

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

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BD09772	504204200551	1200 NW 4 ST	1952	Minimal Traditional	Contributing
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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).

