular

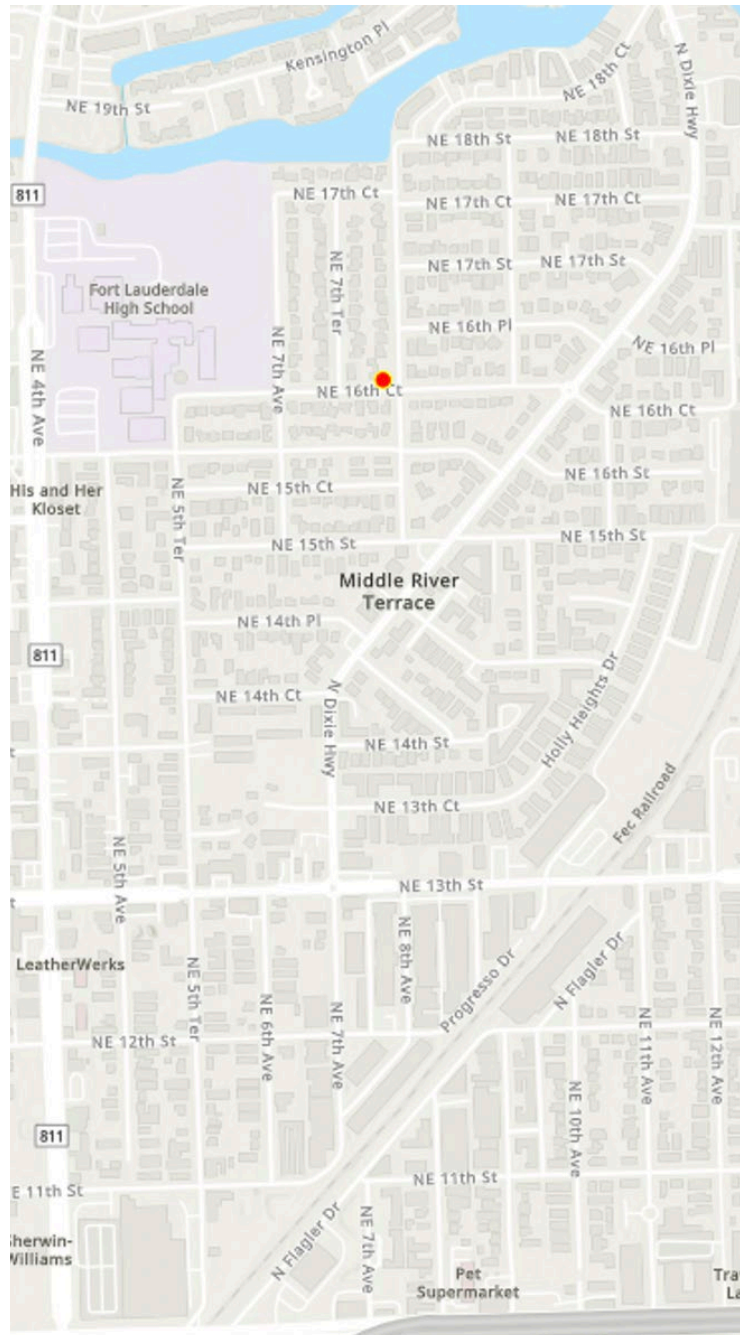
MISSION REVIVAL

The Mission Revival style gained traction from the 1890s through the 1920s, although it saw less usage in Florida compared to the Spanish and Italian Renaissance-revival styles. Originating in California, the style harked back to the region's colonial heritage. While examples of the Mission style were occasionally included in plan books, its adoption was primarily limited to the southwestern states. In Riverside Park, hallmark features of this style include ornate roof parapets, prominent coping, chimney caps reminiscent of bell towers, and roof scuppers.

A total of 1 building were classified as exhibiting Mission Style architectural features.



Image: 1623 NE 8 AVE



Map: Middle River Terrace, Mission Revival Style

ADDRESS	YEAR BUILT	STYLE
1623 NE 8 AVE, FORT LAUDERDALE	1960	Mission Revival

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

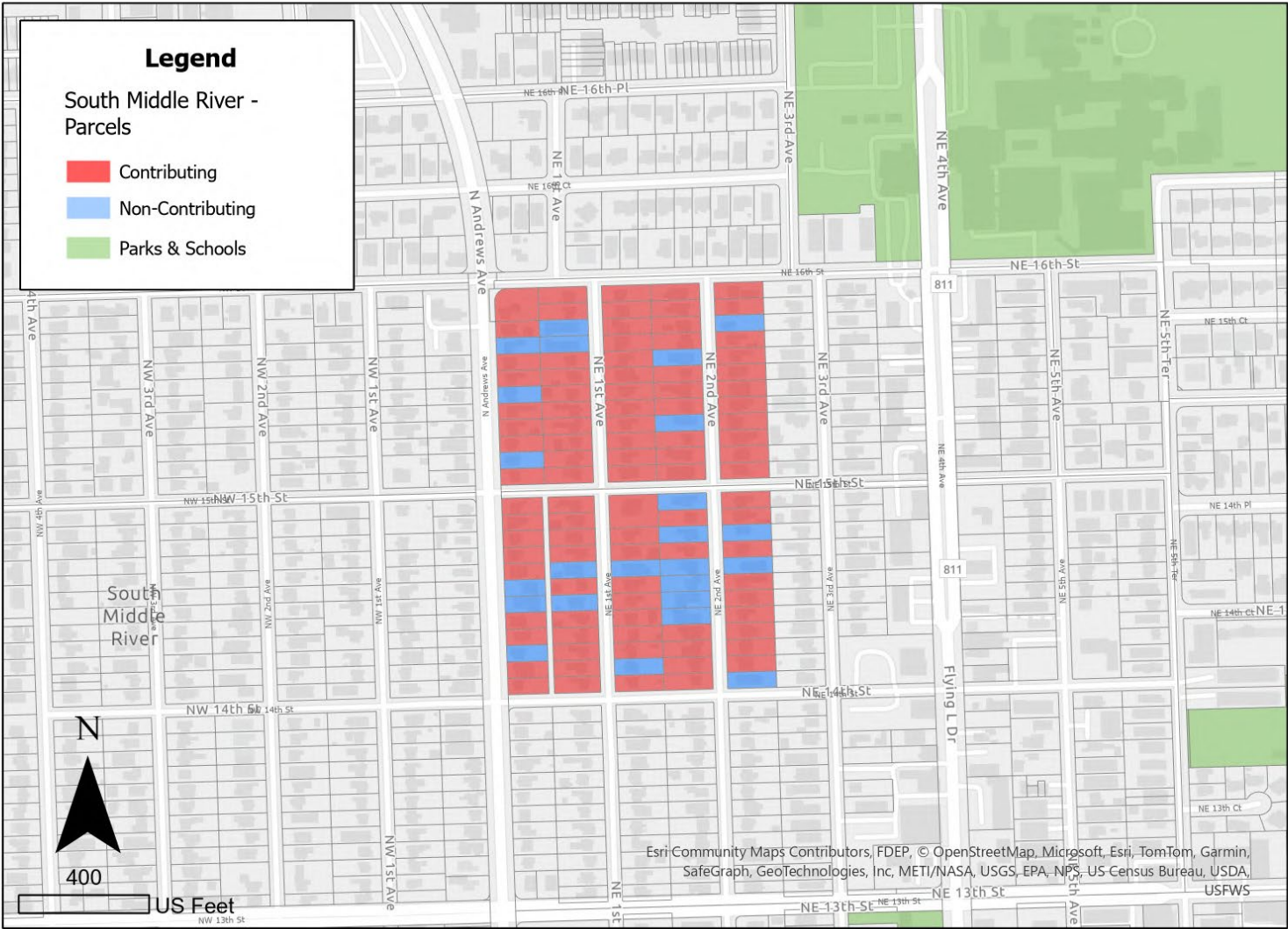
were initiated, including water mains and street markers, addressing the need for FHA home construction loans. The development of modest single-family homes continued throughout the 1950s, with companies like Gill Construction completing hundreds of homes, featuring modern amenities and utilizing FHA 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

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

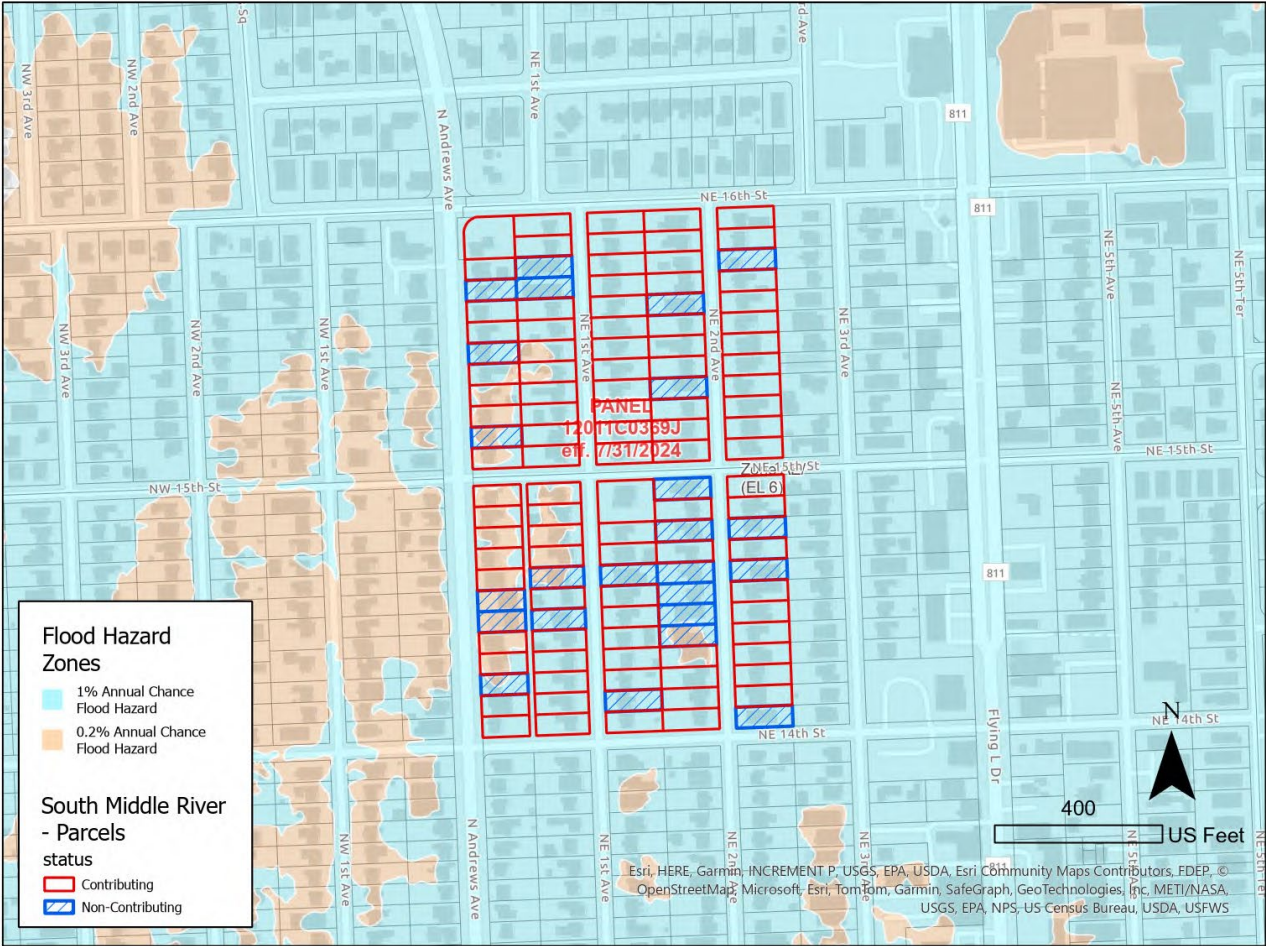
FLOOD ZONE ANALYSIS

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

05c MIDDLE RIVER TERRACE HISTORIC DISTRICT

OVERVIEW AND BOUNDARY

DESCRIPTION

Middle River Terrace is identified as a potential Historic District located within the Middle River Terrace neighborhood in the northeast quadrant of Fort Lauderdale. The boundaries of the potential Middle River Terrace Historic District follow the rectilinear boundaries of Northeast 17th Court to the north, Northeast 8th Avenue to the east, Northeast 16th Court to the south, and Northeast 7th Avenue to the west.

STATEMENT OF SIGNIFICANCE

The proposed Middle River Terrace Historic District presents a compelling case for inclusion in the National Register of Historic Places at the local level, predicated upon two primary criteria. Firstly, it substantiates Criterion A through its role as a meticulously preserved exemplar of early suburban expansion within Fort Lauderdale, thereby epitomizing community planning and development. Secondly, it satisfies Criterion C by virtue of its architectural significance, showcasing a coherent assemblage of mid-twentieth century residential design. Reflective of the latter phase of the post-World War II land development boom, the district mirrors the evolution of construction methodologies and architectural styles prevalent during the period. Noteworthy is the exemplary level of integrity

manifested by the district's structures, spanning various dimensions including location, design, materials, workmanship, ambiance, and historical significance. Rigorous surveying and research corroborate the retention of original materials and distinctive architectural features within the district. The designated Period of Significance spans from 1952 to 1959.

Middle River Terrace, positioned as a potential Historic District, serves as a coherent representation of a mid-century residential subdivision nestled within Fort Lauderdale's jurisdiction. Encompassing the geographical boundaries of the Middle River Terrace Historic District are a collective sum of 55 residential structures embodying the Transitional Ranch architectural style, alongside 4 residential edifices embodying the Mid-Century Modern architectural style, 3 residential constructions embodying the Minimal Traditional architectural style, and 1 residential structure exemplifying the Mission Revival architectural style.

The Florida Land Boom of the 1920s instigated rapid real estate expansion in Fort Lauderdale, leading to the emergence of Progresso as a prominent mid-century residential subdivision. Despite economic challenges, the period witnessed a surge in tourism, culminating in the sale of lots in Progresso by 1945, signifying the revitalization of previously delinquent tax lands. Subsequent to World War II, efforts to enhance

infrastructure, such as the installation of water mains and street markers, were initiated to meet the demands for FHA home construction loans. The proliferation of modest single-family dwellings persisted into the 1950s, with entities like Gill Construction contributing significantly by erecting numerous homes equipped with contemporary amenities and funded through FHA loans. By 1954, Progresso had evolved into a vibrant community, characterized by the establishment of educational facilities, recreational areas, and commercial establishments, thus underscoring its transition into a nucleus for middle-class housing and communal amenities.

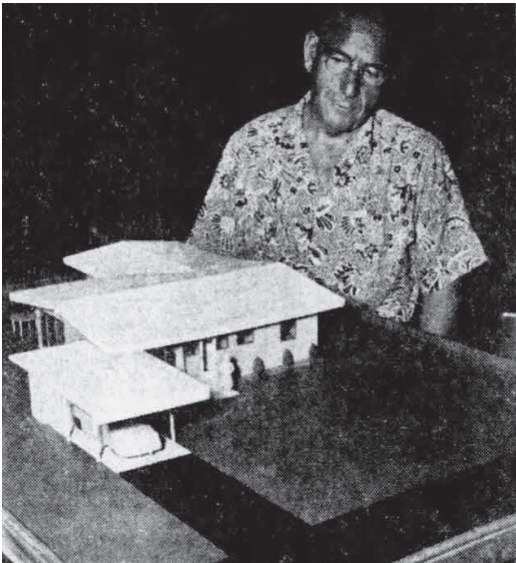
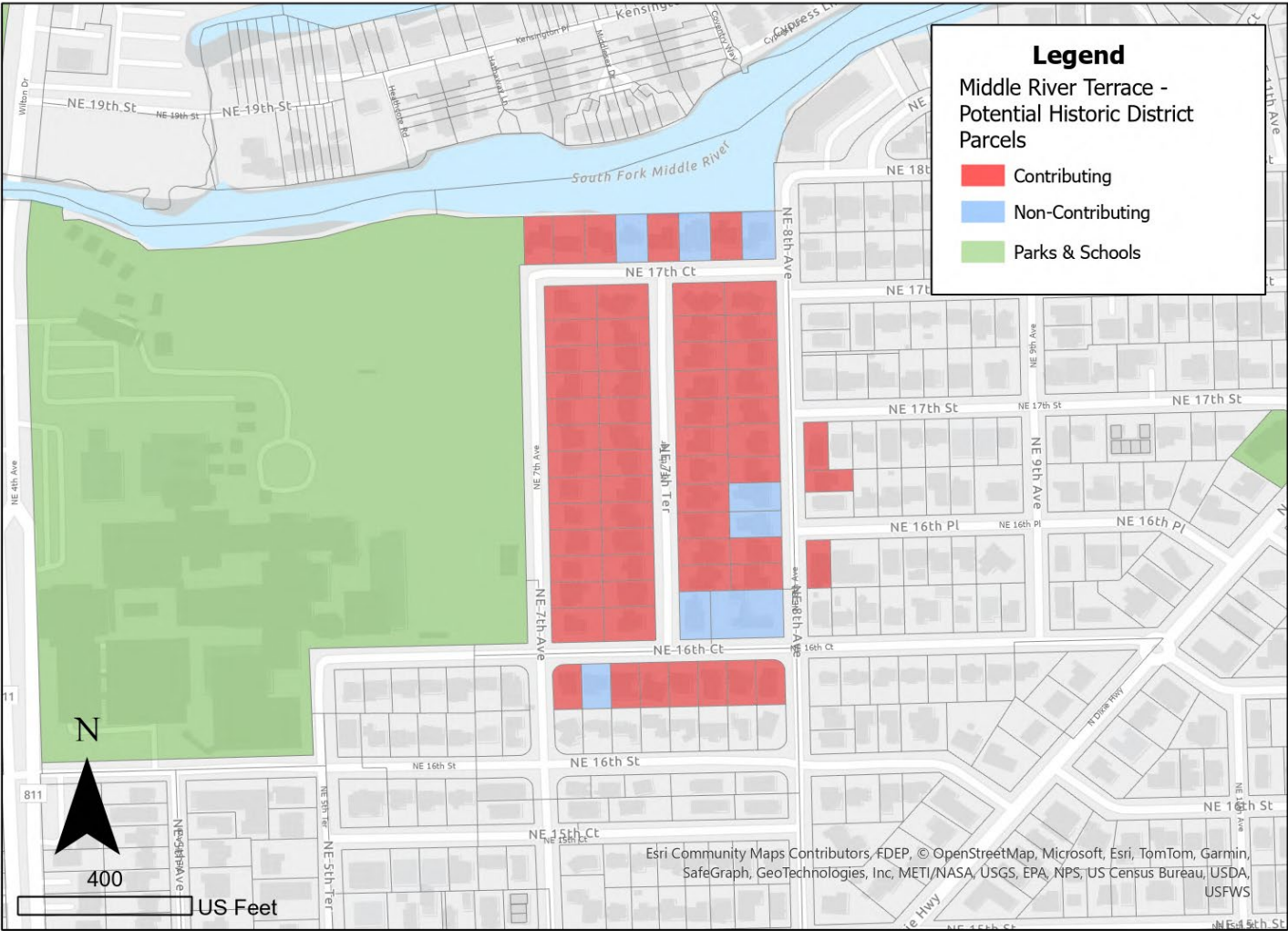


Image: "New Model Home, now being built "full size" in Middle River Terrace, is inspected by George W. Gill, president of Gill Construction Co. Feature of the homes is a unique living room with ceiling to floor jalousie windows providing an out-of-doors atmosphere with complete in-doors protection." Source: "Middle River Terrace Newest Gill Development Projected," Fort Lauderdale News, February 13, 1953.



Middle River Terrace - Potential Historic District

FMSF	Folio	Address	Year Built	Style	Status
BD09701	494235120010	743 NE 17 CT	1953	No Style	Non-Contributing
BD09705	494235120020	737 NE 17 CT	1953	Transitional Ranch	Contributing
BD09702	494235120030	731 NE 17 CT	1953	No Style	Non-Contributing
BD09706	494235120040	725 NE 17 CT	1953	Transitional Ranch	Contributing
BD09707	494235120050	719 NE 17 CT	1953	Transitional Ranch	Non-Contributing
BD09708	494235120060	713 NE 17 CT	1953	Transitional Ranch	Contributing
BD09709	494235120070	707 NE 17 CT	1953	Transitional Ranch	Contributing
BD09710	494235120080	701 NE 17 CT	1953	Transitional Ranch	Contributing
BD09711	494235120110	1743 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09712	494235120120	1737 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09713	494235120130	1731 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09714	494235120140	1725 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09715	494235120150	1719 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09716	494235120160	1709 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09717	494235120170	1701 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09718	494235120180	1649 NE 8 Ave	1954	No Style	Non-Contributing
BD09719	494235120190	1643 NE 8 AVE	1953	Transitional Ranch	Non-Contributing
BD09720	494235120200	1637 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09721	494235120210	1631 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09722	494235110020	1623 NE 8 AVE	1960	Mission Revival	Non-Contributing
BD09723	494235040400	1640 NE 8 AVE	1955	Transitional Ranch	Contributing
BD09724	494235040420	1638 NE 8 AVE	1957	Minimal Traditional	Contributing
BD09725	494235040780	1634 NE 8 AVE	1959	Transitional Ranch	Contributing
BD09726	494235120220	1624 NE 7 TER	1952	No Style	Non-Contributing
BD09727	494235120230	1630 NE 7 TER	1953	Transitional Ranch	Contributing
BD09728	494235120240	1636 NE 7 TER	1953	Transitional Ranch	Contributing
BD09729	494235120250	1642 NE 7 TER	1953	Transitional Ranch	Contributing
BD09730	494235120260	1648 NE 7 TER	1953	Transitional Ranch	Contributing
BD09731	494235120270	1702 NE 7 TER	1953	Transitional Ranch	Contributing
BD09732	494235120280	1708 NE 7 TER	1953	Transitional Ranch	Contributing
BD09733	494235120290	1718 NE 7 TER	1953	Transitional Ranch	Contributing
BD09734	494235120300	1724 NE 7 TER	1953	Transitional Ranch	Contributing
BD09735	494235120310	1730 NE 7 TER	1953	Transitional Ranch	Contributing
BD09736	494235120320	1736 NE 7 TER	1953	Transitional Ranch	Contributing
BD09737	494235120330	1742 NE 7 TER	1953	Transitional Ranch	Contributing
BD09738	494235120340	720 NE 17 CT	1953	Transitional Ranch	Contributing
BD09739	494235120350	1737 NE 7 TER	1953	Transitional Ranch	Contributing
BD09740	494235120360	1731 NE 7 TER	1953	Transitional Ranch	Contributing
BD09741	494235120370	1725 NE 7 TER	1953	Transitional Ranch	Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09742	494235120380	1719 NE 7 TER	1953	Transitional Ranch	Contributing
BD09743	494235120390	1713 NE 7 TER	1953	Transitional Ranch	Contributing
BD09744	494235120400	1707 NE 7 TER	1953	Transitional Ranch	Contributing
BD09745	494235120410	1701 NE 7 TER	1953	Transitional Ranch	Contributing
BD09746	494235120420	1647 NE 7 TER	1953	Transitional Ranch	Contributing
BD09747	494235120430	1641 NE 7 TER	1953	Transitional Ranch	Contributing
BD09748	494235120440	1635 NE 7 TER	1953	Transitional Ranch	Contributing
BD09749	494235120450	1629 NE 7 TER	1953	Transitional Ranch	Contributing
BD09750	494235120460	711 NE 16 CT	1953	Transitional Ranch	Contributing
BD09751	494235120470	1622 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09752	494235120480	1628 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09753	494235120490	1634 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09754	494235120500	1640 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09755	494235120510	1646 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09756	494235120520	1700 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09757	494235120530	1706 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09758	494235120540	1712 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09759	494235120550	1718 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09760	494235120560	1724 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09761	494235120570	1730 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09762	494235120580	1736 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09763	494235120590	714 NE 17 CT	1953	Transitional Ranch	Contributing
BD09764	494235150010	1617 NE 8 AVE	1952	Transitional Ranch	Contributing
BD09765	494235150020	732 NE 16 CT	1952	Mid-Century Modern	Contributing
BD09766	494235150030	728 NE 16 CT	1953	Mid-Century Modern	Contributing
BD09767	494235150040	724 NE 16 CT	1953	Mid-Century Modern	Contributing
BD09768	494235150050	716 NE 16 CT	1953	Transitional Ranch	Contributing
BD09769	494235150060	708 NE 16 CT	1953	Mid-Century Modern	Contributing
BD09770	494235150070	706 NE 16 CT	1948	Minimal Traditional	Non-Contributing
BD09771	4.94235E+11	700 NE 16 CT	1953	Minimal Traditional	Contributing

ARCHITECTURAL CONTEXT OF MIDDLE RIVER TERRACE

Within Middle River Terrace, the scenery is mainly punctuated by residential buildings, interspersed with a handful of commercial venues. The historical essence of the region mainly harks back to the late 1940s through the 1960s. An extensive survey brought to light that while the bulk of the structures are residential, a few commercial edifices emerge as potential distinctive landmarks. Remarkably, these commercial constructions echo the architectural aesthetics prevalent in the residential properties.

Within Middle River Terrace in the potentially eligible Middle River Terrace Historic District, there are a total of 61 contributing resources and 8 non-contributing resources. One individual resource was also identified within the survey area that is already designated as a local historic landmark.

Style	Quantity
Transitional Ranch	57
Mid-Century Modern	4
Minimal Traditional	3
No Style	2
Mission Revival	1

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 57 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Image: 737 NE 17 CT



Image: 725 NE 17 CT



Image: 1725 NE 8 AVE

FMSF	Folio	Address	Year Built	Style	Status
BD09705	494235120020	737 NE 17 CT	1953	Transitional Ranch	Contributing
BD09706	494235120040	725 NE 17 CT	1953	Transitional Ranch	Contributing
BD09707	494235120050	719 NE 17 CT	1953	Transitional Ranch	Non-Contributing
BD09708	494235120060	713 NE 17 CT	1953	Transitional Ranch	Contributing
BD09709	494235120070	707 NE 17 CT	1953	Transitional Ranch	Contributing
BD09710	494235120080	701 NE 17 CT	1953	Transitional Ranch	Contributing
BD09711	494235120110	1743 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09712	494235120120	1737 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09713	494235120130	1731 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09714	494235120140	1725 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09715	494235120150	1719 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09716	494235120160	1709 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09717	494235120170	1701 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09719	494235120190	1643 NE 8 AVE	1953	Transitional Ranch	Non-Contributing
BD09720	494235120200	1637 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09721	494235120210	1631 NE 8 AVE	1953	Transitional Ranch	Contributing
BD09723	494235040400	1640 NE 8 AVE	1955	Transitional Ranch	Contributing
BD09725	494235040780	1634 NE 8 AVE	1959	Transitional Ranch	Contributing
BD09727	494235120230	1630 NE 7 TER	1953	Transitional Ranch	Contributing
BD09728	494235120240	1636 NE 7 TER	1953	Transitional Ranch	Contributing
BD09729	494235120250	1642 NE 7 TER	1953	Transitional Ranch	Contributing
BD09730	494235120260	1648 NE 7 TER	1953	Transitional Ranch	Contributing
BD09731	494235120270	1702 NE 7 TER	1953	Transitional Ranch	Contributing
BD09732	494235120280	1708 NE 7 TER	1953	Transitional Ranch	Contributing
BD09733	494235120290	1718 NE 7 TER	1953	Transitional Ranch	Contributing
BD09734	494235120300	1724 NE 7 TER	1953	Transitional Ranch	Contributing
BD09735	494235120310	1730 NE 7 TER	1953	Transitional Ranch	Contributing
BD09736	494235120320	1736 NE 7 TER	1953	Transitional Ranch	Contributing
BD09737	494235120330	1742 NE 7 TER	1953	Transitional Ranch	Contributing
BD09738	494235120340	720 NE 17 CT	1953	Transitional Ranch	Contributing
BD09739	494235120350	1737 NE 7 TER	1953	Transitional Ranch	Contributing
BD09740	494235120360	1731 NE 7 TER	1953	Transitional Ranch	Contributing
BD09741	494235120370	1725 NE 7 TER	1953	Transitional Ranch	Contributing
BD09742	494235120380	1719 NE 7 TER	1953	Transitional Ranch	Contributing
BD09743	494235120390	1713 NE 7 TER	1953	Transitional Ranch	Contributing
BD09744	494235120400	1707 NE 7 TER	1953	Transitional Ranch	Contributing
BD09745	494235120410	1701 NE 7 TER	1953	Transitional Ranch	Contributing
BD09746	494235120420	1647 NE 7 TER	1953	Transitional Ranch	Contributing
BD09747	494235120430	1641 NE 7 TER	1953	Transitional Ranch	Contributing
BD09748	494235120440	1635 NE 7 TER	1953	Transitional Ranch	Contributing
BD09749	494235120450	1629 NE 7 TER	1953	Transitional Ranch	Contributing
BD09750	494235120460	711 NE 16 CT	1953	Transitional Ranch	Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09751	494235120470	1622 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09752	494235120480	1628 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09753	494235120490	1634 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09754	494235120500	1640 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09755	494235120510	1646 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09756	494235120520	1700 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09757	494235120530	1706 NE 7 AVE	1952	Transitional Ranch	Contributing
BD09758	494235120540	1712 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09759	494235120550	1718 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09760	494235120560	1724 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09761	494235120570	1730 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09762	494235120580	1736 NE 7 AVE	1953	Transitional Ranch	Contributing
BD09763	494235120590	714 NE 17 CT	1953	Transitional Ranch	Contributing
BD09764	494235150010	1617 NE 8 AVE	1952	Transitional Ranch	Contributing
BD09768	494235150050	716 NE 16 CT	1953	Transitional Ranch	Contributing

MID-CENTURY MODERN

The architectural era spanning from the immediate post-WWII years to the early 1970s ushered in a fresh aesthetic marked by minimalism and the abandonment of ornate embellishments. Instead, architects focused on geometric shapes and angles, exploring their interplay with each other and the seamless integration of outdoor elements indoors. This was achieved through the strategic use of expansive glass panels and open floor plans to flood interiors with natural light.

Taking cues from architectural giants like Frank Lloyd Wright and Mies van der Rohe, flat surfaces and sleek lines emerged as the coveted style. In Florida's residential architecture, Ranch Style and Minimal Traditional homes proliferated, emphasizing the fluid transition between indoor and outdoor spaces, recognizing the backyard as an integral part of the overall living area.

Materials like concrete breezeblock, brick, and wood were prominently featured, often arranged

in geometric or abstract motifs. Mass production streamlined house designs, making homeownership more accessible and reflecting the rising prosperity of the burgeoning middle class.

A total of 4 buildings were classified as exhibiting Mid-Century Modern Style architectural features.



Image: 732 NE 16 CT



Image: 724 NE 16 CT

FMSF	Folio	Address	Year Built	Style	Status
BD09765	494235150020	732 NE 16 CT	1952	Mid-Century Modern	Contributing
BD09766	494235150030	728 NE 16 CT	1953	Mid-Century Modern	Contributing
BD09767	494235150040	724 NE 16 CT	1953	Mid-Century Modern	Contributing
BD09769	494235150060	708 NE 16 CT	1953	Mid-Century Modern	Contributing

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 3 buildings were classified as exhibiting Minimal Traditional Style architectural features.



Image: 700 NE 16 CT

FMSF	Folio	Address	Year Built	Style	Status
BD09724	494235040420	1638 NE 8 AVE	1957	Minimal Traditional	Contributing
BD09770	494235150070	706 NE 16 CT	1948	Minimal Traditional	Non-Contributing
BD09771	494235150080	700 NE 16 CT	1953	Minimal Traditional	Contributing

MISSION REVIVAL

The Mission Revival style gained traction from the 1890s through the 1920s, although it saw less usage in Florida compared to the Spanish and Italian Renaissance-revival styles. Originating in California, the style harked back to the region's colonial heritage. While examples of the Mission style were occasionally included in plan books, its adoption was primarily limited to the southwestern states. In Riverside Park, hallmark features of this style include ornate roof parapets, prominent coping, chimney caps reminiscent of bell towers, and roof scuppers.

A total of 1 building were classified as exhibiting Mission Style architectural features.



Image: 1623 NE 8 AVE

FMSF	Folio	Address	Year Built	Style	Status
BD09722	494235110020	1623 NE 8 AVE	1960	Mission Revival	Non-Contributing

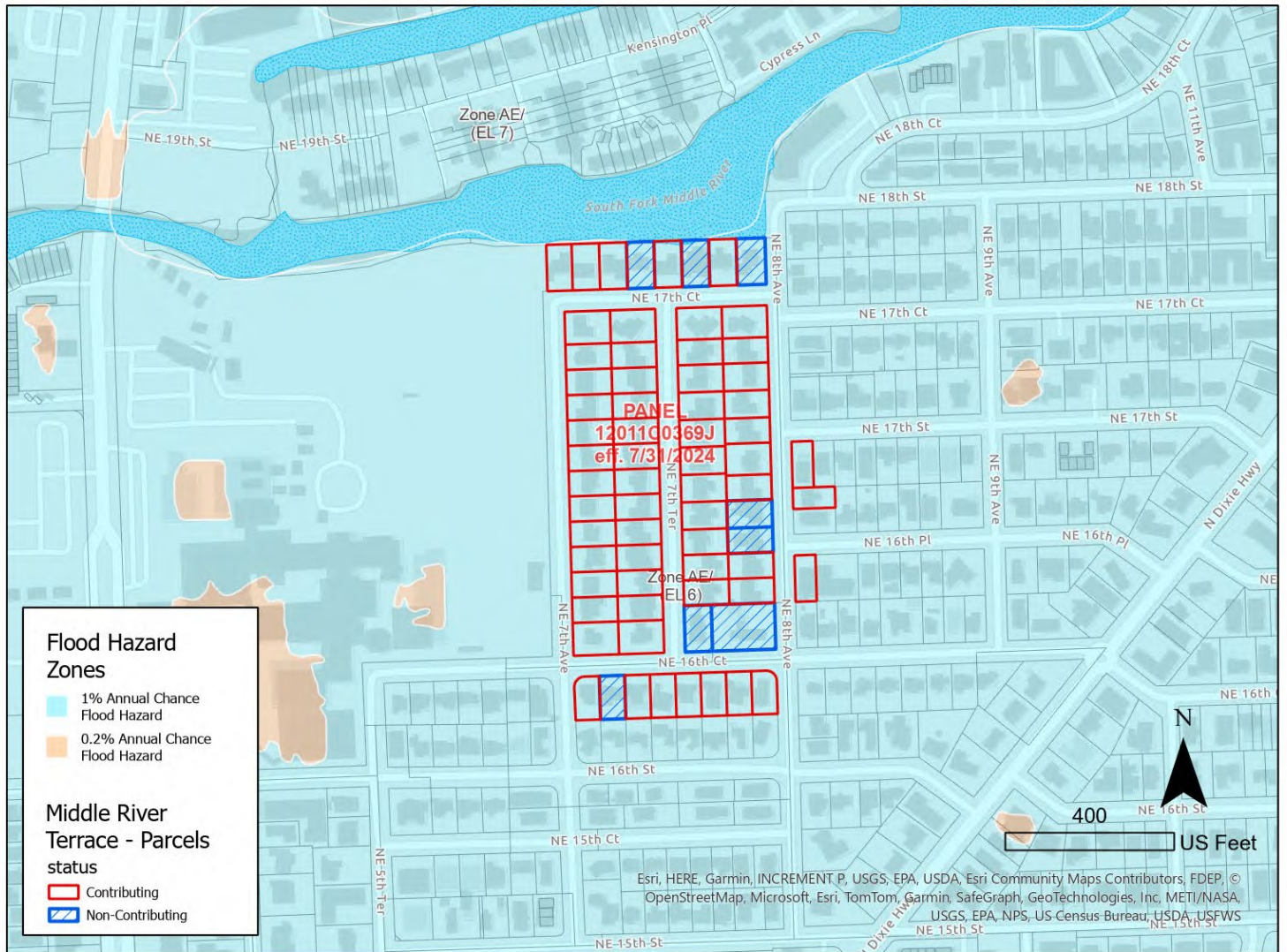
FLOOD ZONE ANALYSIS

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).



Middle River Terrace - Potential Historic District - Flood Map

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POTENTIAL INDIVIDUALLY ELIGIBLE RESOURCES

Detailed information on each potentially individually eligible resource identified by this survey is in the section. Information includes a map and photograph of each resource, date of construction, style, and character-defining features.

FMSF	Address	Year Built	Style	Resource Name
BD01975	120 NE 11 ST	1925	Mediterranean Revival	North Side School - Locally designated as a historic landmark
BD09910	1000 N. Andrews Ave		Park	Warfield Park - Locally designated as a historic landmark
BD09704	118 NE 16th Place	1953	Mid-Century Modern	118 NE 16th Place
BD09816	1625 NE 1st Avenue	1925	Mediterranean Revival	Jelks Residence
BD04235	1329 N Dixie Hwy (AKA 1339 N Dixie Hwy)	1916	Craftsman-style Bungalow	Annie Beck House

NORTH SIDE SCHOOL

FMSF: BD01975

Folio: 494234100020

Address: 120 NE 11 ST

Year Built: 1927

Style: Mediterranean Revival

Architect: Sutton & Routt Architects -

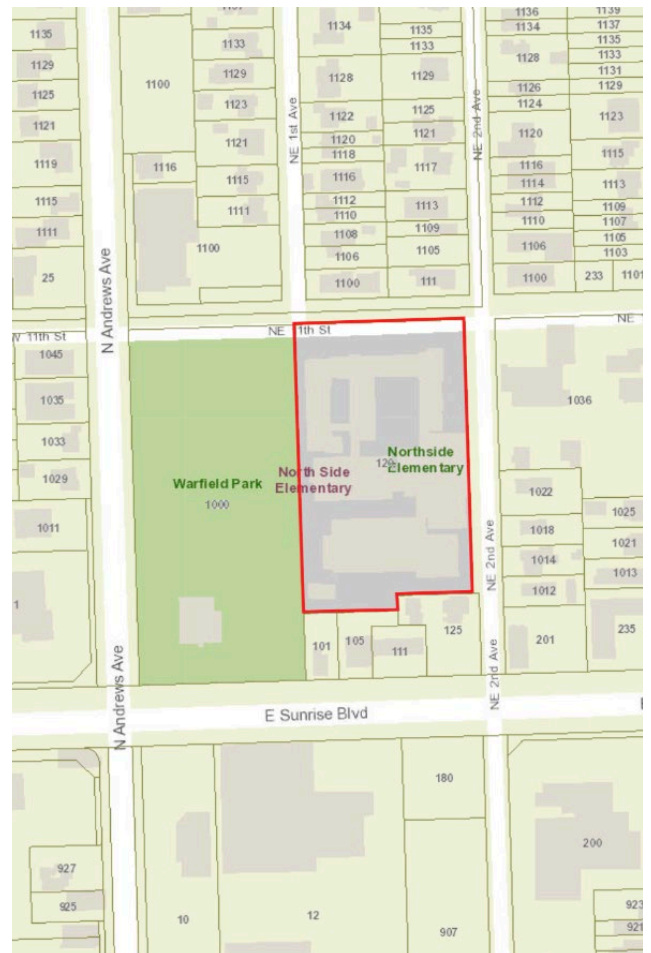
Lester Warren Routt and Byron Sutton

Status: Designated Historic Landmark - North Side School

Architectural Description

120 NE 11 ST is a 3-story structure with a rectangular plan. It has a stucco exterior topped with an asphalt shingle gable roof and partial built-up flat roof. Its character defining features include an arched entrance with stucco detailing and coinage; decorative cast stucco ornamentation around circular windows; a three-level central tower with arched windows and decorative cast stucco detailing; and a decorative roof parapet. Designated as a local historic landmark in 1996.

Alterations: New addition on south side of original school building.



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 structure retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association but would require additional research concerning the interior integrity.

Historic Context

In the midst of the 1920s, the community of Fort Lauderdale voiced a critical need for new educational facilities to serve its fast-growing population. Responding to this call, in early 1927, the North Lauderdale Improvement Association, alongside school officials, initiated a visionary project to establish the North Side School within Progresso Village. The project's architectural design was entrusted to the successful firm of Sutton & Routt, Architects from Vincennes, Indiana. This firm had already distinguished itself by constructing a series of state-of-the-art schools and gymnasiums across Indiana, Southern Illinois, and Kentucky. The talented young architect Lester W. Routt, who recently joined the firm, was celebrated for his innovative designs and architectural accomplishments in the region.

In 1925, Sutton & Routt expanded their operations by opening a branch office in Fort Lauderdale's Maxwell Building, positioning themselves to cater to the burgeoning architectural demands of the area. The North Side

School project expected to be a testament to the firm's architectural excellence and a significant addition to the educational landscape of Fort Lauderdale as "one if the most beautiful structures in the county."

The design plans called for a modified Spanish architectural style, the Mediterranean Revival Style, tailored to South Florida's unique requirements, which promised to enhance the city's North Side significantly. The architectural blueprint featured a three-sided square structure with a south-facing patio or courtyard, ensuring optimal sunlight during winter and effective ventilation throughout the warmer months. The inclusion of connecting loggias added to the aesthetic and functional appeal of the design.

Out of the 28 contractors competing for the project, John Olsen of Fort Lauderdale was selected on March 25, 1927, with a winning bid of \$53,096. The North Side School's construction became part of Broward County's extensive local improvement program, which boasted a budget of \$9,000,000.

Upon its completion, the school boasted modern ventilation, lighting, and various other amenities. It officially opened its doors on September 19, 1927, with Miss Gertrude Edgar serving as its inaugural principal. Over the years, the North Side School evolved into a vibrant hub of community life, hosting PTA meetings, theatrical and musical performances, animal shows, and planting activities, thereby cementing its place in the heart of Fort Lauderdale's educational and cultural history.



Image: North Side School, February 2024



Image: North Side School, February 2024



Image: North Side School, February 2024

WARFIELD PARK

FMSF: BD09910

Folio: 494234100010

Address: 1000 N. Andrews Avenue

Year Built: 1928

Architect: G. W. Breteler

Status: Designated Historic Landmark Site - Warfield Park

Architectural Description

Warfield Park was designated by the Fort Lauderdale City Commission on April 18, 1989, as a historic site. The park is known as the oldest platted city park in Broward County, and is named for Davies Warfield, President of the Seaboard Air Line Railway. This site is still used as a community park and contains an athletic field, basketball court, playground, open play areas, and a community recreation center.

Alterations: Community center building and park equipment added to the site.

Significance (Explanation of Evaluation)

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

Historic Context

In January 1928, the North Lauderdale Improvement Association adopted a resolution to name the park at 1000 N Avenue "Warfield" in honor of S. Davies Warfield, the late president of the Seaboard Air Line Railway. The resolution highlighted Warfield's unwavering faith in Florida's future and his pivotal role in constructing new railroads that opened up miles of new territory for development.

The Resolution stated: "Resolved, as a fitting commemoration to a distinguished man and railroad builder, through whose unshaken faith in the future of Florida and through whose courage the building of a completely new railroad and the opening of miles of new territories was made feasible; Because his faith and courage was an inspiration to renewed efforts to untold thousands Jurying the trying times following the boom; Because of our own implicit faith, inspired by Mr. Warfield's example. In the future of Florida and Fort Lauderdale, and in the hope that the untiring efforts and courage of Mr. Warfield may always remain as a guiding light of encouragement, and that our humble effort of commemoration may forever his undaunted faith and courage to future generations



and thus bring into reality the dream the Almighty, in His wisdom deemed fit for Mr. Warfield to leave unfinished.” The vision for Warfield Park was ambitious, aiming to create a space that combined recreational facilities with horticultural beauty. The plans, drawn up by G.W. Breteler, included: a grand fountain of the geyser type, a building containing comfort stations, public baths, a bandstand suitable for all public occasions, beautification with shrubs, plants, and vines native to Florida, borders adorned with various kinds of palm trees.

The park was intended to be a family-friendly area for recreation and a showcase of the state’s natural flora. By 1931, G.W. Breteler’s contributions to the city’s beautification were further recognized when he was appointed as the “official flower planter for the city.” His responsibilities extended to enhancing parks, parkways, rockeries, and all public spaces to the fullest extent possible.

R.M. Fisher, in his editor’s note, praised Warfield Park as a “beauty spot that inspires civic pride,” reflecting the community’s aspiration to build a ‘city beautiful’ with ideal homes surrounded by natural charm and well-designed public spaces. The park’s development was not just a tribute to a distinguished individual but also a testament to the community’s commitment to create an environment that fostered both beauty and utility.

In the following decades, Warfield Park emerged as a central node in urban life, providing various recreational and entertainment facilities. The park was not just a green space, it was a dynamic venue where people of all ages could engage in various clubs and activities, including Chess, Camera, and Dance clubs, shuffleboard games, etc.



Image: Warfield Park, February 2024

118 NE 16TH PLACE

FMSF: BD09704

Folio: 494234190460

Address: 118 NE 16th Place

Year Built: 1953

Style: Mid-Century Modern

Architect: Lester Avery (1953); Robert E. Hansen (1956)

Status: Potential Historic Landmark

Architectural Description

118 NE 16th Place is a 2-story residential structure with a rectangular plan. It has a stucco exterior topped with an asphalt shingle intersecting gable roof. Its character defining features include a prominent intersecting gable roof; metal spiral staircase at entrance to second level; attached garage; and large corner window.

Alterations: Addition of studio and study to second floor in 1956; Replacement of window and doors in 2015

**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. Additional research needs to be conducted to evaluate the integrity of the interior.

Historic Context

The residence at 118 NE 16th Place was originally designed by Lester Aver Architects in 1953. The first owners of the house were a family from Detroit: Mr. Dean Petticord, his wife, and their two children. According to news records, Mr. Petticord worked as a draftsman, it is also known that he built his family house as a contractor which is reflected in the archive Building Permit application from the Property Records, Fort Lauderdale.

Later, in 1956, the house was purchased by Mr. William Maidhof and his family. They remodeled it, adding a studio on a second floor. The blueprints for this renovation were prepared by the renowned architectural firm of Robert B. Hansen.



Image: 118 NE 16th Place, February 2024

1625 NE 1ST AVENUE

FMSF: BDO9816

Folio: 494234190560

Address: 1625 NE 1st Avenue

Year Built: 1925

Style: Mediterranean Revival

Architect: Unknown - Potentially Francis L. Abreu

Status: Potential Historic Landmark

Architectural Description

1625 NE 1st Avenue is a 2-story residential structure with a rectangular plan. It has a stucco exterior topped with an asphalt shingle hipped/pyramidal roof. Its character defining features include a covered entrance; metal awnings at windows; second level terrace with brick breezeblock; decorative roof vents; and cast stucco reliefs.

Alterations: Replacement windows in 1970

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, feeling, and association. Additional research would be needed to evaluate the integrity of both the interior and exterior.

Historic Context

The property at 1625 NE 1st Avenue is deeply connected to the early development of northern Fort Lauderdale, particularly through the efforts of Howard C. Jelks, a prominent local real estate agent in the mid-1920s. His extensive development projects included two subdivisions along the new Dixie Highway - Placido Place and Beulahland (named after his wife, Mrs. Beulah Jelks) - transforming them into a high-class business district.

While there are no documented records identifying the architect of the property at 1625 NE 1st Avenue, it is known that Jelks frequently collaborated with local architect Francis L. Abreu. Thus, Abreu was responsible for designing several of Jelks' projects, including the office at 343 N. Andrews Avenue, the Jelks Lodge/Hotel at Wahoo Beach in Pompano, and a store building on Andrews Avenue.

It is also plausible that the residence at 1625 NE 1st Avenue was constructed by Prescott & Boyd, builders who often worked with architects John M. Peterman and Francis L. Abreu. Early 1926 news reports indicate that Calder



Bond, a member of Jelks' sales force, hired Prescott & Boyd to construct a five-room residence in Placido Place for \$6,500, advertised as a Spanish Stucco Bungalow.

Despite the lack of concrete evidence regarding the architect of the residence at 1625 NE 1st Avenue, its design aligns with the architectural trends of the time, influenced by prominent local architects like Peterman and Abreu. Francis L. Abreu, who established his office in Fort Lauderdale in 1923, became the city's most sought-after architect, designing numerous commercial and public structures, including the Casino Pool and the original Fort Lauderdale Country Clubhouse. The Spanish-style buildings he designed during the 1920s significantly contributed to the city's character and history. The home of Dr. and Mrs. Leslie Maxwell in Rio Vista (1926), designed by Abreu, may serve as a reference for the residence in Placido Place.

In September 1926, a devastating hurricane struck Fort Lauderdale, causing extensive damage to many buildings. In a letter to Howard Jelks, his brother Jim E. Jelks detailed the destruction: "Your hardware store was broken... and your office was torn some to the rear on the South side... The Lodge lost the chimney and quite a good deal of roofing tile. The doors downstairs gave way and water came in lobby and dining room and roll roofing came off all over the roof."

Remarkably, the residence at 1625 NE 1st Avenue withstood the hurricane's impact. For the next five years, it was owned by one of Mr. Jelks' close friends. The Placido Place area attracted multiple investors, including Mr. William Baskin Jr., Mr. J. Calder Bond, and Mr. Manley McWilliams, all from Macon, GA, and Mr. Homer Watt from Chicago, Illinois. These individuals were interconnected both socially and professionally.

In February 1931, J. Calder Bond sold his property on Lot 18, Block 4, Placido Place to Russel G. Bretz and his wife. This transaction marked a significant transfer of ownership, situating the Bretz family as the new proprietors of the residence at 1625 NE 1st Avenue.

In 1932, legal troubles beset the owners of Placido Place when Theodore Phalon filed a lawsuit against William H. Baskin Jr., Homer S. Watt, Tellie Heart, and Reubine Shepherd. The court ruled in favor of Phalon, ordering the sale of lands in Placido Place at public auction on March 6, 1933. Records indicate that Phalon sold Lot 19, Block 4 to Russel G. Bretz and his wife. This suggests that from 1931, the Bretz family remained the owners of the house at 1625 NE 1st Avenue. This is corroborated by a notice from the City Tax Collector's office published in September 1933, which listed the Bretz family as the property owners.

Subsequently, the property was transferred to Dunson Properties, Incorporated and in May 1942, it was sold to E. M. Flory, a local real estate broker. Flory's ownership was short-lived, as in 1943, the residence and surrounding lands were purchased by D.T. Tompkins, a well-known local policeman and farmer.

Tompkins transformed the property significantly, opening the Hillcrest Riding Academy at the residence in 1945. This venture added a new dimension to the property's history, repurposing it for equestrian activities. By 1952, Tompkins had further diversified the property's use by establishing the Children's Hour Day nursery, providing childcare services to the local community.

This historical trajectory illustrates the evolving functions and ownership of the property at 1625 NE 1st Avenue, reflecting broader economic and social changes in Fort Lauderdale throughout the mid-20th century. The property's various uses, from a private residence to a riding academy and day nursery, underscore the dynamic nature of real estate development in the region.



Image: 1625 NE 1st Avenue, February 2024



Image: 1625 NE 1st Avenue, February 2024

ANNIE BECK HOUSE

FMSF: BD04235

Folio: 494235460010

Address: 1329 N Dixie Highway

Year Built: 1916

Style: Craftsman Bungalow

Architect: Unknown

Status: Designated Historic Landmark - Annie Beck House

Architectural Description

1200 NW 4 ST is a 1-story residential structure with a rectangular plan. It has a stucco exterior topped with a built-up flat roof. Its character defining features include a rectangular plan with asymmetrical front facade with covered entry porch supported by slender metal poles, flat roof with deep eaves, and decorative breezeblock at rear patio.

Alterations: Replacement windows in 1970. Replacement of doors, 8 windows, installation of handicap/catering

Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion B for association with early Fort Lauderdale pioneers, Dr. Alfred J. Beck and Annie Beck. This property also 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 design, materials, workmanship, feeling, and association.

Historic Context

The Annie Beck House, nestled in the Middle River Terrace Park in Fort Lauderdale, holds a rich history that spans over a century. Annie Beck and her husband, Alfred, were true city pioneers. Annie was president of the Fort Lauderdale Woman's Club, a founder the city's first garden club, and an active community leader. Their house witnessed significant events, including the 1926 hurricane, which devastated the city's landscape.

In May 1977, City Commissioners granted the 1926 Beck House its historic designation by a unanimous 5-0 vote. Shortly thereafter, in August 1977, the house faced its first relocation: it was moved eight blocks from its original location at 334 East Las Olas Boulevard to 310 SE 11th Ave to make way for the parking lot for the First Federal of Broward bank building.

In 2008, the house was relocated again, lifted and transported on a truck for its 3.5-mile journey to its current destination: Middle River Terrace Park at 1329 N. Dixie Highway. At this time, the City of Fort Lauderdale and the Broward Trust for Historic Preservation entered into an lease agreement for the Annie Beck house to be located on City Property and function as the Annie Beck Education Center.



As part of this move, the Annie Beck House underwent several restoration projects. Funding came from grants, private donations, and corporate contributions. Fort Lauderdale residents volunteered to restore the house, preserving it for future generations. Renovations included a catering kitchen, new windows and doors, a handicapped-accessible ramp, and extensive garden work. Tamara Peacock, a historic preservation architect, worked on the house restoration, expressing concerns about balancing hurricane protection with maintaining the home's façade due to the wooden frame's limitations. Local master gardeners, including Rebecca Petracca and Bonnie Hajduko, developed a large landscaping project that included a bird sanctuary and butterfly garden.

In 2014, the 13th Street Alliance took over the building "after five years of neglect and vandalism." With a \$1.5 million grant, they aimed to breathe new life into this historic gem. Steve Glassman, then President of the Broward Trust for Historic Preservation, spearheaded a renovation project, reviving community interest. The Annie Beck House now stands as a living memorial to the Fort Lauderdale community and is now occupied by a City of Fort Lauderdale Police Officer.



Image: Annie Beck House, February 2024



Image: Annie Beck House, February 2024

HISTORY AND DEVELOPMENT OF HISTORIC DORSEY RIVERBEND AND CITY VIEW

06 *In the 1920s and 1930s, Historic Dorsey Riverbend and City View became popular residential areas for prominent Black entrepreneurs and civic leaders. During this time, many Black residents moved to*

EARLY HISTORY

The northwest neighborhood is situated within the Tequesta subarea of the non-agrarian Glades Culture. Prior scholarly investigations have delimited the early habitation periods within Broward County from 2000 B.C. to 1700 A.D. By 1783, Spain had regained control of Florida after a brief loss of control to Great Britain starting in 1763. Visitors to the region noted the cultivation of non-native crops such as limes, oranges, lemons, sugar apples, coconuts, and guavas on the land. These plants were likely introduced to the Fort Lauderdale area by early homesteaders like Frankee Lewis and her family.

In 1788, non-native settlers were documented within the area of the New River. In 1821, Spain ceded Florida to the United States. Around this time, the New River area was inhabited by a community

primarily composed of Bahamian settlers who sustained themselves through salvage and fishing activities. Legislator Richard Fitzpatrick established a plantation using enslaved individuals from South Carolina to cultivate coconuts, plantains, citrus fruits, and sugarcane.

An 1825 survey of present-day Broward County indicated there were two non-native settlers within the New River area William Cooley and David Williams. By 1830, the New River settlement was home to approximately fifty residents. The Seminole Indians were also newcomers to the Broward County area during this period. Originally Creek Indians from Georgia and Alabama, the Seminoles had migrated to South Florida by the late 18th century and had established a presence in the region by the early 19th century. Between the mid-1830s and the mid-1850s, there were ongoing skirmishes between the United States military and the Seminoles marking a period of time known as the Seminole Wars.

Testimony garnered from long standing residents of the region, such as Mrs. W.S. Holloway, and historical documentation, including annotations from studies conducted by archaeologist Bob Carr, substantiate the presence of Seminole Indians in the vicinity during the 19th and 20th centuries, with references to an “Indian Trail” along the contemporary route of SW 6th Avenue.

Concurrently, archaeological endeavors along the New River bank yielded an increasing array of artifacts that affirm the protracted duration of human occupation and corroborate narratives of indigenous lore. The sustained inhabitation of these domiciliary sites for over seven decades, particularly along NW 5th and 6th Avenue, furnishes ample research pertaining to Black material culture in the 20th Century.

Noteworthy is the inaugural settlement registered in the 1890s, initiated by the Philemon Bryan family, who enlisted four hundred Black laborers to construct the Florida East Coast Railway (FEC) railroad along the New River. Impressively, the earliest residential configurations have endured through time, shaping the fabric of the “Near Northwest” community, which, although expanding northwestward, remains demarcated by the arterials of Broward Boulevard (formerly North 4th Street) and the FEC railroad tracks.



Seminole camp on New River - Fort Lauderdale, Florida (c. 1900) , Source: Florida Memory



Seminole Indian camp : Fort Lauderdale, Florida (1917), Source: Florida Memory

Annie Jumper Tommie, a respected Seminole matriarch, along with her family, established a Panther clan camp around 1902 near the north fork of the New River, east of today’s Broward Boulevard bridge. Known as Annie Tommie’s Camp, it was the final enduring Seminole settlement within Fort Lauderdale. Annie and her husband, Doctor Tommie, resided there with her mother, Mammy, brother Willie Jumper, and their children, including Tony Tommie, who were familiar figures to the local community.

The camp featured several chickees including a cooking chickee, work and sleeping chickees, and an area for activities and boat landings along the New River. Nearby, young Seminole boys practiced baseball on a makeshift diamond, preparing for matches against local schools. Annie Tommie’s Camp became a notable tourist destination, especially renowned for Annie’s innovation in crafting and selling Seminole Indian dolls, which later became a significant industry for the tribe.

Just west of the Annie Tommie site lies a city-owned park marked at 200 NW 18th Avenue, known as the “North Fork of the New River – The Historic North Fork.” This park is noted as one of the few remaining sections of the New River that still exists in its natural state. North

Fork Riverfront Park spans approximately three-and-a-half miles of shoreline, winding through communities in Broward County. It is a habitat for endangered plants and native wildlife, reflecting the area's enduring natural history.

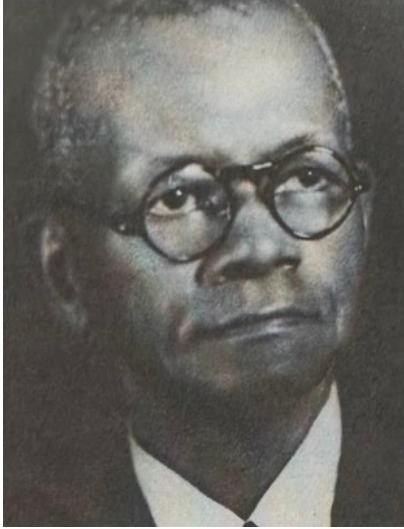


Image: Dana Albert Dorsey, Source: HistoryMiami

The Historic Dorsey Riverbend neighborhood is named in honor of Dana Albert Dorsey, a prominent figure in early South Florida history. Upon his arrival in Miami in 1897, Dorsey initially pursued truck farming and swiftly transitioned to investments in real estate. He acquired parcels of land near the former Seaboard Station at NW 7th Avenue and NW 19th Street, purchasing lots initially priced at \$25 each and gradually expanding his real estate holdings. By 1914, Dorsey was recognized as the sole African American real estate agent in Miami. Dorsey's acquisitions extended to Elliot Key and Fisher Island, where he facilitated access to public beaches for the Black community. His entrepreneurial pursuits culminated in the creation of the largest real estate portfolio ever amassed by a Black individual in Dade County. Beyond his business ventures, Dorsey was instrumental in founding South Florida's first Black bank, The

Mutual Industrial Benefit and Saving Association. Later, he assumed leadership as Chairman of the Colored Advisory Committee to the Dade County School Board.

COMMUNITY AND WORSHIP

Black churches have emerged as highly influential institutions within their communities, serving as hubs for social, cultural, educational, and political activities. In contexts where public assembly was restricted, worship and religious instruction provided the sole legal means for community gathering. Within the Dorsey Riverbend community, churches not only served as cornerstones but also as gathering places for prominent leaders and families during the early 20th century. They continued to be pivotal in Civil Rights activism through the mid-20th century and remain central to ongoing civic leadership efforts for Black representation today.

Scholarly discourse extensively recognizes the pivotal role of churches in Black history and culture. In the development of Historic Dorsey Riverbend, these churches played a particularly critical role. As noted by August Meier, churches and fraternal organizations held significant importance within the Black community, surpassing their counterparts in White communities in 19th century America. Churches and fraternities provided opportunities for social interaction and leadership development without the constraints faced elsewhere. Many distinguished Black leaders have emerged from ministerial roles.

While church buildings primarily served as places of worship, they also functioned as centers for educational and civic activities. For instance, churches accommodated Sunday school sessions for children, facilitated political

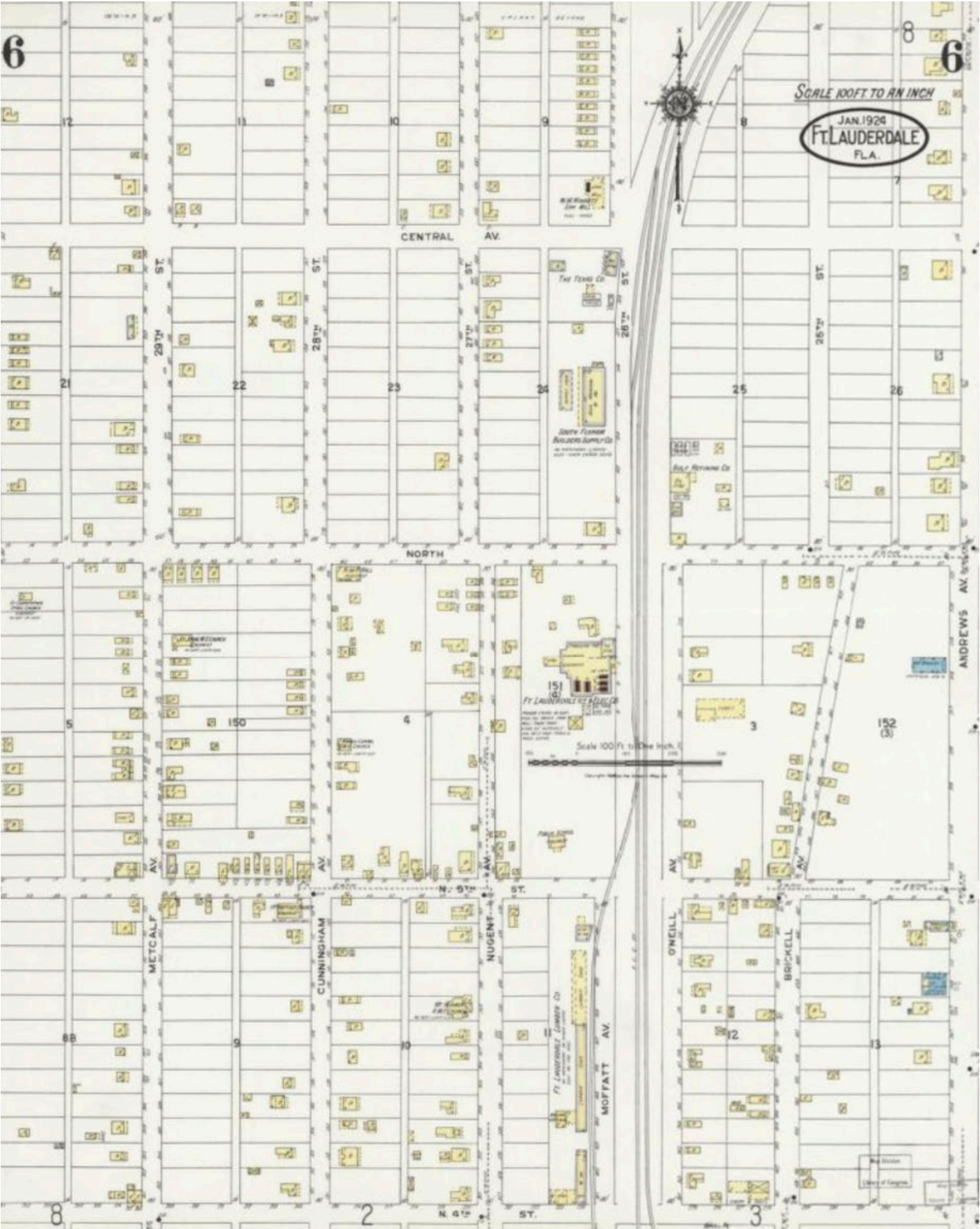


Image: Sanborn Map, 1924 (Plate 6)

activism, and hosted community fundraising events. Thus, beyond their religious functions, churches in Dorsey Riverbend served as multifaceted institutions that actively contributed to the social, educational, and civic life of the community.

The Sanborn maps delineating the Five Block Area reveal the presence of some of the earliest frame structures, notable among which are various ecclesiastical edifices. In the early 1900s, a limited number of churches were established, including Mount Hermon African Methodist Episcopal (AME) and Piney Grove Missionary Baptist Church. Another early establishment was St. Luke Baptist Church, followed by St. John's CME Church. These churches served as focal points for community activities, initially sharing facilities with Mount Hermon and Piney Grove alternating services on Sundays.

Piney Grove Missionary Baptist Church was founded in 1904 under the leadership of Reverend B.F. Goodin, initially conducting services under a bush arbor at the corner of Northwest Second Street and Brickell Avenue. The location also served as a schoolhouse for its members. A permanent structure was erected by the congregation within Block 10 on NW 4th Avenue, but was sold in 1911. In 1941, the current church property was acquired during Reverend Robert L. Holley's tenure, with dedication taking place in March 1951. The church was formally incorporated as First Baptist Church Piney Grove in 1968. The congregation occupied the NW 4th Street building until 2005, when growth prompted the construction of a new facility in Lauderdale

Lakes. Piney Grove has notable historical ties, including the membership of Mr. Andrew DeGraffenreidt, the first Black elected commissioner in Fort Lauderdale. Despite its continued existence, the property was deemed ineligible for historic designation in 2017 due to significant alterations that compromised its historical integrity.

By the year 1924, this compact neighborhood accommodated three such institutions: St. Christopher's Episcopal, established in 1916; Pine(y) Grove, alternatively known as First Baptist Church, situated on NW 3rd Avenue and 2nd Street; and St. John's M.E. Church. Additionally, a Knights of Pythias Hall, a fraternal organization, was situated within this geographical enclave.

In the Dorsey Riverbend neighborhood, three churches potentially eligible for individual nomination include St. Christopher's Episcopal School (1939), located at 318 NW 6th Avenue, a Neo-Gothic structure; Mount Olive Baptist Church (1946), situated at 401 NW 9th Avenue, also in a Neo-Gothic style; and Mount Hermon AME Church (1959), a Modern structure located at 401 NW 7th Terrace, also known as 711 NW 4th Street.

Mount Hermon AME Church has been associated with several notable members who have made significant contributions to Fort Lauderdale's civic and judicial arenas. These include Mr. Nathaniel Wilkerson Sr., the first Black candidate for the Office of City Commissioner, Judge Thomas J. Reddick, the first Black Public Defender, and Alcee Hastings, the first Black Juvenile Judge appointed by President Jimmy Carter, later becoming a Congressman.

The founding of Mount Olive Baptist Church by Reverend Henry Bragdon, Sr., brought together a community including the Bragdons, Peoples, James Thurstons, Henry and Fannie Jackson, Lewis and Georgia Clark, G.T. Stafford, Eva Taylor, and Mae Liza Williams. The church played a pivotal role in advocating for low-rent public housing in the Dorsey Riverbend



Image: Mount Olive Baptist Church, Fort Lauderdale Historical Society

area, significantly impacting community growth and development.

BOOMTIME AND SEGREGATION

During the period of economic prosperity, Fort Lauderdale's Black community experienced both favorable and adverse transformations. The upsurge in construction activities engendered a surge in employment opportunities within domestic, construction, and hospitality sectors, wherein individuals secured positions as waitstaff and domestic aides. However, concurrently, the municipality implemented legislative measures delineating racial segregation. Notably, in 1922, Fort Lauderdale enacted its initial ordinance instituting a racial demarcation, aiming to confine Black inhabitants within a demarcated sector delineated by the FEC Railway tracks. By 1927, access to the beach for the Black populace was restricted to a demarcated area situated north of the city's perimeters, notably distanced from Las Olas Boulevard. Furthermore, the municipality adopted

a grid-quadrant zoning system in the same year, thereby confining nearly one-fourth of the city's population, predominantly comprised of Black residents, to homes within the northwest quadrant. The enforcement of stringent curfews further curtailed nocturnal mobility for the Black community.

Access to healthcare among Black citizens was notably constrained, exacerbated by the reluctance of numerous local physicians to extend medical care. Addressing this critical lacuna, Dr. James Sistrunk assumed a pivotal role upon his arrival in Fort Lauderdale in 1922. Although not the city's inaugural Black physician, Dr. Sistrunk emerged as the sole practitioner for an extended period, embodying the archetype of the "country doctor." Notably, he provided essential medical services to the community, undertaking the delivery of over 5,000 infants.

Concurrently, infrastructural enhancements

aimed at improving educational facilities for the Black populace were undertaken. A significant milestone transpired in 1924 with the construction of a new masonry two-story educational establishment designated as the "Colored School," meticulously designed by architect Peterman, and situated on Northwest Fourth Street. Subsequently, in 1930, the institution was renamed in honor of Dr. James Hardy Dillard, a white philanthropist renowned for his dedication to ameliorating educational opportunities for Black children. The building was sold to the School Board for one dollar by pioneers Frank and Ivy (Cromartie) Stranahan who provided the land and covered construction cost. This would be the first permanent school in Broward County, purposefully established for the education of children from the Black community.

The Sanborn maps of 1924 reveal a substantial proliferation of frame dwellings within the Tuskegee Park vicinity, emblematic of the northwestern extension of the Black community. Noteworthy is the presence of several prominent Black individuals residing and contributing to the inaugural redevelopment precinct, including Sylvia Aldrige, James Bass, George W. Benton, J.F. Sistrunk, Von D. Mizell, and Nathaniel Laramore.

In the vicinity encompassing Historic Dorsey Riverbend and City View, a notable trend emerged during the 1920s and 1930s, wherein several prominent entrepreneurs and civic leaders of the Black community opted to establish their residences. Moreover, during this period, a discernible shift occurred as domiciles were relocated to Dorsey Riverbend

"Watch Seminole Forest—Advertisement," Fort Lauderdale News, July 14, 1925

"42 Lots—Advertisement," Fort Lauderdale News, July 23, 1925.

properties. Concurrently, the trajectory of residential development for the White population manifested a westward progression along Las Olas Boulevard. The era witnessed a surge in construction activities, with a notable aspiration to erect “one home each week” within the Seminole Forest neighborhood. Simultaneously, infrastructure enhancements, including the installation of streets and sidewalks, were undertaken within the northwest precinct to accommodate the burgeoning housing developments. Noteworthy is the brisk pace of real estate transactions, particularly evidenced by the sale of over 250 lots within the Seminole Forest district between the months of June and July in 1925.

1930S: DEPRESSION ERA AND NEW DEAL

The economic downturn of the depression era posed formidable challenges for residents of South Florida, many of whom had previously experienced the affluence associated with prosperous periods. Alleviating the dire circumstances, various initiatives under the New Deal framework were instrumental in providing relief measures. Notably, the Federal Emergency Relief Agency played a pivotal role in dispensing aid, distributing provisions such as food and vegetable seeds, and inaugurating canning facilities. Concurrently, the Works Progress Administration spearheaded an extensive employment program, engaging numerous local inhabitants in the execution of diverse infrastructure projects across the region.

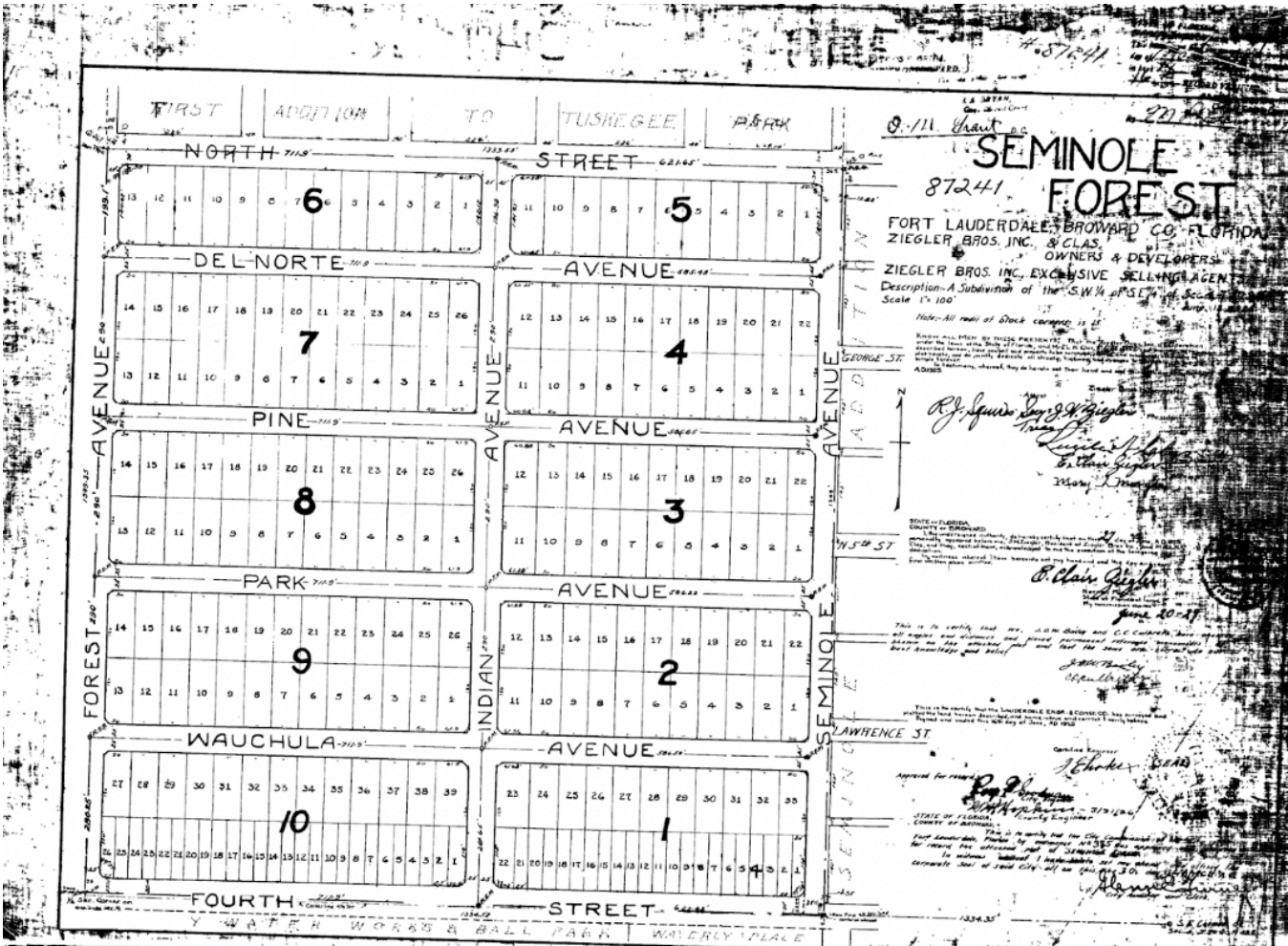


Image: Seminole Forest Plat Map

These endeavors included the construction of significant edifices such as the East Side School, the municipal tennis courts situated within Hardy Park (also known as Davis Field), and the principal U.S. Post Office located at the intersection of Southeast First Avenue and Second Street. Moreover, the New Deal initiatives facilitated critical civic improvements, encompassing the clearance of the New River from the invasive water hyacinths, the realization of a comprehensive sewer system, and the construction or enhancement of vital bridges and highways within the locality.

In 1937, the enactment of the Murphy Act by the state legislature facilitated the statutory forfeiture of lands in instances of tax delinquency. This legislative measure afforded taxpayers within the state the opportunity to reconcile substantial arrears of taxes for nominal sums, thereby effectuating the reinstatement of approximately 60,000 parcels of land onto the active tax registers.

At the same time, while the Caucasian community established itself along the banks of the New River, adjusting their lifestyles to fit the economic circumstances, the Near Northwest district quickly grew into a prominent enclave for the Black

community within the county. Its institutional infrastructure, comprising churches, educational establishments, and commercial enterprises, assumed a pivotal role in catering to the multifarious needs of the Black populace countywide.

Despite the prevailing economic downturn of the Depression era, tourism retained its significance as a linchpin of the local economy. Subsequent to the cessation of Prohibition, a burgeoning array of entertainment options emerged for both local denizens and visitors alike. Noteworthy among these was the inauguration of the Trianon Ballroom, situated discreetly behind Brownie's Bar on South Andrews Avenue, under the proprietorship of Brownie Robertson in 1935. Club Brownie, operational until the onset of World War II, played host to an illustrious roster of entertainers of the era, including luminaries such as Ella Fitzgerald, Duke Ellington, Cab Calloway, and Louis Armstrong, among others. In the era of racial segregation, these luminaries patronized the Hill Hotel, owned by John H. Hill II and situated at the intersection of Northwest Seventh Avenue and Fifth Street, which notably stood as the premier hospitality establishment within the Black community.



Image: Hill Hotel at Northwest 7th Avenue and Fifth Street, demolished 1980s,
Source: Hill Family Collection

The architectural landscape associated with recreation and entertainment in Fort Lauderdale reflects the historical impact of segregation, which necessitated the creation of spaces for Black community members to enjoy leisure activities. Despite being sought-after performers, Black entertainers were often barred from staying overnight in segregated accommodations. As a result, venues in the Dorsey Riverbend neighborhood became pivotal locations for after-hours entertainment. These structures serve as crucial repositories of social and cultural history within the Black community. Regrettably, few of these sites have

endured over time.

Ironically, the passage of the Civil Rights Act of 1964, while a landmark achievement, indirectly contributed to the decline of Black entertainment venues. Increased access to integrated establishments led to a shift in patronage and revenue away from these once-thriving venues. Consequently, many of these establishments faced economic challenges that ultimately led to their closure and eventual demolition due to neglect.

In addition to the prevailing economic hardships encountered by the majority of individuals during this era, Black Floridians grappled with pervasive manifestations of systemic oppression and racial discrimination throughout the 1930s. Florida notably emerged as one of the foremost “lynching states” per capita black population within the Southern region. Law enforcement officials, including sheriffs across the state, were implicated in the abuse of state peonage laws, effectively subjecting Black citizens to conditions akin to indentured servitude.

Against this backdrop, in 1937, the municipal administration established a hospital commission with the objective of mobilizing funds for the establishment of the county’s inaugural public hospital. In 1938, Broward General Hospital commenced operations within the renovated premises of the Granada Apartments on South Andrews Avenue, a location it continues to occupy to the present day. Notably absent prior to this establishment was any such medical facility catering specifically to the needs of Black residents. Although Broward General Hospital accommodated black patients, it maintained a policy of barring black physicians from practicing within its premises. Consequently, a consortium of local citizens undertook the initiative to establish Provident Hospital within a refurbished residential property on Southwest Sixth Street, presently

the site of the L.A. Lee YMCA/Mizell Community Center. Dr. Mizell assumed the mantle of medical director, while Dr. Sistrunk served as the chief of staff. Provident Hospital continued its steadfast service to the community until the process of integration, which culminated in 1964 with the assimilation of Broward General Hospital and other medical facilities.

During the 1930s, Fort Lauderdale’s segregated environment provided limited healthcare options for its African-American residents. Activists from both black and white communities united to establish Provident Hospital on the north side of Northwest Sixth Street and Fourteenth Avenue in 1938. Over the years, this modest hospital expanded until integration occurred at Broward General in 1964, leading to the closure of Provident Hospital. In 1990, the city commemorated the legacy of



Senator Claude Pepper at Dixie Court cornerstone laying ceremony



Laying corner stone at Dixie Court, December 29, 1929. Source: Fort Lauderdale Historical Society

Provident Hospital by naming a park across from its former location in its honor.

Moreover, living conditions within segments of the Black community during the 1930s deteriorated to alarming levels. A 1938 survey revealed that out of 950 families in Fort Lauderdale, representing almost one-third of the city's population, 875 were Black households, the majority of whom were renters. Alarming, 95 percent of these households



Image: NW 2nd Street, Looking East, 1940. Source: Fort Lauderdale Historical Society

were documented as residing in substandard living conditions. Following concerted advocacy efforts by municipal authorities, Fort Lauderdale succeeded in securing the support of the recently established New Deal agency, the Public Housing Authority. Subsequently, the Dixie Court Housing Complex



Image: NW 2nd Street, Looking East, 1940. Source: Fort Lauderdale Historical Society

for Black residents was completed in 1940, representing a significant milestone in addressing the housing needs of the marginalized community.

By 1936 Fort Lauderdale and the nation were coming out of the Great Depression slowly but surely. Boomtime developers began to return to the community. City agencies were once again solvent, and house construction became an important industry once again.

WORLD WAR II

At the onset of the war, the Chamber of Commerce and City Commission collaboratively instituted a Military Affairs Council. Confronted with challenges in garnering the endorsement of the USO, they endeavored to establish the Fort Lauderdale Service Men's Center, situated within the erstwhile Pioneer Department Store edifice positioned at the intersection of Southeast First Avenue and Las Olas Boulevard. This facility served as a vital resource for over two million servicemen and women statewide throughout Florida. However, amidst the era of segregation, Black soldiers were notably absent from the Fort Lauderdale Service Men's Center. Instead, they availed themselves of accommodations provided at John H. Hill II's commercial complex, situated at the intersection of Northwest Second Street and Fifth Avenue.

Originally constructed during the 1920s as single-family residences, a significant transition occurred in the subsequent decade as these properties evolved into tourist homes. Later, during the wartime period, they assumed the role of boarding homes catering to American servicemen. Even during the 1950s, the expanded District economy found stability through commercial activities along SW 2nd Street east of 4th Avenue, complemented by homestyle hotel accommodations to the west.



Image: Thomas J Walker Residence, 441 NW 9th Avenue, 1965. Source: Fort Lauderdale Historical Society

Although constraints such as gas and tire rationing imposed limitations on travel, Fort Lauderdale continued to attract visitors and servicemen. Modes of transportation, including trains and buses, operated at full capacity. Despite the military occupation of the beach, tourists persisted in patronizing hotels. The conclusion of the war heralded a palpable sense of relief, prompting spontaneous celebrations to ensue across the City.

POST-WORLD WAR II

Throughout the 1940s, Broward County retained its predominantly agricultural character. At Dillard High School, the sole educational institution serving Black students, the academic calendar spanned seven months, with a hiatus from November to Easter to facilitate student availability for the local bean harvest. This arrangement necessitated the employment of children as young as nine, who provided labor at nominal wages for the region's principal crop in the northern county. The disparities



Image: Charles Seiferman Residence, 745 NW 2nd Avenue, 1954

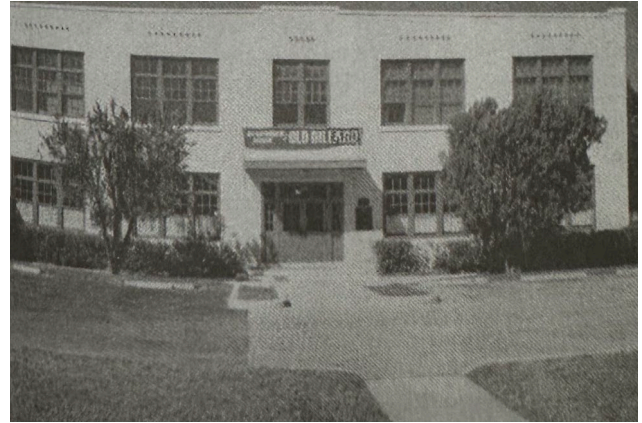


Image: Dillard High School, Source: Across the Tracks, pg. 43

inherent within the segregated educational framework engendered considerable resentment within the Black community. While the Dillard School attained accreditation, Black students in north Broward were not afforded a nine-month academic year until the year 1952. In 1952, the erstwhile Dillard School was supplanted by a new high school. The elementary school remained in the original building subsequently christened Walker Elementary in homage to Clarence C. Walker, the former president of Dillard High School, in the year 1960.

The denouement of the war precipitated a host of burgeoning challenges for the residents of Fort Lauderdale. Despite the withdrawal of military presence and the concomitant cessation of funding it provided to the community, the city witnessed its most prosperous tourist season on record during the winter of 1945-1946. With a resident population of 26,000 at the conclusion of the war, the city found itself inundated by an influx of 65,000 visitors. The discontinuation of wartime rationing policies catalyzed a surge in production activities and consumer spending. Travel restrictions were rescinded, facilitating the return of servicemen accompanied by their families seeking residence. The city, however, found itself ill-prepared to contend with the heightened demand for expansion in housing,

sanitation facilities, educational institutions, and other essential services.

In tandem with the burgeoning demographic expansion necessitating augmentations in housing and essential amenities, the trajectory of social transformation was also discernible on the horizon for the residents of Fort Lauderdale. Despite the



David Larrimore Residence, 417 NW 8th Avenue



Gilbert Apartments, 801 NW 3rd Street Source: Fort Lauderdale Historical Society

advent of the 1950s, the city remained deeply entrenched within the confines of racial segregation, wherein delineated racial boundaries persisted. Black inhabitants found their residential mobility restricted by ordinances promulgated as early as the 1920s. However, propelled by concerted advocacy endeavors within the Black community, albeit gradual, the winds of change began to sweep through Fort Lauderdale.

A pivotal milestone marking the onset of incremental change unfolded in 1951 with the inauguration of Sunland Park by the City. Notably, this park stood as the inaugural municipal park designated for the utilization of the Black community, situated on West Sunrise Boulevard. Subsequently, in 1954, a significant addition took shape with the introduction of a swimming pool, thereby broadening the recreational amenities available to Black residents.

In 1956, the Fort Lauderdale Golf and Country Club, which operated as a municipal course at the time, refused admission to four Black men. Subsequently, they pursued legal recourse by filing a lawsuit in federal court, ultimately emerging victorious. The court adjudicated that they possessed the lawful entitlement to utilize the golf course. In 1957, this judicial decision was reaffirmed upon appeal by the Appellate Court. In response to these legal developments, the city commission opted to divest ownership of the club, opting for sale rather than confronting the imperatives of integration. The paramount concern of safeguarding the tourism industry, deemed critical to the city's economic vitality, precipitated this decision. As the 1960s unfolded, Fort Lauderdale commenced a process of adaptation to the evolving sociopolitical landscape, thereby reflecting a nascent willingness to accommodate changing norms and values.

1960S: INTEGRATION AND UNREST

The quest for integration gained momentum, propelled by the concerted efforts of Black activists who strategically employed nonviolent resistance tactics such as "eat-ins" at segregated lunch counters, "sit-ins" at bus stations, along with boycotts and pickets. Concurrently, local businesses commenced the implementation



Image: Sanborn Map, 1965 (Plate 24)

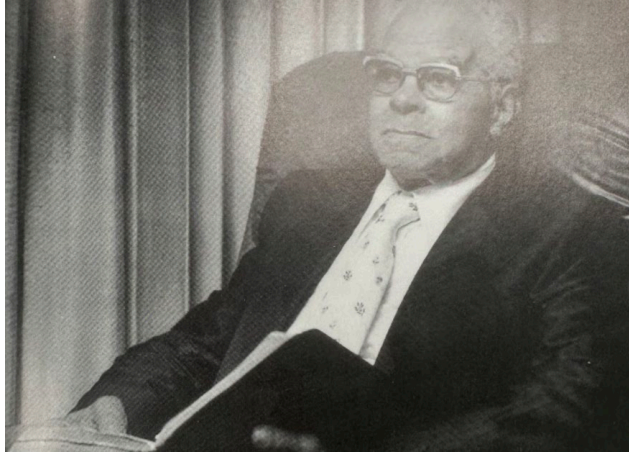
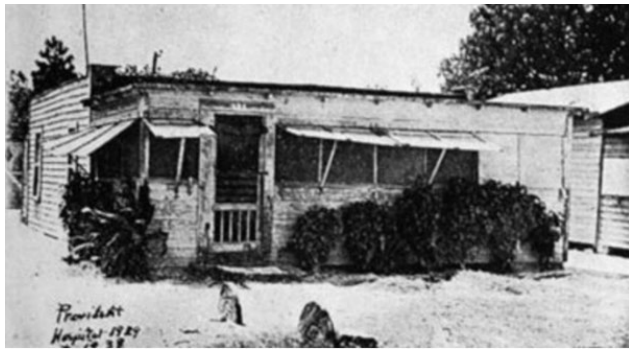


Image: Reverend Ivory Mizell, Source: A History of Black Fort Lauderdale, pg. 81



Provident Hospital, 1938



Provident Hospital, 1960. Source: Fort Lauderdale Historical Society

of desegregation policies, indicative of a gradual shift in societal attitudes. A pivotal figure in these endeavors was Eula Gandy Johnson, whose arrival in Fort Lauderdale dates back to 1935. Following the untimely demise of her husband, she assumed



Image, 401 NW 5th Avenue, 1960s. Source: Fort Lauderdale Historical Society

the responsibility of supporting her three children by operating a gas station. In 1958, her steadfast commitment to justice prompted her assumption of the presidency of the local chapter of the National Association for the Advancement of Colored People (NAACP).

Another notable figure in the struggle for the rights of Black citizens in Fort Lauderdale was Von D. Mizell. In addition to his tenure at Provident Hospital, he was instrumental in the establishment of the Fort Lauderdale NAACP chapter in 1945. Mizell's advocacy extended to electoral pursuits, as evidenced by his candidacy for the Broward County School Board in 1948, wherein he narrowly missed victory in the primary, owing to limited voter turnout among Black residents. In 1964, Provident Hospital underwent integration into Broward General, prompting Mizell and five others to file lawsuits against the Broward Medical Association, seeking admission as members to facilitate their practice within the institution.

In juxtaposition to the opulent urban developments proliferating within the City, by the 1960s, the northwest neighborhood, constituting the residence of Fort Lauderdale's Black populace, had become conspicuous for its dire circumstances, garnering recognition among locals as necessitating urgent

intervention. Characterized by substandard housing conditions coupled with exorbitant rents, prolonged forty-year home mortgages, inadequate sanitation facilities, unpaved thoroughfares, and a dearth of recreational and childcare amenities, the neighborhood stood as a microcosm of systemic neglect. These conditions incubated a volatile environment conducive to racial unrest, which erupted into riots and disturbances during the summer of 1966. In August of that year, a cohort of Black youths faced arrest for pelting police cruisers with rocks and bottles. Subsequently, local black leaders leveled accusations of police harassment, particularly highlighting instances where detainees were compelled to sleep on cot beds devoid of mattresses. Although charges against the apprehended youths were eventually dropped, tensions within the community remained palpable.

Against this backdrop, the city commission, in December 1966, sanctioned an urban renewal initiative aimed at ameliorating the plight of the Black community. However, conservative backlash against the proposed federal funding precipitated a city-wide referendum on the issue. Despite the City's establishment of an urban renewal office and the identification of 600 acres encompassing dilapidated residences and 2,000 residents in need of assistance within the northwest neighborhood, opposition to the initiative culminated in the rejection of several million dollars in federal funding, leading to the closure of the agency. Consequently, race relations remained fraught with tension throughout the remaining years of the decade.

1970S TO PRESENT

The local chapter of The Links, Inc., a civic and social organization, spearheaded the compilation of one of the earliest publications detailing the history of the Black community: "Black Pioneers in Broward County." Concurrently, collaborative

efforts between the City and the Fort Lauderdale Historical Society yielded the production of a self-guided tour map and waterways tour, showcasing numerous local landmarks of historical significance. The bicentennial commemoration engendered heightened national consciousness regarding the preservation of historic properties. Motivated by the imperative to address the rapid socio-cultural transformations underway, the City proactively formulated a historic preservation ordinance, thereby establishing a framework for the creation of a historic preservation board.

Since the 1950s, the City of Fort Lauderdale has overseen the operations of the Wingate landfill, situated in the western periphery of the city within



Image: Garbage Disposal Plant, 1901 NW 6th Street. Source: Fort Lauderdale Historical Society

a primarily Black neighborhood. In the 1960s, a new incinerator was erected on the site. The operational procedures of the incinerator entailed the extraction of cooling water from on-site wells, subsequently discharged into an unlined lagoon. By the 1970s, residents in the vicinity began to harbor suspicions regarding a potential correlation between the Wingate facility and community incidences of cancer and other ailments, thereby levying accusations of environmental racism against the City and policy makers. Consequently, in 1978, the landfill operation was terminated.

The late 1980s witnessed significant political transformations within the City of Fort Lauderdale. In 1988, the municipal electoral laws underwent revision, resulting in the establishment of an at-large mayoral position, alongside four commissioners representing distinct geographic districts within the City. Prior to this revision, the City Commission had been predominantly dominated by the more affluent east side. The implementation of the new districting system facilitated a more equitable representation of the western neighborhoods, including the predominantly Black northwest areas. Additionally, during the decade, the city police department intensified efforts to recruit Black police officers. Fort Lauderdale continued its trajectory of enhancing residents' quality of life by attracting new businesses, expanding community services, and augmenting cultural facilities.

Established in 1918 within Fort Lauderdale's Black enclave, the congregation of Mount Olive Baptist Church has been a steadfast presence in the community. A significant milestone in the church's trajectory occurred in 1979 with the dedication of its latest sanctuary, a structure erected at a considerable cost of \$1.2 million (equivalent to approximately \$5.2 million in 2024). Throughout the 1990s, Mount Olive further augmented its community engagement endeavors by expanding its ministries and programs, thereby solidifying its position as one of the preeminent Baptist congregations in South Florida.

Fort Lauderdale's Black community persevered in its endeavor to effectuate enhancements

within the northwest neighborhoods. A notable repercussion of formal segregation was the emergence of a thriving business district along Northwest Fifth Avenue. However, the advent of integration precipitated transformative developments, notably the expansion of Sistrunk Boulevard and the construction of Interstate 95, which catalyzed the decline of the northwest area. By the 1970s and 1980s, the erstwhile bustling business district underwent demolition to accommodate urban renewal projects. Partial amelioration materialized in the late 1990s with the establishment of the Regal Trace apartments, the construction of new residences in the Dorsey-Riverbend neighborhood, and the inauguration of a new post office on Seventh Avenue. Despite these strides, a substantial cohort of longstanding residents opted to relocate to neighboring communities in pursuit of improved housing options.

In 2024, Fort Lauderdale has a total population of 183,412 with an estimated 8,842 people residing within the boundary of this survey area. Majority of the area is residential with a mixture of housing types including both single-family and multi-family



Image: Mount Olive Baptist Church. Source: Fort Lauderdale Historical Society

structures with less than 25 percent owner-occupied. The area is largely populated with 70 percent or more of those who have identified themselves as Black or African-American with most of the survey area. Within the 33311 zip code, which includes this survey area, has a total population of 69,413. The median household income for this area is \$48,020 and has a median age of 34.2.

Sistrunk Boulevard, along the northern boundary of the survey area serves as a primary corridor for commercial activity serving the local population. This area has been improved with medians, wide sidewalks, and a cohesive design for street lighting, street furniture, paving, as well as bus stops. It is also part of a Community Redevelopment Agency (CRA) that has continuously provided funds to make these improvements and to provide funding to local businesses. Over the years these investments have spurred new activity to this area which continues to be a primary hub for locals to meet.

A masterplan that serves the majority of this area, referred to as the Northwest Regional Activity Center (RAC), provides guidelines for new development within the area. New development that has been proposed and constructed in recent years has included a range of types including mixed-use developments, typically with an affordable housing component, community services such as the Y.M.C.A that has recently opened on Sistrunk Boulevard, as well as several restaurants.

06a

ARCHITECTURE RESOURCE SURVEY FINDS FOR HISTORIC DORSEY RIVERBEND AND CITY VIEW

OVERVIEW AND BOUNDARY

DESCRIPTION

The Historic Dorsey Riverbend and City View Study Area is within the northwest quadrant of Fort Lauderdale. The boundaries of the Study Area follow the rectilinear boundaries of Northwest 6th Street to the north, FEC Railroad to the east, West Broward Boulevard to the south, and I-95 Highway to the west.

ARCHITECTURAL CONTEXT OF DORSEY RIVERBEND AND CITY VIEW

In Historic Dorsey Riverbend and City View, the landscape is primarily dotted with residential structures, accompanied by a few commercial establishments. The parcels documented range in year built from 1934 to 1974. The historic fabric of the area predominantly dates back to the 1950s. A thorough survey revealed that while the majority of structures are residential, several commercial buildings stand out as potential individual landmarks. Notably, these educational and religious structures mirror the architectural styles found in the residential properties.

Within Historic Dorsey Riverbend and City View, a total of 301 parcels were surveyed and documented. The major styles represented are Minimal Traditional,

Year Built	Parcels
1934 - 1939	3
1940 - 1949	36
1950 - 1959	183
1960 - 1969	69
1970 - 1974	10

Mid-Century Modern, Transitional Ranch, and Ranch. A smaller class of Frame Vernacular, Masonry Vernacular, Tri-Level, Traditional/Transitional Ranch and Neo-Gothic are also represented in the survey area. Two vacant lots were documented.

Architectural Style	Parcels
Minimal Traditional	184
Mid-Century Modern	55
Transitional Ranch	33
Ranch	12
Frame Vernacular	5
Masonry Vernacular	4
Vacant	2
Tri-Level	2
No Style	2
Traditional / Transitional Ranch	1
Neo-Gothic	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 184 buildings were classified as exhibiting Minimal Traditional Style architectural features.



Image: 1204 NW 4 ST

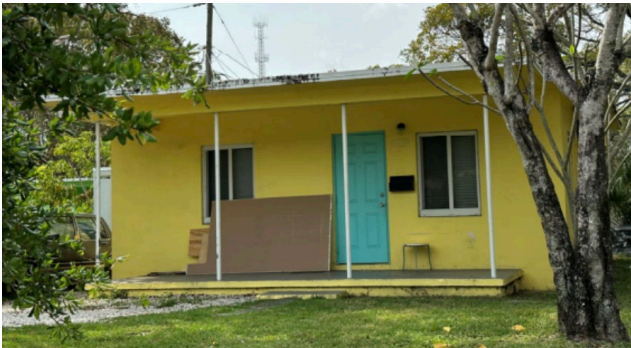
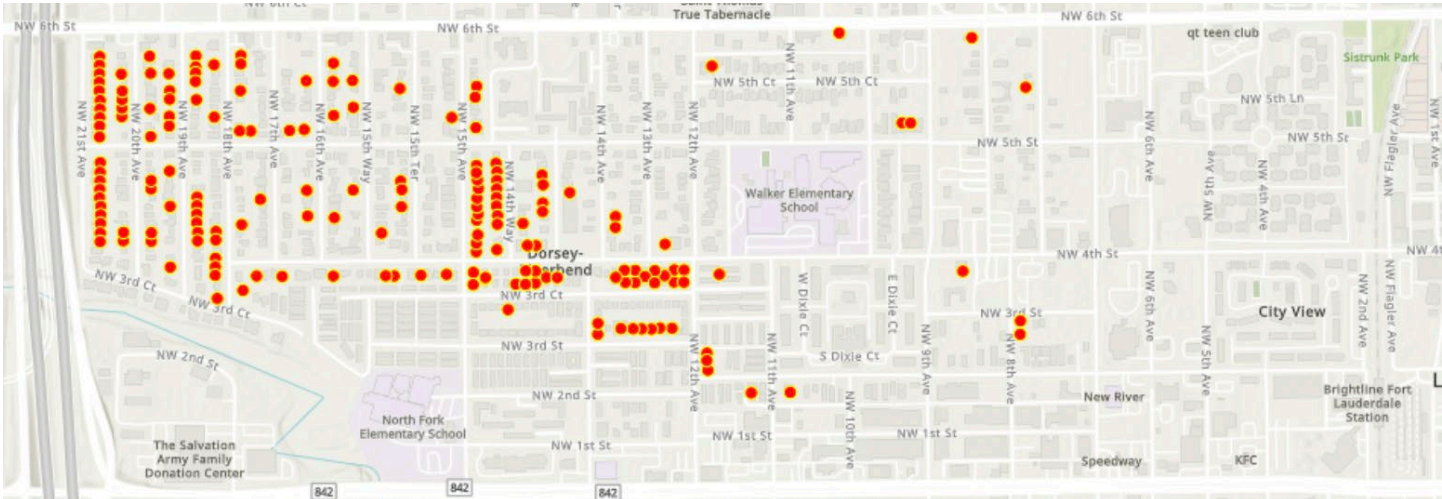


Image: 1448 NW 4 ST



Map: Historic Dorsey Riverbend and City View, Minimal Traditional Style

Address	Year Built	Architectural Style
525 NW 7 TER, FORT LAUDERDALE, FL	1959	Minimal Traditional
545 NW 8 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
115 NW 11 AVE, FORT LAUDERDALE, FL	1962	Minimal Traditional
116 NW 11 AVE, FORT LAUDERDALE, FL	1940	Minimal Traditional
1149 NW 2 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
210 NW 12 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

Address	Year Built	Architectural Style
210 NW 12 AVE #1-2, FORT LAUDERDALE, FL	1949	Minimal Traditional
1116 NW 4 ST, FORT LAUDERDALE, FL	1940	Minimal Traditional
1010 NW 6 ST, FORT LAUDERDALE	1949	Minimal Traditional
1135 NW 5 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
909 NW 5 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
905 NW 5 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
504 NW 15 AVE, FORT LAUDERDALE	1949	Minimal Traditional
520 NW 15 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
524 NW 15 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
1215 NW 4 ST, FORT LAUDERDALE, FL	1950	Minimal Traditional
1301 NW 4 ST, FORT LAUDERDALE, FL	1945	Minimal Traditional
408 NW 14 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
420 NW 14 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
429 NW 14 TER, FORT LAUDERDALE, FL	1950	Minimal Traditional
425 NW 14 TER, FORT LAUDERDALE, FL	1954	Minimal Traditional
417 NW 14 TER, FORT LAUDERDALE, FL	1950	Minimal Traditional
415 NW 14 TER, FORT LAUDERDALE, FL	1949	Minimal Traditional
1423 NW 4 ST, FORT LAUDERDALE, FL	1948	Minimal Traditional
1427 NW 4 ST, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
440 NW 15 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
441 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
437 NW 14 WAY, FORT LAUDERDALE, FL	1954	Minimal Traditional
433 NW 14 WAY, FORT LAUDERDALE, FL	1948	Minimal Traditional
433 NW 14 WAY, FORT LAUDERDALE, FL	1948	Minimal Traditional
429 NW 14 WAY, FORT LAUDERDALE, FL	1950	Minimal Traditional
425 NW 14th Way, FORT LAUDERDALE, FL	1948	Minimal Traditional
421 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
417 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
413 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
401 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
400 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
404 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
408 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
412 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
416 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
420 NW 15 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
424 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
428 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional

Address	Year Built	Architectural Style
432 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
436 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1205 NW 3 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
1209 NW 3 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
1213 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1217 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1221 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1225 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1303 NW 3 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
300 NW 14 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
304 NW 14 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
1205 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1204 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1304 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1200 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1201 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1208 NW 4 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
1212 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1300 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1213 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1305 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1309 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1312 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1436 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1421 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1417 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1425 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1424 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1428 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1433 NW 3 CT #1-2, FORT LAUDERDALE, FL	1952	Minimal Traditional
1429 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1448 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1444 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1449 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1445 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
509 NW 15 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
521 NW 15 TER, FORT LAUDERDALE, FL	1956	Minimal Traditional
433 NW 15 TER, FORT LAUDERDALE, FL	1950	Minimal Traditional
429 NW 15 TER, FORT LAUDERDALE, FL	1954	Minimal Traditional
421 NW 15 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
412 NW 15 WAY, FORT LAUDERDALE, FL	1959	Minimal Traditional
525 NW 15 WAY, FORT LAUDERDALE, FL	1954	Minimal Traditional
515 NW 15 WAY, FORT LAUDERDALE, FL	1955	Minimal Traditional

Address	Year Built	Architectural Style
429 NW 15 WAY, FORT LAUDERDALE, FL	1952	Minimal Traditional
532 NW 16 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
524 NW 16 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
510 NW 16 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
525 NW 16 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1605 NW 5 ST, FORT LAUDERDALE, FL	1950	Minimal Traditional
1615 NW 5 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
1709 NW 5 ST, FORT LAUDERDALE, FL	1966	Minimal Traditional
425 NW 17 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
429 NW 16 AVE, FORT LAUDERDALE	1956	Minimal Traditional
417 NW 16 AVE, FORT LAUDERDALE	1949	Minimal Traditional
416 NW 16 AVE, FORT LAUDERDALE	1951	Minimal Traditional
1504 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1516 NW 4 ST, FORT LAUDERDALE, FL	1961	Minimal Traditional
1528 NW 4 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
1532 NW 4 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
1564 NW 4 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
1616 NW 4 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1708 NW 4 ST, FORT LAUDERDALE, FL	1951	Minimal Traditional
412 NW 18 AVE, FORT LAUDERDALE, FL	1961	Minimal Traditional
413 NW 18 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
409 NW 18 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
401 NW 18 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
333 NW 18 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
315 NW 18 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
538 NW 18 AVE, FORT LAUDERDALE, FL	1970	Minimal Traditional
532 NW 18 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
520 NW 18 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1713 NW 5 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
533 NW 18 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
507 NW 18 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
536 NW 19 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
532 NW 19 AVE #1-2, FORT LAUDERDALE, FL	1952	Minimal Traditional
528 NW 19 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
524 NW 19 AVE, FORT LAUDERDALE, FL	1962	Minimal Traditional
516 NW 19 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
529 NW 19 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
519 NW 19 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
517 NW 19 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional

Address	Year Built	Architectural Style
509 NW 19 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
505 NW 19 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
443 NW 19 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
427 NW 19 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
321 NW 19 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
430 NW 19 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
426 NW 19 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
420 NW 19 AVE, FORT LAUDERDALE, FL	1963	Minimal Traditional
416 NW 19 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
412 NW 19 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 19 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1801 NW 3 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
340 NW 18 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
536 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
532 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
528 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
524 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
520 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
516 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
512 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
508 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
504 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
500 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
509 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
515 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
519 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
521 NW 20 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
527 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
500 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
512 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
528 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
538 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
412 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
434 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
438 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
444 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
440 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
436 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
432 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
428 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
424 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

Address	Year Built	Architectural Style
420 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
416 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
412 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
409 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
409 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
413 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
822 NW 4 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
216 NW 8 AVE, FORT LAUDERDALE	1970	Minimal Traditional
204 NW 8 AVE, FORT LAUDERDALE	1968	Minimal Traditional
1436 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1412 NW 4 ST, FORT LAUDERDALE, FL	1952/1972	Minimal Traditional
1308 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
427 NW 19 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional

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.

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



Map: Historic Dorsey Riverbend and City View, Mid-Century Modern Style

Address	Year Built	Architectural Style
819 NW 3 ST, FORT LAUDERDALE, FL	1957	Mid-Century Modern
1901 W BROWARD BLVD, FORT LAUDERDALE, FL	1967	Mid-Century Modern
311 NW 17 AVE, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1501 NW 3 CT, FORT LAUDERDALE, FL	1956	Mid-Century Modern
1140 NW 2 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1140 NW 2 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1100 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1307 NW 1 ST, FORT LAUDERDALE, FL	1955	Mid-Century Modern
1312 NW 2 ST, FORT LAUDERDALE, FL	1950	Mid-Century Modern
1300 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1220 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1308 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
308 NW 14 AVE, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1409 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1417 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1421 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1441 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1433 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1433 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1413 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1437 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1420 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1448 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1444 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1432 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1440 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1436 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern

Address	Year Built	Architectural Style
1416 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1412 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1408 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
304 NW 15 AVE, FORT LAUDERDALE, FL	1959	Mid-Century Modern
300 NW 15 AVE, FORT LAUDERDALE, FL	1959	Mid-Century Modern
200 NW 15 AVE, FORT LAUDERDALE, FL	1957	Mid-Century Modern
1501 NW 5 ST, FORT LAUDERDALE, FL	1952	Mid-Century Modern
1525 NW 5 ST, FORT LAUDERDALE, FL	1960	Mid-Century Modern
508 NW 15 WAY, FORT LAUDERDALE, FL	1961	Mid-Century Modern
441 NW 15 TER, FORT LAUDERDALE, FL	1961	Mid-Century Modern
1520 NW 5 ST, FORT LAUDERDALE, FL	1967	Mid-Century Modern
412 NW 15 TER, FORT LAUDERDALE, FL	1960	Mid-Century Modern
1552 NW 6 ST, FORT LAUDERDALE, FL	1957	Mid-Century Modern
1554 NW 6 ST, FORT LAUDERDALE, FL	1957	Mid-Century Modern
533 NW 15 WAY, FORT LAUDERDALE, FL	1961	Mid-Century Modern
505 NW 15 WAY, FORT LAUDERDALE, FL	1962	Mid-Century Modern
517 NW 16 AVE, FORT LAUDERDALE, FL	1960	Mid-Century Modern
437 NW 17 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
421 NW 17 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
418 NW 17 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
424 NW 17 AVE, FORT LAUDERDALE, FL	1950	Mid-Century Modern
424 NW 17 AVE, FORT LAUDERDALE, FL	1950	Mid-Century Modern
1565 NW 4 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
525 NW 18 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
1501 NW 3 ST, FORT LAUDERDALE, FL	1953	Mid-Century Modern
1530 NW 3 ST, FORT LAUDERDALE, FL, 33311	1952	Mid-Century Modern
311 NW 15 WAY, FORT LAUDERDALE, FL	1953	Mid-Century Modern
713 NW 2 ST, FORT LAUDERDALE, FL	1960	Mid-Century Modern

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 33 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Image: 336 NW 14 AVE



Map: Historic Dorsey Riverbend and City View, Transitional Ranch Style

Address	Year Built	Architectural Style
506 NW 14 AVE, FORT LAUDERDALE, FL	1963	Transitional Ranch
336 NW 14 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
410 NW 15 WAY, FORT LAUDERDALE, FL	1948	Transitional Ranch
424 NW 15 WAY, FORT LAUDERDALE, FL	1955	Transitional Ranch
429 NW 15 AVE, FORT LAUDERDALE	1956	Transitional Ranch
433 NW 15 WAY, FORT LAUDERDALE, FL	1963	Transitional Ranch
520 NW 16 AVE, FORT LAUDERDALE	1959	Transitional Ranch
514 NW 17 AVE, FORT LAUDERDALE, FL	1960	Transitional Ranch
518 NW 17 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
1700 NW 5 ST, FORT LAUDERDALE, FL	1960	Transitional Ranch

Address	Year Built	Architectural Style
433 NW 17 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
409 NW 17 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
421 NW 16 AVE, FORT LAUDERDALE	1955	Transitional Ranch
1601 NW 4 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
412 NW 17 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
408 NW 16 AVE, FORT LAUDERDALE	1954	Transitional Ranch
331 NW 15 AVE, FORT LAUDERDALE	1964	Transitional Ranch
1558 NW 4 ST, FORT LAUDERDALE, FL	1955	Transitional Ranch
1608 NW 4 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
1901 NW 3 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
1814 NW 3 CT, FORT LAUDERDALE, FL	1968	Transitional Ranch
1808 NW 3 CT, FORT LAUDERDALE, FL	1974	Transitional Ranch
1800 NW 3 CT, FORT LAUDERDALE, FL	1954	Transitional Ranch
516 NW 20 AVE, FORT LAUDERDALE, FL	1969	Transitional Ranch
524 NW 20 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
320 NW 20 AVE, FORT LAUDERDALE, FL	1958	Transitional Ranch
416 NW 20 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
428 NW 20 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
430 NW 20 AVE, FORT LAUDERDALE, FL	1973	Transitional Ranch
2015 NW 3 CT, FORT LAUDERDALE, FL	1951	Transitional Ranch
423 NW 20 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
431 NW 20 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1922 NW 3 CT, FORT LAUDERDALE, FL	1966	Transitional Ranch

RANCH

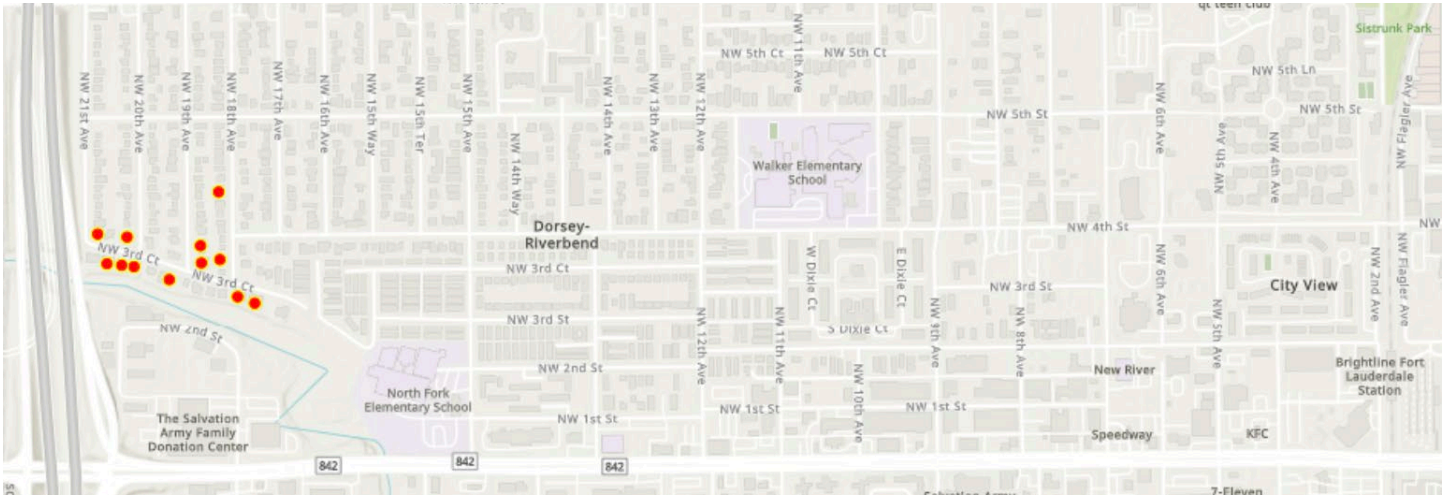
The Ranch Style first developed in the 1930s in California, and was embraced by builders and homeowners in the 1950s and 1960s. The type took hold as FHA financing was revised to allow for larger loans and large house sizes compared with depression- and wartime era guidelines. The Ranch Style is defined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

found on examples include awning and jalousie windows, masonry and brick veneer wall texture variation, and integrated planters.

12 buildings within the survey area are Ranch.



Image: 2016 NW 3 CT



Map: Historic Dorsey Riverbend and City View, Ranch Style

Address	Year Built	Architectural Style
417 NW 18 AVE, FORT LAUDERDALE, FL	1971	Ranch
320 NW 19 AVE, FORT LAUDERDALE, FL	1960	Ranch
1819 NW 3 CT, FORT LAUDERDALE, FL	1963	Ranch
307 NW 18 AVE, FORT LAUDERDALE, FL	1960	Ranch
1918 NW 3 CT, FORT LAUDERDALE, FL	1967	Ranch
1740 NW 3 CT, FORT LAUDERDALE, FL	1970	Ranch
1720 NW 3 CT, FORT LAUDERDALE, FL	1974	Ranch
2019 NW 3 CT, FORT LAUDERDALE, FL	1955	Ranch
2001 NW 3 CT, FORT LAUDERDALE, FL	1959	Ranch
2000 NW 3 CT, FORT LAUDERDALE, FL	1961	Ranch
2008 NW 3 CT, FORT LAUDERDALE, FL	1962	Ranch
2016 NW 3 CT, FORT LAUDERDALE, FL	1965	Ranch

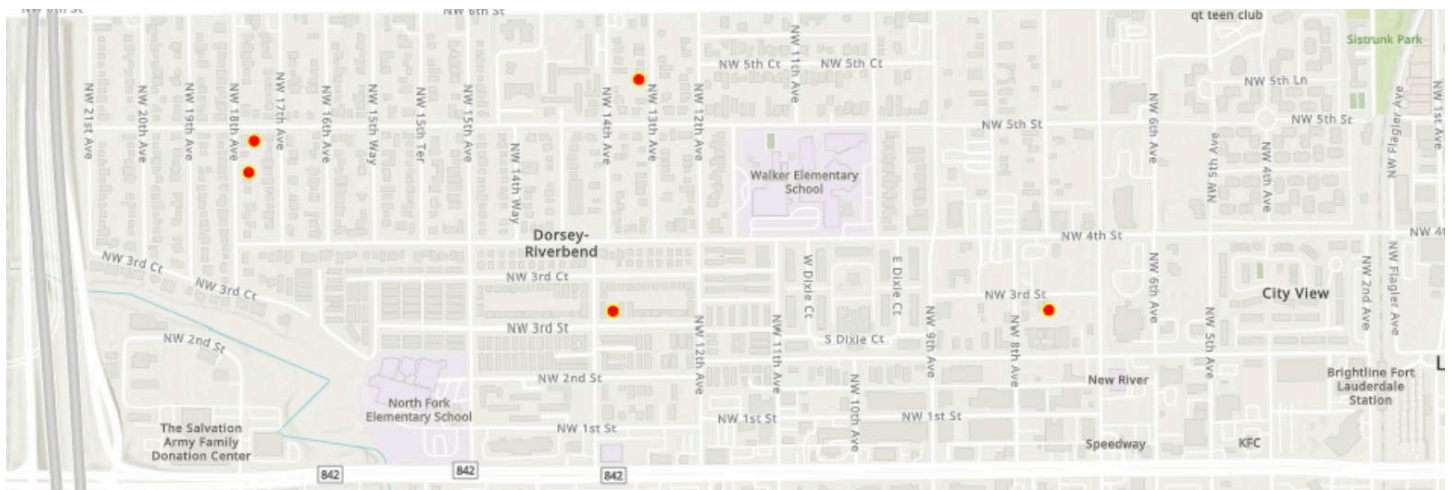
FRAME VERNACULAR

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.

A total of 5 buildings were classified as Frame Vernacular within the survey area.



Map: Historic Dorsey Riverbend and City View, Frame Vernacular Style

Address	Year Built	Architectural Style
521 NW 13 AVE, FORT LAUDERDALE, FL	1961	Frame Vernacular
1317 NW 3 ST, FORT LAUDERDALE, FL	1961	Frame Vernacular
1708 NW 5 ST, FORT LAUDERDALE, FL	1945	Frame Vernacular
430 NW 18 AVE, FORT LAUDERDALE, FL	1942	Frame Vernacular
724 NW 3 ST, FORT LAUDERDALE, FL	1934	Frame Vernacular

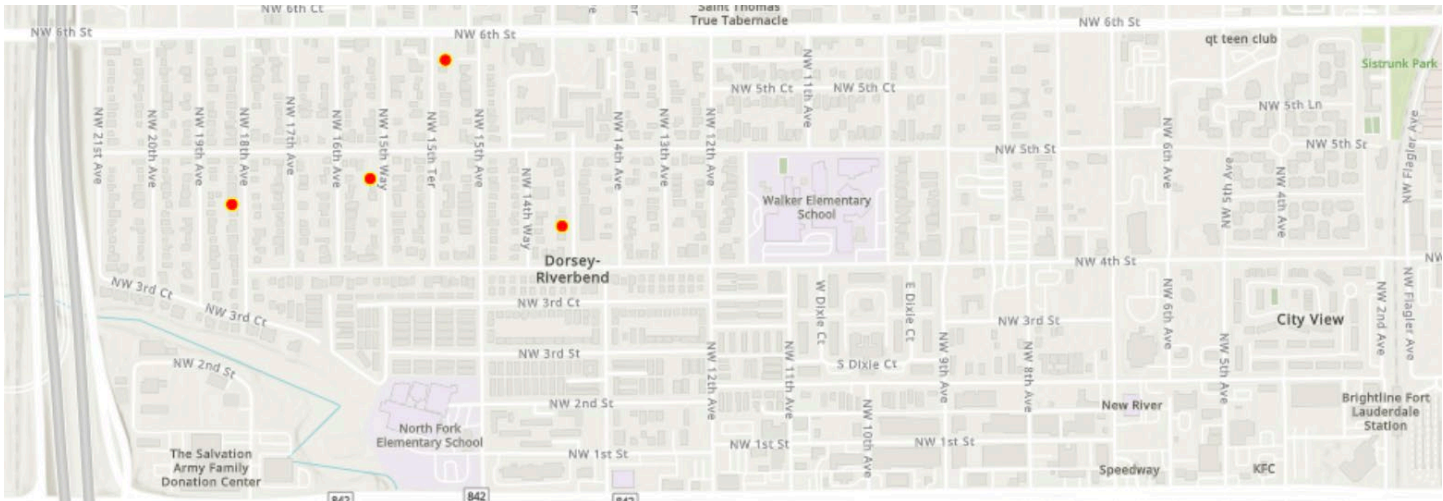
MASONRY VERNACULAR

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.

4 buildings within the survey area are Masonry Vernacular.



Map: Historic Dorsey Riverbend and City View, Masonry Vernacular Style

Address	Year Built	Architectural Style
413 NW 14 TER, FORT LAUDERDALE, FL	1934	Masonry Vernacular
538 NW 15 TER, FORT LAUDERDALE, FL	1939	Masonry Vernacular
437 NW 15 WAY, FORT LAUDERDALE, FL	1958	Masonry Vernacular
431 NW 18 AVE, FORT LAUDERDALE, FL	1949	Masonry Vernacular

SPLIT-LEVEL

The Split-Level emerged as a distinctive architectural form in the 1950s, gaining popularity for its practical and aesthetic attributes across various styles such as Ranch, Styled Ranch, and Contemporary. This housing type features three or more staggered levels connected by partial flights of stairs, typically ranging from six to eight steps rather than traditional full flights of twelve to sixteen steps. The evolution of Split-Level homes was influenced by studies conducted from the 1930s onward, particularly focusing on efficient floor plans suitable for modern living needs. Publications by organizations like the Small Homes Council, including a notable 1960 pamphlet on Split-Level homes, highlighted their advantages such as reduced land footprint, cost-efficiency in construction, enhanced privacy, noise control, and efficient interior circulation. These attributes made Split-Levels particularly appealing in environments with limited space and varying terrain, though their popularity extended to flat landscapes where they adapted less naturally.

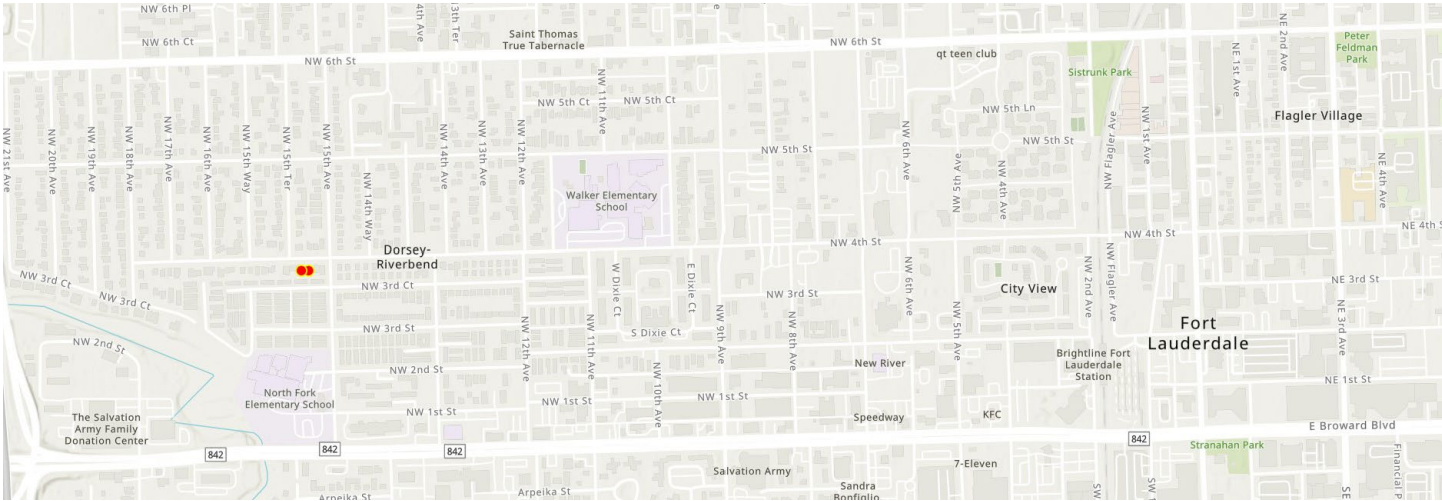
The design of the Split-Level, in particular, reflected evolving family dynamics and technological advancements of the mid-20th century. It integrated spaces for automobiles and television viewing into distinct levels, each catering to different household activities: quiet living areas, sleeping quarters, and active living/service areas. This spatial organization facilitated a hierarchy of functions, with traditional living and cooking areas typically situated on the mid-level, private bedrooms on the upper level, and garage and recreational spaces on the lower level. The widespread adoption of Split-Level homes post-World War II led to their inclusion in large-scale suburban developments, showcasing their broad appeal and adaptability to contemporary lifestyles.

A total of 2 buildings were classified as exhibiting Split-Level Style architectural features.



Image: 1512 NW 4 ST

Address	Year Built	Architectural Style
1508 NW 4 ST, FORT LAUDERDALE, FL	1955	Split-Level
1512 NW 4 ST, FORT LAUDERDALE, FL	1964	Split-Level



Map: Historic Dorsey Riverbend and City View, Split-Level Style

06b

SEMINOLE FOREST HISTORIC DISTRICT

OVERVIEW AND BOUNDARY

DESCRIPTION

Seminole Forest is identified as a potential Historic District located within the Historic Dorsey Riverbend neighborhood in the northwest quadrant of Fort Lauderdale. The boundaries of the potential Seminole Forest Historic District follow the rectilinear boundaries of Northwest 4th Street to the north, Northwest 12th Avenue to the east, Northwest 3rd Court to the south, and Northwest 15th Avenue to the west.

STATEMENT OF SIGNIFICANCE

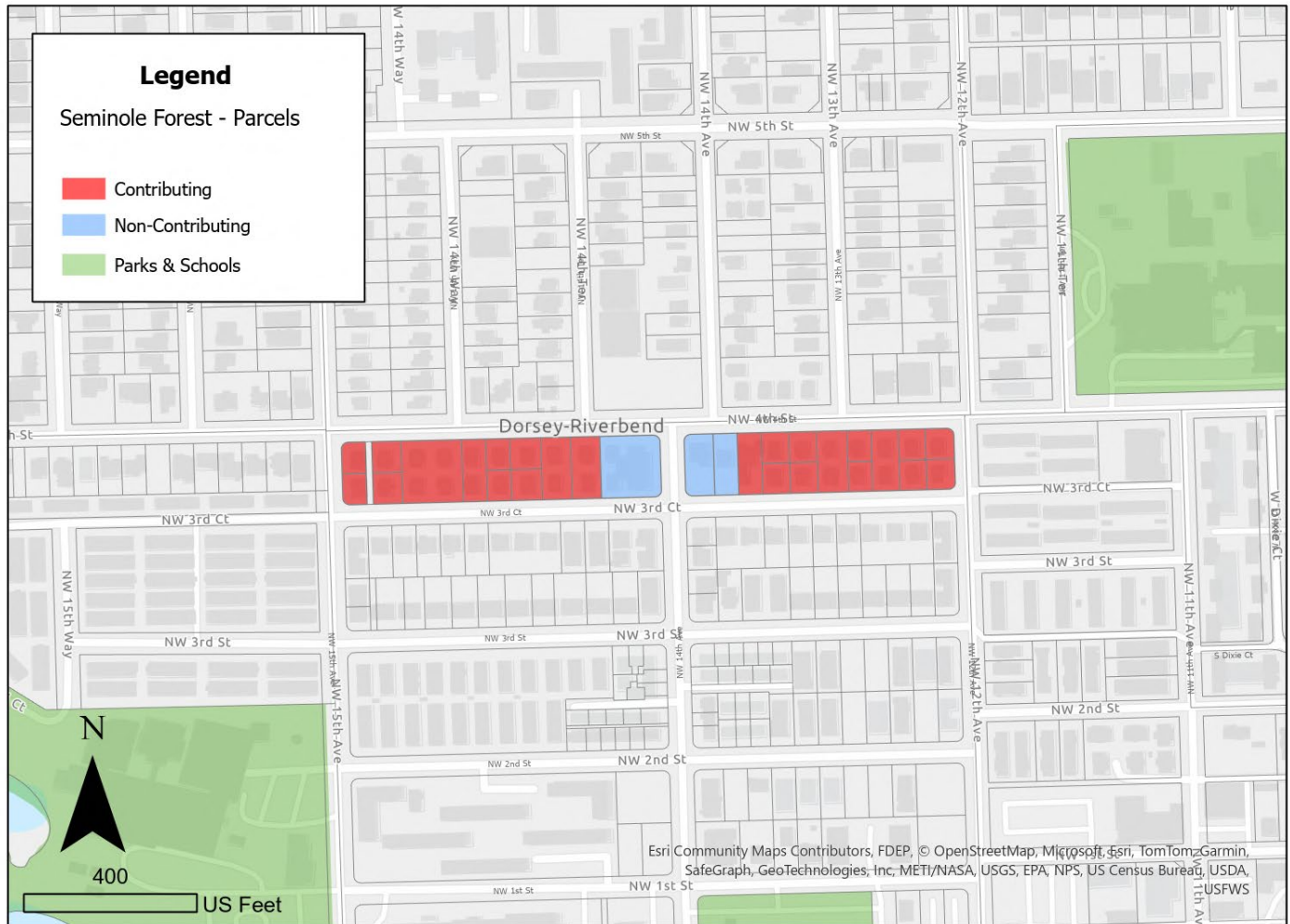
The proposed Seminole Forest Historic District demonstrates eligibility for inclusion in the National Register of Historic Places at the local level, predicated upon two primary criteria. Firstly, it exemplifies Criterion A serving as a well-preserved representation of early suburban expansion in Fort Lauderdale, thus illustrating significant aspects of community planning and development. Secondly, it meets Criterion C by virtue of its architectural significance, showcasing a cohesive ensemble of mid-twentieth century residential design. This district encapsulates the latter phase of the post-World War II land development surge, reflecting the evolving construction techniques and architectural styles characteristic of the time period. Notably, the structures within the district exhibit a remarkable level of integrity across various dimensions,

including location, design, materials, workmanship, ambiance, and historical significance. Thorough surveying and research have revealed the retention of original materials and distinctive architectural features within the district. The defined Period of Significance spans from 1952 to 1955.

Seminole Forest, 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 36 residential edifices typifying the Minimal Traditional architectural style, accompanied by 1 residential structure embodying the Transitional Ranch architectural style.



Image: 1436 NW 3 CT #1-4



Seminole Forest - Parcels

FMSF	Folio	Address	Year Built	Style	Status
BD09772	504204200551	1200 NW 4 ST	1952	Minimal Traditional	Contributing
BD09773	504204200540	1204 NW 4 ST	1952	Minimal Traditional	Contributing
BD09774	504204200553	1208 NW 4 ST	1955	Minimal Traditional	Contributing
BD09775	504204200554	1212 NW 4 ST	1954	Minimal Traditional	Contributing
BD09776	504204200555	1300 NW 4 ST	1952	Minimal Traditional	Contributing
BD09777	504204200550	1304 NW 4 ST	1952	Minimal Traditional	Contributing
BD09778	504204200559	1308 NW 4 ST	1952	Minimal Traditional	Contributing
BD09779	504204200560	1312 NW 4 ST	1954	Minimal Traditional	Non-Contributing
BD09780	504204200570	1316 NW 4 ST	2001	No Style	Non-Contributing
BD09781	504204200580	336 NW 14 AVE	1954	Transitional Ranch	Non-Contributing
BD09782	504204200590	1412 NW 4 ST	1952/1972	Minimal Traditional	Contributing
BD09783	504204200603	1424 NW 4 ST	1954	Minimal Traditional	Contributing
BD09784	504204200604	1428 NW 4 ST	1952	Minimal Traditional	Contributing
BD09785	504204200591	1436 NW 3 CT #1-4	1952	Minimal Traditional	Contributing
BD09786	504204200608	1444 NW 4 ST	1954	Minimal Traditional	Contributing
BD09787	504204200607	1448 NW 4 ST	1952	Minimal Traditional	Contributing
BD09788	504204200552	1201 NW 3 CT	1952	Minimal Traditional	Contributing

FMSF	Folio	Address	Year Built	Style	Status
BD09789	504204200530	1205 NW 3 CT	1952	Minimal Traditional	Contributing
BD09790	504204200556	1213 NW 3 CT	1954	Minimal Traditional	Contributing
BD09791	504204200557	1305 NW 3 CT	1952	Minimal Traditional	Contributing
BD09792	504204200558	1309 NW 3 CT	1952	Minimal Traditional	Contributing
BD09793	504204200601	1417 NW 3 CT #1-2	1954	Minimal Traditional	Contributing
BD09794	504204200600	1421 NW 3 CT #1-2	1952	Minimal Traditional	Contributing
BD09795	504204200602	1425 NW 3 CT	1954	Minimal Traditional	Contributing
BD09796	504204200606	1429 NW 3 CT	1952	Minimal Traditional	Contributing
BD09797	504204200605	1433 NW 3 CT #1-2	1952	Minimal Traditional	Contributing
BD09798	504204200617	1445 NW 3 CT #1-2	1954	Minimal Traditional	Contributing
BD09799	504204200609	1449 NW 3 CT	1952	Minimal Traditional	Contributing

ARCHITECTURAL CONTEXT OF HISTORIC DORSEY RIVERBEND

In Historic Dorsey Riverbend, 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 1950s. 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 Historic Dorsey Riverbend and City View in the potentially eligible Seminole Forest Historic District, there are a total of 35 contributing resources and 3 non-contributing resources. An additional 8 individual resources were also identified within the survey area which includes one that is designated as a local historic landmark and is listed on the National Register of Historic Places.

Architectural Style	Quantity
Minimal Traditional	36
Transitional Ranch	1
No Style	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 36 buildings were classified as exhibiting Minimal Traditional Style architectural features.



Image: 1204 NW 4 ST



Image: 1436 NW 3 CT #1-4

FMSF	Folio	Address	Year Built	Style	Status
BD09772	504204200551	1200 NW 4 ST	1952	Minimal Traditional	Contributing
BD09773	504204200540	1204 NW 4 ST	1952	Minimal Traditional	Contributing
BD09774	504204200553	1208 NW 4 ST	1955	Minimal Traditional	Contributing
BD09775	504204200554	1212 NW 4 ST	1954	Minimal Traditional	Contributing
BD09776	504204200555	1300 NW 4 ST	1952	Minimal Traditional	Contributing
BD09777	504204200550	1304 NW 4 ST	1952	Minimal Traditional	Contributing
BD09778	504204200559	1308 NW 4 ST	1952	Minimal Traditional	Contributing
BD09779	504204200560	1312 NW 4 ST	1954	Minimal Traditional	Non-Contributing
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BD09786	504204200608	1444 NW 4 ST	1954	Minimal Traditional	Contributing
BD09787	504204200607	1448 NW 4 ST	1952	Minimal Traditional	Contributing
BD09788	504204200552	1201 NW 3 CT	1952	Minimal Traditional	Contributing
BD09789	504204200530	1205 NW 3 CT	1952	Minimal Traditional	Contributing
BD09790	504204200556	1213 NW 3 CT	1954	Minimal Traditional	Contributing
BD09791	504204200557	1305 NW 3 CT	1952	Minimal Traditional	Contributing
BD09792	504204200558	1309 NW 3 CT	1952	Minimal Traditional	Contributing
BD09793	504204200601	1417 NW 3 CT #1-2	1954	Minimal Traditional	Contributing
BD09794	504204200600	1421 NW 3 CT #1-2	1952	Minimal Traditional	Contributing
BD09795	504204200602	1425 NW 3 CT	1954	Minimal Traditional	Contributing
BD09796	504204200606	1429 NW 3 CT	1952	Minimal Traditional	Contributing
BD09797	504204200605	1433 NW 3 CT #1-2	1952	Minimal Traditional	Contributing
BD09798	504204200617	1445 NW 3 CT #1-2	1954	Minimal Traditional	Contributing
BD09799	504204200609	1449 NW 3 CT	1952	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 1 building were classified as exhibiting Transitional Ranch Style architectural features.



Image: 336 NW 14 AVE

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

06c

POTENTIAL INDIVIDUALLY ELIGIBLE RESOURCES

Detailed information on each potentially individually eligible resource identified by this survey is in the section. Information includes a map and photograph of each resource, date of construction, style, and character-defining features.

FMSF	Address	Year Built	Style	Resource Name
BD00193	1001 NW 4 ST	1924	Mediterranean Revival	Old Dillard School
BD01082	318 NW 6 AVE	1939	Neo-Gothic	St. Christopher's Episcopal Church
BD01083	401 NW 9 AVE	1946	Neo-Gothic	Mount Olive Baptist Church
BD03919	401 NW 7 TER (AKA 711 NW 4 ST)	1959	Modern	Mount Herman AME Church
BD09801	1552-1554 NW 6 ST	1957	Mid-Century Modern	George Barrow - Barrow Electric
BD09803	1565 NW 4 ST	1959	Mid-Century Modern	Dr. Calvin Shirley House
BD09806	116 NW 11 AVE	1940	Mediterranean Revival	John Hill House
BD09814	1100 NW 6 ST	1953	Minimal Traditional	Eula Johnson House

OLD DILLARD SCHOOL

FMSF: BD00193

Folio: 504204360010

Address: 1001 NW 4 ST (aka 1009 NW 4 ST)

Year Built: 1924

Style: Mediterranean Revival

Architect: John Peterman

Builder: John Morris/Cayot & Hart

Status: Historic Landmark – Old Dillard School

National Register of Historic Places Listed - Old Dillard
School (1991 - NRIS ID 91000107)

Potential Historic Landmark – Walker Elementary School

Other Names for Resource

Dillard High School

Colored School

Old Dillard High School

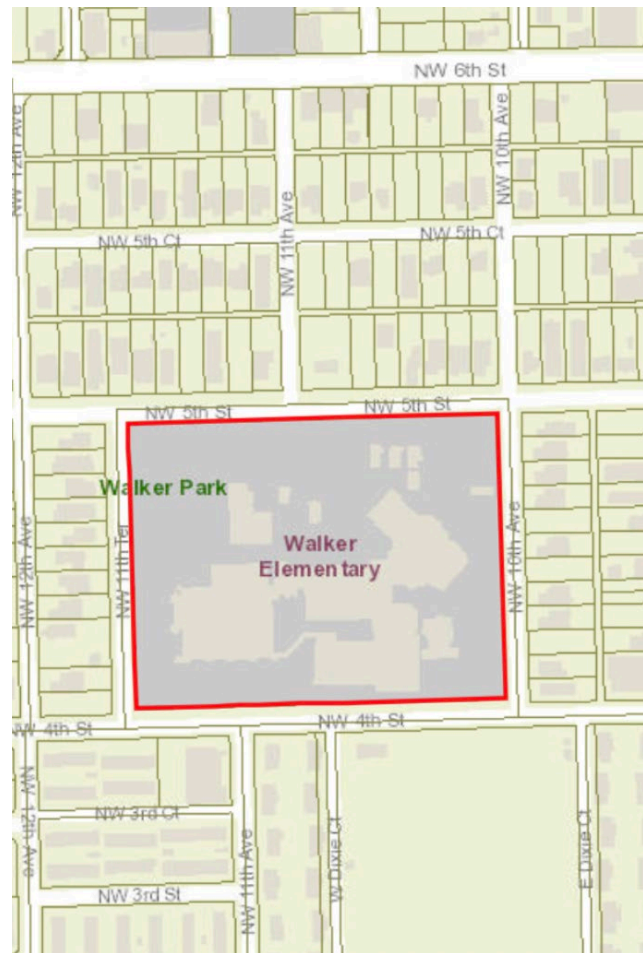
Dillard Comprehensive High School

Dillard Elementary School

Walker Elementary School (1950s)

Walker Annex

Old Dillard High School/ Museum



Architectural Description

1001 NW 4 ST (Old Dillard School) is a 2-story structure with a rectangular plan. It has a stucco exterior topped with a built-up flat roof. Its character defining features include an asymmetrical front facade series of 6-over-1 single-hung window groupings with fixed divided lite clerestory windows above and a wide stucco windowsill below, round roof scuppers, wide columns placed at regular intervals along the first floor, and wide castellated coping along the roof line.

Alterations: 1940s - Four room addition to the north end of the school; 1947 - East of Main Building - a 2-room masonry block building was added. Demolished concrete fire escape on the north elevation and doorways in the central bay of the west elevation. 1976 - Converted to a historical museum; 1990 - Restoration of the buildings. Many of the alterations made to the building were removed and it reflects the circa 1940s appearance.

Significance (Explanation of Evaluation)

This property was listed in the National Register of Historic Places in 1991, under Criterion A for its significant contribution to education and Black Heritage. As visible from the right-of-way this property continues to meet the requirements for inclusion in the National Register of Historic Places.

Historic Context

Construction of the building located at 1001 NW 4 Street (also known as 1009 NW 4 Street) known as the Old Dillard School was completed in March 1924. Designed by a prominent local architect, John Morris Peterman and

built by Cayot and Hart, it is in an area that was deemed a black subdivision named Tuskegee. The building was eventually sold to the School Board for one dollar by pioneers Frank and Ivy (Cromartie) Stranahan who provided the land and covered construction cost. This would be the first permanent school in Broward County, purposefully established for the education of children from the Black community. Established during the period of racial segregation, those who attended what was called the “colored school” would only receive up to an eighth-grade education and would only attend during an abbreviated school year so they could work as laborers in the nearby farms. By the mid-1930s, through the diligence of the Dillard administrators, grade levels nine through twelve were added. In May of 1938, the first commencement of Black students graduating from a senior high school occurred at the Dillard School. In the 1940s, the abbreviated school term changed from a seven-month term to a nine-month term to be more consistent with White schools in the area.

The Dillard School was integral and important to the education of children in the Black community in the northwest section of Fort Lauderdale. In the 1950s, a larger facility for the High School was constructed. The Elementary School remained in the original building until 1974, when it became an administrative annex for the Division of Instruction.

The Old Dillard School was renovated and restored in 1990. In 1991, the property was listed in the National Register of Historic Places. The building is currently known as the Old Dillard Museum and is being used to exhibit art, historical, and cultural artifacts and items that represent the Black community.



ST. CHRISTOPHER'S EPISCOPAL CHURCH

FMSF: BD01082

Folio: 504210190340

Address: 318 NW 6 AVE (aka 320 NW 6 AVE)

Year Built: 1939

Style: Gothic Revival

Architect: Unknown

Builder: Day Labor

Status: Potential Historic Landmark - St. Christopher's Episcopal Church

Architectural Description

318 NW 6 AVE is a 1-story rectangular structure. Its is constructed using wood, stucco, and rusticated hand formed block exterior with an asphalt shingle gable roof. Its character defining features include a symmetrical front entrance; entrance portico with Ionic columns and gable roof; steep gable roof with arched gothic window details at front and side facades; rusticated block detailing at front and side facades; and circular clerestory window at front façade.

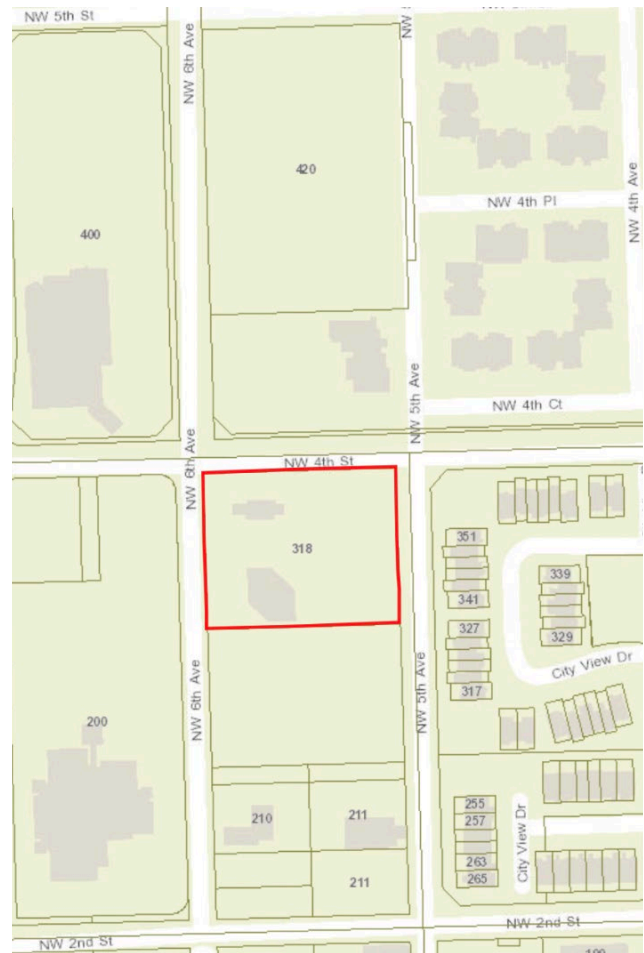
Alterations: Addition of entrance room in 1970; Addition of open entrance in 1983; Parish Hall Addition in 1994.

Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion A in the area of community development for the contribution of its members to the community and its service as a community meeting space. This property also 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. Further research is needed to evaluate the exterior and interior integrity of this structure.

Historic Context

On April 13, 1913, St. Christopher's Episcopal Church was established in a personal home by several Black Bahamian and is known as one of the oldest black churches in the Fort Lauderdale area. Reportedly, Henry William Edgecombe, who would most often orate during services, donated the land on which the church is built in 1916. David N. Laramore came from the Bahamas in 1917 and helped organize the congregation. The hurricane of 1926 destroyed the first church, and the current sanctuary was permitted in 1939 at a cost of approximately \$3,000. According to a newspaper article, it was built by day labor, which included Mr. Laramore and his brother, who hand formed the masonry blocks for the construction of the structure. The original address was reported to be located at 320 NW 6th Avenue.



There are a few discrepancies in the information contained in the Florida Master Site File Form and other resources. Although further research may be needed to substantiate the details, it does not discredit the fact that St. Christopher's Episcopal Church has historical significance on the basis of its role in the development of the local community.



MOUNT OLIVE BAPTIST CHURCH

FMSF: BD01083

Folio: 504204050970

Address: 401 NW 9 AVE

Year Built: 1946

Style: Neo-Gothic

Architect: Unknown

Status: Potential Historic Landmark - Mount Olive Baptist Church

Architectural Description

401 NW 9 AVE is a 2-story structure with a rectangular plan. It has a stucco exterior topped with a built-up intersecting gable roof and partial built-up flat roof. Its character defining features include a symmetrical facade with central entrance and flanking three-story bell towers; pointed gothic central entrance cast stone details and gothic windows; gothic cast stucco details.

Located on the NW corner of NW 9th Avenue (aka Powerline Road) and NW 4th Street the main elevation faces east onto NW 9th Avenue and has exposure on the south fronting onto NW 4th Street. The Tuskegee Subdivision, where the church is built, is principally a single and multi-family residential area, and the north elevation of the church adjoins a single-family residence.

The main body of the church (before additions from the 1960s) is comprised of three bays and is of masonry composed of concrete block with a stucco veneer with a gable roof. The stucco is detailed to resemble blocks of rusticated stone. The stucco is further detailed to accentuate corners where the appearance is of quoining. The church has a free-span of two stories containing the sanctuary. The main entrance is centrally located and is contained within a pointed arch surround. Lancet-headed windows containing stained glass panels are installed on what would be the second story. A graduated width staircase leads up to the landing. A roundel with a raised stucco, quatrefoil motif is centered in the gable end. Two towers, which originally terminated in conical towers flank the central entrance and are slightly recessed from the entrance bay. The towers are each pierced by round-arched openings (which are now blocked.) Each of the towers possess a semi-circular balconet which extends outward and is finely detailed with cast concrete.

Alterations: Erect new church in 1946; Addition of Sunday school rooms in 1963; Addition to church in 1951. A two-story addition to the church extended the east façade, causing the loss of its strict symmetry, while the main mass of the addition is on the south end and is flat-roofed. Square and rectangular windows fenestrate these elevations.



Historic Context

The New Mount Olive Baptist Church is located in the Sistrunk Neighborhood of Fort Lauderdale, developed in an area developed in the late 19th/early 20th century as a segregated Black enclave. The area developed when principally southern Blacks from Georgia, South Carolina, and from the Bahamas located here as laborers for the railroad which was steadily pushing southward and to work in the fields in this principally agricultural area. Historically, the residential area was a self-contained neighborhood with its own civic, entertainment and religious institutions along with commercial establishments that provided for its residents who were not welcome elsewhere.

The New Mount Olive Baptist Church was the epicenter, not only of the community's religious life, but of its social, educational, political, welfare, and musical life as well. Established on November 25, 1918, when eight members of the existing Piney Grove Baptist Church set out to build a new congregation, the first church, a wooden structure, was completed in 1925. At that time, the Black population of Fort Lauderdale was estimated at 445 persons. Plagued by hurricanes, and with its membership growing, the congregation sought to build a bigger and more substantially constructed building. By 1947, a new church was completed.

The New Mount Olive Church played host to a wide variety of organizations and groups, with community meetings designed to improve the welfare of the city's Black residents. From the beginning and until the passage of the Federal Civil Rights Act in the 1960s, schools and hospitals were segregated. Access to commercial establishments and transportation was limited and controlled with Blacks sublimated to lesser or non-existent possibilities. When hospitals in the area refused Black patients, a groundswell of support, led by physicians Von D. Mizell and James Sistrunk (for whom the neighborhood derives its name,) galvanized the resources necessary to finance Provident Hospital (demolished) --- the only Fort Lauderdale hospital built for Black citizens. Then fledgling groups such as the Negro Chamber of Commerce and the local chapter of the NAACP (National Association for the Advancement of Colored People) met and helped to build unity and support the goals of freedom and social parity in the community and the nation. Dillard School (established in 1907 for "Colored" students, held their high school commencements in the church. The Reverend O.W. Wells, who became pastor of New Mount Olive Baptist Church in 1933, did much to inspire the musical traditions of the church with frequent performances of the choir and quartets. For every concert, advertisements made clear that "special seating" would be available to accommodate white citizens who wished to hear the voices. The Missionary Society, organized in July 1939, was a vibrant ministry of the church with its members providing a variety of services to the parish and region.

The church was greatly involved in solving the plight of impoverished and homeless Black persons and was the "go-to" place when natural disasters occurred.

In 1960, with its membership increasingly growing to some 1,700, a kitchen and dining room were added followed by a new wing containing 18 classrooms and an addition to the church for 200 parishioners in 1962. Until its move across the street to a new capacious and modern structure, the New Mount Olive Baptist Church at 901 NW 4th Avenue remains the spiritual and community heart for Southern Baptists who, from its earliest beginnings, uplifted its congregants in a multitude of positive, powerful ways.



MOUNT HERMON AME CHURCH

FMSF: BDO3919

Folio: 504204050970

Address: 401 NW 7 Terrace (also listed under 401 NW 7 Avenue)

Year Built: 1959

Style: Modern

Architect: Courtney Stewart

Status: Potential Historic Landmark - Mount Hermon AME Church

Architectural Description

401 NW 7 Terrace is a 2-story structure with a rectangular plan. It has a stucco exterior topped with an asphalt shingle gable roof. Its character defining features include an asymmetrical front facade with a central entrance delineated by an eyebrow supported by three simple columns and a set of stairs leading two double entry doors with stained glass window flanking the entrances; a stained glass assembly above the front entrance; fluted stucco pattern on the front elevation; a wide roof fascia along the gable roof line that terminates in a faux bell tower; a two-story wing extended to the north of the main church building accented with decorative breeze block

**Alterations:** Replacement of windows and doors in 1996

Significance (Explanation of Evaluation): This property appears eligible for listing on the National Register of Historic Places under Criterion A in the area of community development for the contribution of its members to the community and its service as a community meeting space that hosted significant events including the first meeting of the NAACP in Fort Lauderdale. It also appears eligible under Criterion C in the area of architecture as an intact example of its style. Further research is needed to evaluate the exterior and interior integrity of this structure.

Historic Context: Below is the text from the first Destination Sistrunk historic and wayfinding marker installed at the Mount Hermon AME Church: Our roots began in 1902 when members of the community worshipped under a tree on NW 2nd Street and 4th Avenue. Mount Hermon A.M.E. branched out from that tree, establishing the first church building at 305 Nugent Avenue and becoming the third church of any kind in the township of Fort Lauderdale.

The great storm of 1926 destroyed our first church structure and the Spanish Mission-style second structure was built at 711 NW 4th Street where the Mount Hermon Family Life Center now stands. In this building, Mary McLeod Bethune spoke to a standing-room only crowd. In 1965, our current structure was built. The red brick steeple was replaced after a hot air balloon hit it in 1987.

Our members made noteworthy contributions across many facets of society. Founding member T.S. Cobb held a U.S. Patent in 1932 for the first cushioned innerspring mattress. Founding member Mother Annie T. Reed was a housekeeper for Frank and Ivy Stranahan. She requested that they donate the land on which Dillard Color School (now Old Dillard Museum) was constructed.

Professor Clarence C. Waler, a Mount Hermon member, was the Principal who took Dillard to a 12-year institution. Mount Hermon was where Dillard students had Chapel, and was the site of Dillard's first 12th grade graduation in 1938.

Other noteworthy contributions made by our members include: Mr. John Hill, Fort Lauderdale's first black millionaire and Dr. James Sistrunk, Fort Lauderdale's first black physician. Dr. Sistrunk and Dr. Von D. Mizell opened Provident Hospital, Fort Lauderdale's first black hospital.

In 1945, Mount Hermon was the site of the NAACP's first local meeting. It was held under the cover of night due to danger of retaliation by the KKK. Individual members of Mount Hermon participated during the Civil Rights movement, including the beach wade-ins in 1961. The walls of Mount Hermon continue to hone the fair of those who make an impact outside of these walls in our community and our nation.



BURROWS ELECTRIC

FMSF: BD09801

Folio: 504204240980

Address: 1552-1554 NW 6 ST

Year Built: 1957

Style: Mid-Century Modern

Architect: Unknown

Status: Potential Historic Landmark - Burrows Electric

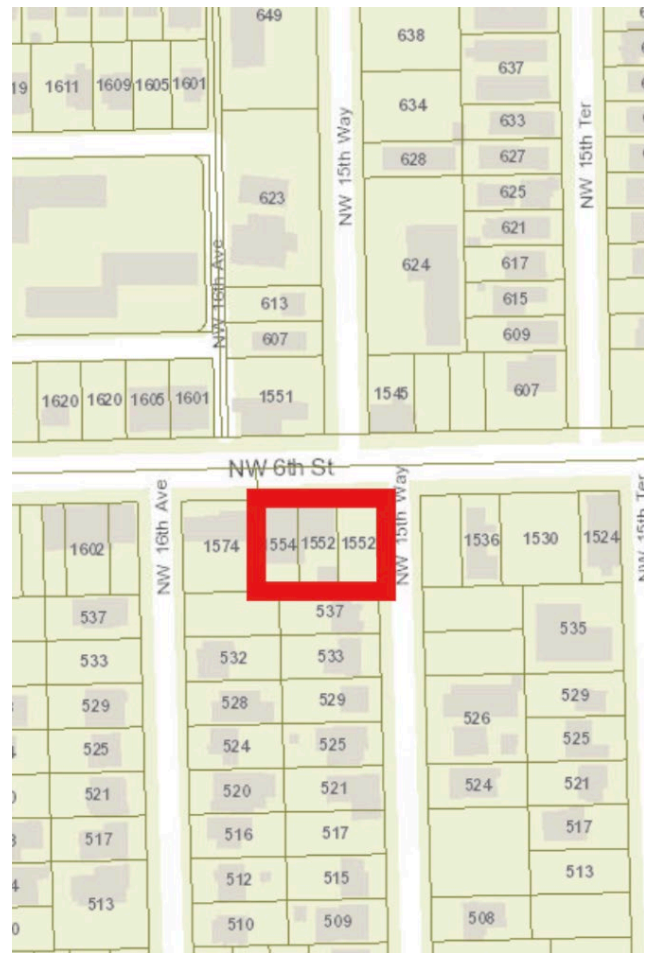
Architectural Description

1552-1554 NW 6 ST is a 1-story structure with a rectangular plan. It has a stucco and ceramic tile exterior topped with a built-up flat roof. Its character defining features include a storefront with angled columns; decorative ceramic tile band at facade; four arched sections with projected fabric awnings; prominent overhang; decorative circular and diamond-shaped cast concrete details

Alterations: Remodel storefront in 1971; Addition to building in 1958; Remodel front facade in 2005 Decorative Tile

Significance (Explanation of Evaluation): This property appears eligible for listing on the National Register of Historic Places under Criterion B for its association with a person, George Burrows, who was a significant figure in the development of this community and for his contributions to educating and employing young members of the neighborhood. Further research is needed to evaluate the exterior and interior integrity of this structure.

Historic Context: George Burrows, owner and founder of Burrows Electric Company and a former Marine, founded his business in 1948 within the Northwest community. He first operated the business on Northwest 10th Avenue, his mother's home, and then purchased 1552-1554 Sistrunk Boulevard for a total of \$1450 to build and grow his business. Highly respected throughout the community as a highly skilled electrician, Burrows was also an important social figure within the Black community. Burrows contributing to building the Northwest community by contributing his skills to helping those who could not afford his services as well as offering mentoring and training for young members of the neighborhood to become electricians.





DR. CALVIN SHIRLEY RESIDENCE

FMSF: BD09803

Folio: 504204250950

Address: 1565 NW 4 ST

Year Built: 1959

Style: South Florida Tropical Modern

Architect: Robert E. Hansen

Status: Potential Historic Landmark - Dr. Calvin Shirley
Residence

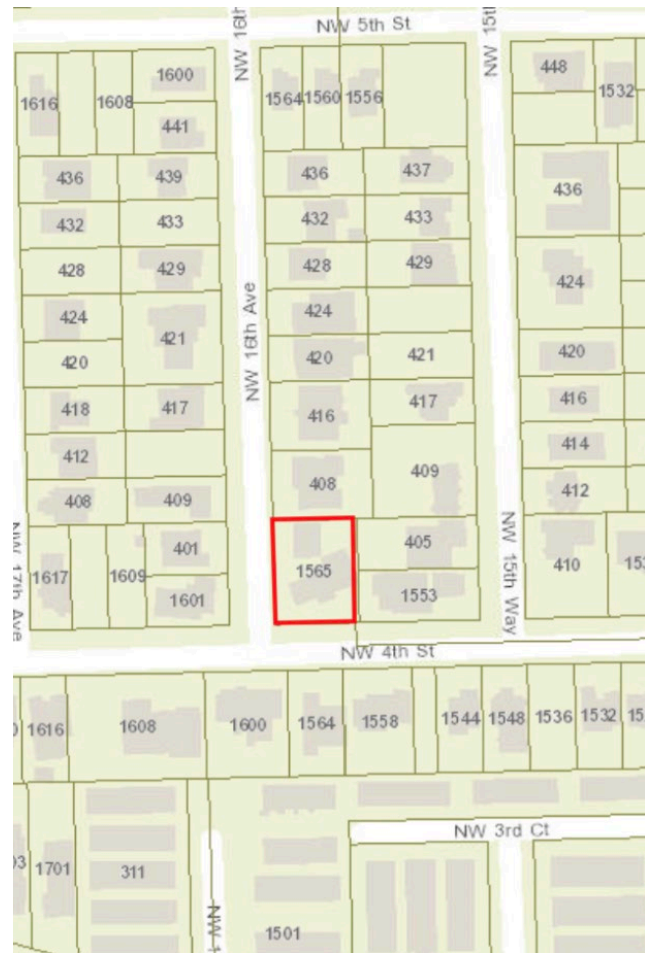
Architectural Description

1565 NW 4 ST is a 2-story structure with a rectangular plan. It has a stucco exterior with slump brick and vertical wood siding detailing topped with a built-up flat roof. Its character defining features include breezeblock detailing with curvilinear volumes; large curvilinear picture window with fixed at the top and jalousie at the bottom, and deep rounded roof eaves.

Alterations: Replacement of garage door in 1998

Significance (Explanation of Evaluation): This property appears eligible for listing on the National Register of Historic Places under Criterion B for its association with a person, Dr. Calvin Shirley his contributions to providing medical service to the community and playing a role in the civil rights movement in Fort Lauderdale. This property also 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. Further research is needed to evaluate the exterior and interior integrity of this structure.

Historic Context: The residence located at 1565 NW 4th Street was owned by Dr. Calvin Shirley who was Fort Lauderdale's 4th black doctor. He was an accomplished trumpet player and paid his way through college on a music scholarship. Aside from his contributions to the medical field he was also active in the civil rights movement helping to integrate hospitals, golf courses, and the beaches.





116 NW 11 AVENUE

FMSF: BD09806

Folio: 504204010350

Address: 116 NW 11 AVE

Year Built: 1940

Style: Minimal Traditional

Architect: Unknown - Potentially Architect Robert Jahelka

Status: Potential Historic Landmark

Architectural Description

116 NW 11 AVE is a 1-story structure with a rectangular plan. It has a stucco exterior topped with an barrel tile gable roof. Its character defining features include a central entrance with sidelights; symmetrical facade with decorative roof vents; and prominent chimney. Separate garage structure in the rear.

Alterations: None known

Significance (Explanation of Evaluation): This property appears eligible for listing on the National Register of Historic Places under Criterion B for its association with John Hill II, a prominent Black pioneer and businessman, and Criterion C in the area of architecture as an intact example of its style. Further research is needed to evaluate the exterior and interior integrity of this structure.

Historic Context: John Hill II, was among the earliest Black business entrepreneurs and developers of Fort Lauderdale's Black business Community. He developed and operated the Hill Hotel located at NW 7th Avenue and 5th Street. He also operated the Long Shoreman's Social Club located at NW 2nd Street and 5th Avenue where he utilized a section of the building as a supplement to the Fort Lauderdale USO club for federal military servicemen who visited the city during the World War II era, and owned and operated a variety of major successful business establishments along NW 5th Avenue, NW 7th Avenue and NW 6th Street.

As a real estate investor and founder of the Sixth Street Corporation, Mr. Hill's initiatives have continued to serve as a major provider of rental housing for low and moderate income residents of the city and Broward County since 1936. In the mid 1980s numerous properties owned by Hill in the near Northwest Redevelopment, Dorsey Riverbend, along with Sistrunk businesses and residential communities were acquired by the City to make way for major neighborhood redevelopments. The Hill family did not contest these eminent domain proceedings since they felt that Mr. Hill would have supported these major improvements. The above information was taken from a draft Florida Master Site File form on record with the Fort Lauderdale Historical Society.





EULA JOHNSON HOUSE

FMSF: BD09814

Folio: 504204050260

Address: 1100 NW 6 ST

Year Built: 1953

Style: Minimal Traditional

Architect: Unknown

Status: Potential Historic Landmark - Eula Johnson House

Architectural Description

1100 NW 6 ST is a 1-story structure with a rectangular plan. It has a stucco exterior topped with an asphalt shingle hipped roof. Its character defining features include an arched entrance with stucco detailing and coinage; decorative cast stucco ornamentation around circular windows; a three level central tower with arched windows and decorative cast stucco detailing; and a decorative roof parapet.

Alterations: Renovation to convert to office in 2010

Significance (Explanation of Evaluation): This property appears eligible for listing on the National Register of Historic Places under Criterion B for its relation to a significant member of the Fort Lauderdale Black community, Eula Johnson, who was instrumental in leading civil rights efforts in Fort Lauderdale to end segregation. Further research is needed to evaluate the exterior and interior integrity of this structure.

Historic Context: Eula Johnson was a Sistrunk Boulevard businesswoman, president of the local NAACP, a tireless and fearless leader of Lauderdale beach integration who defied the Ku Klux Klan and in 1961, was sued by her own city in its effort to deny the right of African Americans to swim at their own beaches.

The summary below of Eula Gandy Johnson was provided by the Fort Lauderdale Historical Society. Author is unknown.

Eula Johnson was born in Statenville, GA on December 25, 1914; she came to Fort Lauderdale in 1935. She lived with her husband, John Wesley Johnson, at 1100 NW 6th Avenue (Sistrunk Boulevard) where Mr. Johnson ran a grocery store. At some point the Johnsons added a service station to their operation; in 1946 Mr. Johnson pulled a permit (21712) to replace a 1000 gallon fuel tank on the property. One year later, 1947, Mr. Johnson pulled a permit to build a service station at 1518 NW 6th Street.



In 1945, Eula Johnson joined a group of people, including Dr. Von Mizell, the second practicing African-American physician in Fort Lauderdale, which gathered under a Mulberry tree on Sistrunk Boulevard. This was the first meeting of the Fort Lauderdale chapter of the NAACP.

After Mr. Johnson passed away in 1957, Eula Johnson continued to run the grocery store and service station, but she became increasingly active in the NAACP. Mrs. Johnson served as president of the organization from 1959 to 1967.

Perhaps the best known civil rights action in which Mrs. Johnson took a leading part were the wade-ins at Fort Lauderdale beach during the summer of 1961. Fort Lauderdale beach had attracted national media attention from the somewhat unexpected influx of Spring Breakers earlier in the year. The NAACP chapter decided to take advantage of the heightened news value of the beach to address some inequalities.

Because of the State Segregation laws, African-Americans had never been allowed to use the public beach of the city. At one time in the 1920s a law was proposed to prevent African-Americans from driving Las Olas Boulevard to the beach. A "Negro" beach was established on undeveloped beach front that eventually became Galt Ocean Mile. When that area was developed, the county established a "Negro Beach" south of the Port Everglades inlet. The only way this beach could be accessed was by boat. The local chapter decided to stage wade-ins at Fort Lauderdale's public beach to pressure the county into building a road and providing some much needed amenities at what was a wild, undeveloped beachfront.

On July 4, 1961, Eula Johnson and Von Mizell led a small group of young African-Americans to the public beach. The young people went into the water and most of the white swimmers left the ocean. Police officers ordered the group from the beach. When the group left the water they were instantly surrounded and were closely pressed by white bathers. No physical harm came to the group, but during the incident the tires of Mrs. Johnson's car were flattened.

Throughout the summer, the NAACP continued to stage wade-ins. At one time the KKK showed up, but the FBI had been alerted and the Klan was warned off. Mrs. Johnson was sued by the City of Fort Lauderdale, however the Federal court ruled in her favor. Eventually the county settled the question by declaring all Broward County beaches de-segregated. Gradually the African-American community began to use the public beach, mostly gathering at the northern end of the beach near Sunrise Boulevard. The community continued to use the old "Negro Beach". The county did build a road and provide amenities. The beach was later taken over by the state and became John U. Lloyd State Park.

Later in 1961, Mrs. Johnson led pickets to integrate the Thunderbird Drive-In. The white and African-American audiences were separated by a concrete wall. With Mrs. Johnson's encouragement a group of men went to the Drive-in and tore down the wall.

Eula Gandy Johnson died January 20, 2001. Her funeral service was held at the First Baptist Church of Piney Grove, Fort Lauderdale's oldest existing congregation.



SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS



07 SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

SUMMARY AND CONCLUSIONS

The survey has identified three potential historic districts for potential inclusion in the National Register of Historic Places, namely the Progresso Historic District in South Middle River, the Middle River Terrace Historic District, and the Seminole Forest Historic District in Historic Dorsey Riverbend. Additionally, the survey has identified 13 properties with potential individual historic significance within the survey area, spanning construction dates from 1924 to 1967 and showcasing diverse architectural styles. Furthermore, the survey has identified three locally designated historic landmarks already listed on the local register within the survey area. It is anticipated that further study and evaluation will be necessary for any individual property or historic district if listing on the National Register of Historic Places or a local designation is to be pursued.

Considering that the surveyed areas have remained predominantly residential and have not experienced substantial socioeconomic transformations, it is anticipated that these areas will maintain their historical value. This continuity supports the preservation of the areas' historical integrity and significance. Nonetheless, it remains imperative to undertake comprehensive evaluations and periodic assessments to substantiate the ongoing historical relevance of these properties and districts. Such

diligence will be crucial in validating their eligibility for inclusion on the National Register of Historic Places or for additional local designations.

PROGRESSO HISTORIC DISTRICT IN SOUTH MIDDLE RIVER

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. 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. The defined Period of Significance spans from 1946 to 1963.

MIDDLE RIVER TERRACE HISTORIC DISTRICT

Middle River Terrace is identified as a potential Historic District located within the Middle River Terrace neighborhood in the northeast quadrant of Fort Lauderdale. The boundaries of the potential Middle River Terrace Historic District follow the rectilinear boundaries of Northeast 17th Court to the north, Northeast 8th Avenue to the east, Northeast 16th Court to the south, and Northeast

7th Avenue to the west. Within Middle River Terrace in the potentially eligible Middle River Terrace Historic District, there are a total of 61 contributing resources and 8 non-contributing resources. One individual resource was also identified within the survey area that is already designated as a local historic landmark. The designated Period of Significance spans from 1952 to 1959.

SEMINOLE FOREST IN DORSEY RIVERBEND

Seminole Forest is identified as a potential Historic District located within the Dorsey Riverbend neighborhood in the northwest quadrant of Fort Lauderdale. The boundaries of the potential Seminole Forest Historic District follow the rectilinear boundaries of Northwest 4th Street to the north, Northwest 12th Avenue to the east, Northwest 3rd Court to the south, and Northwest 15th Avenue to the west. Within Historic Dorsey Riverbend and City View in the potentially eligible Seminole Forest Historic District, there are a total of 35 contributing resources and 3 non-contributing resources. The defined Period of Significance spans from 1952 to 1955.

LOCAL LAND DEVELOPMENT REGULATIONS

Properties located in the potential Progresso Historic District are zoned RDs-15 (Residential Single Family/Medium Density District), properties within the potential Middle River Terrace Historic District are zoned RS-8 (Residential Single-Family/Low Medium Density), and properties within the Seminole Forest Historic District are zoned RC-15 (Residential Single Family and Cluster/Medium Density). Generally the properties within all of the potential historic districts that have been identified as contributing are single-family structures.

The primary permitted use for properties zoned RDs-15 and RS-15 in the potential Progresso Historic District and Middle River Terrace Historic District is single-family dwellings. For these properties, due to the inability to develop properties that are more intense in density, use, or building typology, it is expected that the majority of these structures would retain their existing massing but would not have any oversight for exterior changes or even demolition.

Properties zoned RC-15 allow for higher density and more intense development which includes the ability to construct cluster developments, duplexes, and townhomes. Potential landmarks are located in a variety of zoning districts, some of which allow for more intense development. Areas where more intense development is permitted, the existing properties are more at risk for demolition and new construction proposals. Without historic designation, these properties will not be protected.

If properties that have been identified as potential historic landmarks or historic districts are designated at a local level, this will provide an additional layer of protection and provide oversight to any proposed changes through the enforcement of the historic preservation ordinance. If listed on the National Register of Historic Places, these properties will be recognized for their historic contributions to the development of the City of Fort Lauderdale and the properties will qualify for additional incentives to further their preservation.

Over the last several years, multiple updates have been proposed and approved to the City of Fort Lauderdale's Historic Preservation Ordinance and related sections of the Unified

Land Development Regulations to strengthen the designation and protection of properties. There are additional updates that are currently being developed that will only further strengthen the historic preservation program.

Additionally, a Strategic Historic Preservation Plan has been adopted to guide the City's Historic Preservation Program over the next seven to ten years. This plan identified multiple projects through the development of objectives and action items under the following four goals:

- Goal 1: Increase resilience of historic resources to better withstand the threat of flooding and climate-related disasters.
- Goal 2: Conduct new and update existing architectural resource surveys to evaluate properties for potential historic designation and digitize archival records.
- Goal 3: Ensure the City policies related to historic resources are consistent with the Certified Local Government (CLG) obligation to recognize and protect historic resources.
- Goal 4: Collaborate with City and County agencies, community groups, and non-profit organizations to promote and provide education on historic places and historic preservation efforts.

This Strategic Historic Preservation Plan can be accessed here: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/initiatives>

RECOMMENDATIONS

Primary objectives of this survey is to provide educational material to the community on the history of their neighborhoods and to officially designate these potential historic districts and

individual historic properties for inclusion in the National Register of Historic Places and listing locally. It is recommended that the City of Fort Lauderdale take the following steps in order to achieve these objectives:

- This report should be made available to the public through posting on the City's website, distribution to the Neighborhood Associations, the Fort Lauderdale Historical Society, and the City Commission.
- As part of this distribution, presentations should be made to engage with residents and property owners to gauge public support for historic designation and to educate the community on the history of their neighborhoods.
- Efforts should also continue to develop ordinance updates that will enhance the historic preservation program.
- Continue working on the objectives and action items developed as part of the Strategic Historic Preservation Plan including additional incentives to encourage historic designation.

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.

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08 BIBLIOGRAPHY

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MAPS

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APPENDICES

A ARCHITECT BIOGRAPHIES FOR SOUTH MIDDLE RIVER AND MIDDLE RIVER TERRACE

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

George B. Cunningham was a pioneering Plantation, Florida professional architect. The City of Plantation in Broward County just west of Fort Lauderdale, was reclaimed from the Everglades—with an original intent at the beginning of the 20th c. to create a rice farming community. After decades had passed and years of canal building and other efforts to tame the land to guard against its constant flooding, in 1950, Miami Beach architect Russell Pancoast was employed to create a master plan for a residential community. That community would become known for its green spaces, residential lots that included acreage for orchards and recreational opportunities, and by 1950 the Plantation Golf Course and Country Club had been completed.¹

The City of Plantation was incorporated on April 23, 1953. Cunningham established the firm of Cunningham-Mowry (partnering with Donald R. Mowry) on October 1, 1960. The firm established offices in the then new Scott-Lynn building at 7045 NW 4th Street in Plantation, which was the first major commercial structure to be built in Plantation following the city's master plan.²

At that time, Cunningham who was originally from Wheeling, West Virginia, had established a reputation in Broward County and had practiced around 10 years. Newspapers reported that he had recently completed a more than \$3 million physical education building for the University of Pittsburgh in Pennsylvania. Cunningham's future projects in Broward County would see him design a variety of building types.

In 1955 Cunningham designed a commercial building for the then new Fort Lauderdale Air Terminal. The 23,000 square-foot facility housed Airport Limousine Service of Broward County at 910 Breakers Avenue.³ Cunningham's buildings in Pompano Beach included a new wing for Grace Lutheran Church to house 10 Sunday School classrooms in a one-story wing.⁴ In March, 1964 he was hired to create what was described as a

“massive new residential development,” the first of several to be built in the Pompano Beach Crystal Lakes Golf club community at Sample Road and NW 9th Avenue. The three-story, 42-unit apartment/condominium building was estimated to cost \$400,000, and was designed in what was described as “Country Club Colonial.”⁵ The design for a clubhouse, pool and lounge soon followed for the Sunrise Golf Village.⁶

Robert E. Hansen (1913-2006), was born in Eau Claire, Wisconsin and moved to Fort Lauderdale with his family in 1926 at the age of 13. He attended Fort Lauderdale High School and studied architecture at the University of Miami. He apprenticed with art deco architects Henry Maloney and Robert Little. His practice was opened in 1941 on Las Olas Blvd. in the back of his brother’s real estate office. Hansen, together with the modern architects, Charles McKirahan and Igor Polevitzky were the most important architects responsible for the South Florida Tropical Modern Style. A style based on the aesthetics borrowed from Frank Lloyd Wright and adapted to southern Florida’s lifestyles. Hansen designed many post World War II homes, motels and office buildings in the area. He was also a preservationist and directed the restoration of the New River Inn and the moving of the King-Cromartie House to the H-1 historic district on SW 2nd Ave.

Robert Jahelka (1906-1981), was born in New York City and graduated from Columbia University in 1934. He moved to Fort Lauderdale in 1935. Jahelka designed the Church-By-The-sea on Mayan Drive in southeast Fort Lauderdale but was also notable for his architectural contributions in Deerfield Beach. He was chairman of Fort Lauderdale’s Housing Codes Committee and also served on the Deerfield Beach Planning and Zoning Board.

Guy Platt Johnson (May 20, 1888 – June 1958) was born in Tampa, Hillsborough County, Florida. When he was about 12, he is known to have lived for a time with his paternal grandparents in Michigan. He is later noted as working as an “engineering architect” for the “General Baking Co.” in Tampa on his draft registration form in 1917. In 1920 Johnson was living with his wife and son in Cleveland, Ohio, where he is listed as working as a structural engineer. By 1930, he was working as an architect for a rubber mill (Goodyear) in Akron, Ohio. Johnson is first mentioned as working as an architect in Fort Lauderdale in 1938. He is noted as the architect for the Maxwell Hotel in Fort Lauderdale in an article in the Fort Lauderdale Times in 1940. Johnson died in Fort Lauderdale.

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 the 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.

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

William J. Redden became licensed to practice architecture in the State of Florida in 1946 following his service as a naval architect during World War II. Redden graduated from the University of Notre Dame in 1914 and practiced architecture for the following 25 years in Milwaukee, Wisconsin.

C. Cranford Sproul In addition to his numerous commissions for the design of a variety of building types, C. Cranford Sproul was a vital member of his community in Pompano Beach, serving in leadership roles in civic, professional, community and government posts. His community connections are reflected in some noteworthy Pompano Beach initiatives. One of his first appointments was as President of the Pompano Beach Jaycees (Junior Chamber of Commerce) from 1954-55 and before that in 1953, he acted as the Treasurer for the local AIA (American Institute of Architects) chapter.

Sproul is addressed as Pompano Beach “City Architect” in a report of the Clubhouse being built on the Municipal Golf Course. In October, 1954, the building, then nearing completion, would serve visitors to the 18-hole golf and cost \$77,000 to construct. In 1955, Sproul is featured in an advertisement for pre-stressed concrete as the architect for the Packing House at the Pompano Farmers Market and at the groundbreaking for the Lighthouse Point Village Church.⁷ The church is described as ‘ultra-modern’ and was to cost some one-hundred thousand dollars.

Sproul designed a collection of homes for the Tod Realty Trust Corporation, having been associated with them since 1953, and in 1955 (in an advertisement for “Pompano Country Club Homes”) was credited with the design of the models and ranch homes that would include a Florida room, den, patio and breezeway that would maximize the resident’s experience of the \$400,000 golf course, swimming pool and recreation center.⁸

By 1956, Sproul had assumed the Chairmanship of the Pompano Beach Planning and Zoning Board, but resigned in early January of 1958, when he announced his candidacy for District 1, Pompano Beach City Commission.⁹ By that time, Sproul had received a commission to design an addition to the Pompano Beach City Hall. In an advertisement for bids in a published legal notice, Sproul is named as the recipient for the proposals, and as the architect who prepared the plans and specifications.¹⁰

The Pompano Beach “Boy Scout Building” was dedicated in May, 1958 with Sproul and Robert Hansen names as architects. The 25’x50’ building was erected on NW Second Avenue on the grounds of the First Methodist Church for use of both boys and girl scouts.¹¹

In 1957 Sproul was commissioned to design a 5,000 square foot furniture store in the Beacon Light Shopping Center, just north of Pompano Beach at 2438 North Federal Highway. The store, “Beacon Manor Furniture” is designed in a sleek Mid-Century Modern style.¹²

Sproul continued his practice in the 1960s and 70s with some noteworthy projects, including an addition and alterations to Stranahan High School in Fort Lauderdale.¹³ In 1972 Sproul was greatly involved in the development of a park at the Pompano Beach Farm Labor Camp. Funded by the Jaycees under the auspices of the Housing Authority Board of Commissioners, the park would contain a pavilion, amphitheater, picnic areas and a “tots lot.” The City of Pompano Beach created an “Unsafe Structures- Housing Appeals Board” in September, 1972. Sproul was named as one of the first of the nine members who would serve staggered terms.¹⁴

In 1973, in Lighthouse Point, the City Commission authorized a contract with Sproul for the design of a new fire station. The fire station had previously been co-located with the city’s police station. Sproul recommended that the new station be located adjacent to the existing administration building.¹⁵ Sproul also received the commission for the remodeling of the Police Station in 1975.¹⁶

James A. Young had an extensive design career in Broward County is noteworthy, as is the controversy that surrounded his work which questioned the professional credentials and capabilities of engineers versus architects to render architectural services. Newspapers begin to reveal his history beginning in the 1950s. One of those early projects is illustrated in an advertisement for R.H. Wright concrete entitled “Custom Bay Harbor Beach Residence Recently Completed by Florida Construction Company.” The single-family residence at 1337 Seabreeze Boulevard is described as ‘a very handsome rambling type house,’ and is rectangular in plan and comprised of a series of bays that step back onto the lot. James A. Young is named as ‘designer and architect.’¹⁷

In a more notorious commission, Young became employed by William Costello, who is described as ‘the top man in the nation’s underworld, ‘who was building a home in Hollywood, Florida. Young describes the house as 2 bedroom, 2 bath home with maid’s quarters to be designed in a ‘Florida Modern Style.’¹⁸

In 1953, in Hollywood Beach, Florida, Young designed a 24-unit motel at 5509-11 North Ocean Drive. The two-story building, with 160’ fronting onto Highway A1A contained eighteen one-bedroom apartments on the first floor and six penthouse apartments on the second.¹⁹

In 1956 a new housing development was proposed by the company “Gulfstream Estates Inc. of Hallandale” (Florida) . Their million-dollar residential investment named Joseph A. Young as the engineer. Hallandale continued to grow and in 1960, developer H.R. Layne announced the completion of the 60-unit, two-story, “Pasadena Garden Cooperative Apartment,” in the Golden Isle section of the city. The apartment, designed in what is described as a ‘Southern Colonial’ style was designed by architect John May with engineering by James Young.²⁰

Plans for an eight-story apartment were announced in April, 1958 to be constructed at SW 5th Avenue and SW 5th Street in Fort Lauderdale. The owner is reported as “Sailboat Bend Inc.” and William J. Redden is named as architect with James A. Young as the engineer who would be receiving the bids.²¹

In 1959, James A. Young became the defendant in a lawsuit filed by the Florida State Board of Architecture.²² The suit alleged that Young ‘planned, designed, made working drawings and prepared specifications for a commercial building in Hollywood Little Ranches; residences in Hollywood Lakes and residences in the Central Golf Station’. The suit claimed the work was done in 1956, 1957 and 1958. Young denied the allegations and while the suit was ultimately dismissed some eighteen months later, the issue had not been resolved. In 1967 the Board of Architecture won an injunction against Young which prevented him completing work on six, then current projects. During insightful court proceedings, the judge made note of the similarities between the two professions and counseled the affected parties to create specific requirements which would clarify and make the two professions distinguishable from one another.²³

Young continued his success despite the litigation and in 1963 was the engineer for the 39-unit “Coastal Garden Apartments” at 630 Layne Boulevard in Hallandale, Florida. The ‘New Orleans styled’ apartments were designed by architect Arthur A. Frimet. A year later Young partnered with Frimet again on a five-story office building in Hollywood’s (Florida) City Hall Circle. The 25,000 square foot building names young as “Associate Engineer.”²⁴

In 1965, Young worked as engineer for a new sanctuary for the Dania (Florida) Methodist Church. Valued at \$150,000, the Georgian-Colonial styled’ building was designed by the architectural firm of Start and Moeller based in Hollywood, Florida.²⁵ In a newspaper search the last entry found for Young is in January, 1970 when he is listed as the project engineer for a \$1.5 million addition to Dania, Florida’s Jai- Alai Palace. Architect Arthur Frimet, Young’s frequent collaborator, designed the project to add 2,000 seats to the 3,400-seat facility.²⁶

FOOTNOTES

1 South Florida News and Sun-Sentinel , April 23, 2003.

2 “Architectural Firm Sets up offices in Plantation’s Scott-Lynn Building” Fort Lauderdale News, November 20, 1960. Page 27.

3 “New Air Terminal housing Airport Limousine Service of Broward County” Fort Lauderdale News, August 27, 1955. Page 23.

4 “Church Adding Wing” Fort Lauderdale News , November 27, 1960. Page 39

5 “In Crystal Lakes Development First Models Launched” Fort Lauderdale News, March 7,1964. Page 54.

6 “Facilities Due for Recreation” Fort Lauderdale News and Sun-Sentinel, May 30, 1964. Page 11.

7 Fort Lauderdale News. September 22,1955. Page 34.

8 Fort Lauderdale News. February 20, 1955. Page 43.

9 “Candidacy Revealed by Sproul.” Fort Lauderdale News. January 16, 1958. Page 3.

10 “Advertisement for Bids Sealed Proposals.” Fort Lauderdale Daily News. January 20, 1958. Page (4C).

11 “Boy Scout Building Dedicated.” Fort Lauderdale Daily News. May 8, 1958. Page 38 (P2).

12 “Furniture Store Rising.” Fort Lauderdale Daily News. September 7, 1957. Page 24 (12B).

13 Legal Notices—Request for Bids. Fort Lauderdale News. April 6, 1971. Page 3C.

14 “Board to Hear Cases Involving Building Code.” Fort Lauderdale News. September 27, 1972. Page 5 (3C)

15 “New Fire Station Given Go Ahead.” Fort Lauderdale News. May 9, 1973. Page 4 (2B).

16 “City of Lighthouse Florida-Advertisement for Bids.” Fort Lauderdale News. October 18, 1975. Page 41 (11C).

17 Fort Lauderdale News. September 1, 1951. Page 8

18 Steve R. Hartman, “Costello to Build Hollywood Home” Fort Lauderdale News. March 20, 1951. Page 13.

19 "\$300,000 Motel Begun at Beach" Fort Lauderdale News. June 21, 1953. Page 18.

20 Fort Lauderdale News. November 12, 1960. Page 2-C (24).

21 "Apartment Plans Done." Fort Lauderdale Daily News, April 18, 1958. 35 (9C).

22 "Engineer Defendant in State Suit." Fort Lauderdale News. June 8, 1959. Page 7.

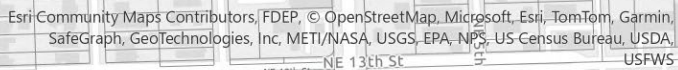
23 "Professions Need Guidelines, Judge Says." Fort Lauderdale News. October 31, 1967. Page B-1.

24 "5 Story Office Structure Going Up in Hollywood." Fort Lauderdale News and Sun-Sentinel. February 22, 1964. Page 20C.

25 "\$150,000 Sanctuary Planned" Fort Lauderdale News and Sun-Sentinel November 13, 1965. Page 17A.

26 "Dania Jai-Alai Palace Adding 2,000 Seats." Fort Lauderdale News and Sun-Sentinel. January 24, 1970. Page 63.

B



South Middle River - Parcels

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Architectural Style	Minimal Traditional
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09567 494234021460 1420 NE 1 AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09568 494234021470 1424 NE 1 AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09569 494234021480 1428 NE 1 AVE 1949 Lester Avery Minimal Traditional Non-Contributing



FMSF BD09570
Folio 494234021490
Address 1432 NE 1 AVE
Year Built 1963
Architect Lester Avery
Architectural Style Minimal Traditional
Status Contributing



FMSF BD09571
Folio 494234021500
Address 1436 NE 1 AVE
Year Built 1949
Architect Lester Avery
Architectural Style Minimal Traditional
Status Contributing



FMSF BD09572
Folio 494234021510
Address 1444 NE 1 AVE
Year Built 1949
Architect Lester Avery
Architectural Style Transitional Ranch
Status Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09597 494234017170 1545 NE 2 AVE 1950 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09598 494234017180 1541 NE 2 AVE 1950 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09599 494234017190 1537 NE 2 AVE 1952 Not Listed Minimal Traditional Contributing



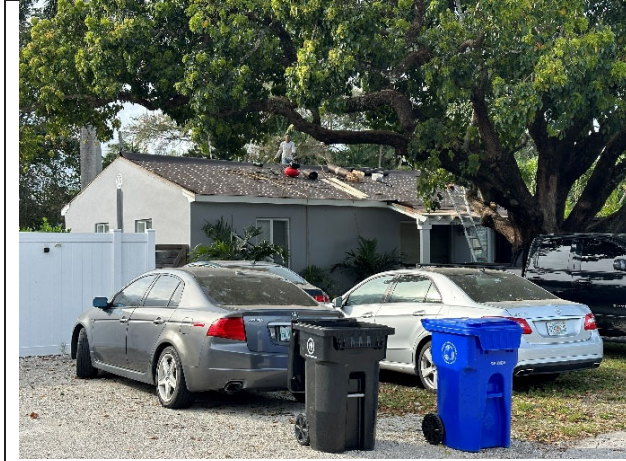
FMSF	BD09600
Folio	494234017200
Address	1533 NE 2 AVE
Year Built	1956
Architect	James Young
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09601
Folio	494234017220
Address	1525 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



	FMSFBD09602 Folio494234017230 Address1521 NE 2 AVE Year Built1950 ArchitectLester Avery Architectural StyleMinimal Traditional StatusContributing
	FMSFBD09603 Folio494234017240 Address1517 NE 2 AVE Year Built1949 ArchitectLester Avery Architectural StyleMinimal Traditional StatusContributing
	FMSFBD09604 Folio494234017250 Address1513 NE 2 AVE Year Built1954 ArchitectNot Listed Architectural StyleNo Style StatusNon-Contributing



FMSF	BD09605
Folio	494234017260
Address	1509 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09606
Folio	494234017270
Address	1505 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09607
Folio	494234017280
Address	1501 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09608 494234017510 1500 NE 2 AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09609 494234017520 1504 NE 2 AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09610 494234017530 1508 NE 2 AVE 1949 Lester Avery Minimal Traditional Contributing

	FMSF BD09611 Folio 494234017540 Address 1512 NE 2 AVE Year Built 1946 Architect Not Listed Architectural Style Transitional Ranch Status Contributing
	FMSF BD09612 Folio 494234017550 Address 1516 NE 2 AVE Year Built 1949 Architect Lester Avery Architectural Style Minimal Traditional Status Contributing
	FMSF BD09613 Folio 494234017560 Address 1520 NE 2 AVE Year Built 1950 Architect Lester Avery Architectural Style Minimal Traditional Status Contributing

	<table><tr><td>FMSF</td><td>BD09614</td></tr><tr><td>Folio</td><td>494234017570</td></tr><tr><td>Address</td><td>1524 NE 2 AVE</td></tr><tr><td>Year Built</td><td>1949</td></tr><tr><td>Architect</td><td>Lester Avery</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09614	Folio	494234017570	Address	1524 NE 2 AVE	Year Built	1949	Architect	Lester Avery	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09614														
Folio	494234017570														
Address	1524 NE 2 AVE														
Year Built	1949														
Architect	Lester Avery														
Architectural Style	Minimal Traditional														
Status	Contributing														
	<table><tr><td>FMSF</td><td>BD09615</td></tr><tr><td>Folio</td><td>494234017580</td></tr><tr><td>Address</td><td>1528 NE 2 AVE</td></tr><tr><td>Year Built</td><td>1949</td></tr><tr><td>Architect</td><td>Lester Avery</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09615	Folio	494234017580	Address	1528 NE 2 AVE	Year Built	1949	Architect	Lester Avery	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09615														
Folio	494234017580														
Address	1528 NE 2 AVE														
Year Built	1949														
Architect	Lester Avery														
Architectural Style	Minimal Traditional														
Status	Contributing														
	<table><tr><td>FMSF</td><td>BD09616</td></tr><tr><td>Folio</td><td>494234017590</td></tr><tr><td>Address</td><td>1532 NE 2 AVE</td></tr><tr><td>Year Built</td><td>1949</td></tr><tr><td>Architect</td><td>Lester Avery</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09616	Folio	494234017590	Address	1532 NE 2 AVE	Year Built	1949	Architect	Lester Avery	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09616														
Folio	494234017590														
Address	1532 NE 2 AVE														
Year Built	1949														
Architect	Lester Avery														
Architectural Style	Minimal Traditional														
Status	Contributing														



FMSF	BD09617
Folio	494234017600
Address	1536 NE 2 AVE
Year Built	1946
Architect	Owner
Architectural Style	Minimal Traditional
Status	Non-Contributing



FMSF	BD09618
Folio	494234017610
Address	1540 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09619
Folio	494234017620
Address	1544 NE 2 AVE
Year Built	1951
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09620 494234021290 1445 NE 2 AVE 1949 Lester Avery No Style Non-Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09621 494234021300 1441 NE 2 AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09622 494234021310 1437 NE 2 AVE 1950 Lester Avery Minimal Traditional Non-Contributing



FMSF	BD09623
Folio	494234021320
Address	1433 NE 2 AVE
Year Built	1951
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09624
Folio	494234021330
Address	1429 NE 2 AVE
Year Built	1949
Architect	Not Listed
Architectural Style	No Style
Status	Non-Contributing



FMSF	BD09625
Folio	494234021340
Address	1425 NE 2 AVE
Year Built	1950
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Non-Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09626 494234021350 1423 NE 2 AVE 1970 Not Listed No Style Non-Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09627 494234021360 1419 NE 2 AVE 1972 Not Listed No Style Non-Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09628 494234021370 1413 NE 2 AVE 1955 GP Johnson Transitional Ranch Contributing



FMSF BD09629
 Folio 494234021380
 Address 1409 NE 2 AVE
 Year Built 1956
 Architect William J. Redden
 Architectural Style Transitional Ranch
 Status Contributing



FMSF BD09630
 Folio 494234021390
 Address 1405 NE 2 AVE
 Year Built 1952
 Architect GP Johnson
 Architectural Style Transitional Ranch
 Status Contributing



FMSF BD09631
 Folio 494234021400
 Address 1401 NE 2 AVE
 Year Built 1950
 Architect Lester Avery
 Architectural Style Minimal Traditional
 Status Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09632 494234021170 1400 NE 2 AVE 1960 Not Listed No Style Non-Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09633 494234021180 1404 NE 2 AVE 1952 None Listed Mid-Century Modern Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09634 494234021190 1408 NE 2 AVE 1950 Lester Avery Minimal Traditional Contributing



FMSF	BD09635
Folio	494234021200
Address	1412 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09636
Folio	494234021210
Address	1416 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09637
Folio	494234021220
Address	1420 NE 2 AVE
Year Built	1950
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing

	<table><tr><td>FMSF</td><td>BD09638</td></tr><tr><td>Folio</td><td>494234021230</td></tr><tr><td>Address</td><td>1424 NE 2 AVE</td></tr><tr><td>Year Built</td><td>1949</td></tr><tr><td>Architect</td><td>Lester Avery</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09638	Folio	494234021230	Address	1424 NE 2 AVE	Year Built	1949	Architect	Lester Avery	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09638														
Folio	494234021230														
Address	1424 NE 2 AVE														
Year Built	1949														
Architect	Lester Avery														
Architectural Style	Minimal Traditional														
Status	Contributing														
	<table><tr><td>FMSF</td><td>BD09639</td></tr><tr><td>Folio</td><td>494234021240</td></tr><tr><td>Address</td><td>1428 NE 2 AVE #1-2</td></tr><tr><td>Year Built</td><td>1985</td></tr><tr><td>Architect</td><td>Not Listed</td></tr><tr><td>Architectural Style</td><td>No Style</td></tr><tr><td>Status</td><td>Non-Contributing</td></tr></table>	FMSF	BD09639	Folio	494234021240	Address	1428 NE 2 AVE #1-2	Year Built	1985	Architect	Not Listed	Architectural Style	No Style	Status	Non-Contributing
FMSF	BD09639														
Folio	494234021240														
Address	1428 NE 2 AVE #1-2														
Year Built	1985														
Architect	Not Listed														
Architectural Style	No Style														
Status	Non-Contributing														
	<table><tr><td>FMSF</td><td>BD09640</td></tr><tr><td>Folio</td><td>494234021250</td></tr><tr><td>Address</td><td>1432 NE 2 AVE</td></tr><tr><td>Year Built</td><td>1948</td></tr><tr><td>Architect</td><td>American Plans Service</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09640	Folio	494234021250	Address	1432 NE 2 AVE	Year Built	1948	Architect	American Plans Service	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09640														
Folio	494234021250														
Address	1432 NE 2 AVE														
Year Built	1948														
Architect	American Plans Service														
Architectural Style	Minimal Traditional														
Status	Contributing														



FMSF	BD09641
Folio	494234021260
Address	1436 NE 2 AVE #1-2
Year Built	1951
Architect	Not Listed
Architectural Style	No Style
Status	Non-Contributing



FMSF	BD09642
Folio	494234021270
Address	1440 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09643
Folio	494234021280
Address	1444 NE 2 AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09668 494234017160 1540 N ANDREWS AVE 1949 Lester Avery Architectural Style Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09669 494234017150 1536 N ANDREWS AVE 1949 Not Listed Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09670 494234017140 1532 N ANDREWS AVE 1950 Lester Avery Minimal Traditional Non-Contributing



FMSF	BD09671
Folio	494234017130
Address	1528 N ANDREWS AVE
Year Built	1950
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09672
Folio	494234017120
Address	1524 N ANDREWS AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09673
Folio	494234017110
Address	1520 N ANDREWS AVE
Year Built	1950
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Non-Contributing

	<table><tr><td>FMSF</td><td>BD09674</td></tr><tr><td>Folio</td><td>494234017100</td></tr><tr><td>Address</td><td>1516 N ANDREWS AVE</td></tr><tr><td>Year Built</td><td>1951</td></tr><tr><td>Architect</td><td>Lester Avery</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09674	Folio	494234017100	Address	1516 N ANDREWS AVE	Year Built	1951	Architect	Lester Avery	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09674														
Folio	494234017100														
Address	1516 N ANDREWS AVE														
Year Built	1951														
Architect	Lester Avery														
Architectural Style	Minimal Traditional														
Status	Contributing														
 	<table><tr><td>FMSF</td><td>BD09675</td></tr><tr><td>Folio</td><td>494234017090</td></tr><tr><td>Address</td><td>1512 N ANDREWS AVE</td></tr><tr><td>Year Built</td><td>1948</td></tr><tr><td>Architect</td><td>Lester Avery</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr></table>	FMSF	BD09675	Folio	494234017090	Address	1512 N ANDREWS AVE	Year Built	1948	Architect	Lester Avery	Architectural Style	Minimal Traditional	Status	Contributing
FMSF	BD09675														
Folio	494234017090														
Address	1512 N ANDREWS AVE														
Year Built	1948														
Architect	Lester Avery														
Architectural Style	Minimal Traditional														
Status	Contributing														



FMSF	BD09676
Folio	494234017080
Address	1508 N ANDREWS AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09677
Folio	494234017070
Address	1504 N ANDREWS AVE
Year Built	1948
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Non-Contributing



FMSF	BD09678
Folio	494234017060
Address	1500 N ANDREWS AVE
Year Built	1958
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09679 494234021730 1444 N ANDREWS AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09680 494234021720 1440 N ANDREWS AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09681 494234021710 1436 N ANDREWS AVE 1949 Lester Avery Minimal Traditional Contributing



FMSF	BD09682
Folio	494234021740
Address	1432 N ANDREWS AVE
Year Built	1949
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09683
Folio	494234021700
Address	1428 N ANDREWS AVE
Year Built	1948
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09684
Folio	494234021691
Address	1424 N ANDREWS AVE
Year Built	1951
Architect	Not Listed
Architectural Style	No Style
Status	Non-Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status BD09685 494234021690 1420 N ANDREWS AVE #1-2 1959 Not Listed No Style Non-Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status BD09686 494234021680 1416 N ANDREWS AVE 1949 Lester Avery Minimal Traditional Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status BD09687 494234021670 1412 N ANDREWS AVE 1949 Lester Avery Minimal Traditional Contributing

	FMSF BD09688 Folio 494234021660 Address 1408 N ANDREWS AVE Year Built 1949 Architect Not Listed Architectural Style No Style Status Non-Contributing
	FMSF BD09689 Folio 494234021650 Address 1404 N ANDREWS AVE Year Built 1953 Architect Not Listed Architectural Style Transitional Ranch Status Contributing
	FMSF BD09690 Folio 494234021640 Address 1400 N ANDREWS AVE Year Built 1949 Architect Lester Avery Architectural Style Minimal Traditional Status Contributing



ADDRESS TABLE FOR SOUTH MIDDLE RIVER

FMS#	Folio	Address	Year Built	Style	Status	Exterior Plan	Stories	Exterior Fabric	Roof Type	Roof Material	Windows	Architecturally Defining Features	Altered?	Permit Year	Architect
BD09626	494234010950	1545 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung, Sliding	Front entry porch created by a roof extension supported by a slender wooden column, and wide roof facia	Yes	1949	Letter Avery
BD09627	494234010960	1541 NE 1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by a slender wooden column, and wide roof facia	No	1950	Letter Avery
BD09628	494234010970	1535 NE 1 AVE	1973	No Style	Non-Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung, Sliding	Not Asymmetrical	No	1973	Hermin Houtteier
BD09629	494234010971	1533 NE 1 AVE	1977	No Style	Non-Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung, Sliding	Not Asymmetrical	No	1977	Hermin Houtteier
BD09630	494234010980	1529 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by wooden piers, and wide roof facia	No	1949	Letter Avery
BD09631	494234010990	1525 NE 1 AVE	1948	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable, Shed	Barrel Tile	Fixed, Awning	Back entry porch created by a roof extension supported by wooden piers, and wide roof facia	No	1949	Letter Avery
BD09632	494234011000	1521 NE 1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch enclosed with a roof extension supported by wooden piers, and wide roof facia	Yes	1950	Letter Avery
BD09633	494234011010	1517 NE 1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by wooden piers, and wide roof facia	Yes	1950	Letter Avery
BD09634	494234011020	1513 NE 1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by wooden piers, and wide roof facia	Yes	1950	Letter Avery
BD09635	494234011030	1509 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable, Shed	Barrel Tile	Awning, Single-Hung	Front entry porch created by a roof extension supported by wooden piers, and wide roof facia	No	1949	Letter Avery
BD09636	494234011040	1505 NE 1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Back entry porch created by a roof extension supported by wooden piers, and wide roof facia	Yes	1950	Letter Avery
BD09637	494234011050	1501 NE 1 AVE	1949	Minimal Traditional	Contributing	Square	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by slender wooden columns, and wide roof facia	Yes	Not Listed	Letter Avery
BD09638	494234011290	1500 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Sheet Metal, Standing Seam	Single-Hung	Front entry porch created by a roof extension supported by a slender wooden column, and wide roof facia	Yes	1949	Letter Avery
BD09639	494234011300	1504 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Fixed	Front entry porch created by a roof extension supported by a slender wooden column, and wide roof facia	Yes	1949	Letter Avery
BD09640	494234011310	1508 NE 1 AVE	1950	Minimal Traditional	Contributing	Square	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by slender wooden columns, and wide roof facia	No	1950	Letter Avery
BD09641	494234011320	1511 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Sheet Metal, Standing Seam	Sliding	Back entry porch created by a roof extension supported by wooden piers, and wide roof facia	Yes	1949	Letter Avery
BD09642	494234011330	1516 NE 1 AVE	1952	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by a slender wooden column, and wide roof facia	Yes	1952	Letter Avery

B009543	494234017340	1520 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Awning	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009544	494234017350	1524 NE 1 AVE	1949	Minimal Traditional	Contributing	Square	1	Stucco	Gable	Barrel Tile	Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009545	494234017360	1528 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by wooden piers, carport with flat roof, wide roof fascia lined with small outriggers, and symmetrical plan	Yes	1949	Lester Avery
B009546	494234017370	1532 NE 1 AVE	1957	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped; Flat	Asphalt Shingle	Single-Hung; Sliding	Front entry overhang supported by wooden piers created by flat roof extension supported by a partially enclosed carport, wide roof fascia, deep roof overhang, and asymmetrical plan	Yes	1957	George Cunningham
B009547	494234017380	1536 NE 1 AVE	1950	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung; Sliding	Enclosed front entry created by flat roof extended outward to create a carport supported by slender metal columns, wide roof fascia, and asymmetrical plan	Yes	1950	Lester Avery
B009548	494234017390	1540 NE 1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Casement	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	No	1950	Lester Avery
B009549	494234017400	1544 NE 1 AVE	1951	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	Yes	1950	Lester Avery
B009550	494234021520	1445 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by wooden piers, entry door framed by insets of slump brick, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009551	494234021530	1441 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch partially enclosed with metal railing created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009552	494234021540	1437 NE 1 AVE	1948	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, windows framed by insets of slump brick, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009553	494234021550	1433 NE 1 AVE	1949	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung; Sliding	Not Applicable	Yes	1949	Lester Avery
B009554	494234021560	1429 NE 1 AVE	1951	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Gable intersecting	Asphalt Shingle	Fixed; Jalouse	Not Applicable	Yes	1951	Roddan
B009555	494234021570	1425 NE 1 AVE	1948	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Awning; Single-Hung	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	No	1948	Not Listed
B009556	494234021580	1421 NE 1 AVE	1949	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Not Applicable	Yes	1949	Lester Avery
B009557	494234021590	1417 NE 1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Slump Brick; Stucco	Gable	Barrel Tile	Single-Hung	Enclosed front entry created by flat roof extended outward supported by slump brick piers and a low slump brick wall, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009558	494234021600	1413 NE 1 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Sliding; Fixed	Enclosed front entry created by flat roof extended outward to create a carport supported by stucco piers, wide roof fascia, deep roof eaves, and asymmetrical plan		1952	Peterman
B009559	494234021610	1409 NE 1 AVE	1959	Transitional Ranch	Contributing	Rectangular	2	Stucco	Gable	Barrel Tile	Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery

BD09560	494234021620	1405 NE1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable Shed	Barrel Tile	Fixed, Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	1949	Lester Avery
BD09561	494234021630	1401 NE1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	1949	Lester Avery
BD09562	494234021410	1400 NE1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Sheet Metal, Standing Seam	Single-Hung, Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	No	Lester Avery
BD09563	494234021420	1404 NE1 AVE	1949	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	Yes	Johnson
BD09564	494234021430	1408 NE1 AVE	1950	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Enclosed front entry created by a roof extension supported by slender wooden columns and lined with small curved outriggers, windows framed with inset slump brick, wide roof fascia, and asymmetrical plan	No	Not Listed
BD09565	494234021440	1412 NE1 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung, Sliding	Front entry porch created by a roof extension supported by wooden piers, asymmetrical plan, and wide roof fascia	Yes	Lester Avery
BD09566	494234021450	1416 NE1 AVE	1962	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	No	Lester Avery
BD09567	494234021460	1420 NE1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by slender wooden columns, windows framed by insets of slump brick, asymmetrical plan, and wide roof fascia	Yes	Lester Avery
BD09568	494234021470	1424 NE1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	Yes	Lester Avery
BD09569	494234021480	1428 NE1 AVE	1949	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Intersecting Gable	Barrel Tile	Single-Hung	Not Applicable	Yes	Lester Avery
BD09570	494234021490	1432 NE1 AVE	1963	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung, Fixed	Front entry porch created by a roof extension supported by wooden columns and lined with decorative metal columns, asymmetrical plan, and wide roof fascia	Yes	Lester Avery
BD09571	494234021500	1436 NE1 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, entry door framed by insets of slump brick, symmetrical plan, and wide roof fascia	Yes	Lester Avery
BD09572	494234021510	1444 NE1 AVE	1949	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable Flat	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, entry door and windows framed by insets of slump brick, symmetrical plan, carport with flat roof, and wide roof fascia	Yes	Lester Avery
BD09596	494234021710	1545 NE2 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable Shed	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by columns, wide roof fascia, and asymmetrical plan	Yes	Lester Avery
BD09597	494234021780	1541 NE2 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by columns, wide roof fascia, and asymmetrical plan	Yes	Lester Avery
BD09598	494234021790	1537 NE2 AVE	1952	Minimal Traditional	Contributing	Rectangular	1	Stucco	Intersecting Gable	Barrel Tile	Single-Hung	Front entry porch created by a flat roof supported by columns, wide roof fascia, and asymmetrical plan	Yes	Not Listed
BD09599	494234021720	1533 NE2 AVE	1956	Minimal Traditional	Contributing	Rectangular	1	Wood Siding	Hipped	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by columns, wide roof fascia, and asymmetrical plan	Yes	James Young

B009600	494234017210	1952	No Style	Non-Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Not Applicable	Yes	1952	John Peterman
B009601	494234017220	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Sheet Metal Standing Seam	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009602	494234017230	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by columns, wide roof fascia, and asymmetrical plan	Yes	1950	Lester Avery
B009603	494234017240	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Stone	Hipped	Barrel Tile	Fixed	Front entry porch created by a roof extension supported by columns, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009604	494234017250	1954	No Style	Non-Contributing	Rectangular	1	Stucco, Slump brick	Flat	Built-Up	Single-Hung	Not Applicable	Yes	1954	GJ Johnson
B009605	494234017260	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by columns, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009606	494234017270	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by columns lined by small outriggers, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009607	494234017280	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by slender wooden columns, entry door framed by insets of slump brick, symmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009608	494234017510	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Barrel Tile	Jalousie	Enclosed front entry created by flat roof extended outward to create a carport supported by decorative metal columns, windows and front entry door framed by insets of slump brick, symmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009609	494234017520	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by columns lined by small outriggers, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009610	494234017530	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by decorative metal columns, wide roof fascia, wood shutters, and asymmetrical plan	Yes	1949	Lester Avery
B009611	494234017540	1946	Transitional Ranch	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung, Fixed	Front entry porch, wide roof fascia, and front porch extending across front porch supported by wood columns, and asymmetrical plan	Yes	1949	Not Listed
B009612	494234017550	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, wide roof fascia, and asymmetrical plan	Yes	1949	Lester Avery
B009613	494234017560	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, wide roof fascia, and asymmetrical plan	Yes	1950	Lester Avery
B009614	494234017570	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Gable	Barrel Tile	Jalousie	Front entry porch created by a roof extension supported by decorative metal columns, entry door framed by insets of slump brick, symmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009615	494234017580	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, entry door framed by insets of slump brick, symmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009616	494234017590	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	No	1949	Lester Avery

BD09617	494234027600	1536 NE2 AVE	1946	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Not Applicable	Yes	1946	Owner
BD09618	494234027610	1540 NE2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Wood Siding	Hipped	Asphalt Shingle	Jalousie	Screened in front entry porch created by a roof extension, asymmetrical plan, and wider roof fascia	Yes	1949	Lester Avery
BD09619	494234027620	1544 NE2 AVE	1951	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wider roof fascia	Yes	1949	Lester Avery
BD09620	494234021290	1445 NE2 AVE	1949	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, entry door framed by insets of slump brick, asymmetrical plan, and wider roof fascia	Yes	1949	Lester Avery
BD09621	494234021300	1441 NE2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Gable	Asphalt Shingle	Jalousie	Entrance porch with Decorative Metal Columns, Slump Brick Detailing at Entrance	No	1949	Lester Avery
BD09622	494234021310	1437 NE2 AVE	1950	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Hipped, Flat	Barrel Tile/Built-Up	Sliding	Not Applicable	Yes	1949	Lester Avery
BD09623	494234021320	1433 NE2 AVE	1951	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by slump brick columns, asymmetrical plan, and wider roof fascia	Yes	1951	Not Listed
BD09624	494234021330	1429 NE2 AVE	1949	No Style	Non-Contributing	Rectangular	1	Stucco	Intersecting Gable; Flat	Asphalt Shingle; Built-Up	Single-Hung	Not Applicable	Yes	1949	Not Listed
BD09625	494234021340	1425 NE2 AVE	1950	No Style	Non-Contributing	Rectangular	1	Stucco	Hipped, Flat	Barrel Tile/Built-Up	Single-Hung	Not Applicable	Yes	1950	Lester Avery
BD09626	494234021350	1423 NE2 AVE	1970	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Not Applicable	No	1970	Rodrigo Saavedra
BD09627	494234021360	1419 NE2 AVE	1972	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Not Applicable	Yes	1972	Rodrigo Saavedra
BD09628	494234021370	1413 NE2 AVE	1955	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Jalousie/Sliding	Recessed entrance created by roof extension supported by a slender wood column, attached now enclosed carport with flat roof, slump brick, wide roof eaves lined with small outriggers, asymmetrical plan, and wood shutters	Yes	1950	GP Johnson
BD09629	494234021380	1409 NE2 AVE	1956	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Single-Hung	Symmetrical facade with attached garage, wide roof fascia, deep eaves, and jawstuck planter	Yes	1956	William J. Redden
BD09630	494234021390	1405 NE2 AVE	1952	Transitional Ranch	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Recessed entrance created by roof extension, attached now enclosed carport with flat roof, wide roof eaves, asymmetrical plan, and chimney	Yes	1959	GP Johnson
BD09631	494234021400	1401 NE2 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Casement; Fixed	Front entry porch created by a roof extension supported by decorative metal columns, entry door framed by insets of slump brick, asymmetrical plan, and wider roof fascia	Yes	1950	Lester Avery
BD09632	494234021170	1400 NE2 AVE	1960	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Awning	Not Applicable	No	1959	Arthur Bule
BD09633	494234021180	1404 NE2 AVE	1952	Mid-Century Modern	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Recessed entrance created by roof extension, attached now enclosed carport with flat roof, wide roof eaves, asymmetrical plan, and chimney	Yes	1952	None Listed
BD09634	494234021190	1408 NE2 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco, Wood Siding	Hipped	Asphalt Shingle	Jalousie	Front entry porch created by a roof extension supported by stucco columns, asymmetrical plan, and wider roof fascia	Yes	1950	Lester Avery
BD09635	494234021200	1412 NE2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Jalousie	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, wooden shutters framing the windows, and wider roof fascia	Yes	1949	Lester Avery
BD09636	494234021210	1416 NE2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Barrel Tile	Jalousie	Front entry porch created by a roof extension supported by wooden columns, asymmetrical plan, wide roof fascia, and bay shutters created by slump brick	Yes	1949	Lester Avery

B009637	494234021220	1420 NE 2 AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, wide roof fascia, and faux shutters created around the front entry door	Yes	1949	Lester Avery
B009638	494234021230	1424 NE 2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung, Jalousie	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, wide roof fascia, and faux shutters created by slump brick	Yes	1949	Lester Avery
B009639	494234021240	1428 NE 2 AVE #1-2	1985	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Not Applicable	No	1985	Bill Osborne
B009640	494234021250	1432 NE 2 AVE	1948	Minimal Traditional	Contributing	Rectangular	1	Wood Siding	Gable	Sheet Metal Standing Seam	Single-Hung	Front entry porch created by a roof extension, asymmetrical plan, wide roof fascia, and deep eaves	Yes	1947	American Plans Service
B009641	494234021260	1436 NE 2 AVE #1-2	1951	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Awning	Not Applicable	Yes	1951	Unknown
B009642	494234021270	1440 NE 2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, wide roof fascia, and faux shutters created by slump brick	Yes	1949	Lester Avery
B009643	494234021280	1444 NE 2 AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, wide roof fascia, and slump brick framed around the front entry door	Yes	1949	Lester Avery
B009648	494234017160	1540 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Casement, Sliding	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	Yes	Not Listed	Lester Avery
B009669	494234017150	1536 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, wide roof fascia, low stucco wall creating a front patio, and faux shutters created by slump brick	Yes	Not Listed	Not Listed
B009670	494234017140	1532 N ANDREWS AVE	1950	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Jalousie	Not Applicable	Yes	1950	Lester Avery
B009671	494234017130	1528 N ANDREWS AVE	1950	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Jalousie	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, and wide roof fascia	No	1950	Lester Avery
B009672	494234017120	1524 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Single-Hung, Sliding	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
B009673	494234017110	1520 N ANDREWS AVE	1950	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Flat, Gable	Built-Up Barrel Tile	Single-Hung	Not Applicable	Yes	1950	Lester Avery
B009674	494234017100	1516 N ANDREWS AVE	1951	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Sliding	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, and wide roof fascia	Yes	Not Listed	Lester Avery
B009675	494234017090	1512 N ANDREWS AVE	1948	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by stucco columns, asymmetrical plan, wide roof fascia, attached carport, and faux shutters framing the front entry door and windows created by slump brick	Yes	1949	Lester Avery
B009676	494234017080	1508 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Jalousie	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	No	1949	Lester Avery
B009677	494234017070	1504 N ANDREWS AVE	1948	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Not Applicable	Yes	1949	Lester Avery
B009678	494234017060	1500 N ANDREWS AVE	1958	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, wood shutters, and wide roof fascia	No	1949	Lester Avery

BD09679	494234021730	1444 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
BD09680	494234021720	1440 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, faux shutters made of slump brick, and wide roof fascia	Yes	1949	Lester Avery
BD09681	494234021710	1436 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, and wide roof fascia	No	1949	Lester Avery
BD09682	494234021740	1432 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Jalousie	Front entry porch created by a roof extension supported by slender wood columns, asymmetrical plan, and wide roof fascia	No	1949	Lester Avery
BD09683	494234021700	1428 N ANDREWS AVE	1948	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
BD09684	494234021711	1424 N ANDREWS AVE	1951	No Style	Non-Contributing	Rectangular	1	Stucco	Gable Flat with Mansard	Asphalt Shingle, Built-up	Awning	Not Applicable	Yes	1947	Unknown
BD09685	494234021711	1420 N ANDREWS AVE #2	1959	No Style	Non-Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Single-Hung, Fixed	Front entry porch created by a roof extension supported by arched stucco columns, asymmetrical plan, and wide roof fascia	No	1952	Lester Avery
BD09686	494234021680	1416 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Barrel Tile	Single-Hung, Sliding	Front entry porch created by a roof extension supported by arched stucco columns, asymmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
BD09687	494234021670	1412 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Front entry porch created by a roof extension supported by columns, symmetrical plan, and wide roof fascia	Yes	1949	Lester Avery
BD09688	494234021660	1408 N ANDREWS AVE	1949	No Style	Non-Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Fixed, Single-Hung	Recessed front entry porch, wide roof fascia, cap with flat roof, and symmetrical plan	Yes	1949	Lester Avery
BD09689	494234021650	1404 N ANDREWS AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Flat	Built-up	Single-Hung, Sliding	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, faux slump brick shutters, and wide roof fascia	Yes	1953	Not Listed
BD09690	494234021640	1400 N ANDREWS AVE	1949	Minimal Traditional	Contributing	Rectangular	1	Stucco, Slump Brick	Hipped	Asphalt Shingle	Single-Hung	Front entry porch created by a roof extension supported by decorative metal columns, asymmetrical plan, faux slump brick shutters, and wide roof fascia	Yes	1949	Lester Avery

	FMSFBD09701 Folio494235120010 Address743 NE 17 CT Year Built1953 ArchitectLester Avery Architectural StyleNo Style StatusNon-Contributing
	FMSFBD09705 Folio494235120020 Address737 NE 17 CT Year Built1953 ArchitectLester Avery Architectural StyleTransitional Ranch StatusContributing
	FMSFBD09702 Folio494235120030 Address731 NE 17 CT Year Built1953 ArchitectLester Avery Architectural StyleTransitional Ranch StatusNon-Contributing



FMSF	BD09706
Folio	494235120040
Address	725 NE 17 CT
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09707
Folio	494235120050
Address	719 NE 17 CT
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Non-Contributing



FMSF	BD09708
Folio	494235120060
Address	713 NE 17 CT
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status BD09709 494235120070 707 NE 17 CT 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status BD09710 494235120080 701 NE 17 CT 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status BD09711 494235120110 1743 NE 8 AVE 1953 Lester Avery Transitional Ranch Contributing



FMSF	BD09712
Folio	494235120120
Address	1737 NE 8 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09713
Folio	494235120130
Address	1731 NE 8 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09714
Folio	494235120140
Address	1725 NE 8 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09715 494235120150 1719 NE 8 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09716 494235120160 1709 NE 8 AVE 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09717 494235120170 1701 NE 8 AVE 1953 Lester Avery Transitional Ranch Contributing



FMSF	BD09718
Folio	494235120180
Address	1649 NE 8 Ave
Year Built	1954
Architect	Lester Avery
Architectural Style	No Style
Status	Non-Contributing



FMSF	BD09719
Folio	494235120190
Address	1643 NE 8 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Non-Contributing



FMSF	BD09720
Folio	494235120200
Address	1637 NE 8 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF BD09721 Folio 494235120210 Address 1631 NE 8 AVE Year Built 1953 Architect Lester Avery Architectural Style Transitional Ranch Status Contributing
	FMSF BD09722 Folio 494235110020 Address 1623 NE 8 AVE Year Built 1960 Architect Not Listed Architectural Style Mission Revival Status Non-Contributing
	FMSF BD09723 Folio 494235040400 Address 1640 NE 8 AVE Year Built 1955 Architect Not Listed Architectural Style Transitional Ranch Status Contributing



FMSF	BD09724
Folio	494235040420
Address	1638 NE 8 AVE
Year Built	1957
Architect	Arthur H. Rude
Architectural Style	Minimal Traditional
Status	Contributing



FMSF	BD09725
Folio	494235040780
Address	1634 NE 8 AVE
Year Built	1959
Architect	Not Listed
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09726
Folio	494235120220
Address	1624 NE 7 TER
Year Built	1952
Architect	C.C. Sproul
Architectural Style	No Style
Status	Non-Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09727 494235120230 1630 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09728 494235120240 1636 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09729 494235120250 1642 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing



FMSF	BD09730
Folio	494235120260
Address	1648 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09731
Folio	494235120270
Address	1702 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09732
Folio	494235120280
Address	1708 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09733
Folio	494235120290
Address	1718 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09734
Folio	494235120300
Address	1724 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09735
Folio	494235120310
Address	1730 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09736
Folio	494235120320
Address	1736 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09737
Folio	494235120330
Address	1742 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09738
Folio	494235120340
Address	720 NE 17 CT
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09739 494235120350 1737 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09740 494235120360 1731 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09741 494235120370 1725 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing



FMSF	BD09742
Folio	494235120380
Address	1719 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09743
Folio	494235120390
Address	1713 NE 7 TER
Year Built	1953
Architect	R Nordin
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09744
Folio	494235120400
Address	1707 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09745 494235120410 1701 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09746 494235120420 1647 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09747 494235120430 1641 NE 7 TER 1953 Lester Avery Transitional Ranch Contributing



FMSF	BD09748
Folio	494235120440
Address	1635 NE 7 TER
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09749
Folio	494235120450
Address	1629 NE 7 TER
Year Built	1953
Architect	Robert Jahelka
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09750
Folio	494235120460
Address	711 NE 16 CT
Year Built	1953
Architect	Crawford Sproul
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09751 494235120470 1622 NE 7 AVE 1952 Crawford Sproul Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09752 494235120480 1628 NE 7 AVE 1952 Crawford Sproul Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09753 494235120490 1634 NE 7 AVE 1952 Crawford Sproul Transitional Ranch Contributing



FMSF	BD09754
Folio	494235120500
Address	1640 NE 7 AVE
Year Built	1952
Architect	Crawford Sproul
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09755
Folio	494235120510
Address	1646 NE 7 AVE
Year Built	1952
Architect	Crawford Sproul
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09756
Folio	494235120520
Address	1700 NE 7 AVE
Year Built	1952
Architect	Crawford Sproul
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09757 494235120530 1706 NE 7 AVE 1952 Crawford Sproul Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09758 494235120540 1712 NE 7 AVE 1953 Crawford Sproul Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09759 494235120550 1718 NE 7 AVE 1953 Crawford Sproul Transitional Ranch Contributing



FMSF	BD09760
Folio	494235120560
Address	1724 NE 7 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09761
Folio	494235120570
Address	1730 NE 7 AVE
Year Built	1953
Architect	Lester Avery
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09762
Folio	494235120580
Address	1736 NE 7 AVE
Year Built	1953
Architect	Crawford Sproul
Architectural Style	Transitional Ranch
Status	Contributing

	FMSF Folio Address Year Built Architect Architectural Style Status	BD09763 494235120590 714 NE 17 CT 1953 Lester Avery Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09764 494235150010 1617 NE 8 AVE 1952 Robert E. Hansen Transitional Ranch Contributing
	FMSF Folio Address Year Built Architect Architectural Style Status	BD09765 494235150020 732 NE 16 CT 1952 Robert E. Hansen Mid-Century Modern Contributing



FMSF	BD09766
Folio	494235150030
Address	728 NE 16 CT
Year Built	1953
Architect	Robert E. Hansen
Architectural Style	Mid-Century Modern
Status	Contributing



FMSF	BD09767
Folio	494235150040
Address	724 NE 16 CT
Year Built	1953
Architect	Robert E. Hansen
Architectural Style	Mid-Century Modern
Status	Contributing



FMSF	BD09768
Folio	494235150050
Address	716 NE 16 CT
Year Built	1953
Architect	Robert E. Hansen
Architectural Style	Transitional Ranch
Status	Contributing



FMSF	BD09769
Folio	494235150060
Address	708 NE 16 CT
Year Built	1953
Architect	Robert E. Hansen
Architectural Style	Mid-Century Modern
Status	Contributing



FMSF	BD09770
Folio	494235150070
Address	706 NE 16 CT
Year Built	1948
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Non-Contributing



FMSF	BD09771
Folio	494235150080
Address	700 NE 16 CT
Year Built	1953
Architect	Lester Avery
Architectural Style	Minimal Traditional
Status	Contributing

ADDRESS TABLE FOR MIDDLE RIVER TERRACE

FMSF	Polo	Address	Year Built	Architectural Style	Status	Exterior Plan	Stories	Exterior Fabric	Roof Type	Roof Material	Windows	Architecturally Defining Features	Altered?	Permit Year	Architect
BD09701	494.335.120010	743 NE 17 CT	1953	No Style	Non-Contributing	L-Shaped	1	Stucco	Intersecting Gable	Barrel Tile	Single-Hung	Not Applicable	Yes	1953	Lester Avery
BD09705	494.335.120020	737 NE 17 CT	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Gable/Hipped	Asphalt Shingle	Awning, Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and built-in slump brick planters	Yes	1953	Lester Avery
BD09702	494.335.120030	731 NE 17 CT	1953	No Style	Non-Contributing	L-Shaped	1	Stucco	Gable	Barrel Tile	Single-Hung, Sliding	Not Applicable	Yes	1953	Lester Avery
BD09706	494.335.120040	725 NE 17 CT	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding, Single-Hung, Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and built-in slump brick planters	Yes	1953	Lester Avery
BD09707	494.335.120050	719 NE 17 CT	1953	Transitional Ranch	Non-Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Sliding, Single-Hung	Not Applicable	Yes	1953	Lester Avery
BD09708	494.335.120060	713 NE 17 CT	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding, Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport (now enclosed), deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09709	494.335.120070	707 NE 17 CT	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Not highly visible	Yes	1953	Lester Avery
BD09710	494.335.120080	701 NE 17 CT	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Hipped/Flat	Asphalt Shingle, Built-Up	Sliding	Asymmetrical front elevation, extending beyond the front facade, and wide roof fascia	Yes	1953	Lester Avery
BD09711	494.335.120110	1743 NE 8 AVE	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Casement	Angled sitting on parcel, asymmetrical front elevation with front entry door and picture window assembly, and integrated open carport	Yes	1953	Lester Avery
BD09712	494.335.120120	1737 NE 8 AVE	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding, Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09713	494.335.120130	1731 NE 8 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Sliding, Casement	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09714	494.335.120140	1725 NE 8 AVE	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Hipped	Sheet Metal, Standing Seam	Sliding	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09715	494.335.120150	1719 NE 8 AVE	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Single-Hung	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09716	494.335.120160	1709 NE 8 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Front entrance in corner with floor to ceiling window assembly, integrated open carport (now enclosed), deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09717	494.335.120170	1701 NE 8 AVE	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding, Single-Hung	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09718	494.335.120180	1649 NE 8 AVE	1954	No Style	Non-Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Not Applicable	Yes	1953	Lester Avery
BD09719	494.335.120190	1643 NE 8 AVE	1953	Transitional Ranch	Non-Contributing	Rectangular	2	Stucco, Wood Siding	Gable, Pyramid	Asphalt Shingle	Single-Hung	Not Applicable	Yes	1953	Lester Avery

BD09720	494235120200	1637 NE 8 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable; Hipped	Asphalt Shingle	Sliding; Casement	Front entrance in corner with picture window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09721	494235120210	1631 NE 8 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Intersecting Gable	Asphalt Shingle	Single-Hung; Jalousie	Front entrance in corner with picture window assembly, integrated open carport (now enclosed), deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09722	494235110020	1623 NE 8 AVE	1960	Mission Revival	Non-Contributing	Square	2	Stucco	Flat	Built-Up	Single-Hung	Series of 3 over-1 single-hung windows with wide window sills and castellated corners at parapet	Not Listed	Not Listed
BD09723	494235040400	1640 NE 8 AVE	1955	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung	Front entrance in corner with picture window assembly, integrated open carport, deep roof eaves, slump brick built-in planter, and wide roof fascia	Not Listed	Not Listed
BD09724	494235040420	1638 NE 8 AVE	1957	Minimal Traditional	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Casement	Front entrance in corner with picture window assembly, integrated open carport supported by slender metal poles, deep roof eaves, slump brick built-in planter, and wide roof fascia	1957	Arthur H. Rude
BD09725	494235040780	1634 NE 8 AVE	1959	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Sheet Metal; Standing Seam	Casement	Front entrance in corner with picture window assembly, integrated open carport supported by decorative metal poles, deep roof eaves, slump brick built-in planter, and wide roof fascia	1954	Not Listed
BD09726	494235120220	1624 NE 7 TER	1952	No Style	Non-Contributing	Rectangular	1	Stucco	Gable; Pyramid	Asphalt Shingle	Single-Hung; Casement	Not Applicable	1952	C.C. Sproul
BD09727	494235120230	1630 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Gable; Hipped	Asphalt Shingle	Jalousie	Front entrance in corner with floor to ceiling window assembly, integrated open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09728	494235120240	1636 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding	Front entrance in corner with picture window assembly, carport now enclosed as a garage, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09729	494235120250	1642 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped; Flat	Asphalt Shingle; Built-Up	Casement	Asymmetrical front elevation, integrated open carport extending beyond the front facade supported by slender metal poles, and wide roof fascia	1953	Lester Avery
BD09730	494235120260	1648 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable; Flat	Asphalt Shingle; Built-Up	Single-Hung; Fixed	Front entrance in corner with floor to ceiling window assembly, integrated open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09731	494235120270	1702 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Sheet Metal; Standing Seam	Sliding	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated carport now enclosed as a garage, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09732	494235120280	1708 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Single-Hung	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery

BD09733	494235120290	1718 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Casement; Sliding	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09734	494235120300	1724 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Single-Hung	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09735	494235120310	1730 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Barrel Tile	Sliding; Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09736	494235120320	1736 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding; Single-Hung	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09737	494235120330	1742 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable; Flat	Asphalt Shingle; Built-Up	Single-Hung	Entrance Porch with Wood Columns	1953	Lester Avery
BD09738	494235120340	720 NE 17 CT	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable; Flat	Asphalt Shingle; Built-Up	Sliding; Single-Hung	Angled siting on parcel, enclosed front entry porch with floor to ceiling windows, open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09739	494235120350	1737 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding; Single-Hung	Front entrance in corner with picture window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09740	494235120360	1731 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Barrel Tile	Sliding	Asymmetrical front elevation, front entrance with picture window assembly, integrated open carport (now enclosed), deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09741	494235120370	1725 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Sheet Metal; Standing Seam	Single-Hung	Asymmetrical front elevation, front entrance with picture window assembly, integrated open carport supported by slender wood columns, deep roof eaves creating a front porch overhead supported by decorative metal columns, a chimney, and wide roof fascia	1953	Lester Avery
BD09742	494235120380	1719 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Sliding; Fixed	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport supported by slender wooden columns, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09743	494235120390	1713 NE 7 TER	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Single-Hung	Front entrance in corner with a pair of window openings, integrated open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1953	R Nordin
BD09744	494235120400	1707 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Sheet Metal; Standing Seam	Sliding; Fixed	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport now enclosed as a garage, deep roof eaves, and wide roof fascia	1954	Lester Avery
BD09745	494235120410	1701 NE 7 TER	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Single-Hung; Sliding	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1953	Lester Avery

BD09746	494235120420	1647 NE 7 TER	1953	Transitional Ranch	Contributing		L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Fixed; Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	Yes	1953	Lester Avery
BD09747	494235120430	1641 NE 7 TER	1953	Transitional Ranch	Contributing		L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia		1953	Lester Avery
BD09748	494235120440	1635 NE 7 TER	1953	Transitional Ranch	Contributing								Not Visible		1953	Lester Avery
BD09749	494235120450	1629 NE 7 TER	1953	Transitional Ranch	Contributing		Rectangular	1	Stucco	Hipped	Asphalt Shingle	Sliding; Casement	Asymmetrical front elevation, front entrance with picture window assembly, integrated open carport supported by slender wood columns, deep roof eaves creating a front porch overhead supported by decorative metal columns, a chimney, and wide roof fascia		1954	Robert Jahelka
BD09750	494235120460	711 NE 16 CT	1953	Transitional Ranch	Contributing		Rectangular	1	Stucco	Shed; Flat	Asphalt Shingle; Built-Up	Single-Hung; Sliding	Covered front entrance supported by wooden column, deep eaves, and wide roof fascia		1952	Crawford Sproul
BD09751	494235120470	1622 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding	Asymmetrical front elevation, the shed roof line with a small gabled portion extended outward to create the front entrance, an open carport, deep eaves, and wide roof fascia		1952	Crawford Sproul
BD09752	494235120480	1628 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Gable; Flat	Asphalt Shingle; Built-Up	Fixed	Front facing gable with an asymmetrical front elevation, an integrated carport with a flat roof that extending the front facade creating a shallow covered entry, deep eaves, and wide roof eaves	Yes	1952	Crawford Sproul
BD09753	494235120490	1634 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding; Casement	Front facing gable with an asymmetrical front elevation, an integrated carport now enclosed, a shallow flat roofed entry canopy supported by metal columns, deep eaves, and wide roof eaves	Yes	1952	Crawford Sproul
BD09754	494235120500	1640 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Extended gable roof with asymmetrical front elevation, shed roof over portion of front facade with a screen enclosure, and wide roof eaves	Yes	1952	Crawford Sproul
BD09755	494235120510	1646 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding; Casement	Front facing gable with an asymmetrical front elevation, an integrated carport, deep eaves, and wide roof eaves		1952	Crawford Sproul
BD09756	494235120520	1700 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Intersecting Gable	Asphalt Shingle	Single-Hung; Sliding	Asymmetrical front elevation, the shed roof line with a small gabled portion extended outward to create the front entrance, an open carport (now enclosed), deep eaves, and wide roof fascia	Yes	1952	Crawford Sproul
BD09757	494235120530	1706 NE 7 AVE	1952	Transitional Ranch	Contributing		Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Front facing gable with an asymmetrical front elevation, an integrated carport, deep eaves, and wide roof eaves		1952	Crawford Sproul
BD09758	494235120540	1712 NE 7 AVE	1953	Transitional Ranch	Contributing		Rectangular	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding; Casement	Asymmetrical front elevation, the shed roof line with a small gabled portion extended outward to create the front entrance, an open carport (now enclosed), deep eaves, and wide roof fascia	Yes	1952	Crawford Sproul

BD09759	494235120550	1718 NE 7 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Hipped	Asphalt Shingle	Awning	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1953	Crawford Sproul
BD09760	494235120560	1724 NE 7 AVE	1953	Transitional Ranch	Contributing	L-Shaped	1	Stucco	Intersecting Gable	Asphalt Shingle	Sliding Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09761	494235120570	1730 NE 7 AVE	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding Casement	Front entrance in corner with floor to ceiling window assembly, integrated open carport, deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09762	494235120580	1736 NE 7 AVE	1953	Transitional Ranch	Contributing	Square	1	Stucco	Intersecting Gable	Asphalt Shingle	Fixed Casement	Asymmetrical front elevation, integrated open carport, deep roof eaves, and wide roof fascia	1953	Crawford Sproul
BD09763	494235120590	714 NE 17 CT	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung Casement	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport (now enclosed), deep roof eaves, and wide roof fascia	1953	Lester Avery
BD09764	494235150010	1617 NE 8 AVE	1952	Transitional Ranch	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding Casement	Asymmetrical front elevation, front entrance with floor to ceiling window assembly, integrated open carport supported by slender metal poles, deep roof eaves, and wide roof fascia	1952	Robert E. Hansen
BD09765	494235150020	732 NE 16 CT	1952	Mid-Century Modern	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Sliding	Asymmetrical front elevation with floor to ceiling windows and an extruded box frame, shed roof line with a small gabled portion extended outward to create an open carport supported by canted columns, deep eaves, and wide roof fascia	1952	Robert E. Hansen
BD09766	494235150030	728 NE 16 CT	1953	Mid-Century Modern	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Jalousie- Single-Hung	Asymmetrical front elevation with a recessed front entrance, shed roof line with a small gabled portion extended outward to create an open carport, deep eaves, and wide roof fascia	1952	Robert E. Hansen
BD09767	494235150040	724 NE 16 CT	1953	Mid-Century Modern	Contributing	Rectangular	1	Stucco; Slump Brick; Wood Siding	Shed; Flat	Asphalt Shingle; Built-Up	Casement	Multi-tiered roof line with a slow sloping shed roof with exposed outriggers, integrated open carport, slump brick shutters, and flax stone facade adjacent to front entrance	1952	Robert E. Hansen
BD09768	494235150050	716 NE 16 CT	1953	Transitional Ranch	Contributing	Rectangular	1	Stucco; Wood Siding; Stone	Gable; Flat	Barrel Tile; Built-Up	Single-Hung	Low sloping shed roof with asymmetrical front elevation, extruded box surround defining front entrance with stone facade adjacent to entryway, and flat roofed open carport extended outward toward the street.	1952	Robert E. Hansen
BD09769	494235150060	708 NE 16 CT	1953	Mid-Century Modern	Contributing	Rectangular	1	Stucco	Gable; Hipped; Shed	Asphalt Shingle	Sliding Casement	Low sloping shed roof with asymmetrical front elevation, extruded box surround defining front entrance, built-in slump brick planters, and integrated open carport with exposed outriggers and formed stucco detailing	1953	Robert E. Hansen

BD09770	454235150070	706 NE 16 CT	1948	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco, Stone	Intersecting Gable; Flat	Asphalt Shingle; Built-Up	Single-Hung	Not Applicable	Yes	1948	Not Listed
BD09771	454235150080	700 NE 16 CT	1953	Minimal Traditional	Contributing	Rectangular	1	Stucco	Gable	Asphalt Shingle	Single-Hung	Low sloping steel roof with asymmetrical front elevation, deep eaves, wide roof fascia and integrated open carport.		1953	Lester Avery



POTENTIALLY INDIVIDUALLY ELIGIBLE RESOURCES IN SOUTH MIDDLE RIVER AND MIDDLE RIVER TERRACE

SOUTH MIDDLE RIVER POTENTIALLY INDIVIDUAL LANDMARKS AND LOCAL HISTORIC LANDMARKS

PAR ID	File	Address	Year Built	Style	Exterior Plan	Stories	Exterior Fabric	Roof Type	Roof Material	Windows	Architecturally Defining Features	Altered?	Permit Year	Architect	Alterations	Notes
BD01975	49423410020	120 NE 11 ST	1925	Mediteranean Revival	Rectangular	3	Stucco	Gable	Asphalt Shingle	Single-Hung; Ornament; Fixed Circle	Arched Entrance with Stucco Detailing and Coffer; Decorative Cast Stucco Ornamentation around Circular Window; Three Level Central Tower with Arched Windows and Stucco Detailing; Cast Stucco Detailing; Decorative Roof Parapet.		1925	John Freeman	None known	North Side School - Locally designated as a historic landmark.
BD05910	49423410010	1000 N. Andrews Ave		Park									Park	Not Listed	Park	Wardell Park - Locally designated as a historic landmark.
BD09704	49423419060	118 NE 16th Place	1953	Mid-Century Modern	Rectangular		2 Stucco	Intersecting Gable	Asphalt Shingle	Sliding	Prominent Intersecting Gable Roof; Metal Spiral Staircase at Entrance to Second Floor; Stuccoed Gable; Large Corner Window		1953	Laister Avery	Addition of studio and study to second floor in 1956; Replacement of window and doors in 2015	
BD09816	49423419060	1625 NE 1st Avenue	1925	Mediteranean Revival	Rectangular	2	Stucco	Hipped Pyramid	Asphalt Shingle	Jalousie; Single-Hung	Covered Entrance; Metal Wings at Windows; Second Level Terrace with Brick Bezeled; Decorative Roof Vent and Cast Stucco Details					
BD04235	49423446010	1329 N Dixie Hwy (AKA 1339 N Dixie Hwy)														Anne Beck House



ARCHITECT BIOGRAPHIES FOR DORSEY RIVERBEND AND CITY VIEW

Robert E. Hansen (1913-2006), was born in Eau Claire, Wisconsin and moved to Fort Lauderdale with his family in 1926 at the age of 13. He attended Fort Lauderdale High School and studied architecture at the University of Miami. He apprenticed with art deco architects Henry Maloney and Robert Little. His practice was opened in 1941 on Las Olas Blvd. in the back of his brother's real estate office. Hansen, together with the modern architects, Charles McKirahan and Igor Polevitzky were the most important architects responsible for the South Florida Tropical Modern Style. A style based on the aesthetics borrowed from Frank Lloyd Wright and adapted to southern Florida's lifestyles. Hansen designed many post World War II homes, motels and office buildings in the area. He was also a preservationist and directed the restoration of the New River Inn and the moving of the King-Cromartie House to the H-1 historic district on SW 2nd Ave.

Robert Jahelka (1906-1981), was born in New York City and graduated from Columbia University in 1934. He moved to Fort Lauderdale in 1935. Jahelka designed the Church-By-The-sea on Mayan Drive in southeast Fort Lauderdale but was also notable for his architectural contributions in Deerfield Beach. He was chairman of Fort Lauderdale's Housing Codes Committee and also served on the Deerfield Beach Planning and Zoning Board.

Courtney Stewart, Jr. (1879-1964) Stewart graduated from the University of Florida in 1929. He was the youngest and first Florida trained architect in Broward County and opened an office in Fort Lauderdale in 1934. Stewart's early work contains many Mediterranean style buildings. He worked as a draftsman for the City of Fort Lauderdale on maps and drawings for the Schermerhorn 1926-27 City plan. He also has a property listed on the National Register, the Coca Cola Bottling Plant in Ocala, Marion County (identical to the one located in Fort Lauderdale).

Theodore A. Meyer was born in New York City and worked there for 52 years before coming to Fort Lauderdale. Among some of the buildings designed during his 20 year residence in Fort Lauderdale were the Fort Lauderdale Elks Club, churches, residences and beach hotels, several of which are in the Central Beach Birch Estates, the most famous being the Escape/Tiffany House, and Harbor Drive Historic Districts.

Clinton Gamble (1911-1994), besides his work on the Sunrise Mall, Clinton had a thriving practice, and clearly understood the new language of Modernism. His All Saints Episcopal Church has none of the elements one

would usually associate with a religious building, e.g. steeple, bell tower, etc. The church was completed in 1958. Gamble was also a prolific designer of residential units. Clinton was featured in the magazine “Official Journal of the Florida Association of Architects” in the August 1959 edition. In 1987, Gamble partnered with Rey Pezeshkan and the firm evolved into Architectural Network, Inc.

Joseph Phillips Jr. Architect Joseph Phillips Jr. is notably working during the 1960s and 1970s in the fast-growing Broward County suburbs in the areas surrounding Fort Lauderdale. His work included institutional, multi-family, commercial and ecclesiastical buildings.

In May, 1964, a Phillips'-designed residential/commercial project for 'Negroes' valued at \$1 million dollars and believed to be the first of its kind, was nearing completion at NW 24th and West Sunrise Avenues in Fort Lauderdale. Comprised of 58 'town and country' style homes centered around a 'greenbelt' recreational area, the project included a commercial shopping center facing Sunrise Boulevard.¹

Sunrise Golf Village, an expansive residential and recreational development encompassed some 2,650 acres in an L-shaped area running five and one-half miles along the northern boundary of the City of Plantation and extending two miles northward from Sunrise Boulevard on land purchased in 1960. It was envisioned to include some 10,000 homes and its success is reflected by its incorporation as its own city on June 22, 1961.² It later became the City of Sunrise in 1971.

Phillips designed a new church building for Northwest Baptist Church, in the 6800 block of Sunrise Strip in Sunrise Golf Village. The “T”-shaped sanctuary under construction in March, 1963 would be built in three stages with the first to accommodate some 600 parishioners, and by its third stage would double in size. The church featured a fifty-foot free-standing Carillion.³

The Broward County Association for Retarded Children in 1967 announced a plan to replace the existing Sun Dial School (605 SE 20th Street, Fort Lauderdale, Florida) for both day and residential students with plans already completed by Joseph Phillips Jr. AIA. The 10-acre site (which had not yet been selected) with its facilities, was estimated to cost \$658 thousand dollars and would be partially subsidized with Federal funds.

In December 1969, Young was the architect featured in two newspaper articles, one was for Sunrise Breakers, a 17-Story condominium adjoining the Birch Estate in Fort Lauderdale.⁴ Sited on one-and-one-half acres, the article described the ground-breaking with the expectation that construction would be completed in October, 1970. The “high-rise” afforded views of both the Intracoastal Waterway and the Atlantic Ocean. Three new condominium apartments built for the Burkhard Development Corporation had recently been completed. They were: Winston House (2-bedrooms/ 2 bathrooms) condominiums at 3050 NE 47th Court; Wilshire East (2-bedroom/ 2 bathrooms) condominiums at 3101 NE 47th Court, and Bay Island Villas (3 bedroom/ 3-bathroom) condominium at 3112 NE 27th Street, all in Fort Lauderdale.

In Pompano Beach, working for the Cardinal Construction Company, Young was tasked to create a 22-story condominium apartment on the beach at 1340 South Ocean Boulevard. The commission required Young to capitalize on open-space with an eye not only towards unobstructed views, but also to allow for the planting of

a lush landscape. Called “The Claridge,” the building contained 198 units with some 330 feet of beachfront, included a 9-hole “executive golf course” and occupied just 15% of the site’s area.⁵

In a collaborative effort for developer Florida Southern Industries, Young joined Joe Kovach of Southfield, Michigan in the design for the 1972 “Hillsboro Landings” in Deerfield Beach. The 8-story, 64-unit condominium was the first of a 158-unit complex on the south bank of the Hillsboro River. The design for the building was described as a ‘modern Mediterranean concept.’⁶

Colony Club in Tamarac is one of the largest commissions Young received. Valued at over \$16.5 million dollars, when fully realized, the complex would contain six hundred condominium and rental units within the fairways of the Colony West Golf Course. The first phase, begun in March, 1973, called for fourteen, two- and three-story rental buildings, while simultaneously the second phase containing some 108 one-bedroom and 162 two-bedroom condominium apartments were being built. The developer, Bradbery-Kono, had considerable experience in Broward County and were responsible for the Cross Fox rental development in Fort Lauderdale among others in the county. Architect Joseph Phillips Jr. designed the quarter of a million-dollar clubhouse, then under construction, and all of the residential units in both phases.⁷

In August, 1973, a newspaper article updating the progress of the development names the designers of the project as Joseph Phillips Jr. and G. Palmer Rice.⁸

FOOTNOTES

1 “Modern Negro Residential Development is Scheduled.” Fort Lauderdale News. May 24, 1964. Page 17C.

2 “10,000 Homes in A ‘Village.’” Fort Lauderdale News. August 26, 1961. Page 14D.

3 “Cornerstone Rites Held for Church.” Fort Lauderdale News and Sun-Sentinel. March 23, 1963. Page 22.

4 “New 17-Story Sunrise Breakers ‘On the Way.’” Fort Lauderdale News and Sun Sentinel. December 13, 1969. Page 90.

5 “Claridge Condominium Stresses Open Space.” Fort Lauderdale News and Sun-Sentinel. October 9, 1971. Page 66 (2E).

6 “Hillsboro Condo Now Under Way.” Fort Lauderdale News and Sun-Sentinel. Page 73 (5D).

7 “Colony Club Gets Under Way.” Fort Lauderdale News and Sun-Sentinel. March 31, 1973. Page 111 (31D).

8 “From Swamppland to Golf Courses—Fate of Florida.” Fort Lauderdale News and Sun-Sentinel. August 25, 1973. Page 107 (43D).

	FMSF Folio Address Year Built Architect Architectural Style Status Notes	BD09772 504204200551 1200 NW 4 ST 1952 Robert Jahelka Minimal Traditional Contributing 1 structure on site
	FMSF Folio Address Year Built Architect Architectural Style Status Notes	BD09773 504204200540 1204 NW 4 ST 1952 Robert Jahelka Minimal Traditional Contributing 1 structure on site
	FMSF Folio Address Year Built Architect Architectural Style Status Notes	BD09774 504204200553 1208 NW 4 ST 1955 Robert Jahelka Minimal Traditional Contributing 2 structures on site: 1208 NW 4 ST 1209 NW 3 CT



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FMSF	BD09775
Folio	504204200554
Address	1212 NW 4 ST
Year Built	1954
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site

FMSF	BD09776
Folio	504204200555
Address	1300 NW 4 ST
Year Built	1952
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	2 structures on site: 1300 NW 4 ST 1301 NW 3 CT

		
	FMSF	BD09777
	Folio	504204200550
	Address	1304 NW 4 ST
	Year Built	1952
	Architect	Robert Jahelka
	Architectural Style	Minimal Traditional
	Status	Contributing
	Notes	1 structure on site
	FMSF	BD09778
	Folio	504204200559
	Address	1308 NW 4 ST
	Year Built	1952
	Architect	Robert Jahelka
	Architectural Style	Minimal Traditional
	Status	Contributing
	Notes	1 structure on site

	FMSF BD09779 Folio 504204200560 Address 1312 NW 4 ST Year Built 1954 Architect Courtney Stewart Architectural Style Minimal Traditional Status Non-Contributing Notes 1 structure on site
	FMSF BD09780 Folio 504204200570 Address 1316 NW 4 ST Year Built 2001 Architect NA Architectural Style No Style Status Non-Contributing Notes 1 structure on site
	FMSF BD09781 Folio 504204200580 Address 336 NW 14 AVE Year Built 1954 Architect Courtney Stewart Architectural Style Transitional Ranch Status Non-Contributing Notes 1 structure on site

  	FMSF	BD09782
	Folio	504204200590
	Address	1412 NW 4 ST
	Year Built	1952/1972
	Architect	Unknown (Likely Robert Jahelka)
	Architectural Style	Minimal Traditional
	Status	Contributing
	Notes	3 structures on site:
		1412 NW 4 ST
		1412 NW 4 ST (2-Story)
		1413 NW 3 CT



FMSF	BD09783
Folio	504204200603
Address	1424 NW 4 ST
Year Built	1954
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09784
Folio	504204200604
Address	1428 NW 4 ST
Year Built	1952
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09785
Folio	504204200591
Address	1436 NW 3 CT #1-4
Year Built	1952
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	4 structures on site: 1436 NW 4 ST 1440 NW 4 ST 1437 NW 3 CT 1441 NW 3 CT





FMSF	BD09786
Folio	504204200608
Address	1444 NW 4 ST
Year Built	1954
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09787
Folio	504204200607
Address	1448 NW 4 ST
Year Built	1952
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09788
Folio	504204200552
Address	1201 NW 3 CT
Year Built	1952
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site

	<table><tr><td>FMSF</td><td>BD09789</td></tr><tr><td>Folio</td><td>504204200530</td></tr><tr><td>Address</td><td>1205 NW 3 CT</td></tr><tr><td>Year Built</td><td>1952</td></tr><tr><td>Architect</td><td>Not Listed</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr><tr><td>Notes</td><td>1 structure on site</td></tr></table>	FMSF	BD09789	Folio	504204200530	Address	1205 NW 3 CT	Year Built	1952	Architect	Not Listed	Architectural Style	Minimal Traditional	Status	Contributing	Notes	1 structure on site
FMSF	BD09789																
Folio	504204200530																
Address	1205 NW 3 CT																
Year Built	1952																
Architect	Not Listed																
Architectural Style	Minimal Traditional																
Status	Contributing																
Notes	1 structure on site																
	<table><tr><td>FMSF</td><td>BD09790</td></tr><tr><td>Folio</td><td>504204200556</td></tr><tr><td>Address</td><td>1213 NW 3 CT</td></tr><tr><td>Year Built</td><td>1954</td></tr><tr><td>Architect</td><td>Not Listed</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr><tr><td>Notes</td><td>1 structure on site</td></tr></table>	FMSF	BD09790	Folio	504204200556	Address	1213 NW 3 CT	Year Built	1954	Architect	Not Listed	Architectural Style	Minimal Traditional	Status	Contributing	Notes	1 structure on site
FMSF	BD09790																
Folio	504204200556																
Address	1213 NW 3 CT																
Year Built	1954																
Architect	Not Listed																
Architectural Style	Minimal Traditional																
Status	Contributing																
Notes	1 structure on site																
	<table><tr><td>FMSF</td><td>BD09791</td></tr><tr><td>Folio</td><td>504204200557</td></tr><tr><td>Address</td><td>1305 NW 3 CT</td></tr><tr><td>Year Built</td><td>1952</td></tr><tr><td>Architect</td><td>Not Listed</td></tr><tr><td>Architectural Style</td><td>Minimal Traditional</td></tr><tr><td>Status</td><td>Contributing</td></tr><tr><td>Notes</td><td>1 structure on site</td></tr></table>	FMSF	BD09791	Folio	504204200557	Address	1305 NW 3 CT	Year Built	1952	Architect	Not Listed	Architectural Style	Minimal Traditional	Status	Contributing	Notes	1 structure on site
FMSF	BD09791																
Folio	504204200557																
Address	1305 NW 3 CT																
Year Built	1952																
Architect	Not Listed																
Architectural Style	Minimal Traditional																
Status	Contributing																
Notes	1 structure on site																



FMSF	BD09792
Folio	504204200558
Address	1309 NW 3 CT
Year Built	1952
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09793
Folio	504204200601
Address	1417 NW 3 CT #1-2
Year Built	1954
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Contributing
Notes	2 structures on site: 1417 NW 3 CT 1416 NW 4 ST



	FMSF	BD09794
	Folio	504204200600
	Address	1421 NW 3 CT #1-2
	Year Built	1952
	Architect	Not Listed
	Architectural Style	Minimal Traditional
	Status	Contributing
	Notes	2 structures on site: 1421 NW 3 CT 1420 NW 4 ST
	FMSF	BD09795
	Folio	504204200602
	Address	1425 NW 3 CT
	Year Built	1954
	Architect	Not Listed
	Architectural Style	Minimal Traditional
	Status	Contributing
	Notes	1 structure on site



FMSF	BD09796
Folio	504204200606
Address	1429 NW 3 CT
Year Built	1952
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09797
Folio	504204200605
Address	1433 NW 3 CT #1-2
Year Built	1952
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	2 structures on site 1433 NW 3 CT 1432 NW 3 CT





FMSF	BD09798
Folio	50420420060
Address	1445 NW 3 CT #1-2
Year Built	1954
Architect	Not Listed
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site



FMSF	BD09799
Folio	504204200609
Address	1449 NW 3 CT
Year Built	1952
Architect	Robert Jahelka
Architectural Style	Minimal Traditional
Status	Contributing
Notes	1 structure on site

ADDRESS TABLES FOR HISTORIC DORSEY RIVERBEND AND CITY VIEW

DORSEY RIVERBEND - POTENTIAL HISTORIC LANDMARK

Address	Year Built	Style	Status	Exterior Plan	Stories	Exterior Fabric	Road Type	Roof Material	Windows	Architecturally Defining Features	Notes	Altered?	Permit Year	Architect	Alterations
B00972 5042020591	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1980	Robert Jahelka	Replacement windows in 1970
B00973 5042020540	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1980	Robert Jahelka	Replacement of windows in 2016
B00974 5042020553	1985	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	2 structures on site: 1028 NW 4 ST & 1030 NW 3 CT		1980	Robert Jahelka	None known
B00975 5042020554	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1980	Robert Jahelka	None known
B00976 5042020555	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	2 structures on site: 1300 NW 4 ST & 1301 NW 3 CT		1980	Robert Jahelka	Replacement of windows in 2015
B00977 5042020550	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1980	Robert Jahelka	Replacement of windows in 2015
B00978 5042020559	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1980	Robert Jahelka	Replacement of windows in 2016
B00979 5042020560	1984	Minimal Traditional	Non-Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1984	Courtney Stewart	Addition of Florida room and replacement of windows in 1996
B00980 5042020570	2001	No Style	Non-Contributing	Rectangular	1	Stucco	Intersecting	Asphalt Shingle	Single-Hung	Not Applicable	1 structure on site		1984	Courtney Stewart	Replacement of window in 2017
B00981 5042020580	1984	Transitional Ranch	Non-Contributing	Rectangular	1	Stucco	Pyramidal	Asphalt Shingle	Single-Hung	Not Applicable	1 structure on site		1984	Courtney Stewart	Replacement of window in 2017
B00982 5042020580	1982/1972		Contributing	Rectangular	2	Stucco	Flat	Built-Up	Jalousie	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	3 structures on site: 1412 NW 4 ST and 1413 NW 3 CT		Not Listed	Not Listed	
B00983 5042020603	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1981	Robert Jahelka	Replacement of windows in 2002
B00984 5042020604	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1981	Robert Jahelka	Replacement of windows in 2001
B00985 5042020591										Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	4 structures on site: 1436 NW 4 ST, 1440 NW 4 ST, 1437 NW 3 CT, and 1441 NW 3 CT				
B00986 5042020608	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1981	Robert Jahelka	None known
B00987 5042020607	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1981	Robert Jahelka	None known
B00988 5042020602	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	Replacement of windows in 2015
B00989 5042020630	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	Replacement of windows in 2015
B00990 5042020636	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	Replacement of windows in 2015
B00991 5042020657	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	None known
B00992 5042020658	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	None known
B00993 5042020601	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	2 structures on site: 1417 NW 3 CT and 1418 NW 4 ST		Not Listed	Not Listed	None known
B00994 5042020600	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	2 structures on site: 1421 NW 3 CT and 1420 NW 4 ST		Not Listed	Not Listed	None known
B00995 5042020602	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	None known
B00996 5042020608	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	Replacement of windows in 2015
B00997 5042020605	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	2 structures on site		1989	Robert Jahelka	None known
B00998 514204E-11	1984	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Sliding	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		Not Listed	Not Listed	None known
B00999 514204E-11	1982	Minimal Traditional	Contributing	Rectangular	1	Stucco	Flat	Built-Up	Single-Hung	Rectangular plan with asymmetrical front facade with covered entry porch supported by slender masonry piers. flat roof with deep eaves, and decorative baseboard at rear patio.	1 structure on site		1981	Robert Jahelka	None known

POTENTIAL INDIVIDUALLY ELIGIBLE RESOURCES IN HISTORIC DORSEY RIVERBEND AND CITY VIEW



DORSEY RIVERBEND POTENTIAL INDIVIDUAL LANDMARKS AND LOCAL HISTORIC LANDMARKS

PMSP Folio	Year Built	Style	Exterior Plan	Series	Exterior Fabric	Roof Type	Roof Material	Windows	Architecturally Defining Features	Alter?	Architect	Alterations	Notes
BD00183	50420430010	1924	Mediterranean Revival	1	Masonry	Flat	Built-Up	Single-Hung	Asymmetrical front facade with a row of five single-hung windows grouped with lead divided lite casement windows above and wide stucco panels on the second floor. The facade is topped with a row of five arched windows. The front porch has a flat roof and is cantilevered along the roof line.	No	Not Listed	None known	Old Dilard School/Walker Elementary School - Old Dilard School is listed on the National Register of Historic Places
BD00182	504201190440	1939	Neo-Gothic	1	Stucco, Masonry	Gable	Composition Shingle	Single-Hung, Jalousie	Asymmetrical front facade with a row of five single-hung windows grouped with lead divided lite casement windows above and wide stucco panels on the second floor. The facade is topped with a row of five arched windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Not Listed	Addition of entrance porch in 1939; Addition of open entrance in 1983; Parish Hall Addition in 1994	St. Christopher's Episcopal Church
BD00183	50420405070	1967	Neo-Gothic	2	Masonry	Intersecting Gable	Built-Up	Casement	Symmetrical facade with central entrance and flanking three-story bell towers. Pointed gothic arches; cantilevered front porch with a flat roof and circular chimney window at front facade.	Yes	Not Listed	Erect new church in 1967. Addition of Sunday school rooms in 1983; Addition to church in 1991	Mount Olive Baptist Church
BD00180	504204010510	1959	Mid-Century Modern	1	Stucco	Flat	Built-Up	Jalousie, Single-Hung	Collection of identical rectangular, Mid-Century Modern structures. Covered central entrance; symmetrical facade with a row of five single-hung windows. Gothic east stucco details.	No	Clifton Gamble	None known	
BD00181	50420426080	1957	Mid-Century Modern	1	Stucco, Ceramic Tile	Flat	Built-Up	Fixed	Symmetrical facade with a row of five single-hung windows. Decorative ceramic tile band at facade. Four arched sections with a row of five single-hung windows. Decorative circular and diamond-shaped cast concrete details.	Yes	Not Listed	Remodel structure in 1971. Addition to building in 1998; Remodel front facade in 2005	Decorative Tile
BD00182	504204010830	1940	Art Moderne	2	Masonry	Gable, Flat	Composition Shingle, Built-Up	Jalousie, Stained Glass	Asymmetrical front facade with a row of five single-hung windows grouped with lead divided lite casement windows above and wide stucco panels on the second floor. The facade is topped with a row of five arched windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Courtney Stewart	Additions of classrooms in 1973; Interior repairs and alterations in 1993	Light of Life Worship Center Inc
BD00183	504204250910	1959	Mid-Century Modern	2	Stucco, Slump Brick, Vertical Wood Siding	Flat	Built-Up	Fixed, Jalousie, Single-Hung	Organic two-story residential structure. Broad-based facade with a row of five single-hung windows. Decorative circular and diamond-shaped cast concrete details.	Yes	R.E. Hansen	Replacement of garage door in 1998	Two-Story
BD00184	504201190440	1947	Neoclassical	1	Stucco	Gable	Asphalt Shingle	Jalousie, Single-Hung	Impressive volume of the structure with elongated windows punctuating the side elevations at regular intervals. The facade is topped with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Unknown	None known	Church of God Temple
BD00185	504204010290	1982	Minimal Traditional	1	Stucco	Gable	Built-Up	Jalousie	Fronting facade with a row of five single-hung windows grouped with lead divided lite casement windows above and wide stucco panels on the second floor. The facade is topped with a row of five arched windows. The front porch has a flat roof and is cantilevered along the roof line.	No	No Record	No Record	Multi-Family
BD00186	504204010390	1940	Minimal Traditional	1	Stucco	Gable	Barrel Tile	Casement	Central entrance with a row of five single-hung windows. Symmetrical facade with decorative cast vents. Prominent chimney. Rear garage structure.	No	Not Listed	None known	Parish priest architect Robert Jankula
BD00187	504204010390	1940	Minimal Traditional	1	Stucco	Flat	Built-Up	Jalousie, Single-Hung	Collection of identical rectangular, Mid-Century Modern structures. Covered central entrance; symmetrical facade with a row of five single-hung windows. Gothic east stucco details.	Yes	Clifton Gamble	Addition of tool room in 1957	
BD00188	504204060790	1953	Transitional Ranch	1	Stucco	Gable, Flat	Barrel Tile, Built-Up	Single-Hung	Low sloped roof line, an extension of a flat roof from the front elevation to create a covered porch covering the front facade. The facade is topped with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Michael Yale	Addition of utility room in 1972; Replacement of select doors in 1996	
BD00189	504204060710	1412	Not Applicable	-	-	-	-	-	None known	No	None	None known	Precedent Park
BD00190	504204000130	1965	Mid-Century Modern	2	Masonry	Flat, Gable	Built-Up, Composition Shingle	Single-Hung	Broad-based and decorative mosaic tile detailing at entrance. Exposed stucco and exterior breezeways. Arched cast stucco windows and triangle relief with circular mosaic tile at NW and SE elevations. Flanked by two-story towers. Broad-based facade with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Joseph Phillips, Jr	Enclosure of porch in 1946; Alterations to facade and entrance in 1976; New facade in 2005	
BD00191	504204110330	1967	Modern Neoclassical	2	Masonry	Gable, Flat	Built-Up	Fixed, Stained Glass	Stained glass front entrance flanked by two-story towers. Broad-based facade with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	J. Frank Bailey	Addition of Sunday school rooms in 1991	
BD00192	504204260990	1952	Modern T-4 Level	2	Stucco, Slump Brick	Gable	Barrel Tile	Awning	Front facade with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	No	Theodore Meyer	None known	
BD00193	504204000010	2001	Square	1	Masonry	Flat	Built-Up	Fixed	Symmetrical facade with large arched windows in the front elevation. The facade is topped with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Not Listed	Addition of porch in 1944; Addition in 1972; Addition of utility building in 1975; Accessory utility building in 1981	Eula Johnson House
BD00194	504204050920	1953	L Shaped	1	Masonry	Hipped	Composition Shingle	Single-Hung	L-Shaped building on prominent corner lot. Side facade with a row of five single-hung windows. The front porch has a flat roof and is cantilevered along the roof line.	Yes	Not Listed	Renovation to convert to office in 2010	

July 2024

City of Fort Lauderdale -

**ARCHITECTURAL RESOURCE SURVEY
OF SOUTH MIDDLE RIVER, MIDDLE
RIVER TERRACE, HISTORIC DORSEY
RIVERBEND, AND CITY VIEW**

LWAssocInc.com

