

# ARCHITECTURAL RESOURCE SURVEY

AUGUST 2025

**CORAL RIDGE  
BAL HARBOUR  
LAUDERGATE ISLES  
DOLPHIN ISLES**



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# ACKNOWLEDGEMENTS



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# BACKGROUND

The City of Fort Lauderdale Intensive Level Architectural Resource Survey of Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles 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 Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles 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 by Trisha Logan, AICP, Principal Urban Planner for the City of Fort Lauderdale with contributions by Laura Weinsten-Berman, AIA; Ellen Ugucioni, Historic Preservation Consultant, of the Fort Lauderdale Historical Society; Trisha Logan, AICP, Principal Urban Planner for the City of Fort Lauderdale; and Vasilya Allakhverdieva, Urban Planner II for the City of Fort Lauderdale; all whom meet the Secretary of the Interior's qualifications for professionals in historic preservation. Ms. Logan, 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 Nancy Garcia (Urban Planner II), Jonathan D'Angelo (Urban Planner I), and Rollin Maycumber (Geographic Information Systems Analyst).

## ***Background of Phased City of Fort Lauderdale Architectural Resource Survey***

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 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 phased 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.

Since 2019, utilizing Small Matching Grants, these initial efforts have been expanded upon to develop a City-Wide Architectural Resource Survey that has been conducted in phases. To date, the completed phased surveys have resulted in the preparation of more than 2100 new historic structures forms, 24 historic resource group forms, over 220 individually eligible historic resources, and updates to over 300 historic structures forms have been submitted to the Florida Master Site File. Results of this architectural resource survey effort that aims to survey the entire city are available on the City's website here:

<https://www.fortlauderdale.gov/government/departments-and-development-services/urban-design-and-planning/historic-preservation/architectural-resource-surveys>





## ***Background of FY25 Architectural Resource Survey***

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 Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles were selected.

As part of this ongoing effort to conduct a City-Wide Architectural Resource Survey, in May 2023 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 2025 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 Survey in the city. A final survey report that conforms to Chapter 1A-46, Florida Administrative Code, was produced.

This phase of the City-Wide Architectural Resource Survey focused on the neighborhoods of Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles. These neighborhoods are located in the northeast quadrant of the city and consist primarily of mid-century single-family residential buildings, but also include commercial, multi-family residential, and a few civic structures.

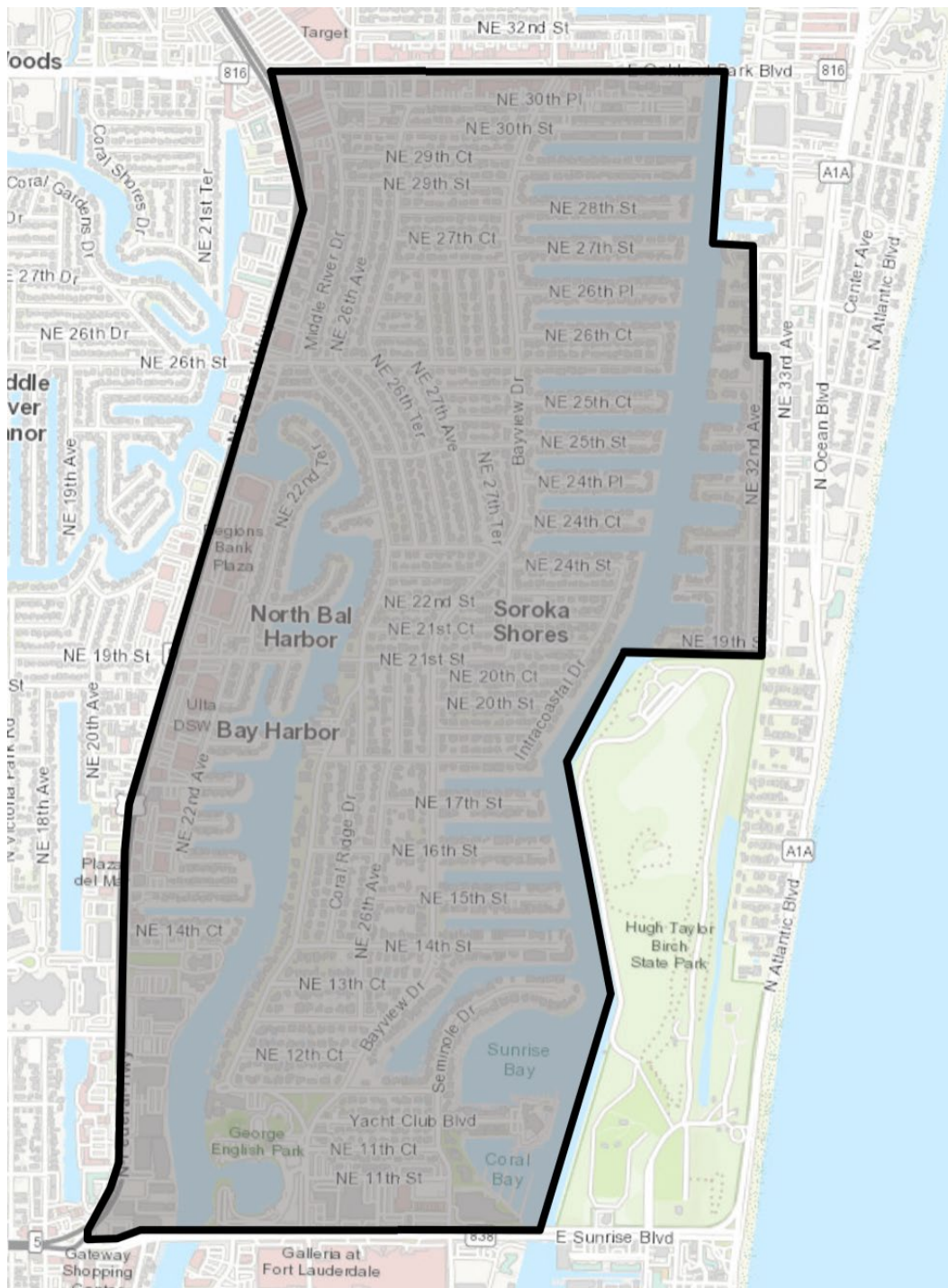
Over 1500 structures that were constructed prior to 1978 were reviewed within the overall survey boundary. The purpose of this survey is to continue to identify areas where there are potential intact resources that qualify for designation as a historic district, as an individual historic resource, or for recognition as a community resource.

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 improvements 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.

The neighborhoods included in this survey effort did not have a previous architectural resource survey completed within the study area.

## ***General Description of Survey Areas***

An Intensive Level Architectural Resource Survey was conducted of Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles. Commercial properties abutting North Federal Highway on the east side of the street were also included in the overall survey boundary. The broad survey boundaries that include Coral Ridge, Bal Harbour, LauderGate Isles, and commercial structures along the perimeter include North Federal Highway to the west, East Oakland Park Boulevard to the north, the Atlantic Intracoastal to the east, and East Sunrise Boulevard to the south. The Dolphin Isles neighborhood, located on the barrier island, immediately east of the remainder of the survey area, was also included in the overall boundary. These neighborhoods are located in the northeast quadrant of the City of Fort Lauderdale and include portions of City Commission Districts 1 and 2. These neighborhoods, as well as the overall survey boundary, were initially selected based on the concentrations of older structures but were expanded beyond just the neighborhoods to capture all buildings within the boundary of the primary corridors.



Boundaries of Coral Ridge are largely formed by East Oakland Park Boulevard to the north, North Federal Highway and Middle River to the West, Sunrise Boulevard to the South, and the Atlantic Intracoastal Waterway to the East. Coral Ridge is comprised of several plats including Coral Ridge South Addition, Coral Ridge Galt Addition, Coral Ridge Galt Addition No. 1, Coral Corner Shopping Center, and the Yacht Club Site, which is a resubdivision of the Coral Ridge South Addition.

Boundaries of Bal Harbour are largely formed by Middle River to the North, the eastern lot line of properties fronting North Federal Highway to the West, the southern lot line of properties fronting NE 15<sup>th</sup> Court to the South, and Middle River to the East. Bal Harbor is formed by two plats, North Bal Harbour and Bal Harbour.





# DOLPHIN ISLES

Boundaries of Dolphin Isles are largely formed by NE 28<sup>th</sup> Street to the North, the Atlantic Intracoastal Waterway to the West, Hugh Taylor Birch State Park to the South, and NE 33<sup>rd</sup> Street/eastern lot line of properties front NE 32<sup>nd</sup> Street to the East. Dolphin Isles is formed by two plats, Lauderdale Beach Extension and Lauderdale Beach Extension Unit B.

## **Applicable Federal, State, and Local Regulations**

Historic Preservation has three levels of regulations at the federal, state, and local levels that are utilized to provide processes for review for proposed modifications to historic resources, but also provides guidance for the evaluation and designation of properties that hold historic significance. Each level of regulations offers similar approaches with the common goal of preserving our heritage, but each vary in the level of guidance or control that is provided.

### **Federal Regulations**

- National Historic Preservation Act (NHPA) of 1966 includes Section 106, which mandates federal agencies consider the impact of their projects on historic properties. The Section 106 review process, outlined in 36 CFR Part 800, involves identifying historic properties and addressing potential adverse effects through consultation. The NHPA also established the National Register of Historic Places to identify, evaluate, and protect historic resources.
- Secretary of the Interior's Standards and Guidelines for Historic Preservation provide four approaches to historic preservation which include Preservation, Rehabilitation, Restoration, and Reconstruction. This is utilized as a tool for the protection of historic resources once designated.

### **State of Florida Statutes**

- Chapter 267, Florida Statutes (Florida Historical Resources Act): This act protects archaeological sites and historic resources on state-owned or controlled lands and requires state and local governments to consider project impacts on historic properties. This Chapter establishes the Division of Historical Resources (DHR) Regulations and Guidelines.
- Florida Administrative Code Chapter 1A-46 Archaeological and Historical Report Standards and Guidelines that provides specific guidelines for historical resource surveys in Florida, including requirements for submitting reports and documentation.

### **City of Fort Lauderdale Historic Preservation Regulations**

Within the City of Fort Lauderdale's Unified Land Development Regulations (ULDR), the historic preservation ordinance in Section 47-24.11 provides for a process and the criteria for the designation of a local landmark or historic district which must be based on one or more of the following criteria:

- Its value as a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
- Its location as a site of a significant local, state, or national event.
- Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
- Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.

The building, site, structure or group of buildings has significant architectural or aesthetic significance if it has the following attributes:

- The value of the building is recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
- Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events.
- Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

ULDR Section 47-24.11 also includes the process for reviewing requests for a Certificate of Appropriateness for Minor and Major Alterations, Demolition, New Construction, and Relocation of properties that are designated as historic landmarks.

In addition, the City of Fort Lauderdale's Comprehensive Plan has a Historic Preservation Element which outlines goals and policies related to the identification, promotion, and preservation of historic resources. Policy HP 1.2.1 directly supports architectural resource surveys where it states, "perform new and update existing architectural resource, archaeological, and other related cultural resource surveys of buildings, structures, and sites, which contribute to the historical and cultural development of Fort Lauderdale."



# RESEARCH DESIGN

## Objective

The objective of this Architectural Resource Survey was to conduct an intensive level review of the selected 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 1545 properties that were built in 1979 or earlier. Properties constructed in 1980 and later were generally excluded from review in the survey exercise as they were not 45 years or older at the beginning of this survey.

This initiative is part of a broad effort to survey the City of Fort Lauderdale which intends to survey all neighborhoods within the city limits. Areas identified to be included in this Architectural Resource Survey were selected through the initial reconnaissance survey to prioritize areas where potential resources were concentrated geographically and within neighborhood boundaries. The areas were then 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.

## Expected Results

Areas included in the survey contain high concentrations of single-family residential structures that were built in the Post World War II period. It was anticipated that survey results would yield multiple 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.

## Public Outreach

The Fort Lauderdale City Commission accepted the grant from the Division of Historical Resources at a public meeting. The agenda backup, which is also posted online, included a Commission Memorandum that outlined the project and background on survey areas. Additionally, a meeting was held with the Fort Lauderdale Historical Society to discuss the project and review resources available in their archives.

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/departments/sustainable-development/urban-design-and-planning/historic-preservation/architectural-resource-survey>.

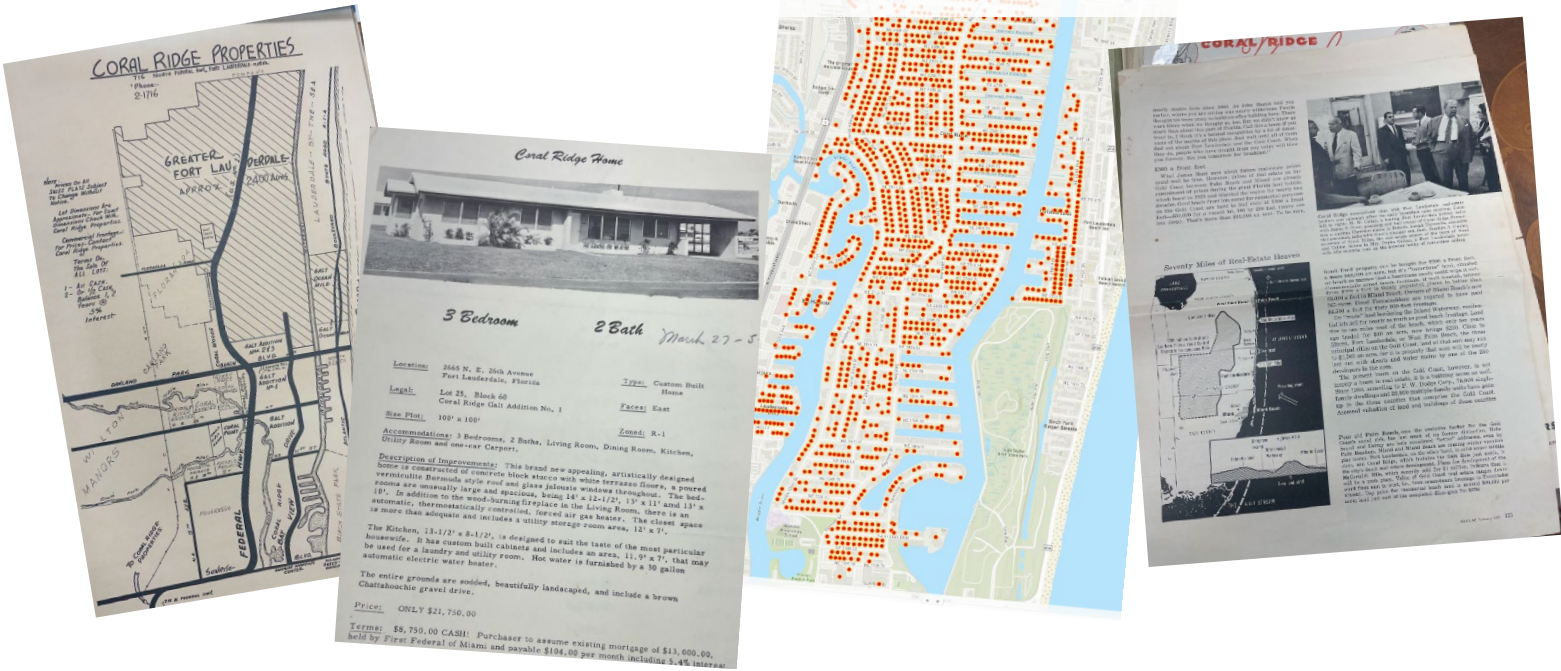


ARCHITECTURAL RESOURCE SURVEY OF  
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Methodology

The methodology of the survey included a broad geographic area with survey boundaries that include Coral Ridge, Bal Harbour, Laudergate Isles, and commercial structures along the perimeter include North Federal Highway to the west, East Oakland Park Boulevard to the north, the Atlantic Intracoastal to the east, and East Sunrise Boulevard to the south. Dolphin Isles, located on the barrier island immediately east of the remainder of the survey area, was also included in the overall boundary.

The initial step in conducting this survey included the collection of GIS data and preparation of initial maps in anticipation of the field survey. This was coupled with archival research.



|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GIS Data Collection | An initial collection of property data obtained through the City's GIS system revealed a total of 1545 structures that were built in 1979 and prior.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Field Survey Maps   | Utilizing the initial data collected, maps were produced for an in-the-field survey showing dots for each location to be reviewed and photographed. Each map was labeled with a number and data collected within the boundary of each survey map catalogued digitally using an Excel spreadsheet and folders for photographs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Field Survey        | Using the maps, an in-the-field survey for the identified survey area was undertaken by LW Associates, Inc. and City staff in March 2025. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Archival Research   | A historic context statement of the areas surveyed was prepared using archival research. Sources included Historic newspapers, maps, 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, historic maps, and other building records were used to inform this process. Available records were primarily limited to land use and development related documents such as plat maps, Sanborn maps, building permit records, and newspaper archives, as there are few secondary resources available. Extensive archival research would be necessary to encapsulate the economic, social, and cultural history of the neighborhoods and their related resources. |



## Evaluation of Properties

In the evaluation of the 1545 structures within the boundary of the survey area, there were seven architectural styles that were found within the survey area which include: Mid-Century Modern, Minimal Traditional, Ranch, Split Level, Styled Ranch, Masonry Vernacular, or Commercial Vernacular. Descriptions of these styles are provided within Appendix C of this report. Encountered within the initial data obtained were properties that had since been demolished and either had new construction or were now vacant lots. While conducting the survey, multiple properties were also identified as potentially eligible for listing in the National Register of Historic Places.

Below is a breakdown of the number of properties found within the survey based on the decade in which they were constructed:

| Decade of Construction | Number of Properties |
|------------------------|----------------------|
| 1930s                  | 1                    |
| 1940s                  | 55                   |
| 1950s                  | 1130                 |
| 1960s                  | 260                  |
| 1970 and later         | 99                   |

Below is a breakdown of uses obtained from the initial data, this includes properties that were encountered that were demolished by the time of the field survey and are now either new construction or vacant lots.

| Use                       | Number of Properties |
|---------------------------|----------------------|
| Single-Family Residential | 1307                 |
| Multi-Family Residential  | 154                  |
| Commercial                | 80                   |
| Church                    | 2                    |
| Hotel                     | 2                    |

Below is a breakdown of the number of properties that fall within each style category.\*

| Architectural Style   | Number of Properties |
|-----------------------|----------------------|
| Ranch                 | 996                  |
| Styled Ranch          | 85                   |
| Mid-Century Modern    | 152                  |
| Split Level           | 29                   |
| Minimal Traditional   | 17                   |
| Masonry Vernacular    | 213                  |
| Commercial Vernacular | 43                   |

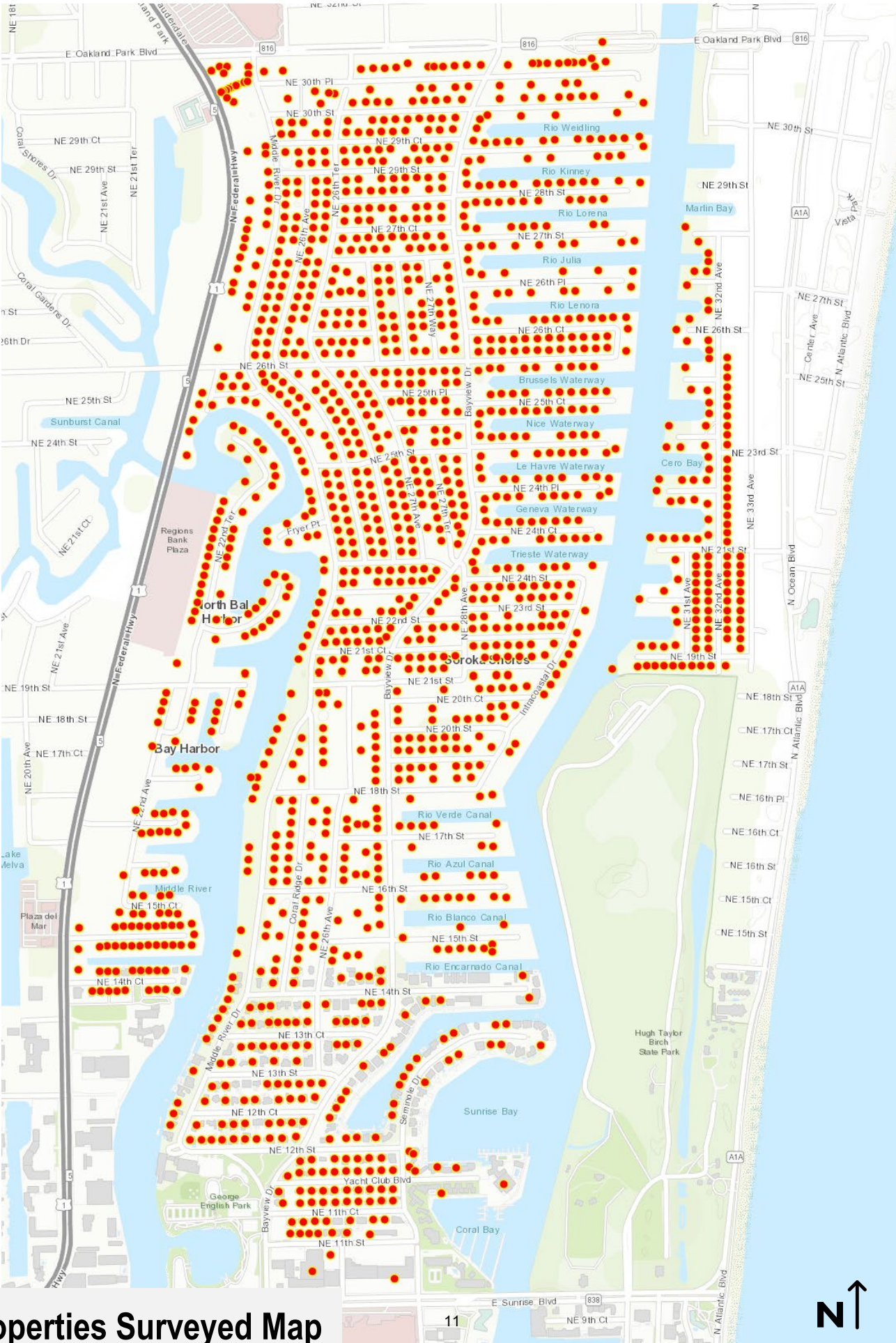
\* There were nine properties that were not visible from the right-of-way due to heavy landscaping in the front yard, as well as one vacant lot, and were not assigned an architectural style as part of this survey.

### Selection of Properties to Record

From this data and permit research, an analysis of the architectural integrity and of preliminary survey maps were reviewed to identify potential historic districts where there is a cohesive pattern of contiguous buildings to narrow down potential historic district locations. In this review a total of seven areas were further studied and evaluated for their potential as a historic district. An analysis of their design, scale, and siting, as well as their architectural integrity using the criteria for evaluation outlined below under "Evaluation of Areas for Potential as a Historic District or Historic Landmark" was applied. Using the results of this analysis each structure reviewed was identified as either Contributing or Non-Contributing.

This survey serves as an initial review of the properties within this area and while majority of the properties were found to be in good or excellent condition, many properties have also been altered to a degree where the architectural integrity is no longer sufficient to warrant designation of a residential historic district.

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Properties Surveyed Map



## Evaluation of Areas for Potential as a Historic District or Historic Landmark

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 historical 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.

### 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:<sup>1</sup>

- Criterion A: That are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B. That are associated with the lives of persons significant in our past; or
- Criterion 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
- Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

There are also 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.

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 or 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.

A full description for each property or group of properties eligible for the National Register as either a district or as an individual property provides the following information:

- An assessment of the integrity of evaluated site(s);
- Methods used to apply National Register criteria for a determination of eligibility and historic context;
- Property boundaries depicted on a scaled site plan sketch;
- Conclusions and analysis of the findings; and
- Recommendations of contributing or non-contributing status for properties within an eligible historic district or for an individual historic resource.

## Summary of Evaluation and Analysis

Within each of the neighborhoods surveyed, select groupings of buildings were further analyzed to review their potential for listing as a historic district. The areas were reviewed for their design, scale, and siting, and if the individual structures retain a high degree of architectural integrity. Additional areas were not evaluated as potential historic districts due to the 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 streetscape. Definitions related to this evaluation and analysis are provided at the end of this section.

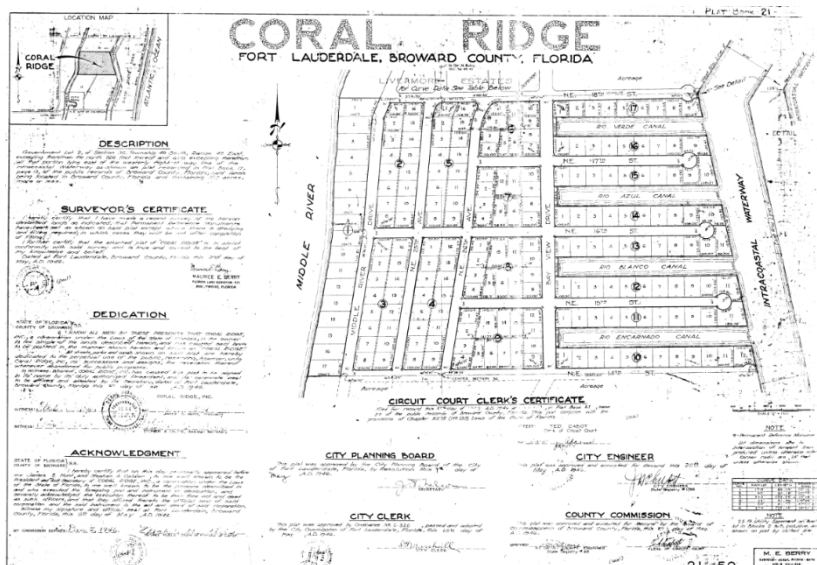
### Coral Ridge

Within the Coral Ridge neighborhood, there were three areas identified as potential historic districts that were identified for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Coral Ridge neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

The first area selected include a grouping of (190) structures that were initially identified as being built 1979 and prior. These properties are located in the Coral Ridge Galt Addition No. 1 plat. A majority of these structures were built in the 1950s, primarily between 1954 through 1955, and generally have an architect associated with the design of each residence. In review of the building permit records and closer examination of photographs of the existing conditions for each property, there is a high number of homes that have been altered on the front elevation to a degree that has impacted the architectural integrity of the area. It was concluded that there would be a total of (126) Contributing properties and (64) Non-Contributing properties. These numbers do not take into account recent infill new construction that would increase the number of non-contributing properties. Ultimately there is not a sufficient number of contributing structures or a cluster of contributing structures to constitute the formation of a historic district.

The second area selected included a grouping of (55) structures that were initially identified as being built in 1979 and prior. These properties are located in the Coral Ridge Galt Addition No. 1 plat and are located along NE 26th and NE 26th Court between Bayview Drive and the Atlantic Intracoastal. A majority of these structures were built in the 1950s, primarily between 1956 through 1957, and generally have an architect associated with the design of each residence. In review of the building permit records and closer examination of photographs of the existing conditions for each property, there is a high number of homes that have been altered on the front elevation to a degree that has impacted the architectural integrity of the area as well as multiple infill new construction. It was concluded that there would be a total of (35) Contributing properties and (20) Non-Contributing properties. Ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district.

The third area selected includes four properties located on Yacht Club Boulevard. It was evaluated for its significance as a potential historic district and was found to qualify for listing on the National Register of Historic Places as a historic district under Criterion C. Further details and the evaluation of its significance is included in Section 4a of this report.





### Bal Harbour

Within the Bal Harbour neighborhood, there was one area comprising of two streets that were identified as a potential historic district for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Bal Harbour neighborhood. There were a significant number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

From those structures, approximately half of the buildings within the boundary of the district would be non-contributing due to alterations as well as a few additional structures that were built outside of what would be considered the period of significance. This area contains a total of (21) structures, with (11) identified as Contributing, (9) as Non-Contributing, and (1) as Unsure as it was not visible from the right-of-way. Due to the low number of contributing structures this area would not qualify as a historic district.

### Laudergate Isles

The Laudergate Isles neighborhood was identified as a potential historic district for further study and evaluation. This neighborhood consists of one street that contains a total of (23) properties that were primarily constructed during the 1950s, but does contain several structures built in the 1960s and 1970s, as well as one infill structure built in 2023. In the analysis of all of the structures along this street, a total of (10) that would be considered non-contributing and (13) that would be considered contributing. The non-contributing structures were those that would be considered outside of the period of significance, or have been altered to a point where they have lost their architectural integrity, and ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district.

### Dolphin Isles

Within the Dolphin Isles neighborhood, there was one area that was identified as a potential historic district for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Dolphin Isles neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

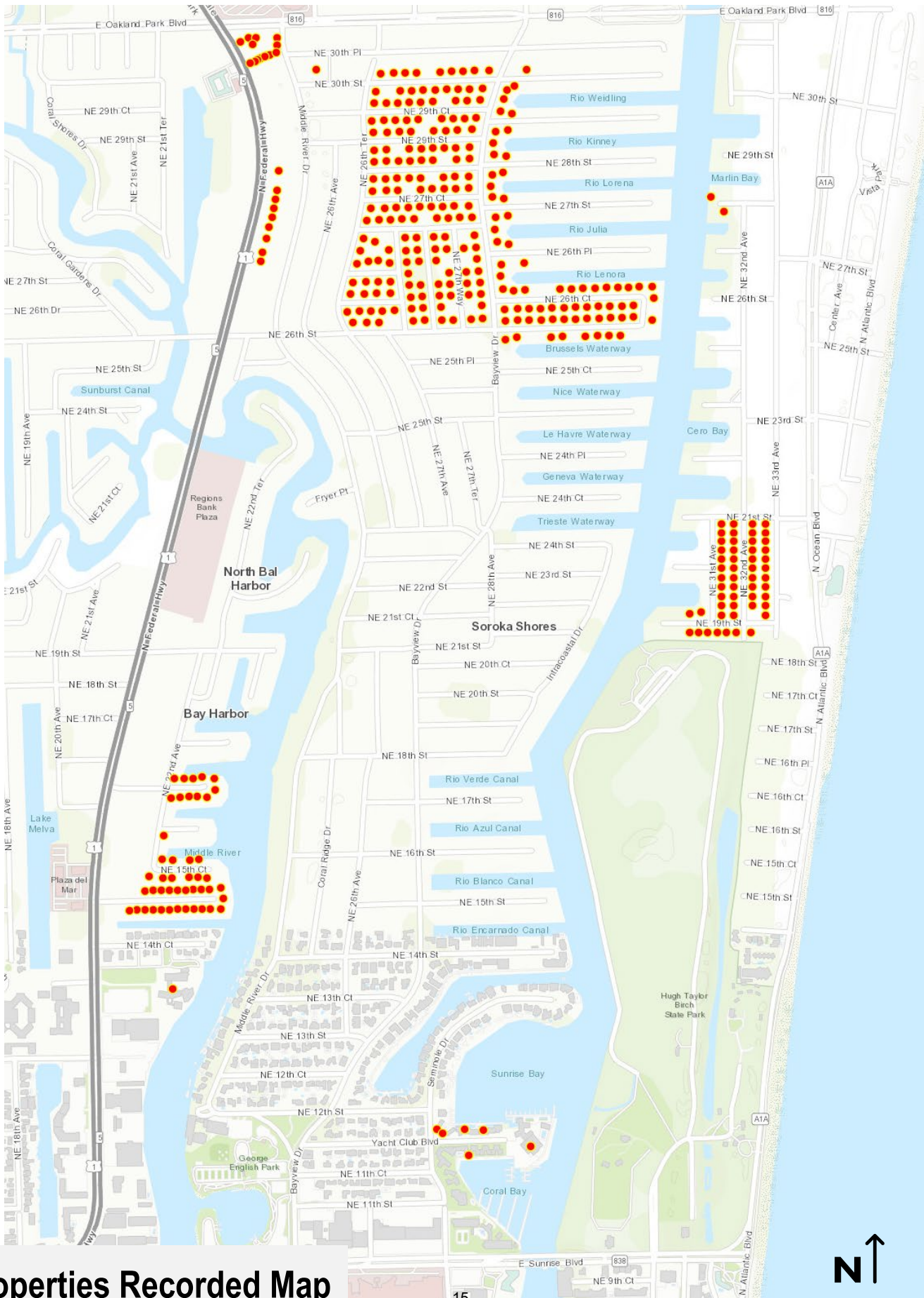
While there were a number of properties within the boundary of the area selected for further study that retain a high degree of architectural integrity, there were still a number of infill properties that disrupted the ability of the area to be considered as a contiguous district. Overall, there are a total of (53) structures within the boundary with a total of (23) that would be considered non-contributing and (30) that would be considered contributing. The non-contributing structures were those that would be considered outside of the period of significance, or have been altered to a point where they have lost their architectural integrity, and ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district.

### Overall Boundary

The Times Square Shopping Center that includes a total of (17) structures was evaluated for its significance as a potential historic and was found to qualify for listing on the National Register of Historic Places as a historic district under Criterion A and Criterion C. Further details and the evaluation of its significance is included in Section 4a.

A select group of commercial properties along North Federal Highway on the east side of the street were evaluated for their potential as a historic district between 27th Street and 29th Street. After review of these structures, it was found that there were not a significant number of architectural features displayed on several of the structures, and thus deemed non-contributing, and ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district. One structure located within this study area is located at 2860 N. Federal Highway, the Castro Convertibles building, has been identified as having potential for individual listing on the National Register of Historic Places.

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Properties Recorded Map



### **Florida Master Site File (FMSF) Forms**

An individual FMSF form was completed for all structures that were evaluated for their potential as a historic district or for individual listing. FMSF forms document the building's location, current condition, style, material, alterations, and history. A total of (354) FMSF historic structures forms were completed, (3) FMSF historic resource ground forms were completed to record cooperative complexes with multiple structures, as well as (2) FMSF historic resource group forms for potential historic districts. Included in Appendix E of this report, details of the properties further analyzed are provided.

### **Definitions**

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 Unified Land Development Regulation 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

There were two areas identified as potential historic districts which included the Times Square Shopping Center and Yacht Club Boulevard.

In Coral Ridge and within the overall survey boundaries that do not intersect with the individual neighborhoods, a total of (8) individual resources were also identified as eligible for listing on the National Register of Historic Places. There were (7) additional individual structures that were evaluated further but ultimately are not recommended as potentially eligible due to a lack of architectural or historical significance.

As a result, for each Historic Resource Group and each Individual Historic Resource that was identified through this process the following information was compiled:

- A Florida Master Site File form;
- Color photographs of existing conditions;
- A topographic quadrangle map marking the location;
- A GIS Map making the location; and
- Narrative describing the significance of the property for properties identified as eligible.

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.



# HISTORIC CONTEXT

Fort Lauderdale experienced exponential growth following the end of World War II, often considered as the second “Boom” era for the expansion of the city outside of the downtown area. A large portion of this growth was made possible by the financial support provided by the government in the creation of the Servicemen’s Readjustment Act of 1944 through the Federal Housing Administration (FHA). This act is commonly referred to as the GI Bill and supported soldiers returning home from the war in obtaining home loans.



*Photos of Properties Located in Survey Area*

An influx in population to Fort Lauderdale was brought on by many of the servicemen who moved into the area following the war, many who were stationed here. Another factor contributing to population growth was the “Baby Boom” that was felt throughout the nation. “Between 1940 and 1950, the population of Fort Lauderdale increased 109.1% from 18,332 to 36,328. The population grew more rapidly between 1950 and 1960, with an increase of 130.3% from 47,320 to 83,648.”<sup>1</sup>

This growth in population coupled with investments in roads, infrastructure, and a movement towards mass production led to further growth and the suburbanization of areas outside the pre-war boundaries of the city. Fort Lauderdale transitioned from a modest coastal town into a dynamic urban center, driven by returning veterans, burgeoning real estate opportunities, and the rising appeal of South Florida as a residential and commercial destination.

When Fort Lauderdale was incorporated in 1911, the city limits were centered around the New River, which still serves as the central downtown today. With only 145 residents at the time of incorporation, there was an attraction to the area for both future residents and tourists due to the tropical climate and farming potential. Over the following 15 years, the population grew to over 2,000 in 1920, entering the first “Boom Times” that saw substantial construction of commercial and residential property. This growth period lasted until the Miami Hurricane of 1926 and with it was devastating destruction that drove South Florida into an early depression. Throughout the 1930s and into the 1940s, limited development occurred, and the city limits of Fort Lauderdale largely stayed the same through the end of World War II.

Following World War II, a large number of plats and developments were initiated throughout the Fort Lauderdale area leading to numerous incorporations and the expansion of the city’s boundaries.

Neighborhoods that now include Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles were all once swamps and mangroves until development was initiated in the late 1940s.

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<sup>1</sup> *Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida.* Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

## EARLY PIONEERS AND LANDOWNERS

### Hugh Taylor Birch

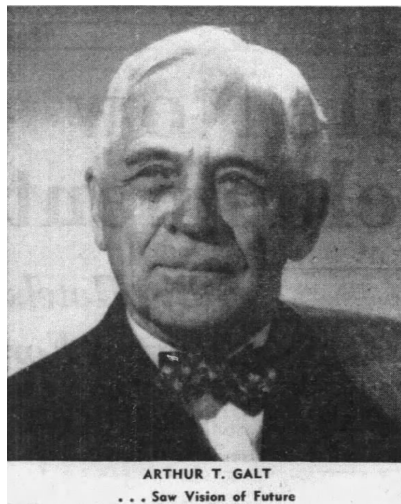
Hugh Taylor Birch, an early resident in Fort Lauderdale, was a primary landowner of Fort Lauderdale beachfront property. Arriving in Fort Lauderdale in 1894 from Ohio, Birch was a semi-retired corporate lawyer who was still retained as counsel for Standard Oil among other corporations. Birch sold most of his land over the years but gifted a portion of the land to his daughter, Helen Birch who married Frederick Clay Bartlett, who together initiated the construction of the Bonnet House, now a museum and gardens on Fort Lauderdale's barrier island. Another large portion of land, his 243-acre ocean front estate that included his personal residence, just north of Sunrise Boulevard (previously NE 10<sup>th</sup> Street) on the barrier island, was gifted to the State of Florida for use as a State Park.<sup>2</sup> In addition to his career as an attorney, he was regarded as a "great lover of nature, was a great benefactor to the public of Fort Lauderdale."<sup>3</sup>

**Photo:** *Hugh Taylor Birch posed in his house in the 1920s.*

Source: "A nature lover's legacy." *The Miami Herald*. Miami, Florida. March 18, 1895, page 139.



### Arthur T. Galt



Arthur T. Galt, a Chicago native and resident, was a significant landholder and former law associate of Hugh Taylor Birch. Originally arriving in South Florida to assist with the Florida East Coast (FEC) Railway expansion in the early twentieth century, Galt purchased large tracts of land in the northeast quadrant of the present-day City of Fort Lauderdale. His land sat east of the FEC Railway towards the Atlantic Ocean and stretched from almost Sunrise Boulevard on the south to Pompano Beach on the north.

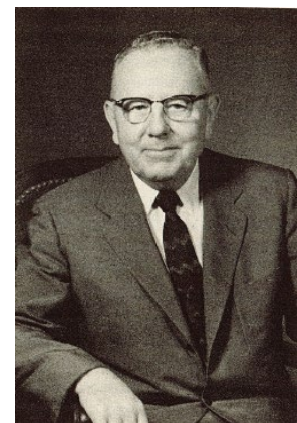
**Photo:** *Arthur T. Galt*

Source: "Economy of City Aided by Foresight of Arthur Galt." *Fort Lauderdale New*. Fort Lauderdale, Florida. January 22, 1954, page 34.

### George English

George English arrived in Fort Lauderdale from Vienna, Illinois, in 1925. As a graduate of Harvard Law School, English was an attorney and founder of two prominent banking institutions. English also served as a Fort Lauderdale City Attorney from 1928 to 1939. As City Attorney, English was involved with building the Sunrise Boulevard causeway between Federal Highway and AIA. This project incorporated land owned by the City of Fort Lauderdale located east of the intracoastal and an acquisition of land from Hugh Taylor Birch on the Barrier Island to make way for the bridge, ultimately dividing Birch's property into two parts. A park located near the northeast corner of Federal Highway and East Sunrise Boulevard bears the name "George English Park" in honor of English and his dedication to the City of Fort Lauderdale.

**Photo:** *George English*. Source: *Checkered Sunshine*, page 263.



<sup>2</sup> Herald Bureau. "Noted Broward Philanthropist Dies at His Fort Lauderdale Estate." *The Miami Herald*. Miami, Florida. January 8, 1943, page 4.

<sup>3</sup> Ibid.



## THE SECOND BOOM

Following World War II, the City of Fort Lauderdale expanded at a rapid pace with new subdivisions platted and a significant number of single-family homes and commercial properties under construction.

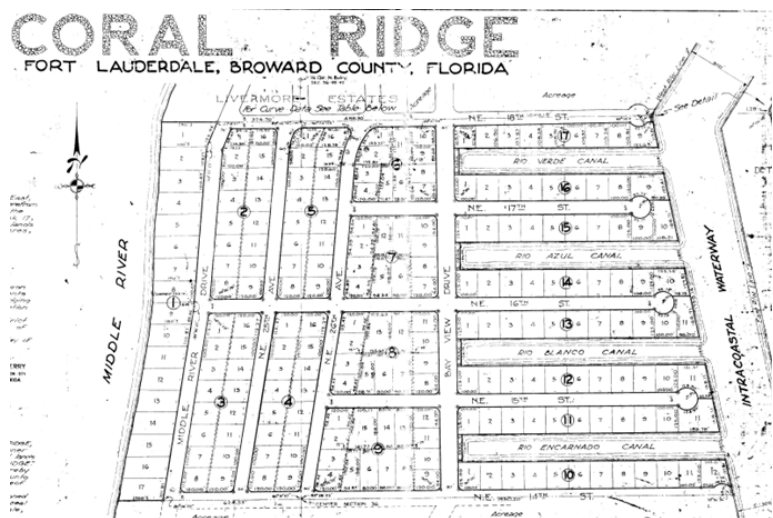
Land that formed the developments of Coral Ridge largely was obtained through negotiations with Arthur T. Galt by Coral Ridge Properties, Inc. between 1946 through the early 1950s. Bal Harbour was formed and developed by Robert Rickel, Inc. The area was platted as Bal Harbour in 1956 and North Bal Harbour in 1957 and was attributed to landowners Robert and Helen Rickel. Lauderdale Isles was platted by Lauder Gate Isles, Inc. in 1951. Dolphin Isles was platted in 1952 by William S. Edgemon of Cincinnati. Dolphin Isles is located just north of the present-day Hugh Taylor Birch State Park and this land may have been originally part of his land portfolio. All areas are primarily residential in nature, with commercial along the primary corridors – Sunrise Boulevard, Federal Highway, and Oakland Park Boulevard.

**“At first glance, the real-estate commotion in Florida might remind you of the crazy “bubble” of the 1920s. But a number of new factors make this boom different – for example, smart, sound developers like Coral Ridge.”<sup>4</sup>**

## CORAL RIDGE

Located on a ridge north of Sunrise Boulevard just east of the Atlantic Intracoastal and West of Middle River is Coral Ridge that was developed by Coral Ridge, Inc. Recognizing the vast potential in the undeveloped tracts of Fort Lauderdale, James Hunt and Stephen Calder, founded this corporation, later referred to as Coral Ridge Properties, Inc. As an emerging development company, it quickly distinguished itself through its methodical approach to land acquisition and urban planning.

Calder and Hunt bought 80 acres of land in 1946 for \$1000 an acre as their first endeavor.<sup>5</sup> This purchase was assembled along with other smaller parcels to create what would become the first plat of Coral Ridge that totaled 107 acres.<sup>6</sup> Its geographic attributes—waterfront access, elevated terrain, and proximity to central Fort Lauderdale—made it an ideal site for a master-planned residential community catering to the growing class of affluent postwar consumers.



### Coral Ridge Plat

Source: Berry, M.E. (Surveyor). Plat of Coral Ridge, Book 21, Page 50. Fort Lauderdale, Florida. May 7, 1946.

<sup>4</sup> Harris, William B. “Florida’s 24-Carat Gold Coast.” FORTUNE Magazine. February 1956. Pages 123 – 125, 161.

<sup>5</sup> “From Sandspurs to the Suburbs, an Oral History of the Development of Coral Ridge and Northeast Fort Lauderdale, Following the End of World War II.” Imprints: A Genealogical Publication of The Genealogical Society of Broward County, Inc. Fort Lauderdale, Florida. Imprints 24.2. 2005. Courtesy of the Fort Lauderdale Historical Society.

<sup>6</sup> Berry, M.E. (Surveyor). Plat of Coral Ridge, Book 21, Page 50. Fort Lauderdale, Florida. May 7, 1946.

James Stone Hunt, Sr., was born in Detroit in 1897. After working for his father's construction business, Hunt left Detroit to serve as a pilot in the Royal Naval Air Force during World War I. Following the end of the war, he returned home to Detroit to sell cars, first Fords and then Chevrolets, and eventually owned three car dealerships.<sup>7</sup> During the 1930s Hunt would visit Fort Lauderdale during the winter and eventually built the Coral Sands Hotel at 1244 E. Las Olas Boulevard that opened in 1941 (no longer extant). During World War II, Hunt served as a commander in the U.S. Coast Guard. Near the end of the war, Hunt moved permanently to Fort Lauderdale in 1945. As noted in his obituary, **"Hunt was a controversial developer. Nearly every time he decided on a major project, such as Galt Ocean Mile, Coral Ridge, and Coral Springs – other developers predicted doom for the Hunt empire. And every time, they wound up emulating him, building near or around his ideas."**<sup>8</sup> Hunt stepped down as chairman of the board for Coral Ridge Properties in July 1971, and passed away the following February.



**Photo: James Hunt.** Source: *Legendary Locals*, page 30.

Stephen Alexander Calder was born in 1900 in the town of Thunderbolt, Georgia. Calder's family moved to Fort Lauderdale for his father to work as a station master for the FEC in 1910. With a display of ingenuity, at 20 years old, Calder claimed government-owned land as his own by building small wooden structures on the beach and "claiming the property under squatter's rights."<sup>9</sup> From that point on, even with setbacks experienced during the Great Depression, he began his career as a landowner and developer. Calder was recognized as **"...a pioneer in the true sense of the word as far as Fort Lauderdale is concerned... he was very much a factor in the growth of the community and bringing it to what it is today."**<sup>10</sup>



**Photo: Principals in the great Coral Ridge development (left to right): Stephen A. Calder, Arthur T. Galt from Chicago, who sold the land, and James S. Hunt.**

Source: *Checkered Sunshine*, page 251.

Two contemporaneous developments called "Beach Way Heights" and "Bay Park" were located just south of Coral Ridge. Beach Way Heights was platted in 1946 by Intracoastal, Inc. and was signed by the President of the corporation, Thomas McKee.<sup>11</sup> Beach Way Heights sits just north of Sunrise Boulevard between NE 12<sup>th</sup> Street and NE 14<sup>th</sup> Street. Coral Ridge, Beach Way Heights, and Bay Park were advertised together in 1946 and 1947. Bay Park was later re-platted as Coral Ridge South. Accounts of this area prior to the development of these subdivisions mentioned that **"no one would go there because the mosquitos were so bad from the mangrove swamps to the east and all the way to the Intracoastal. The land sat there and didn't do anything."**<sup>12</sup>

<sup>7</sup> Bothel, Todd L. *Legendary Locals of Fort Lauderdale*. Arcadia Publishing. Charleston, South Carolina. 2015. Page 30.

<sup>8</sup> "James S. Hunt Sr., Developer, Dies." *Fort Lauderdale News*. Fort Lauderdale, Florida. February 29, 1972, page 1, 2A.

<sup>9</sup> McEvoy, George. "City Lowers Flags in Calder's Memory." *Fort Lauderdale News*. Fort Lauderdale, Florida. November 18, 1977, pages 1, 6A.

<sup>10</sup> McEvoy, George. "City Lowers Flags in Calder's Memory." *Fort Lauderdale News*. Fort Lauderdale, Florida. November 18, 1977, pages 1, 6A.

<sup>11</sup> McElfresh, Walter. *Plat of Beach Way Height*, Book 22, Page 17. Fort Lauderdale, Florida

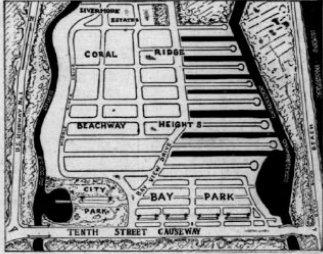
<sup>12</sup> "From Sandspurs to the Suburbs, an Oral History of the Development of Coral Ridge and Northeast Fort Lauderdale, Following the End of World War II." *Imprints: A Genealogical Publication of The Genealogical Society of Broward County, Inc.* Fort Lauderdale, Florida. Imprints 24.2. 2005. Courtesy of the Fort Lauderdale Historical Society.



ARCHITECTURAL RESOURCE SURVEY OF  
CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES

Beach Way Heights was later advertised in 1948 through 1949 and listed the Premier Corporation with P.H. Spencer as the president. This development is now included as part of the recognized Coral Ridge neighborhood.

*Your choice of \$2,000,000 worth of high waterfront properties!*



Now available... homesites, class "A" business sites, apartment and hotel sites in particularly attractive streets of high, waterfront property. Numerous high, naturally endowed land of unexploited advantages not offered at the right time possible for investment or immediate building... offered at a normal valuation free of inflationary pricing. A community of exclusive homes, bordered on the South by the Causeway Stretch of Northeast Tenth Street, on the East by the Intracoastal Waterway and beautiful Birch State Park, while on the West, Middle River guards the town-side approach capital proximity to anything undesirable. The Two Million Dollar Development offers you an island of value against depressive real estate trends now and for the future.

In the path of desirable Fort Lauderdale growth... northeast of, and only a few minutes drive on an express highway from the heart of the city, this Causeway Stretch property is accessible to any development now in progress or possible development in the near future. This is a statement confirmed by trend analysis who have studied the whole Southeast Coast of Florida. This is a statement we want you to challenge and to prove to yourself. Consider the Two Million Dollar Development with any other from any city value point of view you choose. As a homesite, for business, or for apartments and hotels, you will agree there is nothing equivalent in dollar value or in desirability along the whole Southeast Atlantic Coast. Come out and see for yourself. Come out and choose from Two Million dollars worth of the finest property value of this area... Come out today!

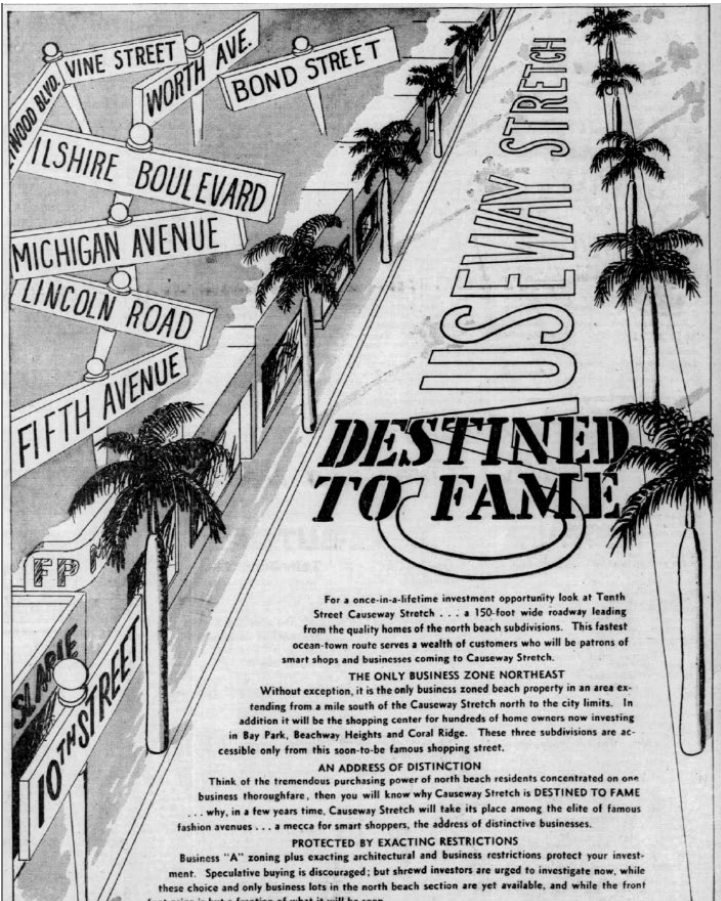
**FLORIDA LIVING AT ITS BEST:** You who choose a homesite here will share joy of living and advantage through waterfront view, but also city guaranteed by natural interest in beachfront, on your pleasure and investment. The three subdivisions within the development are limited to the area and will be sold by the Causeway Stretch. Your home here is in one of the finest of planned communities, surrounded by people like yourself, working and living in the area. Homebuilding restrictions ensure you beautiful surroundings regardless of the "style" you give to your home.

**SHOPPING ON THE CAUSEWAY STRETCH:** Northeast Tenth Street, the finest Cross-Beach express in the city, and wide stretch to connect, inside or steady traffic flow in the home area, soon will be the business business street of the home, East Coast. From both the historic centers of the Nation will be attracted, for here will come the results of customer loyalty north and south of Causeway Stretch for sales in either direction. General for Business, "A" Causeway Stretch express connects at steadily increasing value.

**BOATING OPPORTUNITY UNLIMITED:** Boat enthusiasts could not on better accommodations for their hobby than those offered here. Your boat can be docked just off the driveway at any of the homesites offered in this development, only a short's and low deep sea fishing or a cruise. A deep water bay will join the world famous Inland Waterway on the eastern board, offering advantages for large or small boats. Boat service, shore and a Tenth Club use in the plans for further enhancement of the business's prestige.

**THE TWO-MILLION-DOLLAR DEVELOPMENT**  
EMBRACING BAY PARK-BEACH WAY HEIGHTS-CORAL RIDGE  
See Your Broker and Drive Out Today to the CAUSEWAY STRETCH Between the Causeway Bridges

Advertisement: "Your choice..."  
Source: "Your choice." Fort Lauderdale News. Fort Lauderdale, Florida. December 4, 1946, page 16.



**DESTINED TO FAME**

For a once-in-a-lifetime investment opportunity look at Tenth Street Causeway Stretch... a 150-foot wide roadway leading from the quality homes of the north beach subdivisions. This fastest ocean-town route serves a wealth of customers who will be patrons of smart shops and businesses coming to Causeway Stretch.

**THE ONLY BUSINESS ZONE NORTHEAST**  
Without exception, it is the only business zoned beach property in an area extending from a mile south of the Causeway Stretch north to the city limits. In addition it will be the shopping center for hundreds of home owners now investing in Bay Park, Beachway Heights and Coral Ridge. These three subdivisions are accessible only from this soon-to-be famous shopping street.

**AN ADDRESS OF DISTINCTION**  
Think of the tremendous purchasing power of north beach residents concentrated on one business thoroughfare, then you will know why Causeway Stretch is **DESTINED TO FAME**... why, in a few years time, Causeway Stretch will take its place among the elite of famous fashion avenues... a mecca for smart shoppers, the address of distinctive businesses.

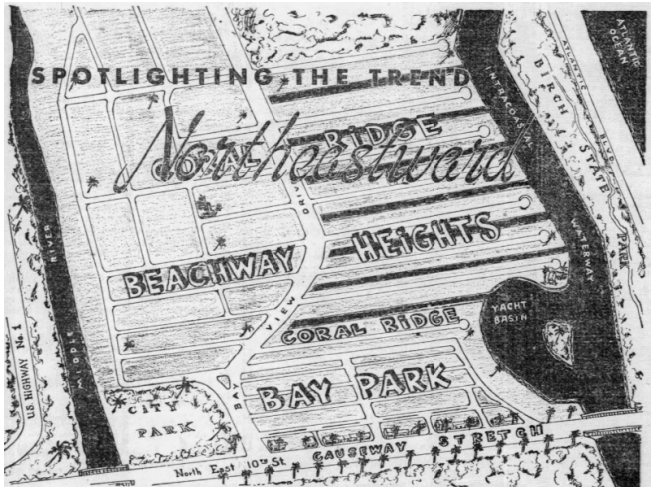
**PROTECTED BY EXACTING RESTRICTIONS**  
Business "A" zoning plus exacting architectural and business restrictions protect your investment. Speculative buying is discouraged; but shrewd investors are urged to investigate now, while these choice and only business lots in the north beach section are yet available, and while the front foot price is but a fraction of what it will be soon.

**THE TWO MILLION DOLLAR DEVELOPMENT**  
Embracing Bay Park Beachway Heights Coral Ridge  
See Your Broker and Drive Out Today to the CAUSEWAY STRETCH Between the Causeway Bridges

Advertisement: "Destined to Fame."  
Source: "Destined to Fame." Fort Lauderdale News. Fort Lauderdale, Florida. January 11, 1947, page 3.

**SPOTLIGHTING THE TREND**

*Northeastward*



BEACHWAY HEIGHTS  
CORAL RIDGE  
BAY PARK  
CAUSEWAY STRETCH

See Your Broker and Drive Out Today to the CAUSEWAY STRETCH Between the Causeway Bridges

Advertisement: Spotlighting the Trend Northeastward  
Source: "Spotlighting the Trend Northeastward (advertisement)" Fort Lauderdale News. Fort Lauderdale, Florida. January 17, 1947, page 17.



Image: How much it costs to buy and build on man-made real estate is demonstrated by the completed sites shown here. The twenty-one lots on the 7.5-acre isle, developed by Coral Ridge in 1950 at a cost of \$56,000, sold for \$93,000.  
Source: Harris, William B. "Florida's 24-Carat Gold Coast." FORTUNE Magazine. February 1956. Pages 123 - 125, 161.



Located to the east of Beach Way Heights is Yacht Club Boulevard (formerly NE 11<sup>th</sup> Place) a finger island that terminates at Spoil Island, providing access to the water on three sides. In 1947, Calder and Hunt sold off a portion of their property to another developer from Detroit, Hal Wolfe, with the intention of building a yacht club in that location. At the time, "...there were three homes, without electricity, in the Coral Ridge section... so the developers were delighted to see a man in planning a yacht club in their area."<sup>13</sup> Sold for \$60,000, the total area of the site included approximately 3.3 acres, and Calder and Hunt even offered to provide dredging around the future yacht club and to clear the mangroves.<sup>14</sup> On the site, a modest building was built with the support of the future members to form the Coral Ridge Yacht Club. In 1959, due to a growing membership, the original structure was replaced with the current clubhouse, designed by local architect Charles McKirahan, which has undergone multiple alterations since opening.



**Image: Swank Coral Ridge Yacht Club, the original building was completed in 1950 for \$400,000, and was one of the three top-quality clubs built and operated by individual entrepreneurs with the encouragement of Coral Ridge Properties, for which the clubs are an invaluable sales booster.**

Source: Harris, William B. "Florida's 24-Carat Gold Coast." FORTUNE Magazine. February 1956. Pages 123 – 125, 161.



**Image: "Try Out For Minstrel Show."**

Source: "Try Out For Minstrel Show." Fort Lauderdale News. Fort Lauderdale, Florida. February 10, 1960.



**Image: "Pool Opening."**

Source: "Pool Opening." Fort Lauderdale News. Fort Lauderdale, Florida. July 29, 1950.

<sup>13</sup> Mauer, Yolanda. "People, Places, Things: Coral Ridge Turns Silver." Fort Lauderdale News. Fort Lauderdale, Florida. April 26, 1972, page 13.

<sup>14</sup> Ibid.

To the north of the original Coral Ridge plat, was land owned by Arthur T. Galt that extended from NE 18th Street to the southern end of Pompano Beach, between the Atlantic and the Florida East Coast (FEC) Railway. Galt had previously sold this land prior to the 1926 Miami Hurricane, but the buyer, Floranda, defaulted on the loan and the land was returned to Galt. Land between NE 18th Street and NE 21st Street was platted as Coral Ridge North and between NE 21st Street and NE 26th Street, it was platted as Coral Ridge Galt Addition. Hunt and Calder continued to purchase 400 to 500 acres of land from Galt at a time. The area north of NE 26th Street to Oakland Park Boulevard is platted as Coral Ridge Galt Addition and Coral Ridge Galt Addition No. 1.

In 1953, Hunt, Calder, and Joe Taravella, who would later become an Executive Vice President and General Manager of Coral Ridge Properties, went to Chicago to negotiate a purchase of land with Arthur T. Galt. This transaction is perhaps the most pivotal and far-reaching land acquisition of Fort Lauderdale's postwar expansion was the procurement of the remainder of the Galt Tract, a sprawling 2,400-acre expanse for a record-setting price of \$19.28 million—a formidable sum even by mid-century standards. This land would form plats outside of the boundary of this architectural resource survey located north of Oakland Park Boulevard in an area that is referred to as the Coral Ridge Country Club Estates. This area features a large golf course and country club that is placed in the center of the subdivision. It was stated that **"Mr. Galt was an altogether honest man. He never ever put the mortgage deed on record. He gave us the land, and we put the deed of record, while he never recorded the mortgage. We had a good working relationship from that time on, all the way through."**<sup>15</sup> Galt and the executives of Coral Ridge continued a strong relationship and honored his wishes such as his distaste for gas stations, so no gas stations were built in the area by the developer..<sup>16</sup>



**Advertisement: "All The Things You Want..."**

Source: "All The Things You Want—Advertisement." Fort Lauderdale News. Fort Lauderdale, Florida. March 28, 1947, page 17.

<sup>15</sup> "From Sandspurs to the Suburbs, an Oral History of the Development of Coral Ridge and Northeast Fort Lauderdale, Following the End of World War II." Imprints: A Genealogical Publication of The Genealogical Society of Broward County, Inc. Fort Lauderdale, Florida. Imprints 24.2. 2005. Courtesy of the Fort Lauderdale Historical Society.

<sup>16</sup> "From Sandspurs to the Suburbs, an Oral History of the Development of Coral Ridge and Northeast Fort Lauderdale, Following the End of World War II." Imprints: A Genealogical Publication of The Genealogical Society of Broward County, Inc. Fort Lauderdale, Florida. Imprints 24.2. 2005. Courtesy of the Fort Lauderdale Historical Society.



## CORAL RIDGE: INFRASTRUCTURE CHALLENGES AND URBAN PLANNING



**NEW ROUTE LAUNCHED**—Bus service of the Ft. Lauderdale Transit Lines to the Coral Ridge and north beach section was inaugurated as a group of members of the North Federal Business Men's association set out on the initial trip. Transit lines President William M. Eisert, left, is congratulated by Jac Greib, head of the merchants group. The new route operates on an hourly schedule beginning at 7:45 a. m., with the last bus leaving the downtown terminal at 5:45 p. m. and the northern terminus at 6:15 p. m. (Daily News photo by Jerry Bahner)

**Image: "New Route Planned."**

Source: "New Route Planned." Fort Lauderdale News. Fort Lauderdale, Florida. January 21, 1950.

The dramatic increase in Fort Lauderdale's population in the aftermath of World War II, reaching approximately 36,000 residents by 1953, exerted significant pressure on the city's limited infrastructure. The inadequacy of the existing infrastructure posed logistical and administrative challenges for city planners, who were required to facilitate connectivity across a rapidly growing urban footprint while ensuring the equitable distribution of municipal services including the addition of new bus routes to reach these areas. The surge in automobile ownership further complicated matters, as urban systems were reoriented to accommodate the increased demand for roadways and parking facilities, reflecting broader national trends toward car-centric urban development.

Compounding these infrastructural strains were pressing public health concerns, particularly the continued reliance on outdated septic systems in newly developed areas. Consequently, Fort Lauderdale's postwar urban development was accompanied by a growing emphasis on comprehensive planning—one that integrated not only

transportation and utility upgrades, but also a proactive approach to public health, environmental management, and zoning reform. These challenges and responses signaled a pivotal moment in the city's evolution from a small resort town into a modern urban center.

In 1960, the City of Fort Lauderdale released a municipal report "The Fort Lauderdale Story" highlighting services provided by the city including infrastructure improvements such as the installation of new storm drains. The report also noted future needs for the city, depicted in graphic form shown below.

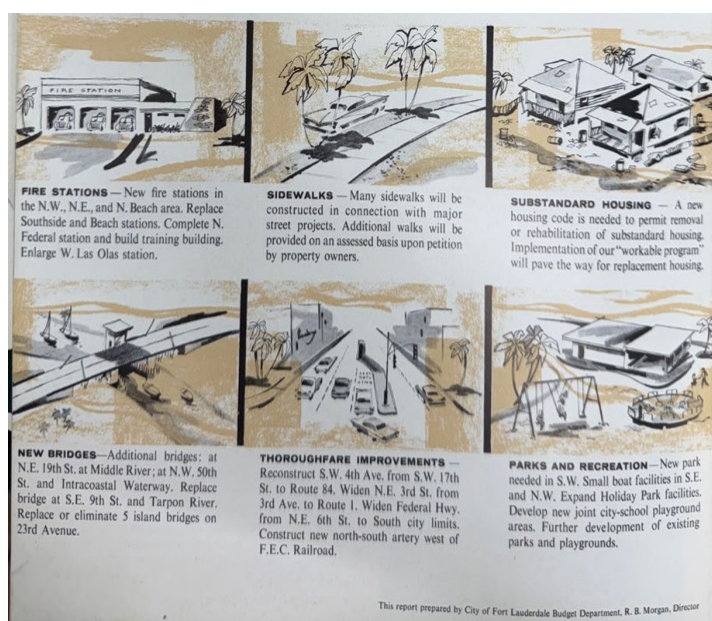
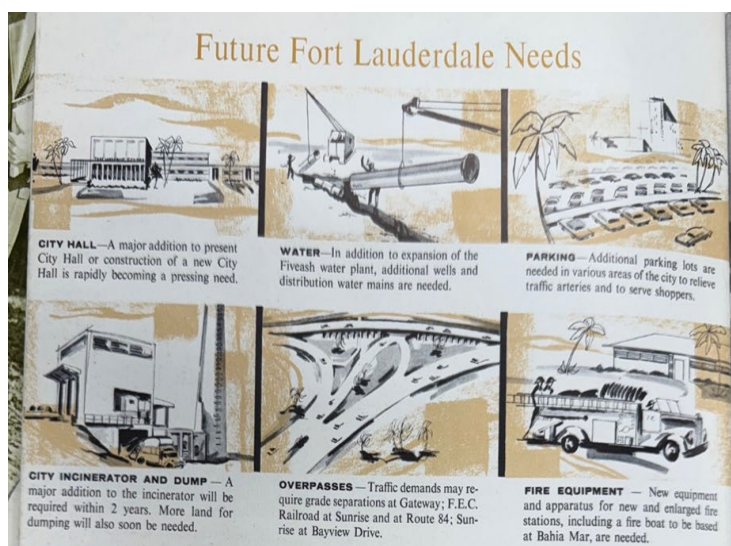


Image Source: Annual Municipal Report for the City of Fort Lauderdale – Future Needs

## CORAL RIDGE: DREDGING AND CANALS

In addition to infrastructure needs, it was noted that waterfront properties proved to be a valuable commodity for development. With this realization, a canal system was planned along Bayview Drive to create finger islands extending eastward towards the Atlantic Intracoastal. To accomplish this endeavor, mangroves were cleared, and the canals were dredged from both the removal of the root systems and the dirt from the canals. Removed materials were placed atop the newly formed islands.



***Images: How to make real estate out of Florida mangrove swamp, as demonstrated by Coral Ridge Properties at Fort Lauderdale, is shown on this page. First, laborers literally hack their way into the mangrove. This is slow work, costing about \$200 per acre. Then bulldozers dike the area to be filled by dredging. The dredge then cuts canals, using the cuttings as fill to build the "isles." Dredging at Coral Ridge is hampered by coral rock and tough mangrove roots, which cause frequent breakdowns. Cost: \$1,000 per day. The cost of making an acre-foot of land by this means is about \$1,600. Equally expansive per acre-foot is building land by off-the-road dump trucks and power shovels.***

Source: Harris, William B. "Florida's 24-Carat Gold Coast." FORTUNE Magazine. February 1956. Pages 123 – 125, 161.

Coral Ridge distinguished itself through a deliberate and integrated planning philosophy that anticipated the needs and preferences of its future residents. Unlike ad hoc developments that characterized earlier phases of suburban growth, Coral Ridge was conceived as a holistic community. Its layout incorporated modern street grids, robust utility infrastructure, and ample green space, while offering recreational amenities that enhanced its appeal to upper-middle-class and elite buyers. Its insulated location between the Atlantic Intracoastal and Middle River provided a unique environment that created a grid network of canals off the spine of Bayview Drive that runs north and south between the two waterways.



## CORAL RIDGE: ARCHITECTURAL DETAILS

The development's aesthetic coherence, along with its infrastructure and zoning foresight, positioned it at the forefront of mid-century suburban design. George Hodapp, a Senior Vice President of Planning, for Coral Ridge Properties, recalled placing deed restrictions on properties to ensure consistency and noted that the corporation required that the developer approve every plan proposed by an architect. Hodapp remembered working alongside several architects including D.K. Matson, Frank J. Rooney, Jim Tucker, and notable local architect, Charles McKirahan.<sup>17</sup>

Throughout the Coral Ridge neighborhood, most of the structures are single-family structures that were constructed between the late 1940s through the 1950s. With over 7,000 homes constructed, a majority of the homes display characteristics representative of the Ranch or Styled Ranch architectural styles; however, there are a number of residences constructed in the Mid-Century Modern architectural style.<sup>18</sup> There are also two churches located within the neighborhood, one is the United Church of Christ on the north end of the neighborhood near Oakland Park Boulevard designed by architect Charles McKirahan. The other is located on the southern end of the neighborhood, Second Presbyterian Church (now the Sanctuary Church and the Delmar Arts Academy) that is on Federal Highway, and was designed by notable ecclesiastical architect, Harold Wagoner.

**Best Waterfront Buy**  
Custom Built  
by **CHARLES M. HAM**  
Contemporary Construction

**in Coral Ridge**



**Gardenia Isle \$36,950.00**  
**TRI-LEVEL**

This lovely home designed by Charles F. McKirahan, architect, and custom-built by Charles M. Ham, one of the city's outstanding builders of waterfront homes, features 3 bedrooms, 2½ baths, Bermuda roof, sliding glass doors to patio, oak flooring, built-in kitchen equipment and a fully enclosed 2-car garage for fullest enjoyment of Florida living. The house is situated on a large, deep, landscaped waterfront lot. To see this home, drive out Bayview to N.E. 26th Place — GARDENIA ISLE — in the heart of Coral Ridge. Open daily, 9 A.M. to 9 P.M.

**Colter**  
915 E. Las Olas Blvd. Fort Lauderdale, Florida, JA 3-6471

Advertisement: "Best Waterfront Buy in Coral Ridge."

Source: "Best Waterfront Buy in Coral Ridge." Fort Lauderdale News. Fort Lauderdale, Florida. August 6, 1955, page 23.

**One of the Attractive New Homes Recently Completed in the Coral Ridge Galt Addition**



An attractively planned home located at 2301 Middle River Drive in Coral Ridge. The house consists of three large bedrooms and three tile bathrooms, two modern picture windows, all tile kitchen, natural fireplace, all glass jalousies, automatic gas heater, maid's toilet, two-car garage, open balcony. The house is now open for inspection.

A feature of this lovely home is its location on one of the highest points in the area, with the west terrace sloped to a natural rock ledge which drops nearly five feet into Middle River.

The house was built by Atlantic Construction and Engineering Company, under the personal supervision of George T. Porter, vice president and general manager. Mr. Porter has been building in the area since 1936. Their office is located at 716 No. Federal Highway.

This same company has built several deluxe apartment buildings in Coral Ridge and Nurnal Isles, among which is the Yacht Club Apartments of Coral Ridge and the Coral Plaza Motel on North Federal Highway.

The Atlantic Construction and Engineering Company is now building one duplex and is about to break ground for another in Coral Ridge. They are also getting ready for the construction of another large motel on Federal Highway in the Coral Ridge area.

Mr. Porter, and the Atlantic Construction and Engineering Company are Consistent Users of

**Concrete Mixed the WRIGHT Way**  
**R. H. WRIGHT & SON**  
**TELEPHONE 2-1464**

Advertisement: "One of the Attractive New Homes..."

Source: "One of the Attractive New Homes..." The Fort Lauderdale News. Fort Lauderdale, Florida. June 21, 1952, page 9.

<sup>17</sup> "From Sandspurs to the Suburbs, an Oral History of the Development of Coral Ridge and Northeast Fort Lauderdale, Following the End of World War II." Imprints: A Genealogical Publication of The Genealogical Society of Broward County, Inc. Fort Lauderdale, Florida. Imprints 24.2. 2005. Courtesy of the Fort Lauderdale Historical Society.

<sup>18</sup> Bothel, Todd L. *Legendary Locals of Fort Lauderdale*. Arcadia Publishing. Charleston, South Carolina. 2015. Page 30.

From data collected from permit records for the over 350 structures that were recorded with a Florida Master Site File form, there are multiple architects that were active within the area, including most prominently Charles McKirahan, Francis J. Rowland, Guy Platt Johnson, and John B. O'Neill.

**Charles Foster McKirahan (1919-1964)**

*Charles F. McKirahan was born in Tulsa, Oklahoma and began his studies at Oklahoma State University. As a Captain with the U.S. Army Corps of Engineers during World War II, McKirahan was assigned to the Pacific Theater and was stationed in multiple ports of call including Australia, Hawaii, and Japan. McKirahan would use this first-hand knowledge of these exotic and foreign places to a good end in his career as a designer.*

*Upon his return stateside, McKirahan completed his studies at the University of Illinois earning a Bachelor of Science in Architecture in 1947. McKirahan began his Fort Lauderdale career shortly after his college graduation as a draftsman in the office of Gamble, Pownall & Gilroy. By 1951, he had formed a partnership, becoming Wilmer & McKirahan, and by 1953 had started his own firm.*

*McKirahan became a leader in the design for a variety of projects which included commercial, residential, retail, and resort properties.<sup>19</sup>*

**Francis J. Rowland (c.1917-1986)**

Francis Rowland moved to South Florida in 1946 from Ridgefield, Connecticut. Rowland went to the University of Virginia had a firm in Fort Lauderdale, Rowland Architects.<sup>20</sup>

**Guy Platt Johnson (1888-1958)**

*Guy Platt Johnson 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, Fort Lauderdale, in an article in the Fort Lauderdale Times in 1940. Johnson died in Fort Lauderdale.<sup>21</sup>*

**John B. O'Neill, AIA**

O'Neill appears in Fort Lauderdale records beginning in 1950 and is attributed with numerous residential and commercial projects, though no biographical information could be located. He appeared on the Membership Roster of the Florida Association of Architects of the American Institute of Architects, Inc. throughout the 1960s.<sup>22</sup>

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<sup>19</sup> Excerpt of biography from: Logan, Trisha, and Uguccioni, Ellen. "Castro Convertibles Historic Designation Report." City of Fort Lauderdale. Fort Lauderdale, Florida. November 2022.

<sup>20</sup> "F.J. Rowland, county resident for 40 years." The Miami Herald. Miami, Florida. February 8, 1986, page 290.

<sup>21</sup> Excerpt of biography from: Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

<sup>22</sup> Found in multiple issues of the Florida Architect, the official journal of Florida Association of Architects of the American Institute of Architects, Inc., <https://usmodernist.org/>. Accessed July 4, 2025.



## CORAL RIDGE PROPERTIES AND A LASTING LEGACY

By the mid-1950s, Coral Ridge Properties had emerged as a dominant force in Florida's real estate sector, reporting gross sales exceeding \$9 million and annual net profits nearing \$1 million. They had become a large corporation with multiple holdings ranging from home development, financial institutions, insurance agencies, dredging, hotels, and apartments often noted for its success in the development of Coral Ridge, but also for Galt Ocean Mile and Coral Springs located in northwestern Broward County. Their early ventures were grounded in a keen understanding of both market trends and infrastructure needs, positioned them as catalysts in reshaping Fort Lauderdale's geographic and socioeconomic landscape. Westinghouse Corporation bought the majority of shares in Coral Ridge Properties in 1967, making Coral Ridge Properties, Inc., a subsidiary.

The success of Coral Ridge served as a benchmark for future residential and mixed-use developments throughout South Florida and beyond. Coral Ridge embodied the shift toward planned suburban communities that prioritized quality of life, leisure, and consumer comfort—values that came to define the middle-class ethos in the postwar United States.



**Image:** At daily breakfast meetings in James Hunt's Fort Lauderdale offices, realtors are fed coffee and rolls— and a steady line on the virtues of Hunt's new development. Source: "New Style in Florida Booms." *Saturday Evening Post*. February 18, 1956, page 102



**Image:** Coral Ridge executives chat with Fort Lauderdale real estate brokers and salesmen after the daily breakfast sales meeting. From left to right: M. W. Colter, a leading Fort Lauderdale broker, talks with James S. Hunt, president and half owner of Coral Ridge Properties, a onetime Chevrolet dealer in Detroit. Joseph Taravella, executive vice president, talks with Hunt's younger son, Jack. Stephen A. Calder, co-owner of Coral Ridge, the real estate expert of the team of Hunt and Calder. Source: Harris, William B. "Florida's 24-Carat Gold Coast." *FORTUNE Magazine*. February 1956. Pages 123 – 125, 161.

## TIMELINE OF CORAL RIDGE PROPERTIES

This timeline provides a chronological overview of the pivotal events and developments that shaped Fort Lauderdale's post-WWII expansion, the rise of Coral Ridge Properties.

### 1940s

- Post-WWII Population Growth: Following World War II, Fort Lauderdale experienced significant population growth, which spurred suburban development.

### 1950s

- Early 1950s: James S. Hunt and Stephen A. Calder Form Partnership
  - Hunt and Calder, returning from military service, partnered to capitalize on the postwar real estate boom.
  - They focused on large-scale land acquisitions and developments.
- Early 1950s: Purchase of Galt Tract
  - James S. Hunt and Stephen A. Calder purchased a 4,350-acre tract of land from Arthur T. Galt, located between the Middle River and the Intracoastal Waterway.
  - The land, known as the Galt Tract, was purchased for \$19.28 million, marking one of the largest real estate transactions at the time.
- Early 1950s: Development of Coral Ridge
  - Hunt and Calder developed the Galt Tract into the Coral Ridge subdivision, a high-end residential development.
  - The subdivision, situated near Fort Lauderdale, was one of the first major developments in the area.
- 1953: Development of Galt Ocean Mile
  - Hunt and Calder began integrating parcels along the ocean into the city of Fort Lauderdale, leading to the development of the luxurious Galt Ocean Mile.
- By 1955: Population Surge and Infrastructure Challenges
  - Fort Lauderdale's population reached approximately 36,000 by the mid-1950s.
  - The city faced challenges with its infrastructure, including the need for expanded streets, bridges, and modernized public services.
- 1955: Growth of the Gold Coast
  - The Gold Coast area, which included Fort Lauderdale, Palm Beach, and Miami, saw a significant boom in real estate development.
  - The region's assessed valuation of land and buildings reached \$2.9 billion by 1955, a sharp increase from \$95 million in 1933.

### Late 1950s - 1960s

- Late 1950s: Coral Ridge Development Becomes Major Taxpayer
  - The Coral Ridge development became one of Fort Lauderdale's largest taxpayers, significantly contributing to the city's tax base.
  - Coral Ridge Properties, the company owned by Hunt and Calder, played a key role in financing public infrastructure and services.
- Late 1950s: Hunt and Calder's Financial Strategies
  - Hunt and Calder employed innovative financial strategies, such as long-term repayment schedules and discounted land prices to fuel the development process.
- 1960s: Partnership with Connecticut General Life Insurance Company
  - Hunt and Calder entered into a partnership with Connecticut General Life Insurance Company to finance more ambitious development projects including the creation of Coral Springs, a master-planned community, which further solidified Hunt's position as a major land developer.

### 1960s and Beyond

- 1960s: Continued Growth of Coral Ridge Properties
  - Coral Ridge Properties continued to grow, with annual sales reaching approximately \$9 million by the mid-1960s.
  - The company achieved profitability, with a nearly 50% return on net worth after taxes, cementing its position as a leader in the Florida real estate market.
- Late 1960s and 1970s: Legacy of Hunt and Calder
  - The legacy of James Hunt and Stephen Calder lived on in their successful developments, such as Coral Springs, and their lasting influence on the growth of Fort Lauderdale and the Gold Coast region.



## NORTH FEDERAL HIGHWAY

The Coral Ridge residential neighborhood encompasses most of the area surveyed, however North Federal Highway directly abuts Coral Ridge along its western boundary. This area of North Federal Highway contains a variety of commercial uses including retail, restaurant, and hotel, offering products and services once available to them downtown. Not only was a new shopping experience accommodated, but expansive, free parking was included. Most of the buildings within the immediate area are small in scale and range from one to two stories.

In 1960, neighboring property owners and the County Highway Beautification Committee came together to implement landscaping along a 600-foot stretch of North Federal Highway between NE 19<sup>th</sup> Street and NE 26<sup>th</sup> Street. This effort can still be seen today with shade trees within the median and landscaped swales.

Further north on Federal Highway near Oakland Park Boulevard on the east side of the street are two shopping centers that were both developed in the 1950s - the Times Square Shopping Center and the Coral Ridge Shopping Center.

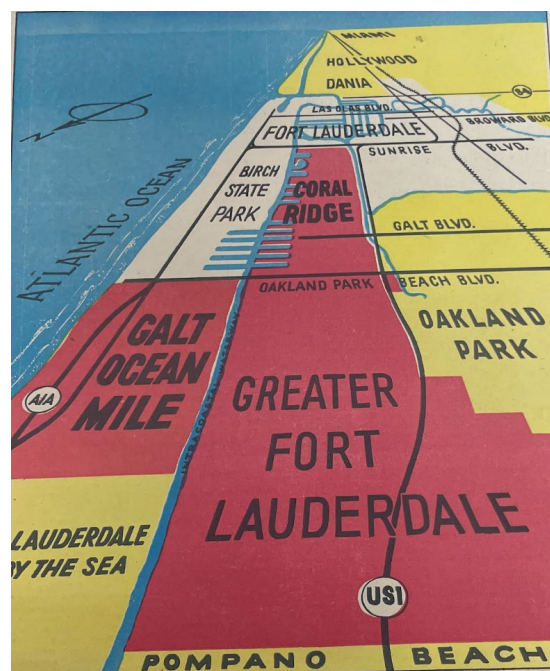
Times Square Shopping Center was an ambitious development project of the 1950s in the fast-developing portion of Fort Lauderdale described as a Miracle Mile (in analogy with Los Angeles Miracle Mile district along Wilshire Boulevard).

Paul Hohmann, a builder and a developer of the project, who has acquired the nickname of "Mr. Times Square," visualized the shopping center and surrounding grounds as the future site of a vast shopping area of fabulous stores. The Corporation started developing the Times Square center in December 1954. The press releases published in local newspapers in the beginning of 1955 announced the grand opening of the first buildings on the southeast corner of Federal Highway. By the beginning of 1957, 13 out of 17 buildings were completed. At that moment the total value of the land, buildings and improvements at Time Square shopping center exceeded one million dollars. Due to strict building regulations, most structures at Times Square center were two-story height with the stores on the first floor and offices of the second. In 1957, inspired by the commercial success of the project, developers came to the decision to build an addition to double retail space and provide ample free parking. To implement the plan, Times Square Corporation purchased the Ryan Tract immediately south of the Times Square Shopping Center and started new development of the present-day Coral Ridge Shopping Center.



**Photo: "Federal Highway Area to Get Face Lifted"**

Source: "Federal Highway Area to Get Face Lifted." Fort Lauderdale News. Fort Lauderdale, Florida. November 3, 1960, page 28.



**Image: Greater Fort Lauderdale as it appears in relationship to the Southeastern coast of Florida. All of its 2,466 acres will eventually become, by law, part of the city. Galt Ocean Mile, long called the "Jewel of the Gold Coast," is the first of the vast area to go on the market, and sites for 24 oceanfront hotels similar to those in Bal Harbour are now available. The land, which was purchased in October from Arthur T. Galt by James S. Hunt and Stephen A. Calder for a record \$19,389,000, has been held off the market for over 40 years.** Source: "Famed Galt Mile Now Open For Development." Fort Lauderdale Daily News. Fort Lauderdale, Florida. January 22, 1954.

On top of the obvious commercial goals, Times Square developers were urged to create a modern structure, expressing the style and dynamic of the time. In this sense, the new shopping area was planned as a part of vibrant Coral Ridge area development from the very beginning. In the spirit of the optimistic post-war renaissance movement, he envisioned his project as a part of a grandiose modern neighborhood with vast boulevards lined with theatres, shops and state-of-the-art buildings.

To fulfill the dream, developers invited Charles F. McKirahan to become an architect of the project. At that moment, McKirahan was already a well-known and prestigious architectural brand in Florida. Yet the Times Square Shopping Center became not only another project for the architect, but a home for his architectural firm in Fort Lauderdale for the next decade.

## BAL HARBOUR AND LAUDERGATE ISLES

Accessible from North Federal Highway are other residential neighborhoods including Bal Harbour and Lauderdale Isles.

Bal Harbour is a gated community that is accessed through NE 19<sup>th</sup> Street. As you enter Bal Harbour, you encounter a private palm tree lined street that leads into multiple finger islands and peninsulas that extend into the Middle River. Through this canal system, waterfront access is provided for most of the properties except ten parcels. The subdivision is fully closed off from the neighboring commercial parcels.



**Photo: Bal Harbour Subdivision Nestles Along West Bank of Winding Middle River**

Source: "Construction to Start Soon in Bal Harbour." The Miami Herald. Miami, Florida. January 20, 1957, page 192.

Bal Harbour was formed and developed by Robert Rickel, Inc. The area was platted as Bal Harbor in 1956 and North Bal Harbour in 1957 and was attributed to landowners Robert and Helen Rickel. Bal Harbour in total includes approximately 70 acres with 165 homes that were constructed by Robert Rickel, Inc. as well as other area builders.<sup>23</sup> Prices of the fully built residences ranged from \$22,000 to \$35,000, and the cost of a vacant lot ranged from \$6,000 to \$10,000.<sup>24</sup> Within the community, there are single-family homes that were primarily constructed in the 1950s. This area is zoned only for single-family homes and abuts a business zoning district.

Laudergate Isles is comprised of two single streets, NE 14<sup>th</sup> Court and NE 15<sup>th</sup> Street, that are only accessed by North Federal Highway and were platted in 1951 by Lauder Gate Isles, Inc. Along the NE 14<sup>th</sup> Court there were 24 residential parcels, now 23 as two parcels were combined into one. The original development included single-family residential homes that were constructed in the 1950s. This street extends into the Middle River with a canal cut into the north, providing waterfront access for the homes on the north side of the street and on the peninsula. Properties on the south side of the street abut the Sanctuary Church and Delmar Arts Academy, a church and school property that was previously known as the Second Presbyterian Church. There are also 24 residential parcels on NE 15<sup>th</sup> Street which also extends into the Middle River with a canal on the south, providing waterfront access to the properties located on the south side of NE 15<sup>th</sup> Street. Properties on the north side of the street abut the Bal Harbour residential neighborhood. These streets are zoned only for single-family homes and abuts a business zoning district.

<sup>23</sup> "Construction to Start Soon in Bal Harbour." The Miami Herald. Miami, Florida. January 20, 1957, page 192.

<sup>24</sup> Ibid.



## DOLPHIN ISLES

Dolphin Isles is located on the Barrier Island in an area known as the Lauderdale Beach Extension, just north of Hugh Taylor Birch State Park. This area was developed by rival developers referred to as the Cincinnati Syndicate, which was formed by E. Raymond Moss, William S. Edgemon, and E.K. Bludworth.<sup>25</sup> The plat completed in 1952 was signed by William S. Edgemon. This area is formed of primarily single-family homes but also includes a few select multi-family apartment buildings on the north side of the neighborhood. There are multiple inlets cut into the land to connect with the Atlantic Intracoastal, creating multiple waterfront properties. Majority of the area is zoned for single-family homes but also includes a portion that allows multi-family residences.

Prior to coming to South Florida, Edgemon worked as an assistant city solicitor for the City of Cincinnati, and then later became a property appraiser.<sup>26</sup> Moss was born in Iowa Park, Texas, served in World War I, and attended the University of Florida. He worked as Chief of Land Acquisition for the Resettlement Administration; part of the New Deal agency created in 1935 by President Roosevelt. In 1951, Moss moved to Miami from Cincinnati.

Edgemon and Moss are noted as reconstructing a Spanish monastery that was purchased from the William Randolph Hearst estate in San Simeon, California, shipped to Florida, and reconstructed in North Miami.<sup>27</sup>

**NOW AVAILABLE! Exclusive Beach Property!**

**Long-Awaited Home and Apartment Sites**

At last! Beach property that all Fort Lauderdale has yearned for is now available in a prime location and area. It is the last important beach property in the historic Lauderdale Beach section, where the demand has been met in the past.

Now it is possible to purchase a home or apartment site in exclusive LAUDERDALE BEACH EXTENSION for immediate or future building and enjoy these plus location advantages:

- Bordered on the East by Fort Lauderdale's famed Ocean Beach
- Bordered on the West by Intracoastal Waterway, the nation's yachting highway
- Bordered on the South by Birch State Park

**Fort Lauderdale's Most Wanted Area**

There are many reasons why LAUDERDALE BEACH EXTENSION is the most desired residential property in Florida's fastest growing — and most distinctive — resort city.

Naturally, proximity to the beach is the foremost feature, but this is only one of many advantages offered to discriminating home owners and investors.

A home site in LAUDERDALE BEACH EXTENSION also offers quiet, apartment living among congenial neighbors... the ideal environment for children as well as adults... easy access to schools, churches, shopping centers... paved streets, utilities, all conveniences... adjacency to business, fine hotels and apartments.

Picture the home of your dreams in this beautiful section where you will enjoy air conditioning by nature's air-conditioned breeze and yet be only a few minutes from the heart of the city.

To buy in LAUDERDALE BEACH EXTENSION is a practical investment in happiness and security.

**BUY ON THE BEACH NOT JUST NEAR IT!**

When you buy in LAUDERDALE BEACH EXTENSION, you will live on the beach, not just near it! Walk from the home site of your choice to the golden sand for sun and surf bathing. It is only a stone's throw. There's no need to use your car, no wasted time in traffic!

And, if you wish, you can be on the famed Intracoastal Waterway. For those whose hobbies are boating and fishing, this is the perfect location. Near your boat at the edge of your own lawn!

**Your Opportunity to Buy at Original Prices Before Season Starts**

Large company Submarine A-1 on the west side of Commerce Street, for sale at \$250,000.00. The vessel is in excellent condition and is a real money maker. It is a real money maker. It is a real money maker. It is a real money maker.

Prices start at \$4,875 and range up to \$11,550 for a luxury home site on the famed Intracoastal Waterway.

NOTE: Prices are subject to change without notice but every effort will be made to maintain the present low prices.

Drive out to our Field Office at R. E. 21st Street, just west of A1A (N. Ocean Blvd.), and see for yourself the many advantages of the high-end dry building sites in LAUDERDALE BEACH EXTENSION. Our courteous representatives will be happy to show you around. Don't wait! Drive out today or at the latest this tomorrow!

If you can't drive out, for complete details about the living sites in LAUDERDALE BEACH EXTENSION, call or write today... or see your broker.

**WILKINSON REALTOR**

1505 E. Sunrise Blvd., Ft. Lauderdale, Florida. PHONE 6921

This plot of Unit "A" illustrates graphically the ideal building site in LAUDERDALE BEACH EXTENSION in the preferred Northeast Beach section.

**Advertisement: "Now Available! Exclusive Beach Property!"**

Source: "Now Available! Exclusive Beach Property!" Fort Lauderdale News. Fort Lauderdale, Florida. November 3, 1951, page 3.



**NEW BEACH HOME** is that pictured above located at 2015 NE 32nd Ave. in Lauderdale Beach Extension, recently completed development along the Intracoastal Waterway between Birch State Park and Oakland Park Ocean Blvd.

**Photo: "New Beach Home"**

Source: "New Beach Home." Fort Lauderdale News. Fort Lauderdale, Florida. April 18, 1953, page 20.



**NEW BEACH HOME** shown here is in Lauderdale Beach Extension, the rapidly growing subdivision on the Intracoastal Waterway just north of Hugh Taylor Birch State Park. It was built by the Stevens Construction Co. and is typical of homes found in this subdivision, developed by E. Raymond Moss, William S. Edgemon and E. K. Bludworth, the so-called "Cincinnati Syndicate."

**Photo: "New Beach Home"**

Source: "New Beach Home." Fort Lauderdale News. Fort Lauderdale, Florida. December 5, 1953, page 12.

<sup>25</sup> Weidling, Philip and Burghard, August, Checkered Sunshine: The History of Fort Lauderdale 1793 – 1955. Gainesville, Florida: University of Florida Press, 1966. Pages 251-257

<sup>26</sup> Petrie, Laurie. "William Edgemon, rebuilt Spanish Monastery." The Cincinnati Post. Cincinnati, Florida. June 6, 1978, page 10.

<sup>27</sup> Ibid.

## 1960s AND BEYOND

Throughout the survey area, there was not a significant amount of new development that occurred between the 1960s through the 2000s. Within the residential portions, there have been some infill architecture that is noticeable, as well as homes constructed in the 1950s that have second floor additions or alterations that detract from their architectural integrity. A common addition seen throughout the neighborhood was a new front entry portico that was often added in the 1990s.

Along East Oakland Park Boulevard and in the immediate street to the south, several apartment buildings were constructed during the late 1960s and early 1970s, adding a more intense and denser environment to a residential neighborhood. One account of this time that was included in an editorial noted that conservationist M.C. Howard said, **“a frail Coral Ridge is being loaded with concrete (high-rise apartments), the fresh water is being pumped out for air-conditioning. The soft limestone is being dissolved by the moving water. When the empty subterranean caves collapse, it will be called an earthquake, as has occurred along the lower California coast, where the oil has been removed in a similar manner.”**<sup>28</sup>

This period also expanded on Fort Lauderdale’s significance as a major yachting center, including within the overall survey area. Contributing to the local landscape the multiple canals that were incorporated into the Coral Ridge neighborhood offers a vast number of waterfront lots, providing ample dockage space. Other activities including the Spring Break Phenomenon lasted well beyond the 1950s through the end of the 1980s, when city officials implemented new laws such as restrictions on open containers, to help curb the influx of young visitors and in attempt to attract a more leisure traveler. During this age of an influx of tourism with the expansion of interconnected highways and the infatuation with the automobile, a new building type – a motor hotel – the motel became a prominent fixture in coastal towns. Racial Segregation and the Civil Rights Movement was also significant within the Fort Lauderdale area with multiple wade ins on Fort Lauderdale Beach and sit ins as a symbol of protest.

Population growth continued in Fort Lauderdale through the 1970s. In 1976, the extension of the I-95 interstate was completed which cut through a portion of Fort Lauderdale and growth of Broward County continued to move westward. As the 1980s approached, the population plateaued and eventually declined in the 1990s.

In 2025, Fort Lauderdale has a total population of 185,464 with an estimated 5,700 people residing within the boundary of this survey area.<sup>29</sup> 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 more than 60 percent owner-occupied units.<sup>30</sup>

Coral Ridge, Bal Harbour, LauderGate Isles, and Dolphin Isles contain a mixture of races serving as a home to those who have identified themselves as primarily White. This area is spread over multiple zip codes including 33304, 33305, and 33306. 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. The 33306-zip code has a total population of 3,526. The median household income for this area is \$82,375 and has a median age of 57.6.<sup>31</sup>

<sup>28</sup> Stout, Wesley. “Coral Ridge Doomed, Conservationists Say.” Fort Lauderdale News. Fort Lauderdale, Florida. March 10, 1970, page 10.

<sup>29</sup> <https://www.maps.ie/population/>. Accessed May 7, 2025.

<sup>30</sup> <https://maps.geo.census.gov/ddmv/map.html>. Accessed May 7, 2025.

<sup>31</sup> <https://data.census.gov/profile/33304>. Accessed May 7, 2025.



# POTENTIAL HISTORIC DISTRICTS

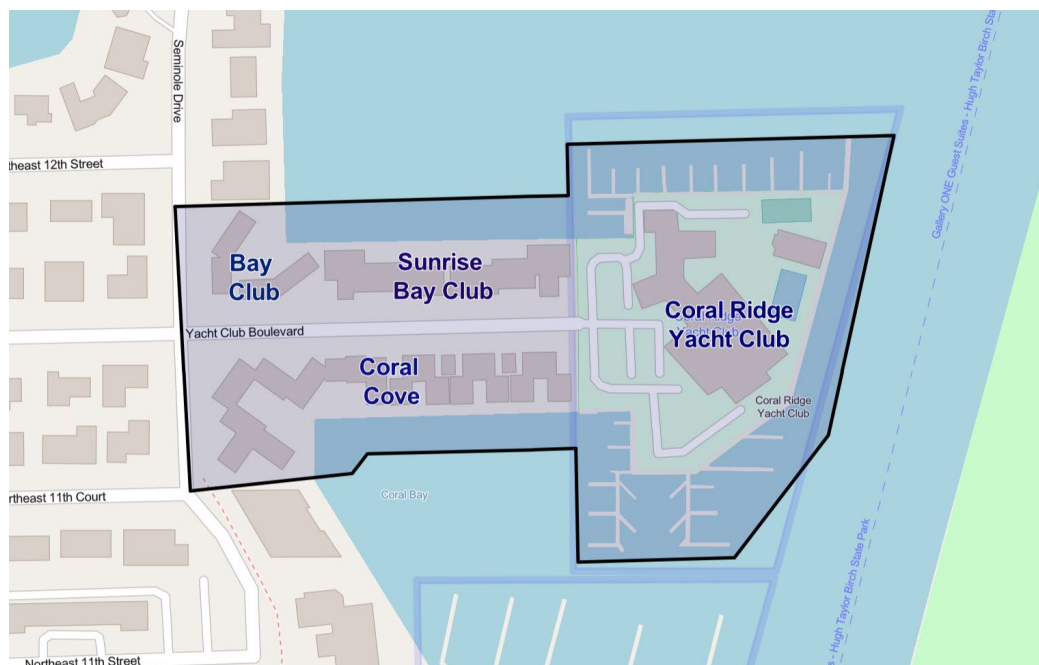
As part of the overall survey, two potential historic districts were identified for further study and evaluation. These include the Yacht Club Boulevard Potential Historic District and the Times Square Potential Historic District.

## YACHT CLUB BOULEVARD POTENTIAL HISTORIC DISTRICT

### Overview and Boundary Description

Yacht Club Boulevard is an extension of NE 11<sup>th</sup> Place and begins at Seminole Drive, extending eastward towards the Atlantic Intracoastal, as well as Sunrise Bay to the north and Coral Bay to the south. There are four separate developments located within the boundary of the potential historic district which includes the Coral Ridge Yacht Club and three cooperative apartment complexes constructed between 1955 through 1956. These properties and further details are outlined in the chart below.

| Site #  | Building Name    | Address                                           | Year Built | Architectural Style | Architect         | Status       |
|---------|------------------|---------------------------------------------------|------------|---------------------|-------------------|--------------|
| BD10819 | Coral Cove       | 2720 Yacht Club Boulevard/<br>1124 Seminole Drive | 1955       | Mid-Century Modern  | Charles McKirahan | Contributing |
| BD10820 | Sunrise Bay Club | 2727 Yacht Club Boulevard                         | 1956       | Mid-Century Modern  | Igor Polevitzky   | Contributing |
| BD10818 | Bay Club         | 1142 Seminole Drive/<br>2701 Yacht Club Boulevard | 1956       | Mid-Century Modern  | Charles McKirahan | Contributing |
| BD10823 | Yacht Cub        | 2800 Yacht Club Boulevard                         | 1959       | Mid-Century Modern  | Charles McKirahan | Contributing |



Boundary Map

## Statement of Significance

Yacht Club Boulevard represents a period of growth and prosperity for Coral Ridge that is exhibited through this grouping of buildings that creates a definitive mid-century modern street that was constructed during a postwar boom that expanded Fort Lauderdale's footprint, capitalizing a more suburban and leisurely lifestyle. The Coral Ridge Yacht Club served, and still serves, as a community social club, and the creation of the new cooperative apartments allowed a more diverse group of property owners to enter into the burgeoning Coral Ridge neighborhood. Each structure was designed in the Mid-Century Modern architectural style and were designed by notable local architects, Charles McKirahan and Igor Polevitzky. The Period of Significance is from 1947 through 1959.

## Narrative

Yacht Club Boulevard (formerly NE 11<sup>th</sup> Place) is a finger island that terminates at Spoil Island, providing access to the water on three sides. Within the boundary of the potential historic district, there is the Coral Ridge Yacht Club constructed in 1959 and three cooperative apartment complexes constructed between 1955 through 1956.

## Bay Club

2701 Yacht Club Boulevard is comprised of two two-story multi-family structures that are situated around a courtyard space with a pool overlooking the Intracoastal. Between the two structures is a small breezeway with a catwalk that connects the second floors of each building. Character defining features of the flat roofed structures with deep eaves, floor to ceiling windows in each unit, lolly columns placed in a "V" formation extending from the first floor to the underside of the roof overhang on the second floor. There are sixteen condominium units between the two buildings. This development is located on a corner lot at the intersection of Yacht Club Boulevard and Seminole Drive.

## Coral Cove

2720 Yacht Club Boulevard is a two-story multi-family complex that is comprised of several structures that are set around an open courtyard area opening up onto the Intracoastal/Coral Bay. Each building within the complex varies slightly in size and shape due to the siting of each structure on the parcel but share common features including floating staircases, metal railings with a low slung rope design, Bermuda roofs with deep eaves, shade panels with vertical louvers placed at regular intervals over select openings, and slender poles extending a double story to support the balconies overlooking the courtyard space. Coral Cove's standout features include an Olympic-sized swimming pool, pitched Bermuda roofs, ample storage space, and a cabin cruiser available for residents to use as a community vessel.



**Photo: "Coral Cove Apartments."**

Source: "Coral Cove Apartments." Fort Lauderdale News. Fort Lauderdale, Florida. March 5, 1955, page 25.

Coral Cove, a mid-century waterfront community in Coral Ridge, Fort Lauderdale, was originally planned for 34 units but expanded to 80 after its builders - Vol Zimmerman, August Urbanek, and Joseph Schmitt - acquired additional adjacent property. The developers, with deep roots in Milwaukee's construction and real estate industry, with Zimmerman's family boasting a 106-year legacy in contracting, brought their expertise to this ambitious project.

Built in 1955, Coral Cove sits on Sunrise Bay, next to the Coral Ridge Yacht Club, offered residents stunning water views and direct access to the Intracoastal waterway. The two-story building features a range of amenities, including a heated pool, marina, boat dock, barbecue area, shuffleboard court, laundry facilities, and ocean access. Residents enjoyed a unique waterfront lifestyle, with private dock access allowing easy exploration of the surrounding waterways.



### Sunrise Bay Club

The Sunrise Bay Club at 2727 Yacht Club Blvd is an exquisite waterfront, three-story cooperative building in Coral Ridge, designed by the renowned mid-century modern architect Igor Polevitzky. This is a concrete structure composed of six rectangular buildings/sections symmetrically arranged under a single expansive roof.

Key architectural elements include a flat roof with broad overhangs, exposed rafters on the first and second floors, and outdoor staircases. The walkways, staircases and balconies are adorned with decorative metal railings, featuring geometric circular motifs within the balusters. The building's composition is articulated through varied setbacks and wall planes, as well as the integration of courtyards that mitigate the overall massing.

The open-weave lace-like design of the railings and hallways, offering a picturesque canal view, contributes to a visually dynamic composition that imparts an impression of lightness and airiness. Additional notable features include floor-to-ceiling windows, roof openings that invite natural light into internal courtyards, atrium spaces, thoughtfully landscaped areas, and a central hallway that leads to the pool area.



**Photo: Rendering of Sunrise Bay Club**

Source: "Now You May Own Your Own Deluxe Apartment In The Exclusive Sunrise Bay Club." Fort Lauderdale News. Fort Lauderdale, Florida. April 22, 1953, page 10.

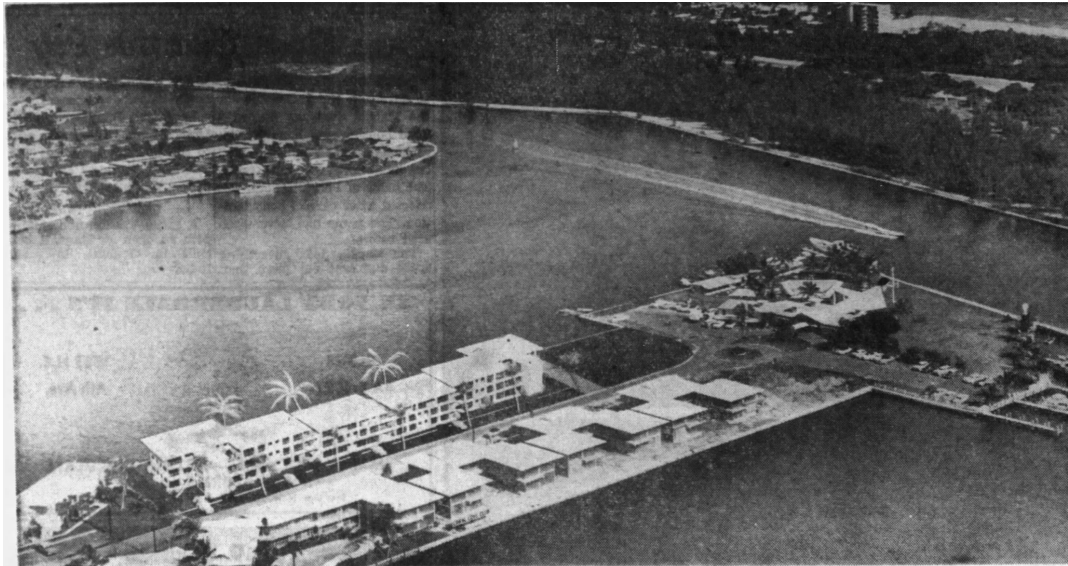
In the mid-20th century, the newly developed city of Fort Lauderdale was blossoming with modern amenities and scenic views. During this time, Miami-based architect Igor B. Polevitzky designed the Sunrise Bay Club at 2727 Yacht Club Boulevard. This cooperative complex overlooks Sunrise Bay and offers an exclusive atmosphere with proximity to ocean beaches, shopping centers, and golf courses.

The pre-sale advertisement in September 1954 described the cooperative as "lavishly handsome, yet functional," with large windows offering views of Sunrise Bay, and the Intracoastal Waterway. The complex was completed in 1955 and included private boat docks, a 50-foot swimming pool, shuffleboard courts, and a pitch-and-putt golf course. Each apartment had 46-foot balconies, about 1,000 square feet of floor space, and various floor plans, providing privacy and comfort. The buildings featured tropical landscaping and modern amenities like General Electric kitchen centers and colored bath fixtures.

The developers aimed to create a haven where every apartment took advantage of the refreshing southeast breezes, ensuring a comfortable year-round climate. Their efforts resulted in another notable example of Florida living. The Sunrise Bay Club was developed by the same company that built the Coral Cove Co-op across the street and was constructed by Collins Construction Company.

*"An ultra-modern, smart address; exclusive atmosphere of Coral Ridge residential areas each building separate; top grade ocean beach; near Sunrise shopping center and ocean Gulf Stream; beautiful tropical landscaping; shuffleboard courts; filtered fresh water swimming pool; six golf courses within a few miles; laundry and storage rooms in separate building; each kitchen has a General Electric kitchen center with disposal, hot water heater, dishwasher, range; choice of colored bath fixtures. Sunrise Bay Club apartments are built facing beautiful Sunrise Bay and Intracoastal Waterway, and the Gulf Stream tempers the trade winds to create a delightfully wonderful year-around climate. Apartments are designed to get the maximum of the southeast breezes. Everything has been planned for your comfort, convenience and ease."*<sup>1</sup>

<sup>1</sup> "Another Thrilling Epic of Florida Living By The Creators of The Renowned Coral Cove Club." The Fort Lauderdale News. December 3, 1955. Page 18.



**LAND OF CO-OPERATIVES**—Proof that co-operative apartments have become a popular way of life in Ft. Lauderdale is offered by this aerial photo of the Coral Ridge Yacht Club area. The new Sunrise Bay Club, 2727 Yacht Club Blvd., is the impressive structure on the upper side of the peninsula shown here. Below it is the Coral Cove

Club, another co-op. The yacht basin is to the right. A new beach co-op—1200 North Atlantic Blvd.—can be seen in the upper right. A model apartment is open from 1 to 5 p.m. every day at the Sunrise Bay Club—one of the newest co-ops.

(Daily News photo by Dick Dillon)

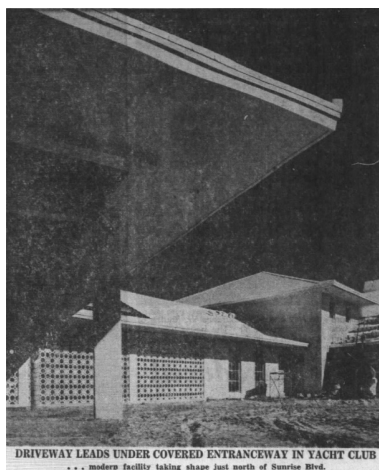
**Photo: "Land of Co-operatives."**

Source: "Land of Co-operatives." Fort Lauderdale News. Fort Lauderdale, Florida. February 25, 1956, page 29.

## Coral Ridge Yacht Club

In 1947, Calder and Hunt sold off a portion of their property to another developer from Detroit, Hal Wolfe, with the intention of building a yacht club in that location. At the time, "...there were three homes, without electricity, in the Coral Ridge section... so the developers were delighted to see a man in planning a yacht club in their area."<sup>2</sup> Sold for \$60,000, the total area of the site included approximately 3.3 acres, and Calder and Hunt even offered to provide dredging around the future yacht club and to clear the mangroves.<sup>3</sup> On the site of the Yacht Club, a modest building was built with the support of the future members to form the Coral Ridge Yacht Club.

In 1959, due to a growing membership, the original structure was replaced with the current clubhouse which was designed by local architect Charles McKirahan. While this building has undergone alterations, particularly on the elevation that faces the Atlantic Intracoastal, it still retains a high degree of architectural integrity from the street frontage displaying large expanses of breezeblock, the original covered entryway feature, and deep roof overhangs.



**DRIVEWAY LEADS UNDER COVERED ENTRANCEWAY IN YACHT CLUB**  
... modern facility taking shape just north of Sunrise Blvd.



**WIDE VERANDAS OVERLOOK CORAL RIDGE YACHT CLUB'S 3 POOLS**  
... club commodore Gene Harlan (left) and manager Lee Beckwith  
(Photos by Santa Schwartz, Sheldon, Inc.)

**Photos: "Yacht Club Taking Shape – 90 Percent Completed."**

Source: "Yacht Club Taking Shape – 90 Percent Completed." Fort Lauderdale News. Fort Lauderdale, Florida. December 12, 1959, page 44.

<sup>2</sup> Mauer, Yolanda. "People, Places, Things: Coral Ridge Turns Silver." *Fort Lauderdale News*. Fort Lauderdale, Florida. April 26, 1972, page 13.

<sup>3</sup> Ibid.



## TIMES SQUARE SHOPPING CENTER POTENTIAL HISTORIC DISTRICT

### Overview and Boundary Description

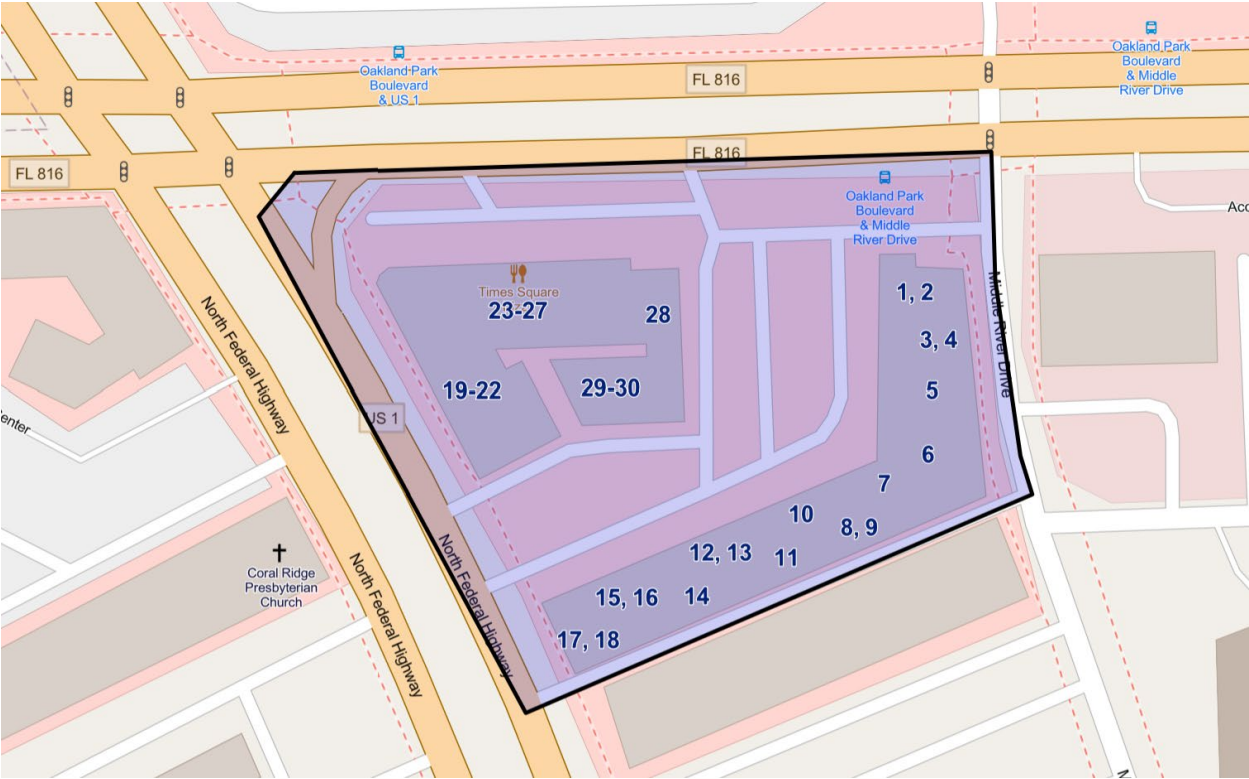
Times Square Shopping Center is located at the southeast corner of Oakland Park Boulevard and North Federal Highway. This area of North Federal Highway contains a variety of commercial uses including retail, restaurant, and hotel. It is comprised of two clusters of buildings with a grouping of four buildings sitting on the corner of the parcel and a group of multiple structures lining perimeter forming a "V" shape collectively. Access to a central parking area is from either street frontage to a parking lot located between the building clusters and additional parking lining the perimeter of the buildings. No parking is provided along North Federal Highway.



Aerial Photo of Times Square Shopping Center

| Site #  | Address                       | #      | Year Built | Architectural Style | Architect            | Status       |
|---------|-------------------------------|--------|------------|---------------------|----------------------|--------------|
| BD08231 | 2400 E Oakland Park Boulevard | 1,2    | 1954       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08230 | 2400 E Oakland Park Boulevard | 3, 4   | 1954       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08229 | 2410 E Oakland Park Boulevard | 5      | 1954       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08228 | 3038 N. Federal Highway #M    | 6      | 1956       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08227 | 3038 N. Federal Highway #J-K  | 7      | 1956       | Mid-Century Modern  | Herbert Johnson      | Contributing |
| BD08226 | 3038 N. Federal Highway #L    | 8, 9   | 1958       | Mid-Century Modern  | Unknown              | Contributing |
| BD08225 | 3038 N. Federal Highway #I    | 10     | 1961       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08224 | 3038 N. Federal Highway #H    | 11     | 1956       | Mid-Century Modern  | Herbert Johnson      | Contributing |
| BD08223 | 3038 N. Federal Highway #F-G  | 12, 13 | 1955       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08222 | 3038 N. Federal Highway #E    | 14     | 1956       | Mid-Century Modern  | Morton T. Ironmonger | Contributing |
| BD08221 | 3038 N. Federal Highway #C-D  | 15, 16 | 1956       | Mid-Century Modern  | Mr. Burgraff         | Contributing |

|         |                               |       |      |                    |                   |              |
|---------|-------------------------------|-------|------|--------------------|-------------------|--------------|
| BD08220 | 3038 N. Federal Highway #B    | 17    | 1956 | Mid-Century Modern | Joseph Phillips   | Contributing |
| BD08219 | 3038 N. Federal Highway #A    | 18    | 1956 | Mid-Century Modern | Joseph Phillips   | Contributing |
| BD08234 | 3050 N Federal Highway        | 19-22 | 1956 | Mid-Century Modern | Charles McKirahan | Contributing |
| BD08235 | 2300 E Oakland Park Boulevard | 23-27 | 1960 | Mid-Century Modern | Charles McKirahan | Contributing |
| BD08232 | 2322 E Oakland Park Boulevard | 28    | 1961 | Mid-Century Modern | Charles McKirahan | Contributing |
| BD08233 | 3042 N. Federal Highway       | 29-30 | 1961 | Mid-Century Modern | Charles McKirahan | Contributing |



Boundary Map

**Statement of Significance**

The Times Square Shopping Center in Fort Lauderdale is significant for its Mid-Century Modern architectural design, primarily designed by master Fort Lauderdale architect Charles McKirahan, but also included other structures of the same architectural style designed by other local or regional architects. It is also notable for its impact as one of the first shopping developments in the expansion of Fort Lauderdale’s northeastern suburbs and the movement towards shaping a shopping destination at the corner of East Oakland Park Boulevard. The period of significance is 1954-1961.

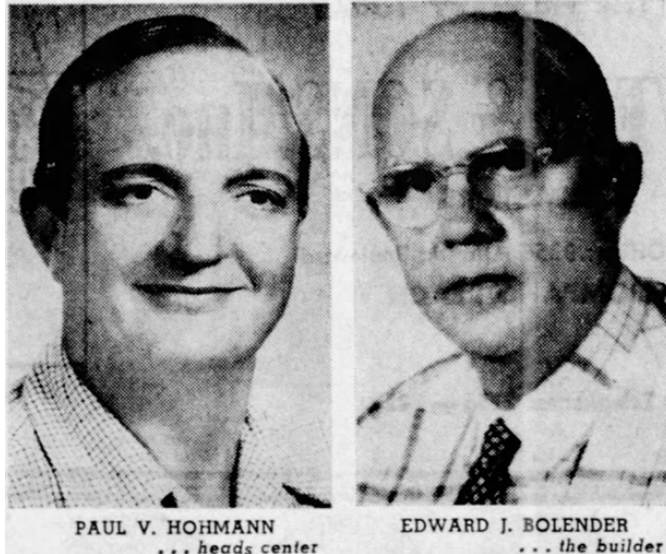
**Narrative**

Times Square Shopping Center was an ambitious development project of the 1950s in the fast-developing portion of Fort Lauderdale described as a Miracle Mile (in analogy with Los Angeles Miracle Mile district along Wilshire Boulevard).

Paul Hohmann, a builder and a developer of the project, who has acquired the nickname of “Mr. Times Square,” visualized the shopping center and surrounding grounds as the future site of a vast shopping area of fabulous stores. The Corporation, with Hohmann as president and his business partner, Edward Bolender as vice president, started developing the Times Square center in December 1954. The press releases published in local newspapers in the



beginning of 1955 announced the grand opening of the first buildings on the southeast corner of Federal Highway. By the beginning of 1957, 13 out of 17 buildings were completed. At that moment the total value of the land, buildings and improvements at Time Square shopping center exceeded one million dollars. Due to strict building regulations, most structures at Times Square center were two-story height with the stores on the first floor and offices of the second.



**Photo: Photo: Paul Hohmann and Edward Bolender**

Source: "Shopping Center Completing Two More of Building Units." *The Miami Herald*. Miami, Florida. January 16, 1955, page 26.

On top of the obvious commercial goals, Time Square center developers were urged to create a modern structure, expressing the style and dynamic of the time. In this sense, the new shopping area was planned as a part of vibrant Coral Ridge area development from the very beginning. In the spirit of the optimistic post-war renaissance movement, he envisioned his project as a part of a grandiose modern neighborhood with vast boulevards lined up with theatres, shops and state-of-the-art buildings.

To fulfill the dream, developers invited Charles F. McKirahan to become an architect of the project. At that moment, McKirahan was already a well-known and prestigious architectural brand in Florida. Yet the Times Square Shopping Center became not only another project for the architect, but a home for his architectural firm in Fort Lauderdale for the next decade.



**Times Square Addition**

Source: "Plans Completed for New Addition." *Fort Lauderdale News*. Fort Lauderdale, Florida. May 18, 1957, page 13.

In 1957, inspired by the commercial success of the project, developers came to the decision to build an addition to double retail space and provide ample free parking. To implement the plan, Times Square Corporation had purchased the Ryan Tract immediately south of the Times Square Shopping Center and started new development of the present-day Coral Ridge Shopping Center. This section of the development was not included in the boundary of the potential historic district as it has lost its architectural integrity through a series of alterations and infill architectural.

## 2400 N. Federal Highway: Bolender Building



**Photo: 1950s Photo of Bolender Building**

Source: History Fort Lauderdale

This office building at 2400 E Oakland Park Boulevard was ready to operate at the beginning of 1955. It was a modern office of Charles McKirahan, one of South Florida's prominent architects of the time.

Charles McKirahan has occupied the east end two-story structure known as "Bolender Building" after the name of one of the developers of the Times Square Shopping Center and the primary owner of the building. The common characteristics of the building are rectilinear forms, light plane surfaces and visually weightless elements, such as a large

window box on the second floor. Glass and steel in combination with reinforced concrete are the general materials of the construction. The checkmate pattern on the main façade accentuated with two red rectangular forms in avant-garde style, the levitating window-box with massive lettering, and screened tropical garden – are the key ornamental elements of the architecture.

In 1955, the northern elevation was enclosed with Cadillac Brand Aluminum Hurricane Shutters to protect buildings from storms and at the same time provide modern appearance. Later, McKirahan would replace it with a screened enclosure. In 1958, *Interior's*, a decorators' trade magazine devoted an entire spread to the office of architect Charles McKirahan, describing the building and spaces as...

*"The structure's two-story patio, filled with tall plantings, and the manner in which all offices open to it, attracted the attention of the publication. "Efficient as it is handsome," the editors said. McKirahan's office, a first-floor drafting room and another of the second all have sliding glass doors leading to the patio. A curved stairway rises through it to the second floor. Use of turquoise coloring on exposed cinder block, the red columns, the patio flooring of wooden disks cut from telephone poles and other features were considered unusual in commercial architecture."*<sup>4</sup>

In 1963, he covered front elevation with perforated plastic panels, supposedly produced by Du Pont plastics Inc. These exterior wall panels had a factory applied, oven-baked acrylic finish perforated sheet called pegboard.



**The McKirahan Building with brand new screens represented in DuPont plastics brochure published in January, 1964.**

<sup>4</sup> "Architect's Office lauded by magazine." *The Miami Herald*. Miami, Florida. February 2, 1958, page 31.



Sixth months after the sudden death of Charles McKirahan, in June 1964 the office of the prominent Fort Lauderdale architect finally found new tenants. Two independent Broward design firms took his office. Edward D. Stone Jr. and Associates occupied the top floor of the two-level building, while industrial designer Jim Frew and partner David Lubben moved into the first-floor offices. The two firms are both well known in South Florida and beyond. Up to this moment, Frew has designed the interiors of the Galt Ocean Mile Hotel and Bayou Restaurant in Boca Raton. While Stone's firm landscaped a national manufacturer's pavilion at the NY World's Fair, U.S. embassy in New Delhi, India, and Marymount College in Boca Raton.<sup>5</sup>



**Photo: Current condition of the building.**

Source: Survey Team

### 3038 N. Federal Highway: Hohman Building

The structure was erected in the center of Time Square, approximately equidistant from the Federal Highway and Oakland Park Boulevard. The idea of the Times Square Building belongs to Paul V. Hohman – the developer of the center and the original owner of the building.

The structure followed a planned architectural design for the entire center. It was designed with an open glass storefront for two store spaces on the first floor and five offices on the second floor. Main architectural feature of the building is a butterfly roof. According to the historical records: "The tropical setting has been provided by palms at the top of each of the two stairways in the building."<sup>6</sup>

Starting in August 1955, the first floor retail space, it was operated by Mrs. Caroline H. Weaver, the owner of the Times Square Beauty, Gift and Card Shop.

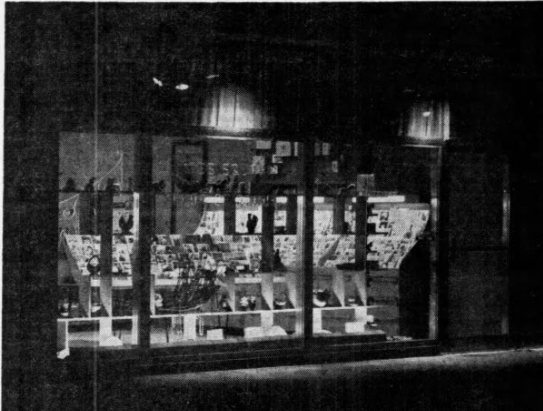
**OAKLAND PARK BOULEVARD & FEDERAL HIGHWAY (U. S. NO. 1) TIMES SQUARE BUILDING**

WE WILL ENDEAVOR TO SERVE OUR PATRONS WITH A SMILE AND ONLY THE FINEST MERCHANDISE WILL BE SOLD AND USED IN OUR SHOP!



MRS. E. E. WEAVER

Mrs. Weaver was the former owner of the Ponce De Leon Beauty Salon from 1940 to 1946 and she has been in the beauty salon business for twenty years. Mrs. Weaver is a graduate of Michigan State College beauty culture and the National College of Masseurs of Chicago, Illinois, specializing in scalp treatments. Persulin was introduced in the State of Florida in 1940 by Mrs. Weaver who trained under Mr. Richards of Detroit, Michigan, at the Persulin Laboratories.

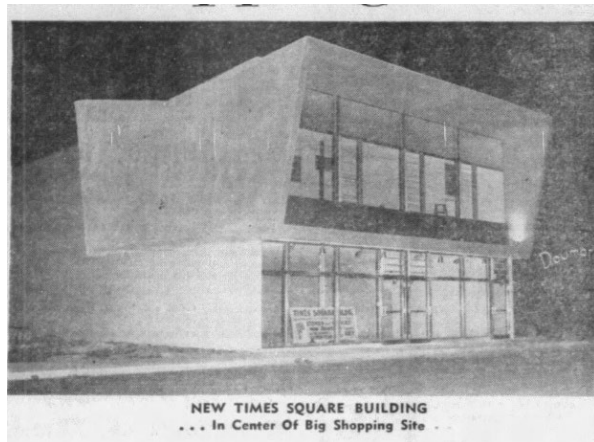


**Grand opening of the new Store advertisement.<sup>7</sup>**

<sup>5</sup> DeVine, Larry. "2 Firms Take McKirahan Building." *The Miami Herald*. Miami, Florida. Sat, Jun 6, 1964, page 42.

<sup>6</sup> "Vast Shopping Site Seen." *Fort Lauderdale News*. Fort Lauderdale, Florida. June 18, 1955, page 23.

<sup>7</sup> Grand opening of the new Store advertisement. *Fort Lauderdale News*. Fort Lauderdale, Florida. August 5, 1955, page 11.



**Photo: "New Times Square Building."**

Source: "Vast Shopping Site Seen." *Fort Lauderdale News*. Fort Lauderdale, Florida. June 18, 1955, page 23.



**Photo: Current Conditions**

Source: Survey Team

## 3050 N. Federal Highway Coral Ridge Drug Store/The Schetter Building

McKirahan designed the corner store building for Joe Schmitt (Joseph L. Schmitt). And Joseph Phillips was the architect of a store and office building for Marcella Schetter. Charlie Schetter, owner of Schetter Chevrolet Co. of Menomonee Falls, Wisconsin. According to the permit records, in October 1965 the owner applied for the store's interior and exterior alteration. This is when the brick breeze wall was added to the building. Another major alteration took place in 2017, when the breeze wall was completely demolished.

## 3042 N. Federal Highway

The structure was designed by Charles F. McKirahan as offices and stores for William Beadot, another developer of the Times Square Shopping Center.

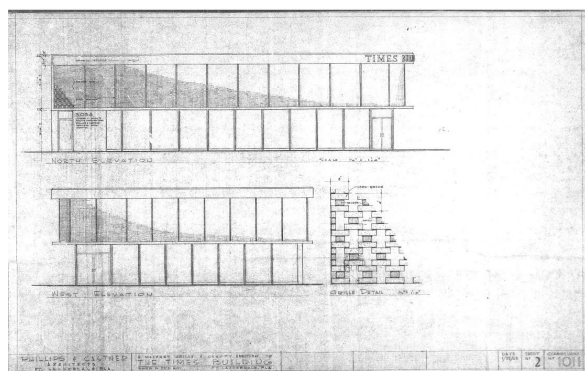
Known as Times Square Professional building. It was designed as a modern 3-story office and store structure. Construction started in July 1959. A structure was featured with decorative block facing the front exterior. Display areas was to be visible from Federal Highway, Oakland Park Boulevard, and the rest of the shopping center. Beadot proposed that the building will offer approximately 10,000 sq ft of space. It was equipped with elevator.

In December, 1960 the building was sold by William Beadot, president of the Times Square Professional Building, Inc. to Arnold Investment Corporation of Connecticut for \$200,000.



**Photo: Building view as of November 19, 1955**

Source: "Times Square Addition." *Fort Lauderdale News*. Fort Lauderdale, Florida. November 19, 1955, page 30.



**Plans: Masonry Grille and Canopy addition to the Times Building (3058 N. Federal Hwy) by Phillips & Castner Architects, Fort Lauderdale. January, 1965.**

Source: City of Fort Lauderdale Property Records.



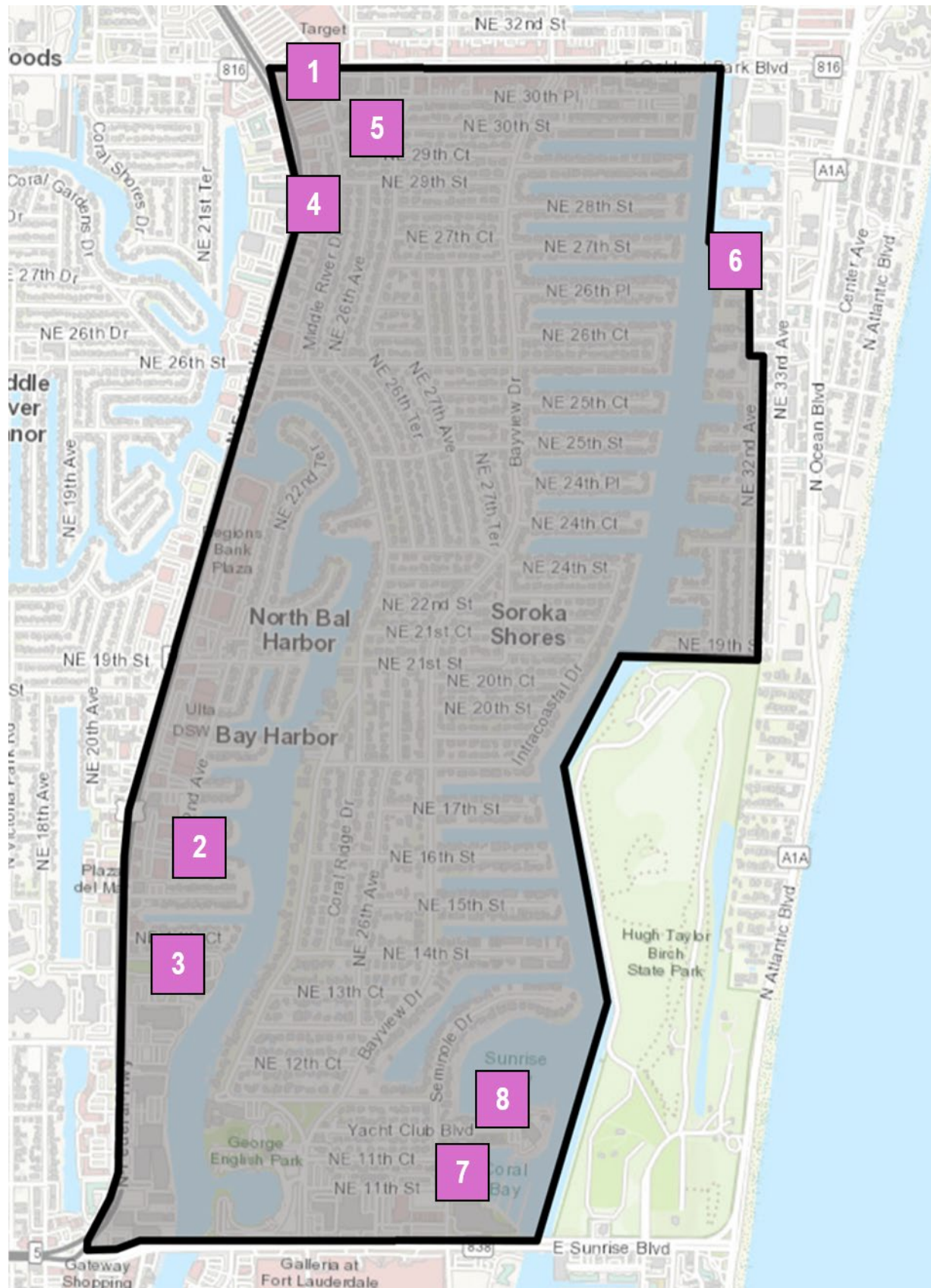
# POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

Within the survey area, a total of eight properties were identified as potentially eligible for individual listing on the National Register of Historic Places, these properties include the following:

| # | FMSF    | Building Name              | Address                                           | Year Built | Architectural Style | Architect         |
|---|---------|----------------------------|---------------------------------------------------|------------|---------------------|-------------------|
| 1 | BD08231 | Charles McKirahan Office   | 2400 E. Oakland Park Boulevard                    | 1956       | Mid-Century Modern  | Charles McKirahan |
| 2 | BD10758 | Prince Residence           | 2200 NE 16 Street                                 | 1970       | Mid-Century Modern  | Dan Duckham       |
| 3 | BD10812 | Second Presbyterian Church | 1400 N. Federal Highway                           | 1959       | Mid-Century Modern  | Harold Wagoner    |
| 4 | BD10813 | Castro Convertibles        | 2860 N. Federal Highway                           | 1958       | Mid-Century Modern  | Charles McKirahan |
| 5 | BD10814 | United Church of Christ    | 2501 NE 30th Street                               | 1956       | Mid-Century Modern  | Charles McKirahan |
| 6 | BD10816 | The Alagon                 | 3100 NE 28 Street                                 | 1961       | Mid-Century Modern  | Claus Moberg      |
| 7 | BD10819 | Coral Cove                 | 2720 Yacht Club Boulevard/<br>1124 Seminole Drive | 1955       | Mid-Century Modern  | Charles McKirahan |
| 8 | BD10820 | Sunrise Bay Club           | 2727 Yacht Club Boulevard                         | 1956       | Mid-Century Modern  | Igor Polevitzky   |

Additional details are included below for each of these properties including character defining features, alterations, an explanation of the evaluation for significance, and a narrative on the history and architecture of the structure.





**Overview Map of Potential Individual Properties Eligible for the National Register**



**Charles McKirahan Architect Office**

|                      |                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------|
| <b>FMSF</b>          | BD08231                                                                                      |
| <b>Folio</b>         | 494225190030                                                                                 |
| <b>Address</b>       | 2400 E OAKLAND PARK BLVD                                                                     |
| <b>Year Built</b>    | 1956                                                                                         |
| <b>Style</b>         | Mid-Century Modern                                                                           |
| <b>Architect</b>     | Charles McKirahan                                                                            |
| <b>Building Name</b> | Charles McKirahan Architect Office                                                           |
| <b>Status</b>        | Potential Historic Landmark/Eligible for Listing on the National Register of Historic Places |

**Character defining features:**

2400 E. Oakland Park Boulevard is a two-story Mid-Century Modern commercial building. It is clad in storefront glass and topped by a flat roof. Its character defining features include a wide roof overhang supported by two-story metal columns, the floor to ceiling storefront panels, and the Chattahoochee river stone panels.

**Alterations:** Addition of concrete block grille wall in 1960; Installation of front on office building in 1963; Installation of select doors and windows in 2000



**Photo: 1950s Photo of Bolender Building**

Source: History Fort Lauderdale



**Location Map**

**Significance (Explanation of Evaluation):**

This property appears eligible for listing on the National Register of Historic Places under Criterion B in the area of a person as the office of local architect Charles McKirahan. Charles Foster McKirahan was a prominent Fort Lauderdale-based architect who left an astounding architectural legacy in South Florida and beyond. His works are found throughout the City of Fort Lauderdale with representations found in multiple building types including residential, multi-family, and commercial primarily designed in the Mid-Century Modern architectural style. It also appears eligible under Criterion C in the area of architecture as an intact example of the Mid-Century Modern architectural style by a master architect. Further research is needed to evaluate the interior integrity of this structure.

**Historic Context**

Times Square shopping center was an ambitious development project of the 1950s in the fast-developing portion of Fort Lauderdale described as a Miracle Mile (in analogy with Los Angeles Miracle Mile district along Wilshire Boulevard). The area was featured with mix of modern residential, commercial and institutional structures – various nodes of attraction as one would say today – such as Beach Club, Golf Course, Doumar's restaurant, Holy Cross Hospital etc. The Coral Corner Shopping Center was another addition to this vibrant new neighborhood. Paul Hohmann, a builder and a developer of the project, who has acquired the nickname of "Mr. Times Square," visualized the shopping center and surrounding grounds as the future site of a vast shopping area of fabulous stores.



**Photo: Aerial map showing the Times Square Shopping Center and vicinity in 1957.**

Source: UF Digital Collections

The project was initiated by the group of developers: Paul V. Hohman, manufacturer, director of the Atomized materials Co. Inc. of Pittsburgh, first president of the Times Square Shopping Center Corporation; Edward J. Bolender, real estate broker responsible for the original site development, vice president; and Howard Lesley, a secretary-treasurer.

The Corporation started developing the Times Square center in December 1954. The press releases published in local newspapers in the beginning of 1955 announced grand opening of the first buildings on the southeast corner of Federal Hwy. According to the timeline published in The Miami Herald, first was to be opened Coral Ridge Market on January 13, 1955. Second – the McKirahan building

(January 22), next in line was the Times Square building followed by the Coral Pharmacy. The Times Square Professional building, the anchor structure of the square, was expected to be finished by the end of 1956.



**Photo: "Left to right, Ben Bollender, vice president: Paul V. Hohman, president, and Howard Lesley, secretary, unveiling a sign designating the center by its new name."**

Source: Photo. *Fort Lauderdale News*. Fort Lauderdale, Florida. December 18, 1954. Page 33. Florida. May 29, 1954. Page 14.



**Photo: Groundbreaking ceremony with stockholders. Left to right: Joe Schitt, Ed Bolender, Caroline Nykiel, Howard Lesley, Bob Quick and Lindsay Eve.**

Source: "New Center Underway." *Fort Lauderdale News*. Fort Lauderdale, Florida. May 29, 1954. Page 14.

At the beginning of 1957, 13 buildings out of 17 were completed. At that moment the total value of the land, buildings and improvements at Time Square shopping center exceeded \$1,000,000. Due to strict building regulations, most structures at Times Square center were two-story height with the stores on the first floor and offices of the second. In 1957, inspired by the commercial success of the project, developers came to decision to build an addition to double retail space and provide ample free parking. To implement the plan, Times Square Corporation had purchased the Ryan Tract immediately south of the existing shopping center and started new development.

On top of the obvious commercial goals, Time Square center developers were urged to create a modern structure, expressing the style and dynamic of the time. In this sense, the new shopping area was planned as a part of vibrant Coral Ridge area development from the very beginning. "Oakland Park Blvd. from Federal Hwy to the ocean someday will be to Ft Lauderdale what Lincoln Rd. is to Miami Beach and Miracle Mile is to Coral Gables," – predicted Paul



Hohmann, the president of the Times Square center, in 1955. In the spirit of the optimistic post-war renaissance movement, he envisioned his project as a part of a grandiose modern neighborhood with vast boulevards lined up with theatres, shops and state-of-the-art buildings.

To fulfill the dream, developers invited Charles F. McKirahan to become an architect of the project. At that moment, McKirahan was already a well-known and prestigious architectural brand in Florida - he designed City Hall at Wilton Manors, created a number of private residences and commercial properties in the region. Yet the Times Square Shopping Center became not only another project for the architect, but a home for his architectural firm in Fort Lauderdale for the next decade.

## Architectural Narrative Description

This office building at 2400 E Oakland Park Blvd was ready to operate at the beginning of 1955. It was a modern office of Charles McKirahan, one of South Florida's prominent architects of the time.

Charles McKirahan has occupied the east end two-story structure known as "Bolender building" after the name of the developer of the Times Square shopping center and the primary owner of the building. The common characteristics of the building are rectilinear forms, light plane surfaces and visually weightless elements, such as a large window box on the second floor. Glass and steel in combination with reinforced concrete are the general materials of the construction. The checkmate pattern on the main façade accentuated with two red rectangular forms in avant-garde style, the levitating window-box with massive lettering, and screened tropical garden – are the key ornamental elements of the architecture.

In 1955, the northern elevation was enclosed with Cadillac Brand Aluminum Hurricane Shutters to protect the building from storms and at the same time provide modern appearance. Later, McKirahan will replace it with screened enclosure. In 1958 the publication devoted to the office of architect Charles McKirahan appeared in decorators' trade magazine Interiors:

**"The structure's two-story patio, filled with tall plantings, and the manner in which all offices open to it, attracted the attention of the publication. "Efficient as it is handsome," the editors said. McKirahan's office, a first-floor drafting room and another of the second all have sliding glass doors leading to the patio. A curved stairway rises through it to the second floor. Use of turquoise coloring on exposed cinder block, the red columns, the patio flooring of wooden disks cut from telephone poles and other features were considered unusual in commercial architecture."**<sup>1</sup>

In 1963, he covered front elevation with perforated plastic panels, supposedly produced by Du Pont plastics Inc. These exterior wall panels had a factory applied, oven-baked acrylic finish perforated sheet called pegboard.



***The McKirahan Building with brand new screens represented in DuPont plastics brochure published in January, 1964***

<sup>1</sup> "Architect's Office lauded by magazine." *The Miami Herald*. February 2, 1958. Page 31.

Sixth months after the sudden death of Charles McKirahan, in June 1964 the office of the prominent Fort Lauderdale architect finally found new tenants. Two independent Broward design firms took his office. Edward D. Stone Jr. and Associates occupied the top floor of the two-level building, while industrial designer Jim Frew and partner David Lubben moved into the first-floor offices. The two firms were both well known in South Florida and beyond. Up to this moment, Frew has designed the interiors of the Galt Ocean Mile Hotel and Bayou Restaurant in Boca Raton. While Stone's firm landscaped a national manufacturer's pavilion at the NY World's Fair, U.S. embassy in New Delhi, India, and Marymount College in Boca Raton.<sup>2</sup>



**Photo: Current condition of the building.**  
Source: Survey Team

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<sup>2</sup> DeVine, Larry. "2 Firms Take McKirahan Building." The Miami Herald. Sat, Jun 6, 1964. Page 42.



### Prince Residence

|                      |                             |
|----------------------|-----------------------------|
| <b>FMSF</b>          | BD10758                     |
| <b>Folio</b>         | 494236160110                |
| <b>Address</b>       | 2200 NE 16 Street           |
| <b>Year Built</b>    | 1970                        |
| <b>Style</b>         | Mid-Century Modern          |
| <b>Architect</b>     | Dan Duckham                 |
| <b>Building Name</b> | Prince Residence            |
| <b>Status</b>        | Potential Historic Landmark |

### **Architectural Description**

Character defining features: 2200 NE 16<sup>th</sup> Street is a one and half story single-family home in the Bal Harbour Neighborhood. Characterizing the house is a steep shed roof that encapsulates approximately two-thirds of the structure, a circular chimney extends from the center of the shed roofline, deep eaves, and the front entrance framed by the western garage wall, a half-round wall, and the steep shed roof that creates a covered area. Within the entryway is a single front door framed by slender sidelites and topped with a geometric patterned window extending upwards towards the roofline. The exterior walls are clad in a wood shingle material, the shed roof is covered in asphalt shingles, and there is limited glazing beyond the front entrance. Other windows appear to be fixed and a series of sliding glass doors and French doors are on the rear of the property.

Alterations: Addition in 2012; Replacement of windows and doors in 2013; Remove and replace front entry gable in 2018



**Front Elevation of the Prince Residence**



**Location Map**

**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 Mid-Century Modern architectural style and an intact example of the work of a master architect, Dan Duckham. Further research is needed to evaluate the interior integrity of this structure.

### **Narrative Description**

2200 NE 16<sup>th</sup> Street is a one and half story single-family home in the Bal Harbour Neighborhood. Bal Harbour is a gated community that is accessed through NE 19<sup>th</sup> Street and was formed and developed by Robert Rickel, Inc.

This property is situated on a corner lot at the intersection of NE 22<sup>nd</sup> Avenue and NE 16<sup>th</sup> Street with the rear of the house facing an inlet off the South Fork of Middle River. Characterizing the house is a steep shed roof that encapsulates approximately two-thirds of the structure which is further accentuated by a metal frame extending outward from the edge of the roof and deep eaves. A circular chimney extends from the center of the shed roofline. This imposing shed

roof leads into a flat roofline that covers the remaining portion of the roof area. Tucked within the highest point of the shed roof is a half story.

Along the front elevation is a garage that protrudes outward, and the front entrance framed by the western garage wall, a half-round wall, and the steep shed roof that creates a covered area. Within the entryway is a single front door framed by slender sidelites and topped with a geometric patterned window extending upwards towards the roofline. The exterior walls are clad in a wood shingle material, the shed roof is covered in asphalt shingles, and there is limited glazing beyond the front entrance. Other windows appear to be fixed, and a series of sliding glass doors and French doors are on the rear of the property.

Charles Prince purchased the property in 1977 from the first property owner (unknown) and added his wife to the warranty deed in 1983. The property is still owned by Mr. and Mrs. Prince. Mr. Prince is a practicing attorney and partner in the law firm Prince and Glick located in Fort Lauderdale.



*View looking southeast*



*View looking northeast (rear)*



**Coral Ridge Presbyterian Church**

|                       |                                                       |
|-----------------------|-------------------------------------------------------|
| <b>FMSF</b>           | BD10812                                               |
| <b>Folio</b>          | 494236000200                                          |
| <b>Address</b>        | 1400 N. Federal Highway                               |
| <b>Year Built</b>     | 1959                                                  |
| <b>Style</b>          | Mid-Century Modern                                    |
| <b>Architect</b>      | Harold E. Wagoner                                     |
| <b>Building Name:</b> | Second Presbyterian Church (aka The Sanctuary Church) |
| <b>Status</b>         | Potential Historic Landmark                           |

**Architectural Description**

**Character defining features:** Second Presbyterian Church in Fort Lauderdale, Wagoner was given an opportunity to transform a “traditional” building form into something that could only belong to the “space age.” Its building plan was simple, a rectangle with a central aisle and seating on either side. The roof assumed the form of a gable that hugged the exterior walls and blended into the series of buttresses that extended the building’s form and gave it the appearance of taking flight.

In collaboration with stained glass designers, Wagoner envisioned the main elevation as an intricate lacework of concrete block dominated by a huge cross in the center. Not only was the building striking in its exterior design, the piercing of the concrete block and its in-filling with stained glass produced an ethereal sun-lit pattern of hues and forms that was breath-taking from the interior.

**Alterations:** Addition of education administration building in 1964; Replacement of double doors to impact in 2018.



*Photo of Front Elevation*



*Location Map*

**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 the Mid-Century Modern Architectural Style and representation of the work of renowned ecclesiastical architect, Harold E. Wagoner. Further research is needed to evaluate the interior integrity of this structure.

**Narrative Description**

This church is one of a series of churches designed by the most noteworthy architect Harold E. Wagoner. His remarkable Mid-Century Modern design is a *tour-de-force* in the use of ornamental concrete in the articulation of the main façade and his interpretation of the weight distributing device known as a “flying buttress” most commonly associated with and perfected in the High Gothic churches of Europe.

Jay M. Price, in his book *Temples for A Modern God: Religious Architecture in Post-War America* (Oxford University Press<sup>1</sup>) provides context for the era in which this church was built. Following a shortage of building materials during the Korean War, the idea of prefabricated buildings (one of the best examples is the residential development in Levittown, New York) was for some congregations a beneficial solution in terms of economy in both funds and scale (page 113.) Prefabrication companies produced “kits” that could be bought cheaply and offered different denominations choices in the designs for their churches/synagogues.

Other congregations sought an architect who could design their sanctuaries with a contemporary solution that reflected a “modern” design but that also included sufficient references to liturgical symbols so that the building design could be clearly recognized as ecclesiastical. Harold E. Wagoner of Philadelphia was such an architect. Wagoner was himself a Presbyterian and provided the designs requested by his clients. On the conservative side, Wagoner designed in a historicist Colonial Revival style and in other instances, he was given the opportunity to design using contemporary materials and “modern” design.

For the Second Presbyterian Church in Fort Lauderdale, Wagoner was given an opportunity to transform a “traditional” building form into something that could only belong to the “space age.” Its building plan was simple, a rectangle with a central aisle and seating on either side. The roof assumed the form of a gable that hugged the exterior walls and blended into the series of buttresses that extended the building’s form and gave it the appearance of taking flight.

In collaboration with stained glass designers, Wagoner envisioned the main elevation as an intricate lacework of concrete block dominated by a huge cross in the center. Not only was the building striking in its exterior design, the piercing of the concrete block and its in-filling with stained glass produced an ethereal sun-lit pattern of hues and forms that was breath-taking from the interior.

Later, the church was expanded, and open loggias connected different buildings for specific uses (e.g. church school,) to the main sanctuary. These additional buildings were not fully evaluated for their significance but could potentially be included in the overall boundary.

Harold E. Wagoner is remembered nationally for his huge body of work, and he was particularly influential in the art of church design in an age of exponential discovery and change.





## Castro Convertibles

|                       |                             |
|-----------------------|-----------------------------|
| <b>FMSF</b>           | BD10813                     |
| <b>Folio</b>          | 494225044620                |
| <b>Address</b>        | 2860 N. Federal Highway     |
| <b>Year Built</b>     | 1958                        |
| <b>Style</b>          | Mid-Century Modern          |
| <b>Architect</b>      | Charles McKirahan           |
| <b>Building Name:</b> | Castro Convertibles         |
| <b>Status</b>         | Potential Historic Landmark |

## Architectural Description

**Character defining features:** Built in 1958 of concrete block, poured concrete and steel—the building’s design elements defy the very rigidity of the materials themselves. The main elevation (west) features a soaring, cantilevered concrete canopy that extends out horizontally beyond the (originally) angled plate glass windows of the showroom to terminate in an upturn. The preeminent feature of the building is its magnificent pylon sign—not only because of its prominence—but as an integrated design feature of the overall plan.

At approximately two-thirds of the way across the area occupied by the rectangular storefront, the sign, which extends to a height of fifty feet, is buttressed on the ground floor and then extends at an opposite angle to the buttress above the roof canopy. Its triangular (hourglass) shape is infilled with a solid material and the original letters attached on slats that created depth and shadow, spelling out “Castro Convertibles” in a typescript that architect McKirahan had used before for his projects at Birch Tower (3003 Terramar Street) and the Bayview Building (1040 Bayview Drive).

**Alterations:** Addition to store in 1967; Storefront valance in 1974; Addition to store in 1959; Installation of one exterior door and fill in one door; Change out store front in 2007; Demolition of exterior wall and enclosure of windows in 2008



### Photo of Existing Conditions



### Location Map

**Significance (Explanation of Evaluation):**

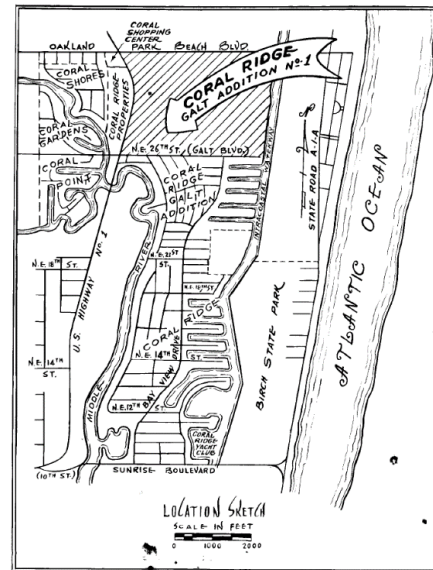
This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of the Mid-Century Modern Architectural Style and representation of the work of renowned architect, Charles McKirahan. The Castro Convertible Showroom in Fort Lauderdale is significant for both its Mid-Century Modern architectural design by Fort Lauderdale master architect Charles McKirahan and for its association with Bernard Castro, an Italian immigrant who founded the furniture chain "Castro Convertibles" in 1931 beginning with a store in Manhattan. The relationship between noted architect McKirahan, and businessman and

artisan Castro reflects the flamboyance and innovation they both shared and appreciated in each other. The high-end product Castro manufactured earned its cachet as a highly desirable and equally fashionable living room focal point. Beginning in the early 1950s Castro and his family in South Florida with a home in Fort Lauderdale (2300 N. Atlantic Boulevard--also designed by McKirahan,) and enjoyed the tropical lifestyle which included a yacht outfitted with Castro's own furnishings. Displaying his memorable marketing style, Bernard Castro opened the Fort Lauderdale store with great fanfare, and catering to his local clientele, built a replica of a yacht to draw attention to his unique products. Further research is needed to evaluate the interior integrity of this structure.

## Historic Context

During the period immediately following World War II, South Florida experienced its most extensive “Boom Time” since its actual realization in the early 1920s. Not only had the State of Florida become militarily important throughout that war, (as scores of troops were trained, fed, housed, and medically treated while a number of strategically important bases were also built) but significantly, many of those same troops returned after the war to make the state their permanent home. During the period from 1950-1970, Florida’s population grew by over four million people, almost four times as fast as its growth from 1930-1950.<sup>3</sup> The suburbs quickly subsumed the downtown core.

Construction of innumerable gas stations, drive-in restaurants, drive-in movies, strip malls, motels, and the growth of suburbia are all evidence of a pervasive car-culture—made possible by the economic windfall after the war, allowing for disposable income to create an upwardly-reaching American middle class. In Broward County growth was explosive. The cost for formerly vacant land was at an all-time premium, and the county pushed westward with the newly created cities of Plantation and Tamarac. Between 1945 and 1955, twenty-two thousand and fifty new homes were constructed.<sup>4</sup>



**Location Sketch of Coral Ridge,  
Galt Addition No. 1**

Amidst this frenetic boom, land between the Middle River and the Intracoastal Waterway was platted in March 1953 by local developers James S. Hunt and Steven A. Calder who were aided by Arthur T. Galt from Chicago who sold them the land. The subdivision was named Coral Ridge, Galt Addition No. 1.

Importantly, the west side of the plat was directly adjacent to land earmarked for a shopping center. The new residents demanded that the products and services once available to them downtown, be brought to suburbia. The new shopping centers not only accommodated this, but also provided expansive, free parking for the shoppers.<sup>5</sup> Location sketch to the right.<sup>6</sup>

At the forefront of Fort Lauderdale's postwar metamorphosis stood James S. Hunt and Stephen A. Calder, two World War II veterans whose transition from military service to entrepreneurial leadership exemplified the broader postwar shift toward suburban expansion and private development. Their emergence as central figures in South Florida's mid-century real estate boom was not merely a product of economic circumstance but also of strategic vision and business sophistication. Recognizing the vast potential in the region's undeveloped tracts, Hunt and Calder founded Coral Ridge Properties, a development company that quickly distinguished itself through its methodical approach to land acquisition and urban planning. Their early ventures were grounded in a keen understanding of both market trends and

<sup>3</sup> Slife, Ericka. "Buildings turning 50, But Are They Historic?" South Florida Sun Sentinel, 12 February 2007. 1B

<sup>4</sup> Ibid.

<sup>5</sup> Weidling, Phillip and August Burghard. *Checkered Sunshine—The Story of Fort Lauderdale, 1793-1955*. Wake-Brookehouse. Fort Lauderdale, Florida 1974. p 252

<sup>6</sup> McLaughlin, J.W., *Coral Ridge Galt Addition No. 1*. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 31, Page 37. March 1953.



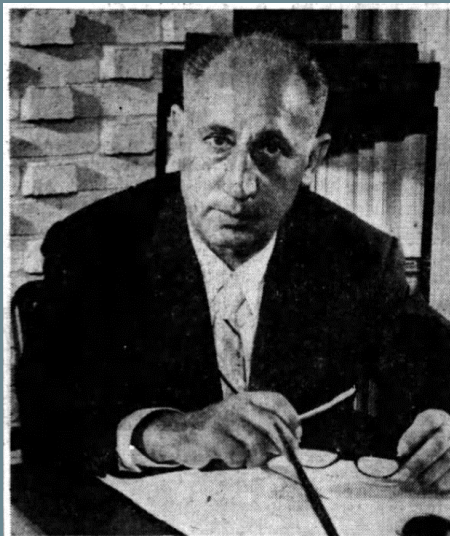
infrastructural needs, positioning them as catalysts in reshaping Fort Lauderdale's geographic and socioeconomic landscape.

A critical inflection point in their ascendancy was the acquisition of a sizable tract of land from Arthur T. Galt, a significant landholder and former associate of conservationist Hugh Taylor Birch. This transaction was emblematic of the evolving dynamics of South Florida's real estate market in the early 1950s, where mounting taxation, annexation pressures, and escalating land values prompted many legacy landowners to reconsider their holdings. Galt's decision to sell to Hunt and Calder reflected not only the financial and political pressures of the time but also the developers' persuasive capacity to structure deals that minimized risk while maximizing long-term potential. By securing this property, Hunt and Calder gained a strategic foothold in one of the last large, undeveloped areas near Fort Lauderdale's urban core, enabling the launch of the Coral Ridge development—a project that would come to symbolize the region's transformation into a hub of affluent, master-planned communities.

### **Narrative Description**

#### **Bernard Castro (1904-1991) "The First to Conquer Living Space"**

Bernard Castro was yet another example of America's promise to immigrants who, with grit, determination, and ability could realize financial success and create a legacy for future generations. Bernard Castro exceeded those expectations founding a retail furniture and real estate empire that quickly expanded throughout the United States. Providentially, Castro opened his first store on Fifth Avenue in Lower Manhattan in 1931.



BERNARD CASTRO  
... president and founder  
Photo of Bernard Castro<sup>7</sup>



MRS. BERNARD CASTRO  
... active in social, civic life  
Photo of Wife, Theresa Castro<sup>8</sup>

Castro was born in the Italian town of Corleone in the metropolitan City of Palermo in Sicily but came to the United States at age 15 in 1919 following World War I (WWI). Arriving in New York through the immigration station at Ellis Island, the country was welcoming to its immigrant population who had endured the conflagrations of the "Great War." Castro, whose Italian family had considerable wealth but purportedly lost much of it, was prepared to embrace his new country entirely—learning English at night school as his immediate priority. Graduating from the New York School of Industrial Arts and honing his design sensibilities by visiting the extraordinary collections of fine and decorative arts available in New York City, Castro eventually found himself in the employ of an upholsterer in New York and became a cutter of the heavy fabric.<sup>9</sup>

<sup>7</sup> "Rags to Riches" Story On "Conquering of Space." Fort Lauderdale News. Fort Lauderdale, Florida. June 15, 1960. Page 27.

<sup>8</sup> Ibid.

<sup>9</sup> Bernadette Castro Oral History Interview of Bernard Castro; Castro Convertibles. October 19, 2016.  
<https://www.homefurnishingshalloffame.com/bernard-castro-castro-convertibles>. Accessed November 30, 2021.

On Valentine's Day, 1942, the 30-year-old Bernard married Theresa Barabas from McKeesport, Pennsylvania. She became an integral part of the business and led the family's generous philanthropic ventures.

In a 2016 oral interview for the *American Home Furnishings Hall of Fame*, daughter Bernadette Castro recalled that while at Mr. Cohen's New York upholstery store Bernard was asked to reupholster davenports.<sup>10</sup> The davenport provided Castro with the idea for an improved sofa that concealed a bed. While the bulky davenport was not heretofore considered a living room piece, Castro's sofas would be so fashionable that they would be welcomed into every living room and easily compete with any standard, sole-purpose the convertible line, incontrovertible proof that the sofa mechanism could be released by the slightest of touches.<sup>11</sup> Castro opened his first store in Lower Manhattan on Fifth Avenue.

Bernadette Castro explained the reason why her father's product earned him such success in the *Hall of Fame* interview:

*They [davenports] opened up but they looked very bulky. I'm thinking that the mechanism was inserted in such a way that it was ridiculously obvious that the sofa opened into a bed. It did not look like a nice living room piece of furniture. The concept of the sofa or seating surface becoming a bed goes back to King Tut's tomb. There was an actual cement bench engineered to expand into a sleeping surface. Then there was a piano that somehow concealed a bed. There's old posters featuring that one. The concept of having something become a sleeping product was not Dad's. He gets credit for the design of a piece of furniture that concealed a bed. A stylish sofa that you could have in your living room.<sup>12</sup>*

Armed with a desirable product, Bernard Castro would become one of the first to use the nascent television media as a major platform for his marketing strategy, selling the new "Castro Convertible."

At the time, the City of New York was served by only three television stations and had virtually no advertisements for local businesses. Castro would pioneer in the medium and create enthusiastic consumers for his product, returning a considerable amount of his early profits into his radio and television advertising.

By 1960, Mr. Castro had six Florida stores, 45 retail stores across the United States, and was earning \$20 million annually.<sup>13</sup> He manufactured his own products which included the initial sofa line as well as dining room tables, coffee tables, and ottomans that also transformed to offer additional utility in size and function. Castro manufactured his own products with three factories located on Long Island, New York, one in Danbury, Connecticut and another in Boca Raton, Florida.<sup>14</sup> In 1951, Bernard and Theresa Castro purchased a home and began to winter in Fort Lauderdale. They also purchased their 93-foot, six-crew yacht, the "Southern Trail", which became a floating showroom.<sup>15</sup> The Castro's also later purchased some 3,500 acres of land in Ocala, Marion County, Florida for their ranch.

### **Bernadette Castro "The Most Televised Girl in America"**

The young girl who opened her father's fold away bed at the age of 4, became the company spokesperson with a commercial that aired over 40,000 times. Not only did it earn her fame, as perhaps the first child to be featured in a TV commercial, but it also met with the sincerest form of flattery, when both popular comedians Milton Berle and Jackie Gleason made her the subject of their humor.<sup>16</sup> Ms. Castro had a multifaceted career in her adult life, making her mark

<sup>10</sup> The "davenport" was once the name in common usage for a sofa or a writing desk. It was also used as the term to describe a sofa sleeper. The sofa was hinged so that it could extend to become a sleeping surface. The name comes from its manufacturer—the A.H. Davenport Company, active in the 19<sup>th</sup> and 20<sup>th</sup> centuries, who in 1900 created an iconic "boxy" design for their sofa in Cambridge, Massachusetts. The Davenport Company produced high end, custom furniture for such famed New York architects as Stanford White and H.H. Richardson.

<sup>11</sup> Bernadette Castro Oral History Interview of Bernard Castro; Castro Convertibles. October 19, 2016.

<https://www.homefurnishingshalloffame.com/bernard-castro-castro-convertibles>. Accessed November 30, 2021.

<sup>12</sup> *Ibid.*

<sup>13</sup> "Castro Business at \$20 Million Dollar Mark." *Fort Lauderdale News*. Fort Lauderdale, Florida. June 15, 1960. Page 27.

<sup>14</sup> *Ibid.*

<sup>15</sup> "Roomy Yacht is Comfortable." *Fort Lauderdale News*. Fort Lauderdale, Florida. March 8, 1959. Page 94.

<sup>16</sup> Barron, James. "The Girl from 'Castro Convertibles' Early Commercials is Back." *The New York Times*. New York, New York. June 11, 2012.





**Photo: Bernadette Castro “The Most Televised Girl in America”**

Source:

<https://www.castroconvertibles.com/videos/>.

Accessed January 28, 2022.

as a recording artist, a political force, and an astute businesswoman who inherited the family furniture and real estate empire.

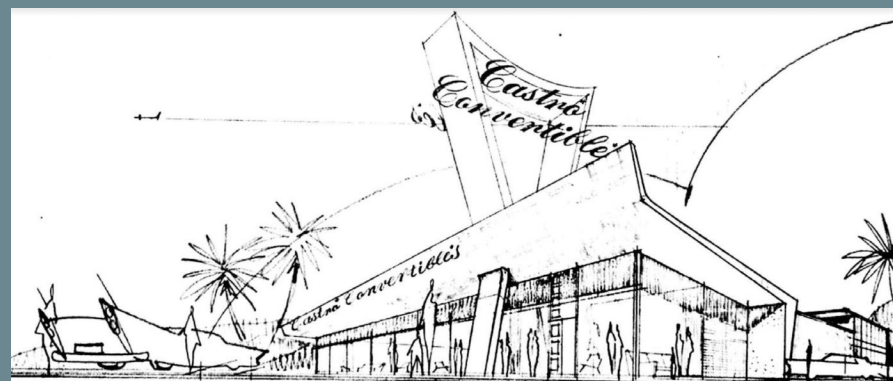
Ms. Castro (Mrs. Peter Guida, married in 1979, a second marriage) earned a Bachelor of Arts in Radio and Television, and a Master of Arts in Education from the University of Florida, and has resided during her adulthood in the family home in Lloyd Harbor, Long Island, New York and while growing up at properties located in Fort Lauderdale and Ocala, Florida where her family made their homes. In the 1960s, Ms. Castro became a recording artist and was connected to the family business in several roles, including marketing of the products. She later entered the political realm becoming a rising star in the Republican party.

In 1994, she ran against Daniel Patrick Moynihan who was running for his fourth term in the U.S. Senate. Though unsuccessful, Ms. Castro had enormous support for the campaign and became a well-known and respected political figure. In 1995, she was appointed to the Cabinet of New York Governor George E. Pataki who named her as Commissioner of Parks, Recreation, and Historic Preservation. She held the post for 12 years. In 2001, President George W. Bush appointed her as Vice-Chairman of the national Advisory Council on Historic Preservation. She remains a member of the advisory board of the New York Landmarks Conservancy.<sup>17</sup>

After her father’s death in 1991, Ms. Castro sold the Castro Convertible business to Krause Furniture, a California based chain. Later, in 2009 she and her family bought back the Castro Convertibles furniture business and the company now sells two different sizes of ottomans that convert into a single bed. Ms. Castro has been honored with numerous awards for her work in conservation and historic preservation and is a well-known philanthropist in a number of charities, some founded by her mother.

## Architectural Description

Built in 1958 of concrete block, poured concrete and steel—the building’s design elements defy the very rigidity of the materials themselves. The main elevation (west) features a soaring, cantilevered concrete canopy that extends out horizontally beyond the (originally) angled plate glass windows of the showroom to terminate in an upturn. The preeminent feature of the building is its magnificent pylon sign—not only because of its prominence—but as an integrated design feature of the overall plan.



**McKirahan Rendering** <sup>18</sup>



**Early Photo** <sup>19</sup>

At approximately two-thirds of the way across the area occupied by the rectangular storefront, the sign, which extends to a height of fifty feet, is buttressed on the ground floor and then extends at an opposite angle to the buttress above

<sup>17</sup> Bernadette Castro. [https://en.wikipedia.org/wiki/Bernadette\\_Castro](https://en.wikipedia.org/wiki/Bernadette_Castro). Accessed January 14, 2022

<sup>18</sup> Charles F. McKirahan Collection, Fort Lauderdale Historical Society

<sup>19</sup> Tropic Florida Living and Design. Fort Lauderdale, Florida. March, 2017. Page 66-68.

the roof canopy. Its triangular (hourglass) shape is infilled with a solid material and the original letters attached on slats that created depth and shadow, spelling out “Castro Convertibles” in a typescript that architect McKirahan had used before for his projects at Birch Tower (3003 Terramar Street) and the Bayview Building (1040 Bayview Drive).



“... my Dad was a firm believer in signage. When he first started, decades earlier, my father had very little money. His first \$400 was put into signage. Eventually we had that giant sign in Times Square.”



Faded Billboard Sign in New York<sup>20</sup> Quote<sup>21</sup>

Times Square Billboard<sup>22</sup>

The second floor of the building extended eastward on the lot housing Mr. Castro's penthouse, and from there a rooftop “garden” became a gathering spot. Because of its location, the second-floor mass was less visible from the front of the building. Today, the custom planters in the front that were once a part of the overall design are gone, as is the rooftop fountain. The visual impact of the building was also lessened when Federal Highway was widened, decreasing the space between the building and the roadway.

<sup>20</sup> Forgotten New York. [www.forgottennewyork.com](http://www.forgottennewyork.com). Accessed January 6, 2022.

<sup>21</sup> Tropic Florida Living and Design. Fort Lauderdale, Florida. March, 2017. Page 66-68.

<sup>22</sup> What Life Was New York City 100 Years Ago. <https://stacker.com/stories/3941/what-life-was-new-york-city-100-years-ago>. Accessed January 6, 2022.



**United Church of Christ**

|                       |                                 |
|-----------------------|---------------------------------|
| <b>FMSF</b>           | BD10814                         |
| <b>Folio</b>          | 494225044960                    |
| <b>Address</b>        | 2501 NE 30 <sup>th</sup> Street |
| <b>Year Built</b>     | 1956                            |
| <b>Style</b>          | Mid-Century Modern              |
| <b>Architect</b>      | Charles McKirahan               |
| <b>Building Name:</b> | United Church of Christ         |
| <b>Status</b>         | Potential Historic Landmark     |

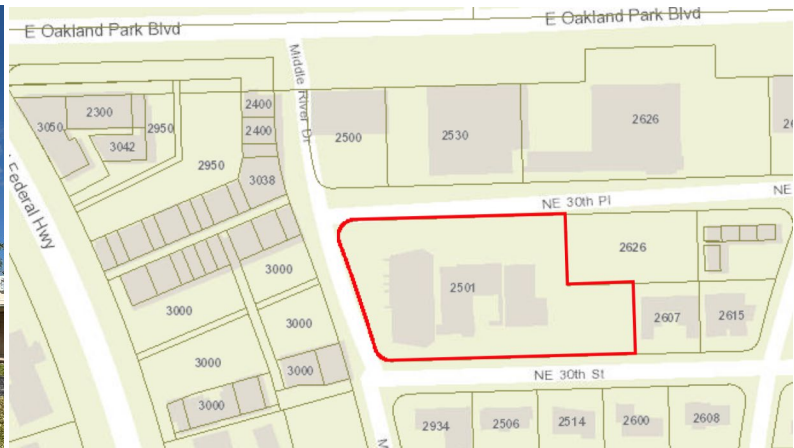
**Character defining features:**

2400 E. Oakland Park Boulevard is a two-story Mid-Century Modern commercial building. It is clad in storefront glass and topped by a flat roof. Its character defining features include a wide roof overhang supported by two-story metal columns, the floor to ceiling storefront panels, and the Chattahoochee river stone panels.

**Alterations:** Addition of concrete block grille wall in 1960; Installation of front on office building in 1963; Installation of select doors and windows in 2000



*Photo of Front Elevation*



*Location Map*

**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 example of the Mid-Century Modern Architectural Style and the work of a master architect, Charles McKirahan. Further research is needed to evaluate the interior integrity of this structure.

**Narrative Description**

The impressive complex of buildings that constitute the campus of the First Congregational Church faces south onto NE 30th Street with its west face on Middle River Drive. Since 1954, the Congregational Church had begun meeting in Fort Lauderdale under the spiritual leadership of the Reverend Arthur Snow.<sup>23</sup> The congregation first met at the Shrine Club (844 NE 7th Avenue) while fund raising was underway for a church campus in the future.

The Church bought multiple-parcels of land in the Coral Ridge Galt Addition No. 1 subdivision on which to build their complex. Their first building on the campus, dedicated in July, 1956, was Fellowship Hall. The one hundred-thousand-dollar Fellowship Hall included classrooms, a kitchen and nursery facilities. By October, 1956, the church had formally opened its nursery and kindergarten services in the building. Fellowship Hall is rectangular in plan and faces south. Its

<sup>23</sup> The Congregational Church was one of the first established in New England, and is often associated with the beginnings of the United States of America. In the late 1950s, its name was changed to include the United Church of Christ.

principal feature is its centrally-placed, floor to ceiling windows which serve as a backdrop for the huge Latin cross in front.

The Mid-Century Modern Sanctuary building was dedicated in November, 1956. Designed by Charles F. McKirahan and Associates, the design for the church sanctuary would be nothing reminiscent of the traditionally-associated design of many early Congregational Churches. Originally, Fellowship Hall and the Sanctuary were free-standing buildings. The Hall was one-story in height with a traditional design that included a rectangular plan, regularly-spaced windows and a gable roof. The hall was later expanded toward the sanctuary to include more classrooms, filling in between the two buildings and resulting in a "U" shaped plan. A covered walkway supported by columns connected the two.

The Sanctuary was the "show-stopper" of the complex. Its narrow, rectangular (almost a lozenge in shape) was placed perpendicular to the main road so that the front of the church became the focal point for the building. The front façade bows outward and contains a series of windows in a starburst pattern, providing both illumination and a stunning visual focus.

The roof slope is so steeply pitched that it is triangular until it meets with the base wall which is detailed on the exterior with a series of evenly placed, angled buttresses, that continue the downward, severe angle of the church roof. The interior of the church soars with wooden ribs.

In 1972 architect William M. Rood was hired to make an addition and minor alterations to the kitchen, social hall, and scullery.



**Photos of Existing Conditions**

Source: Survey Team



**The Alagon**

|                      |                                       |
|----------------------|---------------------------------------|
| <b>FMSF</b>          | BD10816                               |
| <b>Folio</b>         | 494330NP0040                          |
| <b>Address</b>       | 3100 NE 28 ST                         |
| <b>Year Built</b>    | 1959                                  |
| <b>Style</b>         | Mid-Century Modern                    |
| <b>Architect</b>     | Claus Moberg, Anaconda Realty Company |
| <b>Building Name</b> | The Alagon                            |
| <b>Status</b>        | Potential Historic Landmark           |

**Architectural Description**

Located at 3100 NE 28 Street, this six-story waterfront co-operative apartment stretches over 300 feet along the east side of the Intracoastal Waterway. It contains 36 units, which include 24 one-bedroom, one-bath units; nine two-bedroom, two-bath units; and three two-bedroom, two-bath penthouses on the top floor. Nestled on a small peninsula surrounded by water on three sides, the building was designed to provide each residential unit with an uninterrupted view of the Intracoastal waters. A long sweeping curve highlights the design of the Alagon co-op, creating individual "zones of privacy" in front of each apartment without using wood or masonry barriers.

Constructed from steel and concrete with a smooth stucco finish, the building features a flat roof with wide eaves. The central shaft, containing the elevator, stairwells, mechanical rooms, and other engineering systems, forms the entrance tower, reminiscent of an ocean liner's upper deck with a "ship's funnel" – mechanical room – on the very top of the building.

Main character-defining features include elegant pre-cast concrete geometric railings with a wave-shaped pattern that decorate cantilevered walkways and balconies, wrapping the entire building. These also double as a fence on the first floor and a roof parapet on the sixth floor, which is occupied by living units only in the southern part of the building. The units are laid out with entrance foyers and kitchens along the outer curve of the building, allowing the living areas and bedrooms to enjoy views of the Intracoastal Waterway.

A heart-shaped swimming pool, sun patio, and cabana club complement the main structure.

Alterations: None known.



*Photo of Street-Facing Elevation (East Elevation)*



*Location Map*

**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 the Mid-Century Modern Architectural Style and an example of the work of a notable local architect, Claus Moberg. Further research is needed to evaluate the interior integrity of this structure.

**Narrative**

The Alagon co-operative was one of a series of mid-century modern apartment buildings that appeared in South Florida. Similar to Sea Tower, by Igor Polevitzky, Alagon represents an example of Tropical Modernism on a grand scale. Named in honor of a Spanish noble who held the land over three centuries ago, the Alagon co-op opened in 1959, offering luxurious yet affordable living in Fort Lauderdale. Featuring only 36-units, all rooms in the Alagon face the Intracoastal Waterway, providing stunning views through expansive, wall-to-wall picture windows that .

One of the standout features of The Alagon was the Cabana club - outdoor-indoor area that included a sun patio and a big heart-shaped freshwater swimming pool. Decorated in vibrant turquoise, white gold, and tangerine, the club was furnished with easy chairs, tilt-back lounges, and big tables for games or snacks.

The design of The Alagon is highlighted by a long sweeping curve, which creates individual "zones of privacy" without the use of wood or masonry barriers. This unique design ensures that all living rooms and bedrooms face the Waterway from the "outside" of the curve, avoiding the stall-like effect created by floor-to-ceiling dividers on balconies in buildings designed on a straight line or the inside of a curve, and was often highlighted as a primary feature including this quote, "...but most important of all, it provides an unbroken view of the Intracoastal from any spot on the balconies."<sup>24</sup>

The Alagon was highly talked about when it first opened, discussing its unique architectural features as well as the new amenities offered to the residents, highlighting a shift in co-operative lifestyle:

*"Here, in Fort Lauderdale's smartest new co-operative, you can have a wonderful home that gives you the comforts and luxuries of the most expensive... but at a price as low as only \$14,500! The location is ideal, quietly secluded on a small peninsula yet conveniently close to everything. All living rooms and all bedrooms in The Alagon face directly on the Intracoastal Waterway and frame its colorful beauty in big wall-to-wall picture windows. Rooms are generously big to allow plenty of freedom for uncrowded living. And the lady of the house will fall head-over-heels in love with the ultra-modern, all-electric, work-saving kitchen the moment she sets eyes on it." – "If you are thinking about buying a home in any price range, first, see the Alagon."*<sup>25</sup>

*"The unusual club facility for residents and their guests is a large outdoor-indoor area adjoining the sun patio and big heart-shaped freshwater swimming pool.*

*The main club room is enclosed on two sides, with two sides, protected by a seven-foot overhang, left open for the enjoyment of the view and the breezes. It has been gaily decorated in turquoise, white gold and tangerine and furnished with easy chairs, tilt-back lounges and big tables for games or snacks. Sun patio, pool and cabana club overlook the Intracoastal Waterway and one of Ft. Lauderdale's most beautiful residential areas.*

*For residents less aquatically inclined, the Alagon also has an air-conditioned lounge and card room just off the lobby near the center of the building. Two glass walls here provide a view of the Intracoastal and its parade of pleasure craft."*<sup>26</sup>

<sup>24</sup> "Design Of New Co-operative Features Sweeping Curve." *The Fort Lauderdale News*. Fort Lauderdale, Florida. March 14, 1959, page 58.

<sup>25</sup> *Fort Lauderdale News*. Fort Lauderdale, Florida. February 15, 1959, page 27.

<sup>26</sup> "Cabana Club Spurs Sales At Alagon." *The Fort Lauderdale News*. Fort Lauderdale, Florida. April 4, 1959, page 32.



### Coral Cove

|                      |                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>FMSF</b>          | BD10819                                                                                                         |
| <b>Folio</b>         | 494236NR0010                                                                                                    |
| <b>Address</b>       | 2720 Yacht Club Blvd/ 1124 Seminole Drive                                                                       |
| <b>Year Built</b>    | 1955                                                                                                            |
| <b>Style</b>         | Mid-Century Modern                                                                                              |
| <b>Architect</b>     | Charles McKirahan<br>Trade Winds Construction Corporation builders Val Zimmerman, August Urbanek, Joseph Schitt |
| <b>Building Name</b> | Coral Cove                                                                                                      |
| <b>Status</b>        | Potential Historic Landmark                                                                                     |

### **Architectural Description**

Character defining features: 2720 Yacht Club Boulevard is a two-story multi-family complex that is comprised of seven interconnected structures that are set around an open courtyard area opening up onto Coral Bay and the Atlantic Intracoastal. Each building within the complex varies slightly in size and shape due to the siting of each structure on the parcel but share common features including floating staircases, metal railings with a low slung rope design, Bermuda roofs with deep eaves, shade panels with vertical louvers placed at regular intervals over select openings, and slender poles extending a double story to support the balconies overlooking the courtyard space.

Alterations: Replacement of select windows in 2006.



*Photo from Interior Courtyard*



*Location Map*

**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 the Mid-Century Modern architectural style and the work of a master architect, Charles McKirahan. Further research is needed to evaluate the interior integrity of this structure.

### **Narrative**

Coral Cove, a mid-century waterfront community in Coral Ridge, Fort Lauderdale, was originally planned for 34 units but expanded to 80 after its builders - Vol Zimmerman, August Urbanek, and Joseph Schmitt - acquired additional adjacent property. The developers, with deep roots in Milwaukee's construction and real estate industry, with Zimmerman's family boasting a 106-year legacy in contracting, brought their expertise to this ambitious project.<sup>27</sup>

<sup>27</sup> "Building Technique Illustrated." *The Fort Lauderdale News*. Fort Lauderdale, Florida. March 19, 1955, page 23.

Coral Cove’s standout features include an Olympic-sized swimming pool, pitched Bermuda roofs, ample storage space, and a cabin cruiser available for residents to use as a community vessel. Residents enjoyed a unique waterfront lifestyle, with private dock access allowing easy exploration of the surrounding waterways.<sup>28</sup>

Built in 1955, Coral Cove sits on Sunrise Bay, next to the Coral Ridge Yacht Club, offered residents stunning water views and direct access to the Intracoastal Waterway. The two-story building features a range of amenities, including a heated pool, marina, boat dock, barbecue area, shuffleboard court, laundry facilities, and ocean access.



**Photos of Existing Conditions**  
Source: Survey Team

<sup>28</sup> “Fabulous Coral Cove Million Dollar Co-Op.” The Fort Lauderdale News. Fort Lauderdale, Florida. October 6, 1955, page 46.  
66

**Sunrise Bay Club**

|                      |                                                    |
|----------------------|----------------------------------------------------|
| <b>FMSF</b>          | BD10820                                            |
| <b>Folio</b>         | 494236NT0010                                       |
| <b>Address</b>       | 2727 YACHT CLUB BLVD                               |
| <b>Year Built</b>    | 1956                                               |
| <b>Style</b>         | Mid-Century Modern                                 |
| <b>Architect</b>     | Igor Plevitzky (Builder: Collins Construction Co.) |
| <b>Building Name</b> | Sunrise Bay Club                                   |
| <b>Status</b>        | Potential Historic Landmark                        |

The Sunrise Bay Club at 2727 Yacht Club Blvd is an exquisite waterfront, three-story cooperative building in Coral Ridge, designed by the renowned mid-century modern architect Igor Plevitzky. This is a concrete structure composed of six rectangular buildings/sections symmetrically arranged under a single expansive roof.

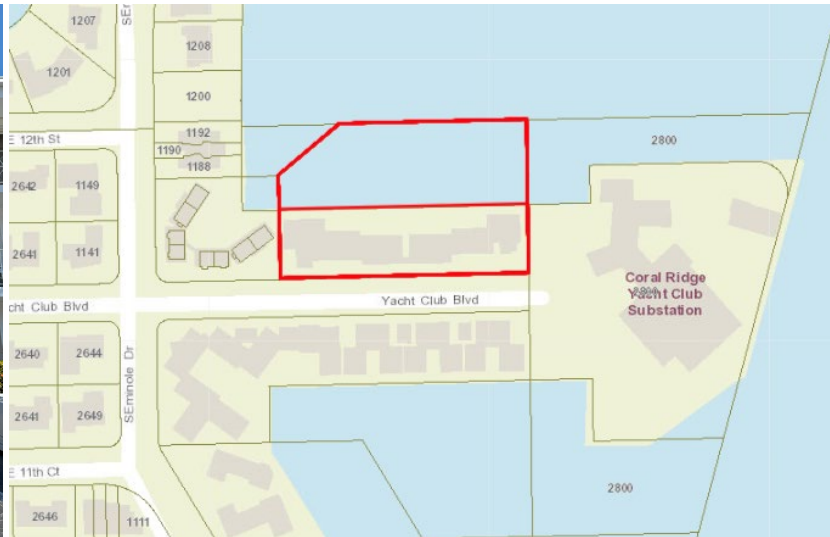
Key architectural elements include a flat roof with broad overhangs, exposed rafters on the first and second floors, and outdoor staircases. The walkways, staircases and balconies are adorned with decorative metal railings, featuring geometric circular motifs within the balusters. The building's composition is articulated through varied setbacks and wall planes, as well as the integration of courtyards that mitigate the overall massing.

The open-weave lacy design of the railings and hallways, offering a picturesque canal view, contributes to a visually dynamic composition that imparts an impression of lightness and airiness. Additional notable features include floor-to-ceiling windows, roof openings that invite natural light into internal courtyards, atrium spaces, thoughtfully landscaped areas, and a central hallway that leads to the pool area.

Alterations: Replacement of windows and doors



**Exterior Elevation (South)**



**Location Map**

**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 the Mid-Century Modern Architectural Style and an example of a master architect, Igor Plevitzky. Further research is needed to evaluate the interior integrity of this structure.



### Narrative Description

In the mid-20th century, the newly developed city district of Fort Lauderdale was blossoming with modern amenities and scenic views. During this time, Miami-based architect Igor B. Polevitzky designed the Sunrise Bay Club at 2727 Yacht Club Blvd. This cooperative complex overlooked Sunrise Bay and was located near the Sunrise Shopping Center, Coral Ridge Yacht Club, and Coral Ridge Country Club. The complex offered an exclusive atmosphere with proximity to ocean beaches, shopping centers, and golf courses.

The pre-sale advertisement in September 1954 described the cooperative as "lavishly handsome, yet functional," with large windows offering views of Sunrise Bay, and the Intracoastal Waterway. The complex was completed in 1955 and included private boat docks, a 50-foot swimming pool, shuffleboard courts, and a pitch-and-putt golf course. Each apartment had 46-foot balconies, about 1,000 square feet of floor space, and various floor plans, providing privacy and comfort. The buildings featured tropical landscaping and modern amenities like General Electric kitchen centers and colored bath fixtures.

The developers aimed to create a haven where every apartment took advantage of the refreshing southeast breezes, ensuring a comfortable year-round climate. Their efforts resulted in another notable example of Florida living. The Sunrise Bay Club was developed by the same company that built the Coral Cove Club across the street and was constructed by Collins Construction Company.

In highlights from newspaper advertisements for this property, it states:

*"An ultra-modern, smart address; exclusive atmosphere of Coral Ridge residential areas each building separate; top grade ocean beach; near Sunrise shopping center and ocean Gulf Stream; beautiful tropical landscaping; shuffleboard courts; filtered fresh water swimming pool; six golf courses within a few miles; laundry and storage rooms in separate building; each kitchen has a General Electric kitchen center with disposal, hot water heater, dishwasher, range; choice of colored bath fixtures.*

*Sunrise Bay Club apartments are built facing beautiful Sunrise Bay and Intracoastal Waterway, and the Gulf Stream tempers the trade winds to create a delightfully wonderful year-around climate. Apartments are designed to get the maximum of the southeast breezes. Everything has been planned for your comfort, convenience and ease."*<sup>29</sup>

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<sup>29</sup> "Another Thrilling Epic of Florida Living By The Creators of The Renowned Coral Cove Club." *The Fort Lauderdale News*. December 3, 1955. Page 18.



**Photos of Existing Conditions**  
Source: Survey Team



# CONCLUSIONS

## SUMMARY OF SURVEY RESULTS

The survey has identified two potential historic districts for potential inclusion in the National Register of Historic Places, namely the Yacht Club Boulevard Historic District and the Times Square Historic District. Additionally, the survey has identified eight properties with potential individual historic significance within the survey area, spanning construction dates from 1924 to 1970 and showcasing diverse architectural styles. 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.

## CONCLUSIONS OF SURVEY

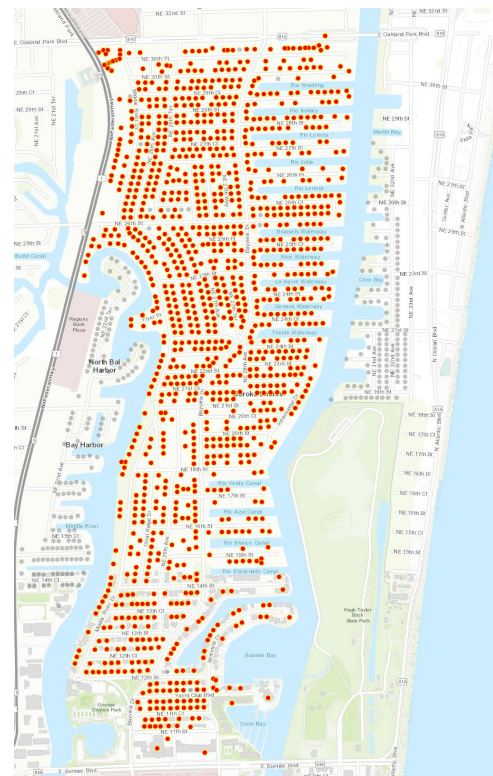
Over 1500 structures that were constructed prior to 1978 were reviewed within the overall survey boundary. The resources surveyed were initially evaluated as part of a windshield survey and data collected was in aggregate form, primarily focused on concentrations of intact architectural styles within the community. The Florida Master Site File (FMSF) forms that were prepared represent a sampling of the properties within this area of Fort Lauderdale. Conclusions for each neighborhood surveyed include the following:

### Coral Ridge

Within the Coral Ridge neighborhood, there were three areas identified as potential historic districts that were identified for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the single-family residential portion of the Coral Ridge neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

The properties that were evaluated are located within the Coral Ridge Galt Addition No. 1 which is on the north side of the original Coral Ridge area and the last portion to be developed. Although the area selected for further evaluation was not initially found eligible as a historic district, further evaluation of the Coral Ridge neighborhood could be undertaken in a more intensive level survey for properties located west of Bayview Drive. Coral Ridge and its developers contributed to the overall mid-century development of Fort Lauderdale, and these properties have the potential to be evaluated for their significance under National Register Criterion A: Community Planning and Development.

Yacht Club Boulevard that includes four structures, was evaluated for its significance as a potential historic district and was found to qualify for listing on the National Register of Historic Places as a historic district under Criterion C. Further details and the evaluation of its significance is included in Section 4b of this report.



Map of Coral Ridge Properties Surveyed

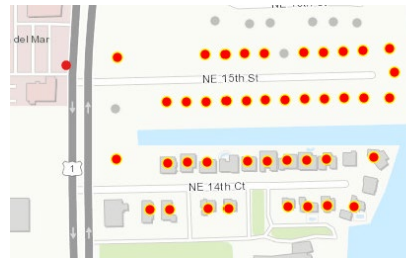


## Bal Harbour

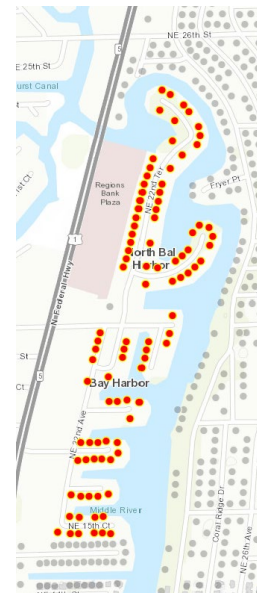
Within the Bal Harbour neighborhood, there was one area comprising of two streets that were identified as a potential historic district for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Bal Harbour neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

Laudergate Isles

Laudergate Isles is a single street NE 15th Street, that was evaluated for its potential as a historic district. Although all structures along this street are primarily single-family one-story residences that were built in the 1950s, upon close examination of the structures along the street, a majority had alterations that removed original architectural features including new additions, enclosures of garages and carports, and alterations that occurred to the front elevation.



### Map of Lauderdale Isles Properties Surveyed



### Map of Bal Harbour Properties Surveyed

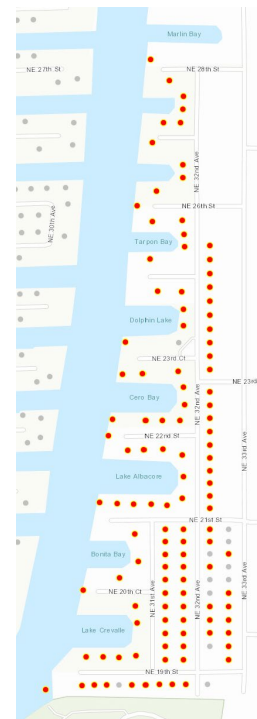
## Dolphin Isles

Within the Dolphin Isles neighborhood, there was one area that was identified as a potential historic district for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Dolphin Isles neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

### Overall Boundary

The Times Square Shopping Center that includes a total of 17 structures was evaluated for its significance as a potential historic and was found to qualify for listing on the National Register of Historic Places as a historic district under Criterion A and Criterion C. Further details and the evaluation of its significance is included in Section 4a.

In Coral Ridge and within the overall survey boundaries that do not intersect with the individual neighborhoods, a total of eight individual resources were also identified as eligible for listing on the National Register of Historic Places. Additional information on the evaluation of each of these areas included in Section 3 of this report.



### Map of Dolphin Isles Properties Surveyed

ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES

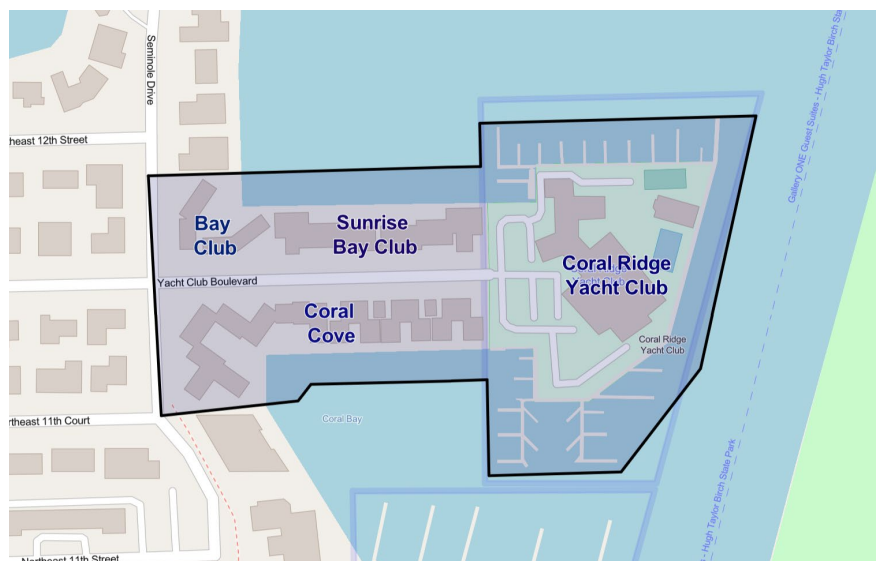
**Yacht Club Boulevard Historic District**

An eligible applicant should consider nominating the Yacht Club Boulevard as a Historic District. There are four separate developments located within the boundary of the potential historic district which includes the Coral Ridge Yacht Club and three cooperative apartment complexes constructed between 1955 through 1956. Yacht Club Boulevard represents a period of growth and prosperity for Coral Ridge that is exhibited through this grouping of buildings that creates a definitive mid-century modern street that was constructed during a postwar boom that expanded Fort Lauderdale's footprint, capitalizing a more suburban and leisurely lifestyle. The Coral Ridge Yacht Club served, and still serves, as a community social club, and the creation of the new cooperative apartments allowed a more diverse group of property owners to enter into the burgeoning Coral Ridge neighborhood. Each structure was designed in the Mid-Century Modern architectural style and were designed by notable local architects, Charles McKirahan and Igor Polevitsky. The Period of Significance is from 1947 through 1959.

Properties located in the potential Yacht Club Boulevard Historic District are zoned RMM-25 (Residential Single Family/Medium Density District) and Parks and Recreation. The primary permitted use for properties zoned RMM-25 is single-family and multi-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.

The boundary includes Yacht Club Boulevard, starting at Seminole Drive, extending eastward towards the Atlantic Intracoastal, as well as Sunrise Bay to the north and Coral Bay to the south. These properties and further details are outlined in the chart below.

| Site #  | Building Name    | Address                                           | Year Built | Architectural Style | Architect         | Status       |
|---------|------------------|---------------------------------------------------|------------|---------------------|-------------------|--------------|
| BD10819 | Coral Cove       | 2720 Yacht Club Boulevard/<br>1124 Seminole Drive | 1955       | Mid-Century Modern  | Charles McKirahan | Contributing |
| BD10820 | Sunrise Bay Club | 2727 Yacht Club Boulevard                         | 1956       | Mid-Century Modern  | Igor Polevitzky   | Contributing |
| BD10818 | Bay Club         | 1142 Seminole Drive/ 2701<br>Yacht Club Boulevard | 1956       | Mid-Century Modern  | Charles McKirahan | Contributing |
| BD10823 | Yacht Cub        | 2800 Yacht Club Boulevard                         | 1959       | Mid-Century Modern  | Charles McKirahan | Contributing |



**Boundary Map**

**Times Square Shopping Center**

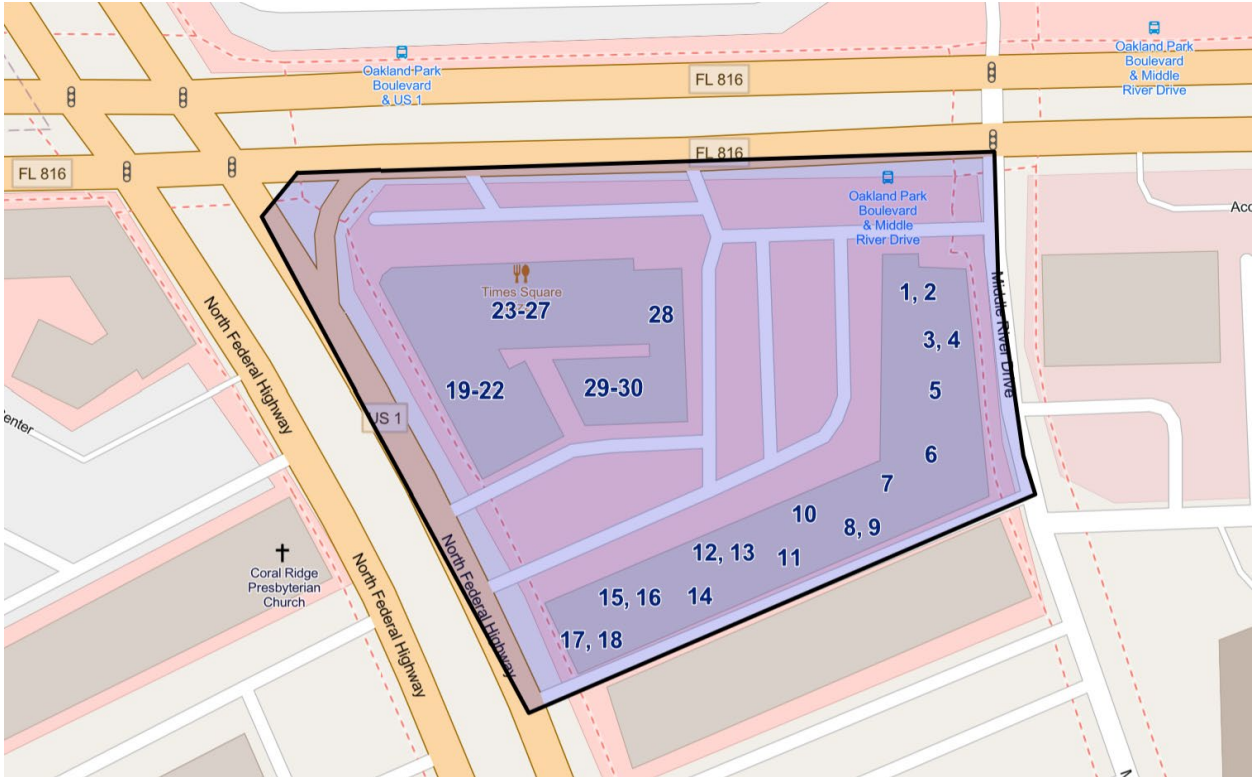
An eligible applicant should consider nominating the Yacht Club Boulevard as a Historic District. The Times Square Shopping Center in Fort Lauderdale is significant for its Mid-Century Modern architectural design, primarily designed by master Fort Lauderdale architect Charles McKirahan, but also included other structures of the same architectural style designed by other local or regional architects. It is also notable for its impact as one of the first shopping developments in the expansion of the northeastern suburbs and the movement towards shaping a shopping destination at the corner of East Oakland Park Boulevard. The period of significance is 1954-1961.

Properties located in the potential Times Square Shopping Center Historic District are zoned B-1 (Business District). This zoning district allows for an overall height of 150 feet and more intense mixed-use developments. With continued growth in Fort Lauderdale and within this area, the potential for redevelopment of this site is high. Since there are multiple units within the shopping center, there are multiple owners that would need to agree to a potential sale of the site; however, without historic designation, these properties will not be protected.

The boundary of the Times Square Shopping Center includes Oakland Park Boulevard to the north, Middle River Drive to the east, North Federal Highway to the west, and the rear elevation of the structures within the Times Square Shopping Center to the south. These properties and further details are outlined in the chart below.

| Site #  | Address                       | #      | Year Built | Architectural Style | Architect            | Status       |
|---------|-------------------------------|--------|------------|---------------------|----------------------|--------------|
| BD08231 | 2400 E Oakland Park Boulevard | 1,2    | 1954       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08230 | 2400 E Oakland Park Boulevard | 3, 4   | 1954       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08229 | 2410 E Oakland Park Boulevard | 5      | 1954       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08228 | 3038 N. Federal Highway #M    | 6      | 1956       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08227 | 3038 N. Federal Highway #J-K  | 7      | 1956       | Mid-Century Modern  | Herbert Johnson      | Contributing |
| BD08226 | 3038 N. Federal Highway #L    | 8, 9   | 1958       | Mid-Century Modern  | Unknown              | Contributing |
| BD08225 | 3038 N. Federal Highway #I    | 10     | 1961       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08224 | 3038 N. Federal Highway #H    | 11     | 1956       | Mid-Century Modern  | Herbert Johnson      | Contributing |
| BD08223 | 3038 N. Federal Highway #F-G  | 12, 13 | 1955       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08222 | 3038 N. Federal Highway #E    | 14     | 1956       | Mid-Century Modern  | Morton T. Ironmonger | Contributing |
| BD08221 | 3038 N. Federal Highway #C-D  | 15, 16 | 1956       | Mid-Century Modern  | Mr. Burgraff         | Contributing |
| BD08220 | 3038 N. Federal Highway #B    | 17     | 1956       | Mid-Century Modern  | Joseph Phillips      | Contributing |
| BD08219 | 3038 N. Federal Highway #A    | 18     | 1956       | Mid-Century Modern  | Joseph Phillips      | Contributing |
| BD08234 | 3050 N Federal Highway        | 19-22  | 1956       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08235 | 2300 E Oakland Park Boulevard | 23-27  | 1960       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08232 | 2322 E Oakland Park Boulevard | 28     | 1961       | Mid-Century Modern  | Charles McKirahan    | Contributing |
| BD08233 | 3042 N. Federal Highway       | 29-30  | 1961       | Mid-Century Modern  | Charles McKirahan    | Contributing |



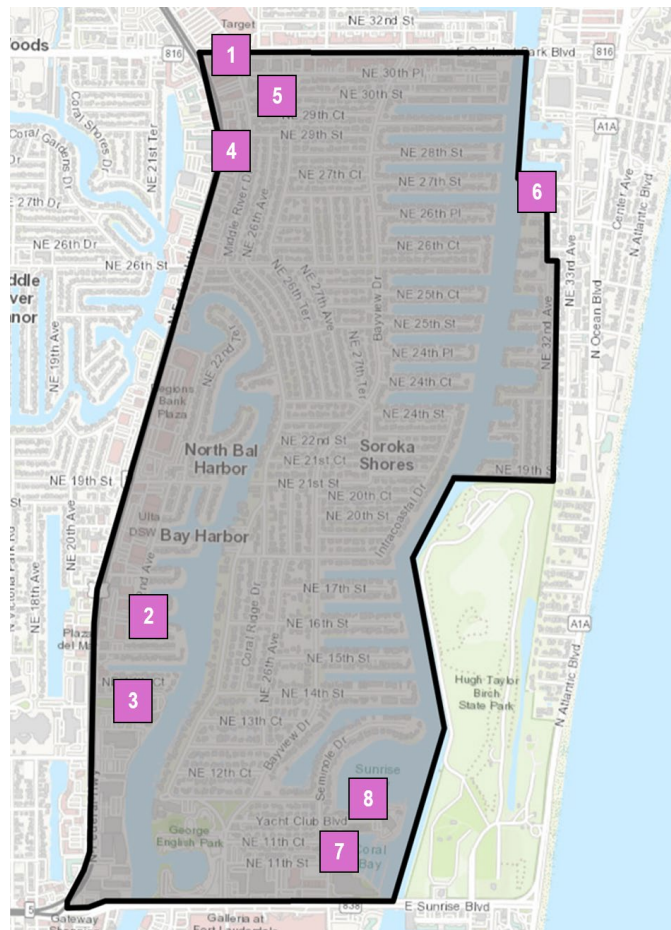


Boundary Map

### Potentially Individually Eligible Resources

An eligible applicant should consider nominating one of the eight properties were identified as potentially eligible for individual listing on the National Register of Historic Places, these properties include the following:

| # | FMSF    | Building Name                   | Address                                           | Year Built | Architectural Style | Architect         |
|---|---------|---------------------------------|---------------------------------------------------|------------|---------------------|-------------------|
| 1 | BD08231 | Charles McKirahan Office        | 2400 E. Oakland Park Boulevard                    | 1956       | Mid-Century Modern  | Charles McKirahan |
| 2 | BD10758 | Prince Residence                | 2200 NE 16 Street                                 | 1970       | Mid-Century Modern  | Dan Duckham       |
| 3 | BD10812 | Coral Ridge Presbyterian Church | 1400 N. Federal Highway                           | 1959       | Mid-Century Modern  | Harold Wagoner    |
| 4 | BD10813 | Castro Convertibles             | 2860 N. Federal Highway                           | 1958       | Mid-Century Modern  | Charles McKirahan |
| 5 | BD10814 | United Church of Christ         | 2501 NE 30th Street                               | 1956       | Mid-Century Modern  | Harold Wagoner    |
| 6 | BD10816 | The Alagon                      | 3100 NE 28 Street                                 | 1961       | Mid-Century Modern  | Claus Moberg      |
| 7 | BD10819 | Coral Cove                      | 2720 Yacht Club Boulevard/<br>1124 Seminole Drive | 1955       | Mid-Century Modern  | Charles McKirahan |
| 8 | BD10820 | Sunrise Bay Club                | 2727 Yacht Club Boulevard                         | 1956       | Mid-Century Modern  | Igor Polevitsky   |



**Overview Map of Potential Individual Properties Eligible for the National Register**

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. Additional details are included in Section 4b of this report for each of these properties including character defining features, alterations, an explanation of the evaluation for significance, and a narrative on the history and architecture of the structure.

## RECOMMENDATIONS FOR FUTURE PRESERVATION EFFORTS

The City of Fort Lauderdale was established as a Certified Local Government (CLG) in 2010 and has established itself with a preservation ordinance and through ongoing efforts including monitoring of an existing historic register, additions to the historic register through designation applications, regular architectural resource survey efforts throughout the city, incentives for historic resources, a plaque program that is overseen by History Fort Lauderdale, and the development of a Strategic Historic Preservation Plan.

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 are 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.
- A State Historic Marker should be contemplated to honor the significance of Coral Ridge and its developers, Stephen Calder and James Hunt.
- Further evaluation of the Coral Ridge neighborhood could be undertaken in a more intensive level survey for properties located west of Bayview Drive. Coral Ridge and its developers contributed to the overall mid-century development of Fort Lauderdale, and these properties have the potential to be evaluated for their significance under National Register Criterion A: Community Planning and Development.
- Explore establishing a conservation district in select areas where they may not qualify as a historic district but provides the ability to oversee infill construction and maintain a specific neighborhood "feeling."
- 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.

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.



## **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, 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 Rehabilitation include the eight general standards plus the three specific standards listed below:

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. Those eligible to apply for grant funding include state agencies, state universities, non-profit organizations, units of local government, cities, towns, and counties. Private property owners are not eligible for state grant funding from the Department of State’s Division of Historical Resources.



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*Unless otherwise noted, photographs were taken in March 2025 by the survey team.*

# APPENDIX A

Address List and Photos of Yacht Club Boulevard Potential Historic District

|                                                                                     |                     |                                                                    |
|-------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------|
|    | Site #              | BD10819                                                            |
|                                                                                     | Building Name       | Coral Cove                                                         |
|                                                                                     | Address             | 2720 Yacht Club Boulevard/<br>1124 Seminole Drive<br>(6 Buildings) |
|                                                                                     | Year Built          | 1955                                                               |
|                                                                                     | Architectural Style | Mid-Century Modern                                                 |
|                                                                                     | Architect           | Charles McKirahan                                                  |
|                                                                                     | Status              | Contributing                                                       |
|                                                                                     |                     |                                                                    |
|  | Site #              | BD10820                                                            |
|                                                                                     | Building Name       | Sunrise Bay Club                                                   |
|                                                                                     | Address             | 2727 Yacht Club Boulevard<br>(2 Buildings)                         |
|                                                                                     | Year Built          | 1956                                                               |
|                                                                                     | Architectural Style | Mid-Century Modern                                                 |
|                                                                                     | Architect           | Igor Plevitzky                                                     |
|                                                                                     | Status              | Contributing                                                       |
|                                                                                     |                     |                                                                    |
|  | Site #              | BD10818                                                            |
|                                                                                     | Building Name       | Bay Club                                                           |
|                                                                                     | Address             | 1142 Seminole Drive/<br>2701 Yacht Club Boulevard<br>(2 Buildings) |
|                                                                                     | Year Built          | 1956                                                               |
|                                                                                     | Architectural Style | Mid-Century Modern                                                 |
|                                                                                     | Architect           | Charles McKirahan                                                  |
|                                                                                     | Status              | Contributing                                                       |
|                                                                                     |                     |                                                                    |



|                                                                                   |                            |                           |
|-----------------------------------------------------------------------------------|----------------------------|---------------------------|
|  | <b>Site #</b>              | BD10823                   |
|                                                                                   | <b>Building Name</b>       | Yacht Club                |
|                                                                                   | <b>Address</b>             | 2800 Yacht Club Boulevard |
|                                                                                   | <b>Year Built</b>          | 1959                      |
|                                                                                   | <b>Architectural Style</b> | Mid-Century Modern        |
|                                                                                   | <b>Architect</b>           | Charles McKirahan         |
|                                                                                   | <b>Status</b>              | Contributing              |
|                                                                                   |                            |                           |

# APPENDIX B

Address List and Photos of Times Square Shopping Center Potential Historic District



|                     |                               |
|---------------------|-------------------------------|
| Site #              | BD08231                       |
| Address             | 2400 E Oakland Park Boulevard |
| Building #          | 1,2                           |
| Year Built          | 1954                          |
| Architectural Style | Mid-Century Modern            |
| Architect           | Charles McKirahan             |
| Status              | Contributing                  |



|                     |                               |
|---------------------|-------------------------------|
| Site #              | BD08230                       |
| Address             | 2400 E Oakland Park Boulevard |
| Building #          | 3, 4                          |
| Year Built          | 1954                          |
| Architectural Style | Mid-Century Modern            |
| Architect           | Charles McKirahan             |
| Status              | Contributing                  |



|                     |                               |
|---------------------|-------------------------------|
| Site #              | BD08229                       |
| Address             | 2410 E Oakland Park Boulevard |
| Building #          | 5                             |
| Year Built          | 1954                          |
| Architectural Style | Mid-Century Modern            |
| Architect           | Charles McKirahan             |
| Status              | Contributing                  |



ARCHITECTURAL RESOURCE SURVEY OF  
CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08228                    |
| Address             | 3038 N. Federal Highway #M |
| Building #          | 6                          |
| Year Built          | 1956                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Charles McKirahan          |
| Status              | Contributing               |
|                     |                            |



|                     |                              |
|---------------------|------------------------------|
| Site #              | BD08227                      |
| Address             | 3038 N. Federal Highway #J-K |
| Building #          | 7                            |
| Year Built          | 1956                         |
| Architectural Style | Mid-Century Modern           |
| Architect           | Herbert Johnson              |
| Status              | Contributing                 |
|                     |                              |



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08226                    |
| Address             | 3038 N. Federal Highway #L |
| Building #          | 8, 9                       |
| Year Built          | 1958                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Unknown                    |
| Status              | Contributing               |
|                     |                            |



ARCHITECTURAL RESOURCE SURVEY OF  
CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08225                    |
| Address             | 3038 N. Federal Highway #I |
| Building #          | 10                         |
| Year Built          | 1961                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Charles McKirahan          |
| Status              | Contributing               |
|                     |                            |



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08224                    |
| Address             | 3038 N. Federal Highway #H |
| Building #          | 11                         |
| Year Built          | 1956                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Herbert Johnson            |
| Status              | Contributing               |
|                     |                            |



|                     |                              |
|---------------------|------------------------------|
| Site #              | BD08223                      |
| Address             | 3038 N. Federal Highway #F-G |
| Building #          | 12, 13                       |
| Year Built          | 1955                         |
| Architectural Style | Mid-Century Modern           |
| Architect           | Charles McKirahan            |
| Status              | Contributing                 |
|                     |                              |

ARCHITECTURAL RESOURCE SURVEY OF  
CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08222                    |
| Address             | 3038 N. Federal Highway #E |
| Building #          | 14                         |
| Year Built          | 1956                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Morton T. Ironmonger       |
| Status              | Contributing               |
|                     |                            |



|                     |                              |
|---------------------|------------------------------|
| Site #              | BD08221                      |
| Address             | 3038 N. Federal Highway #C-D |
| Building #          | 15, 16                       |
| Year Built          | 1956                         |
| Architectural Style | Mid-Century Modern           |
| Architect           | Mr. Burgraff                 |
| Status              | Contributing                 |
|                     |                              |



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08220                    |
| Address             | 3038 N. Federal Highway #B |
| Building #          | 17                         |
| Year Built          | 1956                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Joseph Phillips            |
| Status              | Contributing               |
|                     |                            |



ARCHITECTURAL RESOURCE SURVEY OF  
CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES



|                     |                            |
|---------------------|----------------------------|
| Site #              | BD08219                    |
| Address             | 3038 N. Federal Highway #A |
| Building #          | 18                         |
| Year Built          | 1956                       |
| Architectural Style | Mid-Century Modern         |
| Architect           | Joseph Phillips            |
| Status              | Contributing               |
|                     |                            |



|                     |                        |
|---------------------|------------------------|
| Site #              | BD08234                |
| Address             | 3050 N Federal Highway |
| Building #          | 19-22                  |
| Year Built          | 1956                   |
| Architectural Style | Mid-Century Modern     |
| Architect           | Charles McKirahan      |
| Status              | Contributing           |
|                     |                        |



|                     |                               |
|---------------------|-------------------------------|
| Site #              | BD08235                       |
| Address             | 2300 E Oakland Park Boulevard |
| Building #          | 23-27                         |
| Year Built          | 1960                          |
| Architectural Style | Mid-Century Modern            |
| Architect           | Charles McKirahan             |
| Status              | Contributing                  |
|                     |                               |



# ARCHITECTURAL RESOURCE SURVEY OF CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES



|                     |                               |
|---------------------|-------------------------------|
| Site #              | BD08232                       |
| Address             | 2322 E Oakland Park Boulevard |
| Building #          | 28                            |
| Year Built          | 1961                          |
| Architectural Style | Mid-Century Modern            |
| Architect           | Charles McKirahan             |
| Status              | Contributing                  |
|                     |                               |



|                     |                         |
|---------------------|-------------------------|
| Site #              | BD08233                 |
| Address             | 3042 N. Federal Highway |
| Building #          | 29-30                   |
| Year Built          | 1961                    |
| Architectural Style | Mid-Century Modern      |
| Architect           | Charles McKirahan       |
| Status              | Contributing            |
|                     |                         |

# ARCHITECTURAL STYLES

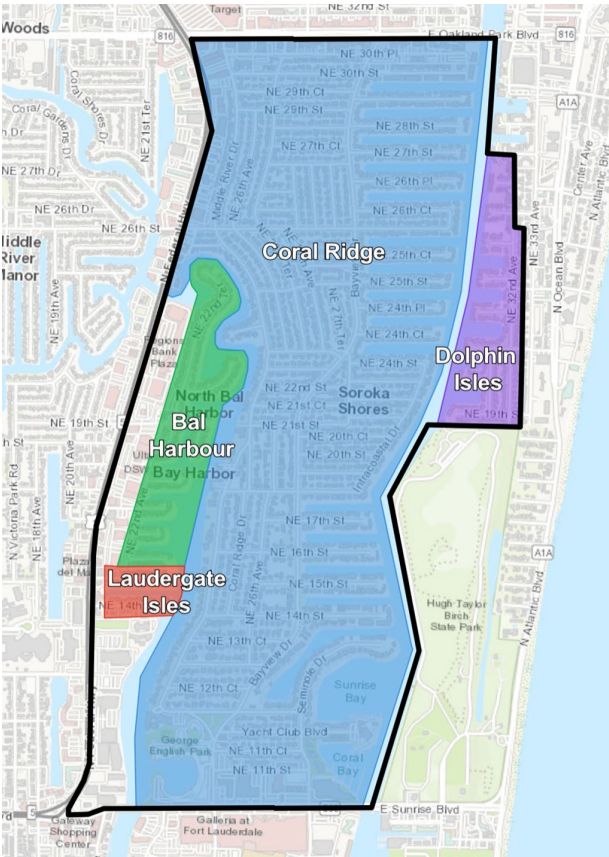
The architectural survey conducted in the Coral Ridge area of Fort Lauderdale reveals a rich diversity of architectural styles. The dominant architectural style in the area is the Ranch style, with (996) properties exhibiting the hallmark features of this design, such as low, horizontal profiles, and open floor plans. A subset of these, comprising (85) properties, falls under the Style Ranch category, reflecting slight variations in form and detailing that distinguish these homes from the more traditional Ranch style. Additionally, Mid-Century Modern homes, numbering (152), highlight the influence of mid-20th-century design trends, characterized by clean lines, large windows, and integration with the surrounding environment. Though less prevalent, Split Level homes, totaling (29) properties, contribute a distinctive element to the area's architectural landscape, often offering multi-tiered floor plans that were popular in the mid-20th century. In contrast, Minimal Traditional homes, with only (17) properties, reflect an earlier, more restrained design approach, typically with simple, compact forms. Other properties that were constructed in a simple form within limited architectural detailing were identified as Masonry Vernacular, for residential properties, or Commercial Vernacular.

Overall, the Coral Ridge area is characterized by a blend of mid-20th-century modernist influences, traditional American styles, and a considerable number of properties that defy conventional stylistic categorization, indicating a dynamic neighborhood identity. There are seven architectural styles that were found within the survey area which included: Mid-Century Modern, Minimal Traditional, Ranch, Split Level, Styled Ranch, Masonry Vernacular, or Commercial Vernacular.

An architectural description and location map is provided for each of these architectural styles in the following pages. There are (9) properties that were not visible from the right-of-way due to heavy landscaping in the front yard and (1) vacant lot, and were not assigned an architectural style as part of this survey.

| Architectural Style   | Number of Properties |
|-----------------------|----------------------|
| Ranch                 | 996                  |
| Styled Ranch          | 85                   |
| Mid-Century Modern    | 152                  |
| Split Level           | 29                   |
| Minimal Traditional   | 17                   |
| Vernacular            | 213                  |
| Commercial Vernacular | 43                   |

Chart above shows the number of properties that fall within each style category.



Map showing overall survey area.



RANCH



2633 NE 30<sup>th</sup> Street



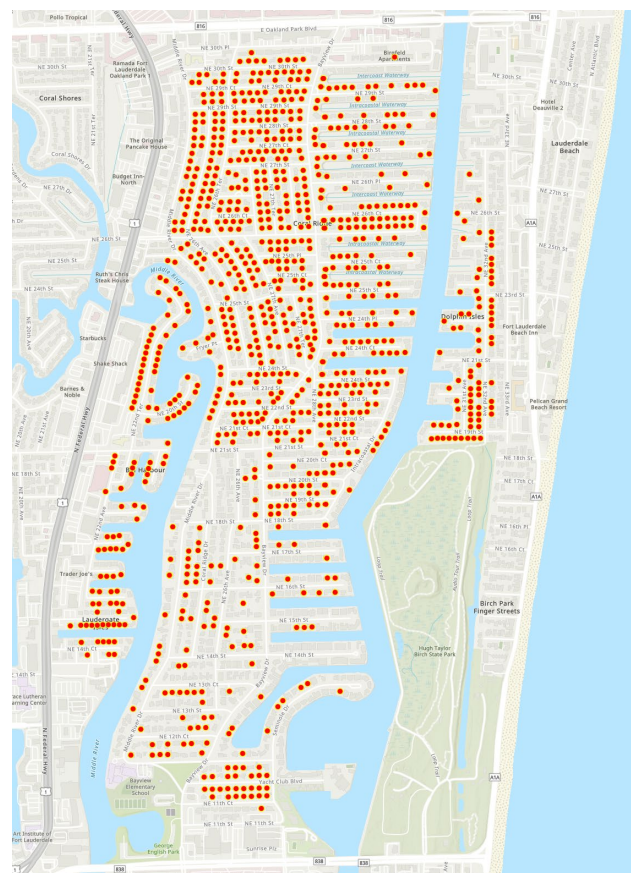
2639 NE 26<sup>th</sup> Street



2748 NE 29<sup>th</sup> Court

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.<sup>1</sup> The Ranch style is defined by its broad one-story shape, 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.<sup>2</sup>

There are (996) properties in the Ranch architectural style.



Map showing distribution of Ranch style properties

<sup>1</sup> Virginia Savage McAlester. *A Field Guide to American Houses*. 2nd ed. (New York: Alfred A. Knopf, 2013): 597-603.

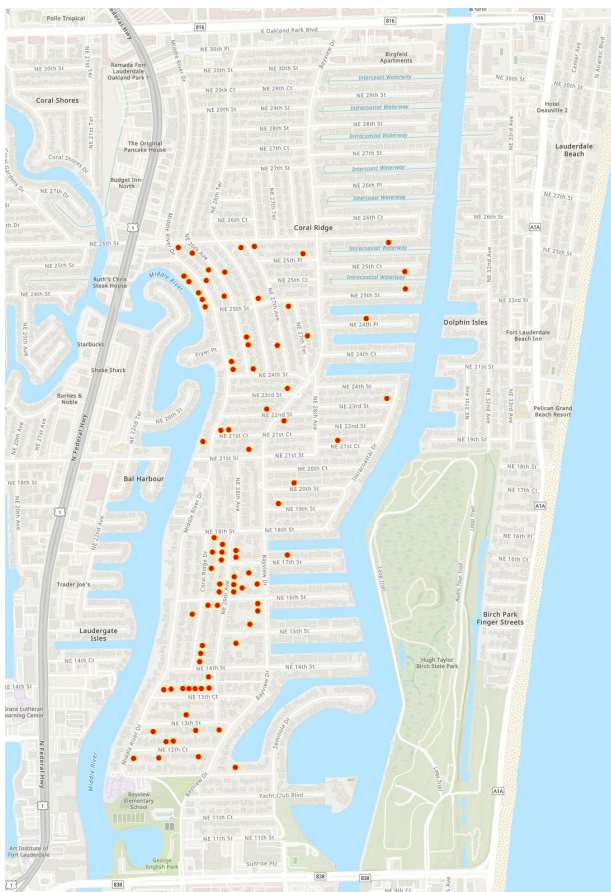
<sup>2</sup> This Architectural Style description is from a previous City of Fort Lauderdale Architectural Resource Survey: Erica Mollon Consulting. "Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida." City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.



## STYLED RANCH

The Styled Ranch was a popular variation of the Ranch house form, but with the application of design elements of historical styles. The Styled Ranch was constructed between 1935 and 1985, although their prevalence was most concentrated in the 1970s and 1980s. Subtypes of the Styled Ranch style include Spanish, Colonial Revival, Neoclassical, French, and Tudor. The character of the stylistic design elements define the subtype.<sup>3</sup>

There are (85) properties in the Style Ranch architectural style.



Map showing distribution of Styled Ranch style properties



2532 NE 26th Ave



2617 NE 22nd St

<sup>3</sup> This Architectural Style description is from a previous City of Fort Lauderdale Architectural Resource Survey: Weinstein-Berman, Laura. "Architectural Resource Survey of Rio Vista and Riverside Park." Prepared for the City of Fort Lauderdale. Fort Lauderdale, Florida. Page 209.

MID-CENTURY MODERN



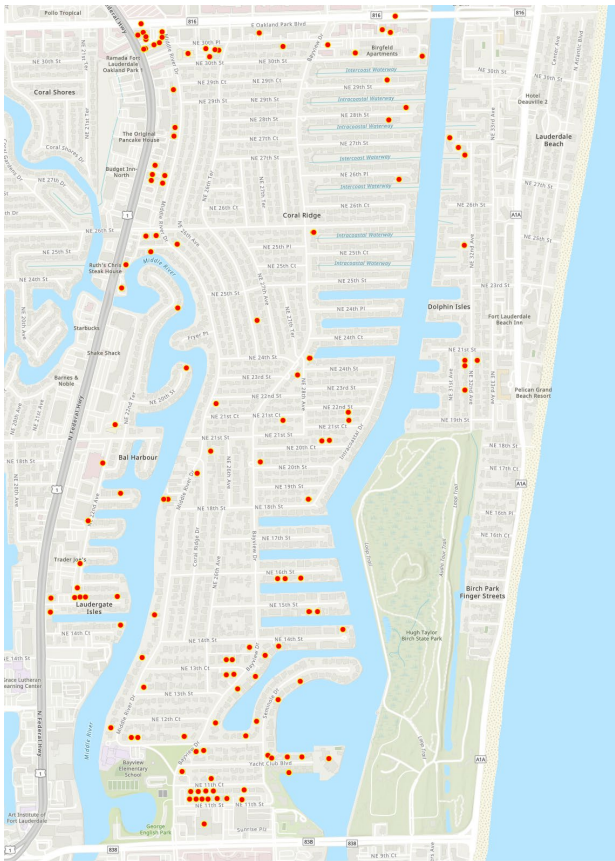
2201 NE 16 CT

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 the interior light.

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

Raw materials such as brick and wood were featured in many of the designs, sometimes in geometric patterns, and often in abstract patterns. Mass production standardized many of the options in house design and led to an affordability in home ownership illustrating the prosperity of the new middle class.<sup>4</sup>

There are (152) properties in the Mid-Century Modern architectural style.



Map showing distribution of Mid-Century Modern style properties

<sup>4</sup> This Architectural Style description is from a previous City of Fort Lauderdale Architectural Resource Survey: Weinstein-Berman, Laura. “Architectural Resource Survey of South Middle River, Middle River Terrace, Historic Dorsey Riverbend, and City View.” Prepared for the City of Fort Lauderdale. Fort Lauderdale, Florida. Page 82.



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.

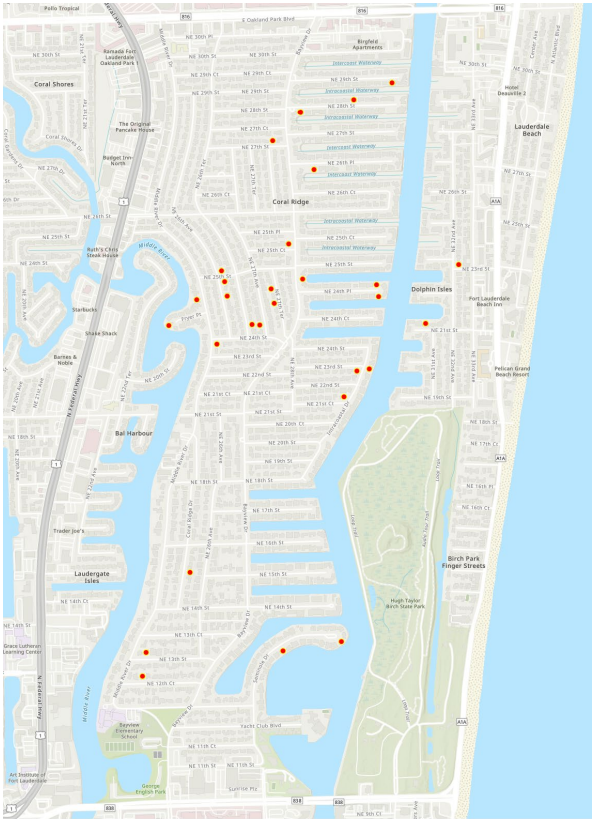
The design of the Split-Level reflected evolving family dynamics and technological advancements of the mid-20th century. It integrated spaces for automobiles and television viewing into distinct levels, each catering to different household activities: quiet living areas, sleeping quarters, and active 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 after World War II led to their inclusion in large-scale suburban developments, showcasing their broad appeal and adaptability to contemporary lifestyles.<sup>5</sup>There are (29) properties in the Split Level architectural style.



2514 NE 24 ST



2500 NE 26th Ave



Map showing distribution of Split Level style properties

<sup>5</sup> This Architectural Style description is from a previous City of Fort Lauderdale Architectural Resource Survey: Weinstein-Berman, Laura. "Architectural Resource Survey of South Middle River, Middle River Terrace, Historic Dorsey Riverbend, and City View." Prepared for the City of Fort Lauderdale. Fort Lauderdale, Florida. Page 172.

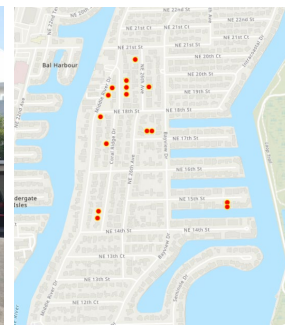


## MINIMAL TRADITIONAL

The Minimal Traditional style exemplified the Depression-era and Post World War II ‘instant communities.’ During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.<sup>6</sup> There are (17) properties in the Minimal Traditional architectural style.



1816 Coral Ridge Dr



Map showing  
distribution of Minimal  
Traditional style  
properties

## MASONRY VERNACULAR

The Masonry Vernacular is a type of design that is familiar to local builders and a product of its place. Vernacular buildings are typically constructed of locally sourced materials and reflect the specific character and practical considerations of the geographical place in which they were built. Generally, these structures display a simple form and have limited architectural features. There are (213) properties in the Masonry Vernacular architectural style.



2627 NE 27 Avenue

## COMMERCIAL VERNACULAR

The Commercial Vernacular style is a commercial style building with a storefront and similar to Masonry Vernacular style, these structures display a simple form and have limited architectural features. There are (43) Commercial Vernacular structures within the survey area.



2808 N. Federal Highway

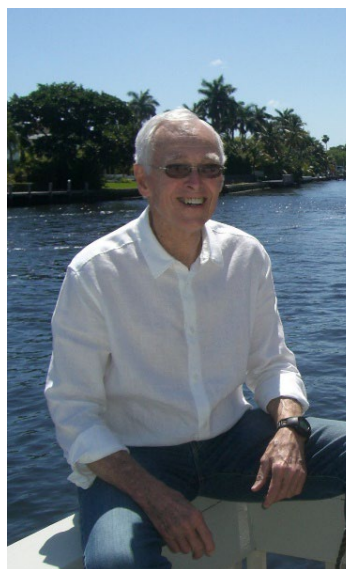
There are 8 properties that were not visible from the right-of-way due to heavy landscaping in the front yard.

<sup>6</sup> This Architectural Style description is from a previous City of Fort Lauderdale Architectural Resource Survey: Weinstein-Berman, Laura. “Architectural Resource Survey of South Middle River, Middle River Terrace, Historic Dorsey Riverbend, and City View.” Prepared for the City of Fort Lauderdale. Fort Lauderdale, Florida. Page 49.

# ARCHITECT BIOGRAPHIES

Below are select biographies of architects associated with properties that have been identified within potential historic districts or individual properties that are potentially eligible for the National Register of Historic Places as part of this architectural resource survey.

## DAN DUCKHAM



Dan Duckham was born in 1933 in Dayton, Ohio, and graduated from Miami University of Ohio in 1956. After graduating Duckham moved to Fort Lauderdale and worked for architect Robert Hansen, then opened his own office in 1959. Dan Duckham's worked as an architect for over 65 years, designing over five hundred projects. The majority of his career was spent in South Florida designing a range of projects including commercial and residential. In 2001 he moved to Cashiers, North Carolina and continued his architecture practice in western North Carolina where he currently resides.<sup>1</sup>

**Photo: Dan Duckham**

Source: Dan Duckham Architect website. <https://www.danduckham.com/>. Last accessed May 1, 2025.

## CHARLES McKIRAHAN

Charles Foster McKirahan was a prominent Fort Lauderdale-based architect who left an astounding architectural legacy in South Florida and beyond. McKirahan was born in Tulsa, Oklahoma in 1919. He first studied at Oklahoma State University. He served during World War II, spending three years as a captain with the US Army Corps of Engineers. He was sent to the Pacific theater where he spent time in Australia, Hawaii, Guam, Japan, and the South Pacific. He returned to school after the war, earning his B.S. in Architecture from the University of Illinois in 1947. He moved to Fort Lauderdale soon after graduation.

McKirahan worked briefly as chief draftsman at the office of Gamble, Pownall & Gilroy before forming a partnership, Wilmer & McKirahan, in 1951. He soon launched his own firm in 1953. An early project of McKirahan was the Mai Kai Restaurant in Fort Lauderdale. The renowned Polynesian-themed restaurant drew on McKirahan's experience in the Pacific.

McKirahan's first projects were small. In 1953, he designed Manhattan Tower in Fort Lauderdale as a General Motors corporate retreat. The building is notable for its sculptural outdoor "birdcage" stairway. McKirahan soon became the preferred architect of Coral Ridge Properties, a prolific and powerful Broward County developer. McKirahan designed

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<sup>1</sup> Dan Duckham Architect website. <https://www.danduckham.com/>. Last accessed May 1, 2025.

hundreds of homes and apartments for the developer including the Coral Ridge Country Club, Coral Ridge Yacht Club, Coral Cove, Bay Club, Sunrise Bay Club, Coral Ridge Towers (North and East), and Ocean Manors Hotel.

Other Fort Lauderdale works include the Point of Americas Condominium, Everglades House, Sky Harbour East, Lago Mar Apartments, Birch House, and Sea Chateau Motel. Other South Florida work included the Castaways Island Hotel, the Seaquarium dome, Point View Co-op, Island House on Key Biscayne, Bay Harbor Club and Bay Harbor Continental co-ops, and Seacoast Towers (now the Alexander). He also designed the Playboy Club in Miami and the Gill Sheraton Hotel.

McKirahan's international work included buildings in the Bahamas, Ecuador, Honduras, the Dominican Republic, and Brazil. He designed residences for actor Raymond Burr and artist Alexander Calder. He also designed six residences that are the anchor of the Mid-Century Modern Historic District in Norwich, Vermont. At its height, McKirahan's firm employed over 100 people and he had satellite offices in the Bahamas, Brazil, and Chicago. His prolific career was cut short when he was tragically killed in a car accident in West Palm Beach on February 12, 1964 at the age of 44.



**Photo: Architect Charles F. McKirahan**

Source: "Architect." The Miami Herald. Miami, Florida. Sunday, July 21, 1963. Page 10-BR.

It should be noted that Charles's first wife, Lucile W. McKirahan, a pioneering woman in architecture in her own right, helped found the McKirahan firm, which she led successfully through the 70's and 80's with her architect son, Charles. F. McKirahan Jr. Lucile graduated from the University of Illinois School of Architecture in 1940. That same year, she was the first woman to win first place in the Ecole de Beaux Arts Paris Prize in 1940. Her proudest accomplishment was a design for a prefabricated farmhouse, a humanitarian project during the Great Depression, thousands of which were constructed throughout the United States. Lucile was particularly strong at developing renderings to win projects for the firm. Charles and Lucile divorced before 1960, although it appears she remained active at the firm. Her contribution to the Breakwater Beach Surf Club Homes project is unknown, but it is likely that she played a role in its development.<sup>2</sup>

## CLAUS REUBEN MOBERG (August 15, 1908 – July 5, 1994)

Moberg was born in Providence, Rhode Island, and first attended the Rhode Island School of Design and completed his Bachelors in Fine Arts degree at Yale University in 1932. He was a practicing architect in Providence, served as a commander in Navy during World War II, and then relocated to Hollywood, Florida.<sup>3</sup> Moberg was the architect of record for multiple buildings throughout Broward County ranging from multi-family apartment buildings, churches, commercial buildings, as well as single-family homes. His wife, Rosalie Jean Davis, who he married in 1944 was a notable interior designer. Moberg and his wife built a home in Blowing Rock, North Carolina in 1978, and began dividing their time between there and Hollywood.<sup>4</sup>

<sup>2</sup> This biography is from a previous City of Fort Lauderdale Architectural Resource Survey: Erica Mollon Consulting. "Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida." City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

<sup>3</sup> Obituary for Jean David Moberg. Winston-Salem Journal. Winston-Salem, North Carolina. April 23, 2010, page 12.

<sup>4</sup> Memorial webpage for Clause Reuben Moberg. <https://www.findagrave.com/memorial/25074011/clus-reuben-moberg>. Last accessed July 11, 2025.



**IGOR POLEVITZKY (June 21, 1911 – May 5, 1978)**



**Photo: Igor Polevitzky (and dog Pogo)**  
Source: "Architecture and People." *The Miami Herald*. Miami, Florida. December 8, 1957, page 127.

Polevitzky was an American architect celebrated for his influence on Miami Beach's architectural style, particularly hotels, residences, and the tropical modern home in South Florida. Born in St. Petersburg, Russia, Polevitzky moved to Finland while his father established himself in the United States as an engineer at General Electric. In November of 1922, Polevitzky, his mother, and twin sisters arrived in the United States, not knowing a word of English.<sup>5</sup>

He enrolled at the University of Pennsylvania in 1929 as an engineering student but later switched to the school of architecture, studying under the renowned architect and critic of Modern Classicism, Paul Philippe Cret. After graduation, he moved to Miami in 1934, focusing his career on tropical design. He partnered with modernists Robert Law Weed and classmate Thomas Triplett Russell. Architectural firm Polevitzky, Johnson, and Associates, brought a new Modernist approach to Miami and Miami Beach.

Polevitzky was a fellow of the American Institute of Architects, a member of the Florida Association of Architects, and the recipient of several architectural and design awards. He pioneered the use of prefabricated homes.

Among the notable buildings he designed are the Havana Riviera Hotel in Havana, Cuba; the Triton, Albion, and Shelborne Hotels in Miami Beach; the Golden Strand; the Carleton Terrace apartments in Bal Harbour; the Springtide and Sea Tower in Fort Lauderdale.<sup>6</sup>

**HAROLD E. WAGONER (1905-1986)**

Wagoner was born in Pittsburgh, Pennsylvania, to Jesse L. and Harriett Hess Wagoner, and received most of his architectural education at the Carnegie Institute of Technology (Bachelor of Architecture 1926), with a return to architectural education in 1933 when he enrolled at the American Ecole des Beaux-Arts in Fontainebleau, France. Immediately after graduation from Carnegie he was employed by the Methodist Bureau of Architecture (1926-1933; Sundt & Wenner), and this experience inclined his mature career toward ecclesiastical design, an area in which he became a specialist. Writing in 1983, Wagoner declared: "My firm is one of the few, perhaps the only one in the United States which has devoted all its efforts to Religious Architecture. We have had commissions in 36 states... We have designed over 500 religious buildings."<sup>7</sup>

During the years in Philadelphia working for the Bureau Wagoner was associated with the office of Thomas & Martin (1936-40), followed by a stint of work with Wenner & Chance. His connection to Walter Thomas would be cemented in the 1940s when Wagoner became Thomas's partner in Thomas & Wagoner (1944-1948), after serving as Chief of the Camouflage Unit, U.S. Army Engineers during World War II (1942-1944). In 1948, however, he organized his own independent office and continued in operation well into the 1980s. During this period, he was also associated with William C. Chance. Wagoner's office was succeeded by Henry Jung.

<sup>5</sup> "Architecture and People." *The Miami Herald*. Miami, Florida. December 8, 1957, page 127.

<sup>6</sup> "Igor Polevitzky, 66, Prominent Architect." *The Miami Herald*. Miami, Florida. May 8, 1978, page 122.

<sup>7</sup> Philadelphia Architects and Buildings Website. [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/22920](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/22920). Last accessed May 1, 2025.

Prominent in the field of Protestant church design, Wagoner contributed a number of articles to *Faith & Form*. He also received several awards, including in 1958 an Award of Merit from Carnegie Institute of Technology. Within the awards granted by the Church Architecture Guild of America, Wagoner dominated in the 1950s and 1960s.

Wagoner was also active in the Philadelphia Chapter of the AIA, serving on the board of directors from 1959 to 1961 and as vice-president from 1961-1962. He gained Emeritus status with the American Institute of Architects (AIA) in 1976. He also served as Chairman of the Commission on Architecture, Lutheran Society of Music, Worship and the Arts and President of the Church Architectural Guild of America.<sup>8</sup>

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<sup>8</sup> Cooperman, Emily T. and Tatman, Sandra L., Philadelphia Architects and Buildings. [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/22920](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/22920). Accessed May 30, 2025. Architect biography for Harold Wagoner quoted in its entirety from this source.

# APPENDIX E

## Florida Master Site File (FMSF) Forms

An individual FMSF form was completed for all structures that were evaluated for their potential as a historic district or for individual listing. FMSF forms document the building's location, current condition, style, material, alterations, and history. A total of (353) FMSF historic structures forms were completed, (3) FMSF historic resource ground forms were completed to record cooperative complexes with multiple structures, as well as (2) FMSF historic resource group forms for potential historic districts. Included in Appendix E of this report, details of the properties further analyzed are provided. A summary of each area that was analyzed as well as a list of addresses are provided below. These addresses are in addition to the properties recorded that are recommended for their potential as historic districts or for individual listing on the National Register of Historic Places that are outlined in Sections 4a and 4b of this report.

### Coral Ridge

A grouping of (190) structures that were initially identified as being built in 1979 and prior. These properties are located in the Coral Ridge Galt Addition No. 1 plat. A majority of these structures were built in the 1950s, primarily between 1954 through 1955, and generally have an architect associated with the design of each residence. In review of the building permit records and closer examination of photographs of the existing conditions for each property, there is a high number of homes that have been altered on the front elevation to a degree that has impacted the architectural integrity of the area. It was concluded that there would be a total of (126) Contributing properties and (64) Non-Contributing properties. These numbers do not take into account recent infill new construction that would increase the number of non-contributing properties. Ultimately there is not a sufficient number of contributing structures or cluster of contributing structures to constitute the formation of a historic district.

| FMSF    | Folio        | Address               | Year Built | Arch. Style | Architect           | Status           |
|---------|--------------|-----------------------|------------|-------------|---------------------|------------------|
| BD10487 | 9225AE0000   | 2800 NE 30 ST #1 - #4 | 1962       | Vernacular  | Paul M. Bradley Jr. | Non-Contributing |
| BD10489 | 494225040540 | 2816 NE 26 PL         | 1958       | Split Level | Charles McKirahan   | Contributing     |
| BD10490 | 494225040560 | 2640 BAYVIEW DR       | 1957       | Ranch       | John O'Neill        | Contributing     |
| BD10491 | 494225040570 | 2630 BAYVIEW DR       | 1962       | Ranch       | Charles McKirahan   | Non-Contributing |
| BD10492 | 494225040580 | 2801 NE 26 PL         | 1957       | Ranch       | Charles McKirahan   | Non-Contributing |
| BD10493 | 494225040590 | 2807 NE 26 PL         | 1956       | Ranch       | Charles McKirahan   | Non-Contributing |
| BD10494 | 494225040860 | 2808 NE 27 ST         | 1963       | Ranch       | Lawrence Browning   | Non-Contributing |
| BD10495 | 494225040870 | 2800 NE 27 ST         | 1956       | Ranch       | Francis J. Rowland  | Contributing     |
| BD10496 | 494225040880 | 2658 BAYVIEW DR       | 1955       | Ranch       | Francis J. Rowland  | Non-Contributing |
| BD10497 | 494225040890 | 2700 NE 27 ST         | 1956       | Ranch       | Unknown             | Contributing     |
| BD10498 | 494225040900 | 2807 NE 27 ST         | 1956       | Ranch       | William Redden      | Contributing     |



# ARCHITECTURAL RESOURCE SURVEY OF CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES

|         |              |                 |      |                       |                         |                  |
|---------|--------------|-----------------|------|-----------------------|-------------------------|------------------|
| BD10499 | 494225041190 | 2806 NE 28 ST   | 1955 | Split Level           | Unknown                 | Contributing     |
| BD10500 | 494225041200 | 2800 NE 28 ST   | 1956 | Ranch                 | Charles McKirahan       | Contributing     |
| BD10501 | 494225041210 | 2712 BAYVIEW DR | 1955 | Ranch                 | John O'Neill            | Non-Contributing |
| BD10502 | 494225041220 | 2808 BAYVIEW DR | 1956 | Ranch                 | Paul Bradley            | Contributing     |
| BD10503 | 494225041230 | 2800 BAYVIEW DR | 1956 | Vernacular            | Lawrence Browning       | Non-Contributing |
| BD10504 | 494225041240 | 2807 NE 28 ST   | 1955 | Ranch                 | George Waddy            | Non-Contributing |
| BD10505 | 494225041540 | 2806 NE 29 ST   | 1957 | Ranch                 | George Storrs           | Non-Contributing |
| BD10506 | 494225041550 | 2800 NE 29 ST   | 1956 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10507 | 494225041560 | 2900 Bayview Dr | 1971 | Ranch                 | Robert Dickinson        | Contributing     |
| BD10508 | 494225041570 | 2805 NE 29 ST   | 1973 | Ranch                 | Herman Hostettler       | Non-Contributing |
| BD10509 | 494225041870 | 2916 BAYVIEW DR | 1963 | Vernacular            | Paul M Bradley Jr       | Non-Contributing |
| BD10510 | 494225041880 | 2908 BAYVIEW DR | 1957 | Ranch                 | Baumgaitner and Burggra | Non-Contributing |
| BD10511 | 494225041890 | 3000 BAYVIEW DR | 1968 | Commercial Vernacular | Charles McKirahan       | Non-Contributing |
| BD10512 | 494225042140 | 2625 NE 30 ST   | 1957 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10513 | 494225042150 | 2633 NE 30 ST   | 1955 | Ranch                 | William Redden          | Contributing     |
| BD10514 | 494225042160 | 2701 NE 30 ST   | 1957 | Ranch                 | Guy Patt Johnson        | Contributing     |
| BD10515 | 494225042170 | 2709 NE 30 ST   | 1955 | Ranch                 | George Hladik           | Contributing     |
| BD10516 | 494225042180 | 2717 NE 30 ST   | 1957 | Ranch                 | Guy Patt Johnson        | Contributing     |
| BD10517 | 494225042190 | 2725 NE 30 ST   | 1956 | Ranch                 | Frank Rowland           | Contributing     |
| BD10518 | 494225042200 | 2733 NE 30 ST   | 1956 | Ranch                 | Charles McKirahan       | Contributing     |
| BD10519 | 494225042210 | 2741 NE 30 ST   | 1957 | Ranch                 | Guy Patt Johnson        | Contributing     |
| BD10520 | 494225042220 | 2749 NE 30 ST   | 1956 | Ranch                 | Guy Patt Johnson        | Non-Contributing |
| BD10521 | 494225042230 | 3001 BAYVIEW DR | 1956 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10522 | 494225042240 | 2756 NE 30 ST   | 1966 | Ranch                 | Joe Phillips            | Non-Contributing |
| BD10523 | 494225042250 | 2748 NE 30 ST   | 1956 | Ranch                 | Guy Patt Johnson        | Contributing     |
| BD10524 | 494225042260 | 2740 NE 30 ST   | 1955 | Vernacular            | Carlos Schaeppel        | Non-Contributing |
| BD10525 | 494225042270 | 2732 NE 30 ST   | 1955 | Ranch                 | John O'Neill            | Contributing     |
| BD10526 | 494225042280 | 2724 NE 30 ST   | 1955 | Ranch                 | Guy Patt Johnson        | Non-Contributing |

|         |              |               |      |            |                    |                  |
|---------|--------------|---------------|------|------------|--------------------|------------------|
| BD10527 | 494225042290 | 2716 NE 30 ST | 1955 | Ranch      | Charles McKirahan  | Contributing     |
| BD10528 | 494225042300 | 2708 NE 30 ST | 1955 | Ranch      | John O'Neill       | Contributing     |
| BD10529 | 494225042310 | 2700 NE 30 ST | 1955 | Ranch      | Charles McKirahan  | Contributing     |
| BD10530 | 494225042320 | 2632 NE 30 ST | 1954 | Ranch      | John O'Neill       | Contributing     |
| BD10531 | 494225042330 | 2624 NE 30 ST | 1954 | Ranch      | Francis J. Rowland | Contributing     |
| BD10532 | 494225042340 | 2625 NE 29 CT | 1958 | Vacant Lot | Francis J. Rowland | Non-Contributing |
| BD10533 | 494225042350 | 2633 NE 29 CT | 1955 | Ranch      | Charles McKirahan  | Non-Contributing |
| BD10534 | 494225042360 | 2701 NE 29 CT | 1954 | Ranch      | John O'Neill       | Non-Contributing |
| BD10535 | 494225042370 | 2709 NE 29 CT | 1956 | Ranch      | Guy Patt Johnson   | Contributing     |
| BD10536 | 494225042380 | 2717 NE 29 CT | 1966 | Vernacular | Arthur D. Inwood   | Non-Contributing |
| BD10537 | 494225042390 | 2725 NE 29 CT | 1954 | Ranch      | John O'Neill       | Contributing     |
| BD10538 | 494225042410 | 2741 NE 29 CT | 1954 | Ranch      | Charles McKirahan  | Contributing     |
| BD10539 | 494225042420 | 2749 NE 29 CT | 1956 | Ranch      | Guy Patt Johnson   | Contributing     |
| BD10540 | 494225042430 | 2757 NE 29 CT | 1956 | Ranch      | John Peterman      | Non-Contributing |
| BD10541 | 494225042440 | 2756 NE 29 CT | 1956 | Ranch      | Francis J. Rowland | Contributing     |
| BD10542 | 494225042450 | 2748 NE 29 CT | 1955 | Ranch      | G.O. Johnson       | Contributing     |
| BD10543 | 494225042460 | 2740 NE 29 CT | 1955 | Ranch      | Charles McKirahan  | Non-Contributing |
| BD10544 | 494225042470 | 2732 NE 29 CT | 1956 | Ranch      | John Peterman      | Contributing     |
| BD10545 | 494225042490 | 2716 NE 29 CT | 1954 | Ranch      | Charles McKirahan  | Contributing     |
| BD10546 | 494225042500 | 2708 NE 29 CT | 1955 | Ranch      | Charles McKirahan  | Contributing     |
| BD10547 | 494225042510 | 2700 NE 29 CT | 1955 | Ranch      | Charles McKirahan  | Contributing?    |
| BD10548 | 494225042520 | 2632 NE 29 CT | 1955 | Ranch      | Lester Avery       | Contributing     |
| BD10549 | 494225042530 | 2624 NE 29 CT | 1954 | Ranch      | Francis J. Rowland | Contributing     |
| BD10550 | 494225042540 | 2625 NE 29 ST | 1954 | Ranch      | Charles McKirahan  | Contributing     |
| BD10551 | 494225042550 | 2633 NE 29 ST | 1955 | Ranch      | Guy Patt Johnson   | Contributing     |
| BD10552 | 494225042560 | 2701 NE 29 ST | 1955 | Ranch      | Charles McKirahan  | Non-Contributing |
| BD10553 | 494225042570 | 2709 NE 29 ST | 1959 | Ranch      | John O'Neill       | Contributing     |
| BD10554 | 494225042590 | 2725 NE 29 ST | 1955 | Ranch      | Charles McKirahan  | Non-Contributing |
| BD10555 | 494225042600 | 2733 NE 29 ST | 1955 | Ranch      | Charles McKirahan  | Non-Contributing |
| BD10556 | 494225042610 | 2741 NE 29 ST | 1958 | Ranch      | Francis J. Rowland | Non-Contributing |

|         |              |                 |      |       |                    |                  |
|---------|--------------|-----------------|------|-------|--------------------|------------------|
| BD10557 | 494225042620 | 2901 BAYVIEW DR | 1952 | Ranch | Cunningham         | Contributing     |
| BD10558 | 494225042630 | 2750 NE 29 ST   | 1956 | Ranch | Louis Wolff        | Non-Contributing |
| BD10559 | 494225042640 | 2740 NE 29 ST   | 1955 | Ranch | Guy Patt Johnson   | Contributing     |
| BD10560 | 494225042650 | 2732 NE 29 ST   | 1954 | Ranch | Guy Patt Johnson   | Contributing     |
| BD10561 | 494225042660 | 2724 NE 29 ST   | 1954 | Ranch | John Peterman      | Non-Contributing |
| BD10562 | 494225042670 | 2716 NE 29 ST   | 1955 | Ranch | Guy Platt Johnson  | Non-Contributing |
| BD10563 | 494225042680 | 2708 NE 29 ST   | 1954 | Ranch | Charles McKirahan  | Contributing     |
| BD10564 | 494225042700 | 2632 NE 29 ST   | 1954 | Ranch | Charles McKirahan  | Contributing     |
| BD10565 | 494225042710 | 2624 NE 29 ST   | 1954 | Ranch | George Storrs      | Non-Contributing |
| BD10566 | 494225042720 | 2625 NE 28 ST   | 1956 | Ranch | Paul M Bradley Jr  | Contributing     |
| BD10567 | 494225042730 | 2633 NE 28 ST   | 1954 | Ranch | Charles McKirahan  | Contributing     |
| BD10568 | 494225042740 | 2701 NE 28 ST   | 1955 | Ranch | Charles McKirahan  | Contributing     |
| BD10569 | 494225042750 | 2709 NE 28 ST   | 1958 | Ranch | Charles McKirahan  | Contributing     |
| BD10570 | 494225042760 | 2717 NE 28 ST   | 1954 | Ranch | Charles McKirahan  | Non-Contributing |
| BD10571 | 494225042770 | 2725 NE 28 ST   | 1955 | Ranch | Charles McKirahan  | Contributing     |
| BD10572 | 494225042790 | 2741 NE 28 ST   | 1955 | Ranch | Charles McKirahan  | Non-Contributing |
| BD10573 | 494225042800 | 2749 NE 28 ST   | 1955 | Ranch | John O'Neill       | Contributing     |
| BD10574 | 494225042810 | 2748 NE 28 ST   | 1955 | Ranch | Francis J. Rowland | Contributing     |
| BD10575 | 494225042820 | 2740 NE 28 ST   | 1955 | Ranch | Charles McKirahan  | Contributing     |
| BD10576 | 494225042830 | 2732 NE 28 ST   | 1955 | Ranch | Charles McKirahan  | Contributing     |
| BD10577 | 494225042850 | 2716 NE 28 ST   | 1955 | Ranch | Charles McKirahan  | Contributing     |
| BD10578 | 494225042860 | 2708 NE 28 ST   | 1955 | Ranch | Guy Platt Johnson  | Non-Contributing |
| BD10579 | 494225042870 | 2700 NE 28 ST   | 1954 | Ranch | Lester Avery       | Contributing     |
| BD10580 | 494225042880 | 2632 NE 28 ST   | 1954 | Ranch | Charles McKirahan  | Contributing     |
| BD10581 | 494225042890 | 2624 NE 28 ST   | 1953 | Ranch | Lester Avery       | Contributing     |
| BD10582 | 494225042900 | 2625 NE 27 CT   | 1953 | Ranch | Charles McKirahan  | Non-Contributing |
| BD10583 | 494225042910 | 2633 NE 27 CT   | 1953 | Ranch | Francis J. Rowland | Non-Contributing |
| BD10584 | 494225042920 | 2701 NE 27 CT   | 1956 | Ranch | Charles McKirahan  | Contributing     |



# ARCHITECTURAL RESOURCE SURVEY OF CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES

|         |              |                 |      |             |                    |                  |
|---------|--------------|-----------------|------|-------------|--------------------|------------------|
| BD10585 | 494225042940 | 2717 NE 27 CT   | 1957 | Ranch       | John O'Neill       | Non-Contributing |
| BD10586 | 494225042950 | 2725 NE 27 CT   | 1956 | Ranch       | Guy Platt Johnson  | Contributing     |
| BD10587 | 494225042960 | 2733 NE 27 CT   | 1954 | Ranch       | John O'Neill       | Contributing     |
| BD10588 | 494225042970 | 2741 NE 27 CT   | 1960 | Ranch       | C. Burkard         | Contributing     |
| BD10589 | 494225042980 | 2749 NE 27 CT   | 1956 | Ranch       | Guy Platt Johnson  | Non-Contributing |
| BD10590 | 494225042990 | 2748 NE 27 CT   | 1956 | Ranch       | Charles McKirahan  | Non-Contributing |
| BD10591 | 494225043000 | 2740 NE 27 CT   | 1953 | Ranch       | Guy Platt Johnson  | Contributing     |
| BD10592 | 494225043010 | 2732 NE 27 CT   | 1955 | Ranch       | Charles McKirahan  | Contributing     |
| BD10593 | 494225043020 | 2724 NE 27 CT   | 1954 | Ranch       | Charles McKirahan  | Non-Contributing |
| BD10594 | 494225043030 | 2716 NE 27 CT   | 1954 | Ranch       | Charles McKirahan  | Contributing     |
| BD10595 | 494225043040 | 2708 NE 27 CT   | 1954 | Ranch       | Charles McKirahan  | Contributing     |
| BD10596 | 494225043050 | 2700 NE 27 CT   | 1954 | Ranch       | Guy Platt-Johnson  | Contributing     |
| BD10597 | 494225043060 | 2636 NE 27 CT   | 1954 | Ranch       | Francis J. Rowland | Contributing     |
| BD10598 | 494225043070 | 2624 NE 27 CT   | 1960 | Vernacular  | Charles McKirahan  | Non-Contributing |
| BD10599 | 494225043080 | 2700 NE 26 TER  | 1956 | Ranch       | John O'Neill       | Contributing     |
| BD10600 | 494225043090 | 2633 NE 27 ST   | 1957 | Ranch       | John M. Peterman   | Contributing     |
| BD10601 | 494225043100 | 2641 NE 27 ST   | 1957 | Ranch       | Charles McKirahan  | Contributing     |
| BD10602 | 494225043110 | 2701 NE 27 ST   | 1960 | Ranch       | Charles McKirahan  | Contributing     |
| BD10603 | 494225043120 | 2709 NE 27 ST   | 1954 | Ranch       | John B. O'Neill    | Non-Contributing |
| BD10604 | 494225043140 | 2725 NE 27 ST   | 1955 | Ranch       | Charles McKirahan  | Contributing     |
| BD10605 | 494225043150 | 2733 NE 27 ST   | 1962 | Ranch       | Charles McKirahan  | Contributing     |
| BD10606 | 494225043160 | 2741 NE 27 ST   | 1955 | Split Level | Guy Platt-Johnson  | Contributing     |
| BD10607 | 494225043170 | 2749 NE 27 ST   | 1955 | Ranch       | Francis J. Rowland | Contributing     |
| BD10608 | 494225043180 | 2656 NE 27 WAY  | 1955 | Ranch       | Charles McKirahan  | Contributing     |
| BD10609 | 494225043190 | 2648 NE 27 WAY  | 1955 | Ranch       | Joseph Phillips    | Contributing     |
| BD10610 | 494225043210 | 2632 NE 27 WAY  | 1957 | Ranch       | Francis J. Rowland | Contributing     |
| BD10611 | 494225043220 | 2624 NE 27 WAY  | 1960 | Ranch       | Bradley            | Contributing     |
| BD10612 | 494225043230 | 2616 NE 27 WAY  | 1955 | Ranch       | Francis J. Rowland | Contributing     |
| BD10613 | 494225043250 | 2600 NE 27 WAY  | 1959 | Ranch       | Joseph Phillips    | Contributing     |
| BD10614 | 494225043260 | 2601 BAYVIEW DR | 1957 | Ranch       | Francis J. Rowland | Contributing     |
| BD10615 | 494225043270 | 2609 BAYVIEW DR | 1955 | Ranch       | John Evans         | Contributing     |

# ARCHITECTURAL RESOURCE SURVEY OF CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES

|         |              |                 |      |            |                    |                  |
|---------|--------------|-----------------|------|------------|--------------------|------------------|
| BD10616 | 494225043280 | 2617 BAYVIEW DR | 1955 | Ranch      | Frank Rowland      | Contributing     |
| BD10617 | 494225043290 | 2625 BAYVIEW DR | 1953 | Ranch      | Charles McKirahan  | Contributing     |
| BD10618 | 494225043300 | 2633 BAYVIEW DR | 1960 | Ranch      | Grootenboer        | Contributing     |
| BD10619 | 494225043310 | 2641 BAYVIEW DR | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10620 | 494225043320 | 2649 BAYVIEW DR | 1956 | Ranch      | Francis J. Rowland | Contributing     |
| BD10621 | 494225043330 | 2657 BAYVIEW DR | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10622 | 494225043340 | 2656 NE 27 TER  | 1962 | Ranch      | Francis J. Rowland | Contributing     |
| BD10623 | 494225043350 | 2648 NE 27 TER  | 1956 | Ranch      | George Storrs, Jr. | Non-Contributing |
| BD10624 | 494225043360 | 2640 NE 27 TER  | 1956 | Ranch      | Owner              | Contributing     |
| BD10625 | 494225043380 | 2624 NE 27 TER  | 1955 | Vernacular | Lester Avery       | Non-Contributing |
| BD10626 | 494225043390 | 2616 NE 27 TER  | 1961 | Ranch      | George Storrs      | Contributing     |
| BD10627 | 494225043400 | 2608 NE 27 TER  | 1956 | Ranch      | Lester Avery       | Non-Contributing |
| BD10628 | 494225043410 | 2600 NE 27 TER  | 1956 | Ranch      | O'Bara             | Contributing     |
| BD10629 | 494225043420 | 2601 NE 27 WAY  | 1959 | Ranch      | William Redden     | Contributing     |
| BD10630 | 494225043440 | 2617 NE 27 WAY  | 1955 | Ranch      | Victor Larson      | Non-Contributing |
| BD10631 | 494225043450 | 2625 NE 27 WAY  | 1954 | Ranch      | George Storrs      | Contributing     |
| BD10632 | 494225043460 | 2633 NE 27 WAY  | 1954 | Ranch      | George Storrs      | Contributing     |
| BD10633 | 494225043470 | 2641 NE 27 WAY  | 1958 | Ranch      | Francis J. Rowland | Contributing     |
| BD10634 | 494225043480 | 2649 NE 27 WAY  | 1954 | Ranch      | George Storrs      | Contributing     |
| BD10635 | 494225043490 | 2657 NE 27 WAY  | 1955 | Ranch      | John Peterman      | Contributing     |
| BD10636 | 494225043500 | 2700 NE 27 AVE  | 1966 | Ranch      | Gene C. Morraco    | Contributing     |
| BD10637 | 494225043510 | 2648 NE 27 AVE  | 1956 | Ranch      | Francis J. Rowland | Contributing     |
| BD10638 | 494225043520 | 2640 NE 27 AVE  | 1954 | Ranch      | Francis J. Rowland | Contributing     |
| BD10639 | 494225043530 | 2632 NE 27 AVE  | 1954 | Ranch      | Francis J. Rowland | Contributing     |
| BD10640 | 494225043540 | 2624 NE 27 AVE  | 1959 | Ranch      | William Redden     | Contributing     |
| BD10641 | 494225043550 | 2616 NE 27 AVE  | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10642 | 494225043560 | 2608 NE 27 AVE  | 1954 | Ranch      | Francis J. Rowland | Contributing     |
| BD10643 | 494225043570 | 2600 NE 27 AVE  | 1957 | Ranch      | Lester Avery       | Contributing     |
| BD10644 | 494225043580 | 2601 NE 27 TER  | 1960 | Ranch      | M R Burggraf       | Contributing     |
| BD10645 | 494225043590 | 2609 NE 27 TER  | 1955 | Ranch      | John B O'Neill     | Contributing     |
| BD10646 | 494225043600 | 2617 NE 27 TER  | 1954 | Ranch      | John B O'Neill     | Contributing     |
| BD10647 | 494225043610 | 2625 NE 27 TER  | 1962 | Ranch      | Francis J. Rowland | Contributing     |
| BD10648 | 494225043630 | 2641 NE 27 TER  | 1955 | No Style   | John B. O'Neill    | Non-Contributing |
| BD10649 | 494225043640 | 2649 NE 27 TER  | 1954 | Ranch      | John B. O'Neill    | Contributing     |
| BD10650 | 494225043650 | 2657 NE 27 TER  | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10651 | 494225043660 | 2609 NE 27 AVE  | 1956 | Ranch      | Francis J. Rowland | Non-Contributing |
| BD10652 | 494225043670 | 2648 NE 26 CT   | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10653 | 494225043680 | 2640 NE 26 CT   | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10654 | 494225043690 | 2632 NE 26 CT   | 1955 | Ranch      | Francis J. Rowland | Contributing     |
| BD10655 | 494225043700 | 2624 NE 26 CT   | 1960 | Ranch      | Francis J. Rowland | Non-Contributing |
| BD10656 | 494225043710 | 2600 NE 26 TER  | 1956 | Ranch      | Francis J. Rowland | Non-Contributing |

ARCHITECTURAL RESOURCE SURVEY OF  
CORAL RIDGE, BAL HARBOUR, LAUDERGATE ISLES, AND DOLPHIN ISLES

|         |              |                |      |                       |                         |                  |
|---------|--------------|----------------|------|-----------------------|-------------------------|------------------|
| BD10657 | 494225043720 | 2639 NE 26 ST  | 1955 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10658 | 494225043730 | 2649 NE 26 ST  | 1959 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10659 | 494225043740 | 2657 NE 26 ST  | 1955 | Ranch                 | John B. O'Neill         | Contributing     |
| BD10660 | 494225043750 | 2627 NE 27 AVE | 1957 | Vernacular            | Francis J. Rowland      | Non-Contributing |
| BD10661 | 494225043760 | 2648 NE 26 PL  | 1955 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10662 | 494225043770 | 2640 NE 26 PL  | 1956 | Ranch                 | Francis Corp            | Non-Contributing |
| BD10663 | 494225043780 | 2624 NE 26 PL  | 1956 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10664 | 494225043790 | 2625 NE 26 CT  | 1956 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10665 | 494225043800 | 2639 NE 26 CT  | 1956 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10666 | 494225043810 | 2649 NE 26 CT  | 1955 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10667 | 494225043820 | 2659 NE 26 CT  | 1956 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10668 | 494225043840 | 2632 NE 27 ST  | 1955 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10669 | 494225043850 | 2660 NE 26 TER | 1959 | Ranch                 | Francis J. Rowland      | Non-Contributing |
| BD10670 | 494225043860 | 2650 NE 26 TER | 1955 | Vernacular            | Francis J. Rowland      | Non-Contributing |
| BD10671 | 494225043870 | 2625 NE 26 PL  | 1955 | Vernacular            | Francis J. Rowland      | Non-Contributing |
| BD10672 | 494225043880 | 2641 NE 26 PL  | 1955 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10673 | 494225043890 | 2649 NE 26 PL  | 1955 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10674 | 494225043900 | 2659 NE 26 PL  | 1956 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10675 | 494225043910 | 2647 NE 27 AVE | 1956 | Ranch                 | Francis J. Rowland      | Contributing     |
| BD10676 | 494225043930 | 2800 NE 26 AVE | 1954 | Ranch                 | J.H. Phillpot           | Non-Contributing |
| BD10677 | 494225060230 | 2829 NE 30 ST  | 1963 | Mid-Century<br>Modern | George B.<br>Cunningham | Non-Contributing |

Coral Ridge

A grouping of (55) structures that were initially identified as being built 1979 and prior. These properties are located in the Coral Ridge Galt Addition No. 1 plat and are located along NE 26th and NE 26th Court between Bayview Drive and the Atlantic Intracoastal. A majority of these structures were built in the 1950s, primarily between 1956 through 1957, and generally have an architect associated with the design of each residence. In review of the building permit records and closer examination of photographs of the existing conditions for each property, there is a high number of homes that have been altered on the front elevation to a degree that has impacted the architectural integrity of the area as well as multiple infill new construction. It was concluded that there would be a total of (35) Contributing properties and (20) Non-Contributing properties. Ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district.

| FMSF    | Folio        | Address       | Year Built | Arch. Style | Architect                 | Status       |
|---------|--------------|---------------|------------|-------------|---------------------------|--------------|
| BD10678 | 494225040010 | 2800 NE 26 CT | 1959       | Ranch       | J.H. Phillpott            | Contributing |
| BD10679 | 494225040020 | 2808 NE 26 CT | 1955       | Ranch       | John Peterman             | Contributing |
| BD10680 | 494225040030 | 2816 NE 26 CT | 1956       | Ranch       | Francis J. Rowland        | Contributing |
| BD10681 | 494225040040 | 2824 NE 26 CT | 1957       | Ranch       | John Peterman             | Contributing |
| BD10682 | 494225040050 | 2832 NE 26 CT | 1959       | Ranch       | Louiss Wolff              | Contributing |
| BD10683 | 494225040060 | 2840 NE 26 CT | 1957       | Ranch       | Lester Avery              | Contributing |
| BD10684 | 494225040070 | 2848 NE 26 CT | 1959       | Ranch       | Bumgaitner<br>and Burggra | Contributing |
| BD10685 | 494225040080 | 2856 NE 26 CT | 1963       | Ranch       | George Storrs             | Contributing |



|              |              |                 |      |            |                                 |                  |
|--------------|--------------|-----------------|------|------------|---------------------------------|------------------|
| BD10686      | 494225040090 | 2864 NE 26 CT   | 1952 | Ranch      | Bumgaitner and Burggra          | Contributing     |
| BD10687      | 494225040100 | 2870 NE 26 CT   | 1961 | Ranch      | John B. O'Neill                 | Contributing     |
| BD10688      | 494225040110 | 2880 NE 26 CT   | 1959 | Ranch      | Joseph Phillips, Jr.            | Contributing     |
| BD10689      | 494225040120 | 2890 NE 26 CT   | 1958 | Ranch      | Arthur H. Rude                  | Contributing     |
| BD10691      | 494225040140 | 2889 NE 26 ST   | 1963 | Ranch      | Lester Avery                    | Contributing     |
| BD10692      | 494225040150 | 2871 NE 26 ST   | 1968 | Ranch      | Herman Hosettler                | Contributing     |
| BD10693      | 494225040160 | 2865 NE 26 ST   | 1956 | Ranch      | George Storrs                   | Contributing     |
| BD10694      | 494225040170 | 2857 NE 26 ST   | 1955 | Ranch      | Unknown                         | Contributing     |
| BD10695      | 494225040180 | 2849 NE 26 ST   | 1955 | Ranch      | Francis J. Rowland              | Contributing     |
| BD10696      | 494225040190 | 2841 NE 26 ST   | 1955 | Ranch      | Francis J. Rowland              | Contributing     |
| BD10698      | 494225040210 | 2825 NE 26 ST   | 1956 | Ranch      | Petticord and George Cunningham | Contributing     |
| BD10699      | 494225040220 | 2817 NE 26 ST   | 1962 | Ranch      | Arthur H. Rude                  | Contributing     |
| BD10700      | 494225040230 | 2807 NE 26 ST   | 1955 | Ranch      | William Bigoney                 | Contributing     |
| BD10701      | 494225040240 | 2801 NE 26 ST   | 1956 | Ranch      | Francis J. Rowland              | Contributing     |
| BD10705      | 494225040300 | 2839 NE 26 CT   | 1959 | Ranch      | Baumgaitner and Burggra         | Contributing     |
| BD10706      | 494225040310 | 2847 NE 26 CT   | 1959 | Ranch      | Francis J. Rowland              | Contributing     |
| BD10707      | 494225040320 | 2855 NE 26 CT   | 1961 | Ranch      | Francis J. Rowland              | Contributing     |
| BD10710      | 494225040350 | 2879 NE 26 CT   | 1957 | Ranch      | Guy Platt Johnson               | Contributing     |
| BD10711      | 494225040360 | 2887 NE 26 CT   | 1956 | Ranch      | John Peterman                   | Contributing     |
| BD10712      | 494225040370 | 2895 NE 26 CT   | 1957 | Ranch      | Frank Rowland                   | Contributing     |
| BD10714      | 494225040390 | 2620 NE 30 AVE  | 1964 | Ranch      | Gene C. Monaco                  | Contributing     |
| BD10715      | 494225040410 | 2600 NE 30 AVE  | 1960 | Ranch      | Joseph Phillips, Jr.            | Contributing     |
| BD10828      | 494225034560 | 2870 NE 26 ST   | 1955 | Ranch      | Guy Platt Johnson               | Contributing     |
| BD10831      | 494225034600 | 2840 NE 26 ST   | 1955 | Ranch      | Todd and Wiesman                | Contributing     |
| BD10832      | 494225034610 | 2832 NE 26 ST   | 1955 | Ranch      | C.A. Sederland                  | Contributing     |
| Not Recorded | 494225034630 | 2816 NE 26 ST   | 1956 | Ranch      | M.R. Burggraf                   | Contributing     |
| BD10472      | 494225034650 | 2800 NE 26 ST   | 1954 | Ranch      | John Evans                      | Contributing     |
| BD10690      | 494225040130 | 2897 NE 26 ST   | 1973 | Ranch      | William Shiskin                 | Non-Contributing |
| BD10697      | 494225040200 | 2833 NE 26 ST   | 1956 | Ranch      | Francis J. Rowland              | Non-Contributing |
| BD10702      | 494225040250 | 2616 BAYVIEW DR | 1956 | Vernacular | Francis J. Rowland              | Non-Contributing |
| BD10703      | 494225040260 | 2807 NE 26 CT   | 1955 | Ranch      | John Peterman                   | Non-Contributing |
| BD10704      | 494225040270 | 2817 NE 26 CT   | 1957 | Vernacular | Jack Zimmer                     | Non-Contributing |
| Not Recorded | 494225040280 | 2823 NE 26 CT   | 2015 | Vernacular | Unknown                         | Non-Contributing |
| Not Recorded | 494225040290 | 2831 NE 26 CT   | 2022 | Vernacular | Unknown                         | Non-Contributing |
| BD10708      | 494225040330 | 2863 NE 26 CT   | 1957 | Ranch      | Lester Avery                    | Non-Contributing |

|              |              |                |      |            |                     |                  |
|--------------|--------------|----------------|------|------------|---------------------|------------------|
| BD10709      | 494225040340 | 2871 NE 26 CT  | 1957 | Ranch      | John Peterman       | Non-Contributing |
| BD10713      | 494225040380 | 2899 NE 26 CT  | 1957 | Vernacular | Paul M. Bradley Jr. | Non-Contributing |
| Not Recorded | 494225040400 | 2610 NE 30 AVE | 2005 | Vernacular | Unknown             | Non-Contributing |
| Not Recorded | 494225034520 | 2898 NE 26 ST  | 2009 | Vernacular | Unknown             | Non-Contributing |
| Not Recorded | 494225034530 | 2894 NE 26 ST  | 2010 | Vernacular | Unknown             | Non-Contributing |
| Not Recorded | 494225034540 | 2888 NE 26 ST  | 2025 | Vernacular | Unknown             | Non-Contributing |
| BD10827      | 494225034550 | 2878 NE 26 ST  | 1956 | Vernacular | Robert Hansen       | Non-Contributing |
| BD10829      | 494225034570 | 2864 NE 26 ST  | 1969 | Vernacular | Unknown             | Non-Contributing |
| BD10830      | 494225034580 | 2856 NE 26 ST  | 0    | Vacant Lot | None                | Non-Contributing |
| Not Recorded | 494225034590 | 2848 NE 26 ST  | 2003 | Vernacular | Unknown             | Non-Contributing |
| BD10470      | 494225034620 | 2824 NE 26 ST  | 2017 | Vernacular | Unknown             | Non-Contributing |
| BD10471      | 494225034640 | 2808 NE 26 ST  | 1955 | Vernacular | Guy Platt Johnson   | Non-Contributing |

## Bal Harbour

Within the Bal Harbour neighborhood, there was one area comprising of two streets that were identified as a potential historic district for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Bal Harbour neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

Within the two streets that were further evaluated the structures that were initially identified as being built 1979 and prior. From those structures, approximately half of the buildings within the boundary of the district would be non-contributing due to alterations as well as a few additional structures that were built outside of what would be considered the period of significance. Due to the low number of contributing structures this area would not qualify as a historic district.

| FMSF    | Folio        | Address       | Year Built | Arch. Style        | Architect               | Status           |
|---------|--------------|---------------|------------|--------------------|-------------------------|------------------|
| BD10739 | 494236160130 | 2201 NE 15 CT | 1964       | Ranch              | Lester Avery            | Contributing     |
| BD10740 | 494236160150 | 2207 NE 15 CT | 1963       | Ranch              | Arthur H. Rude          | Non-Contributing |
| BD10741 | 494236160170 | 2221 NE 15 CT | 1968       | Ranch              | N. Green                | Contributing     |
| BD10742 | 494236160180 | 2225 NE 15 CT | 1958       | Ranch              | Arthur H. Rude          | Non-Contributing |
| BD10743 | 494236160220 | 2230 NE 15 CT | 1961       | Ranch              | William Presto          | Non-Contributing |
| BD10744 | 494236160230 | 2224 NE 15 CT | 1958       | Ranch              | Francis J. Rowland      | Contributing     |
| BD10745 | 494236160240 | 2222 NE 15 CT | 1961       | Ranch              | William G. Crawford     | Contributing     |
| BD10746 | 494236160260 | 2208 NE 15 CT | 1969       | Ranch              | Charles Bradt Goldsmith | Contributing     |
| BD10747 | 494236160270 | 2204 NE 15 CT | 1965       | Ranch              | Paul M. Bradley Jr.     | Non-Contributing |
| BD10748 | 494236150380 | 2201 NE 16 CT | 1958       | Mid-Century Modern | C.A. Peterson           | Contributing     |

|         |              |               |      |            |                            |                  |
|---------|--------------|---------------|------|------------|----------------------------|------------------|
| BD10749 | 494236150390 | 2207 NE 16 CT | 1957 | Ranch      | Rude, Hostettler, and Taym | Contributing     |
| BD10750 | 494236150400 | 2213 NE 16 CT | 1960 | Ranch      | Robert De Nyse             | Unsure           |
| BD10751 | 494236150410 | 2219 NE 16 CT | 1968 | Ranch      | Paul M. Bradley Jr.        | Non-Contributing |
| BD10752 | 494236150420 | 2225 NE 16 CT | 2018 | Vernacular | Herman Hostettler          | Non-Contributing |
| BD10753 | 494236150430 | 2230 NE 16 CT | 1959 | Ranch      | Marvin L. Gelatt           | Contributing     |
| BD10754 | 494236150440 | 2224 NE 16 CT | 1964 | Ranch      | Herman Hostettler          | Non-Contributing |
| BD10755 | 494236150450 | 2218 NE 16 CT | 1960 | Ranch      | Arthur H. Rude             | Contributing     |
| BD10756 | 494236150460 | 2212 NE 16 CT | 1957 | Ranch      | George Waddey              | Contributing     |
| BD10757 | 494236150470 | 2206 NE 16 CT | 1964 | Ranch      | Gene C. Monaco             | Non-Contributing |
| BD10758 | 494236150480 | 2200 NE 16 CT | 1957 | Ranch      | George Waddey              | Non-Contributing |

### Laudergate Isles

The Laudergate Isles neighborhood was identified as a potential historic district for further study and evaluation. This neighborhood consists of one street that contains a total of (23) properties that were primarily constructed during the 1950s, but does contain several structures built in the 1960s and 1970s, as well as one infill structure built in 2023. In the analysis of all of the structures along this street, a total of (10) that would be considered non-contributing and (13) that would be considered contributing. The non-contributing structures were those that would be considered outside of the period of significance, or have been altered to a point where they have lost their architectural integrity, and ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district.

| FMSF    | Folio        | Address       | Year Built | Arch. Style        | Architect         | Status           |
|---------|--------------|---------------|------------|--------------------|-------------------|------------------|
| BD10716 | 494236140320 | 2031 NE 15 ST | 1953       | Mid-Century Modern | Lester Avery      | Contributing     |
| BD10717 | 494236140330 | 2037 NE 15 ST | 1953       | Mid-Century Modern | Lester Avery      | Contributing     |
| BD10718 | 494236140340 | 2041 NE 15 ST | 1953       | Mid-Century Modern | Lester Avery      | Contributing     |
| BD10719 | 494236140350 | 2045 NE 15 ST | 1957       | Ranch              | George Cunningham | Contributing     |
| BD10720 | 494236140360 | 2101 NE 15 ST | 1957       | Ranch              | Arthur H. Rude    | Non-Contributing |
| BD10721 | 494236140370 | 2107 NE 15 ST | 1956       | Ranch              | George Cunningham | Contributing     |
| BD10722 | 494236140380 | 2111 NE 15 ST | 1971       | Vernacular         | Frank Rowland     | Non-Contributing |
| BD10723 | 494236140390 | 2119 NE 15 ST | 1960       | Ranch              | Frank Rowland     | Non-Contributing |
| BD10724 | 494236140400 | 2125 NE 15 ST | 1952       | Mid-Century Modern | Lester Avery      | Contributing     |
| BD10725 | 494236140410 | 2131 NE 15 ST | 2023       | Vernacular         | Unknown           | Non-Contributing |
| BD10726 | 494236140420 | 2136 NE 15 ST | 1952       | Ranch              | James Young       | Contributing     |
| BD10727 | 494236140430 | 2130 NE 15 ST | 1956       | Ranch              | John Peterman     | Non-Contributing |
| BD10728 | 494236140440 | 2124 NE 15 ST | 1978       | Ranch              | Gene C. Monaco    | Non-Contributing |
| BD10729 | 494236140450 | 2118 NE 15 ST | 1951       | Ranch              | Lester Avery      | Contributing     |
| BD10730 | 494236140460 | 2112 NE 15 ST | 1953       | Ranch              | Lester Avery      | Contributing     |
| BD10731 | 494236140461 | 2106 NE 15 ST | 1971       | Ranch              | Paul Bradley Jr.  | Non-Contributing |
| BD10732 | 494236140470 | 2100 NE 15 ST | 1955       | Ranch              | Unknown           | Non-Contributing |



|         |              |               |      |             |                   |                  |
|---------|--------------|---------------|------|-------------|-------------------|------------------|
| BD10733 | 494236140480 | 2046 NE 15 ST | 1954 | Ranch       | Unknown           | Non-Contributing |
| BD10734 | 494236140490 | 2040 NE 15 ST | 1956 | Ranch       | Lester Avery      | Contributing     |
| BD10735 | 494236140500 | 2036 NE 15 ST | 1957 | Ranch       | James Hartely     | Contributing     |
| BD10736 | 494236140510 | 2030 NE 15 ST | 1952 | Ranch       | William G. Tracy  | Contributing     |
| BD10737 | 494236140520 | 2024 NE 15 ST | 1954 | Not Visible | Guy Platt Johnson | Unsure           |
| BD10738 | 494236140530 | 2018 NE 15 ST | 1958 | Ranch       | Unknown           | Contributing     |

## Dolphin Isles

Within the Dolphin Isles neighborhood, there was one area that was identified as a potential historic district for further study and evaluation. There was not any clear pattern of a potential historic district within the overall boundary of the Dolphin Isles neighborhood. There were a sufficient number of infill properties or structures that have been significantly altered through new additions or updates to the exterior facade.

While there were a number of properties within the boundary of the area selected for further study that retain a high degree of architectural integrity, there were still a number of infill properties that disrupted the ability of the area to be considered as a contiguous district. Overall, there are a total of (53) structures within the boundary with a total of (23) that would be considered non-contributing and (30) that would be considered contributing. The non-contributing structures were those that would be considered outside of the period of significance, or have been altered to a point where they have lost their architectural integrity, and ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district.

| FMSF    | Folio        | Address        | Year Built | Arch. Style        | Architect          | Status           |
|---------|--------------|----------------|------------|--------------------|--------------------|------------------|
| BD10759 | 494330020050 | 3200 NE 19 ST  | 1989       | Vernacular         | Unknown            | Non-Contributing |
| BD10760 | 494330020060 | 3114 NE 19 ST  | 1952       | Ranch              | Lester Avery       | Non-Contributing |
| BD10761 | 494330020070 | 3108 NE 19 ST  | 1952       | Ranch              | Lester Avery       | Non-Contributing |
| BD10762 | 494330020080 | 3100 NE 19 ST  | 1956       | Ranch              | Lester Avery       | Contributing     |
| BD10763 | 494330020090 | 3036 NE 19 ST  | 1951       | Ranch              | Lester Avery       | Contributing     |
| BD10764 | 494330020100 | 3030 NE 19 ST  | 1962       | Ranch              | Lawrence Browning  | Contributing     |
| BD10765 | 494330020110 | 3024 NE 19 ST  | 1955       | Ranch              | William J. Redden  | Contributing     |
| BD10766 | 494330020200 | 3025 NE 19 ST  | 1964       | Ranch              | Moeller            | Non-Contributing |
| BD10767 | 494330020210 | 1915 NE 31 AVE | 1956       | Ranch              | Francis J. Rowland | Non-Contributing |
| BD10768 | 494330020380 | 3114 NE 21 ST  | 1955       | Ranch              | George Hladik      | Unsure           |
| BD10769 | 494330020390 | 2033 NE 32 AVE | 1951       | Mid-Century Modern | Lester Avery       | Contributing     |
| BD10770 | 494330020400 | 2027 NE 32 AVE | 1952       | Mid-Century Modern | John B. O'Neill    | Contributing     |
| BD10771 | 494330020410 | 2019 NE 32 AVE | 1954       | Ranch              | Francis J. Rowland | Contributing     |
| BD10772 | 494330020420 | 2013 NE 32 AVE | 1952       | Ranch              | William J. Redden  | Contributing     |
| BD10773 | 494330020430 | 2007 NE 32 AVE | 1952       | Ranch              | Lester Avery       | Contributing     |
| BD10774 | 494330020440 | 2001 NE 32 AVE | 1953       | Mid-Century Modern | Lester Avery       | Contributing     |
| BD10775 | 494330020450 | 1931 NE 32 AVE | 1969       | Ranch              | Paul M. Bradley    | Unsure           |
| BD10776 | 494330020460 | 1925 NE 32 AVE | 1956       | Ranch              | Lester Avery       | Contributing     |

|         |              |                |      |                    |                     |                  |
|---------|--------------|----------------|------|--------------------|---------------------|------------------|
| BD10777 | 494330020470 | 1919 NE 32 AVE | 1955 | Ranch              | Lester Avery        | Non-Contributing |
| BD10778 | 494330020480 | 3115 NE 19 ST  | 1955 | Ranch              | Lester Avery        | Non-Contributing |
| BD10779 | 494330020490 | 1914 NE 31 AVE | 1957 | Ranch              | John B. O'Neill     | Contributing     |
| BD10780 | 494330020500 | 1918 NE 31 AVE | 1954 | Ranch              | Lester Avery        | Contributing     |
| BD10781 | 494330020510 | 1924 NE 31 AVE | 1961 | Ranch              | James Bonsfield     | Contributing     |
| BD10782 | 494330020520 | 1932 NE 31 AVE | 1970 | Ranch              | William C. Presto   | Contributing     |
| BD10783 | 494330020530 | 2000 NE 31 AVE | 1953 | Ranch              | Guy Platt Johnson   | Contributing     |
| BD10784 | 494330020540 | 2006 NE 31 AVE | 1956 | Ranch              | George Cunningham   | Contributing     |
| BD10785 | 494330020550 | 2012 NE 31 AVE | 1957 | Ranch              | Jack Zimmer         | Contributing     |
| BD10787 | 494330020570 | 2022 NE 31 AVE | 1974 | Ranch              | Unknown             | Non-Contributing |
| BD10788 | 494330020580 | 2030 NE 31 AVE | 1961 | Ranch              | Unknown             | Contributing     |
| BD10789 | 494330020590 | 3100 NE 21 ST  | 1952 | Vernacular         | Lester Avery        | Non-Contributing |
| BD10790 | 494330020710 | 3201 NE 19 ST  | 2015 | Vernacular         | Unknown             | Non-Contributing |
| BD10791 | 494330020720 | 1918 NE 32 AVE | 2025 | Vernacular         | Unknown             | Non-Contributing |
| BD10792 | 494330020730 | 1924 NE 32 AVE | 1955 | Ranch              | Francis J. Rowland  | Contributing     |
| BD10793 | 494330020740 | 1930 NE 32 AVE | 1954 | Ranch              | Francis J. Rowland  | Contributing     |
| BD10794 | 494330020750 | 2000 NE 32 AVE | 1969 | Ranch              | Paul M. Bradley     | Contributing     |
| BD10795 | 494330020760 | 2006 NE 32 AVE | 2020 | Vernacular         | Lester Avery        | Non-Contributing |
| BD10796 | 494330020770 | 2012 NE 32 AVE | 1999 | Vernacular         | Lester Avery        | Non-Contributing |
| BD10797 | 494330020780 | 2020 NE 32 AVE | 1953 | Ranch              | Lester Avery        | Contributing     |
| BD10798 | 494330020790 | 2026 NE 32 AVE | 1985 | Vernacular         | Unknown             | Non-Contributing |
| BD10799 | 494330020800 | 2034 NE 32 AVE | 1967 | Mid-Century Modern | Robert Jahelka      | Contributing     |
| BD10800 | 494330020810 | 3200 NE 21 ST  | 1970 | Vernacular         | Francis J. Rowland  | Non-Contributing |
| BD10801 | 494330020600 | 2039 NE 33 AVE | 1963 | Vernacular         | Unknown             | Non-Contributing |
| BD10802 | 494330020610 | 2033 NE 33 AVE | 1957 | Vernacular         | Paul M. Bradley     | Non-Contributing |
| BD10803 | 494330020620 | 2025 NE 33 AVE | 1952 | Mid-Century Modern | Wimer and McKirahan | Contributing     |
| BD10804 | 494330020630 | 2021 NE 33 AVE | 1953 | Mid-Century Modern | Wimer and McKirahan | Contributing     |
| BD10805 | 494330020640 | 2013 NE 33 AVE | 1953 | Not Visible        | Charles McKirahan   | Unsure           |
| BD10806 | 494330020650 | 2007 NE 33 AVE | 1952 | Mid-Century Modern | Lester Avery        | Contributing     |
| BD10807 | 494330020660 | 2001 NE 33 AVE | 1954 | Mid-Century Modern | Lester Avery        | Contributing     |
| BD10808 | 494330020670 | 1931 NE 33 AVE | 1952 | Mid-Century Modern | Lester Avery        | Contributing     |
| BD10809 | 494330020680 | 1923 NE 33 AVE | 1953 | Ranch              | William Redden      | Non-Contributing |
| BD10810 | 494330020690 | 1919 NE 33 AVE | 1953 | Ranch              | Guy Platt Johnson   | Non-Contributing |
| BD10811 | 494330020700 | 1915 NE 33 AVE | 1981 | Vernacular         | William Redden      | Non-Contributing |

Overall Boundary

A select group of commercial properties along North Federal Highway on the east side of the street were evaluated for their potential as a historic district between 27<sup>th</sup> Street and 29<sup>th</sup> Street. After review of these structures, it was found that there were not a significant number of architectural features displayed on several of the structures, and thus deemed non-contributing, and ultimately there is not a sufficient number contributing structures to constitute the formation of a historic district. One structure located within this study area is located at 2860 N. Federal Highway, the Castro Convertibles building, has been identified as having potential for individual listing on the National Register of Historic Places.

| FMSF    | Folio                         | Address            | Year Built | Arch. Style           | Architect               | Status           |
|---------|-------------------------------|--------------------|------------|-----------------------|-------------------------|------------------|
| BD10480 | 494225044640                  | 2850 N FEDERAL HWY | 1959       | Commercial Vernacular | Victor Larson           | Non-Contributing |
| BD10481 | 494225044650                  | 2800 N FEDERAL HWY | 1961       | Commercial Vernacular | Baumgaitner and Burggra | Non-Contributing |
| BD10482 | 494225044651                  | 2840 N FEDERAL HWY | 1964       | Commercial Vernacular | S. Drexler              | Non-Contributing |
| BD10483 | 494225044652                  | 2808 N FEDERAL HWY | 1972       | Commercial Vernacular | Ricardo E. Gonzales     | Non-Contributing |
| BD10484 | 494225044660                  | 2780 N FEDERAL HWY | 1966       | Commercial Vernacular | JR Tareshawty           | Non-Contributing |
| BD10485 | 494225044661                  | 2754 N FEDERAL HWY | 1961       | Mid-Century Modern    | George Storrs, Jr.      | Contributing     |
| BD10486 | 494225044670/<br>494225044680 | 2750 N FEDERAL HWY | 1956       | Mid-Century Modern    | Victor Larson           | Contributing     |
| BD10488 | 494225044690                  | 2736 N FEDERAL HWY | 1962       | Mid-Century Modern    | Victor Larson           | Contributing     |