

HISTORY AND DEVELOPMENT OF RIO VISTA

07

An architectural resources survey provides a preliminary foundation to continue historic preservation efforts and decision-making in the City of Fort Lauderdale. Further research and designation of historically significant resources is critical to integrate these efforts in the Comprehensive Plan.

Rio Vista is one of Fort Lauderdale's oldest neighborhoods uniquely situated on the south shore of the New River. Initially platted and developed during the boomtimes of the 1920s, Rio Vista contains a unique variety of high style and vernacular architecture that are framed by lush tree-lined streets. Originally included as part of the 400-acre Mary Brickell subdivision plat recorded in 1920, the area was then subdivided into multiple sections which include Rio Vista and Rio Vista Isles. The name Rio Vista translates to "River View" in Spanish and evokes the intent of early developers to idealize predominantly Mediterranean Revival homes within a subtropical Florida landscape for the upper and upper-middle class seasonal residents.

The neighborhood is comprised of the mainland section which was the original Rio Vista plat and the six finger islands. Mainland Rio Vista is lined by waterways on three sides with the New River to the North, and Tarpon River to the East and to the South, with the "Tarpon Bend" curve located at the

northeast corner marking a wide curve at the intersection of the New River and Tarpon River. Extending eastward and connected by small bridges are the six finger islands referred to as Rio Vista Isles. Overall boundaries of Rio Vista are US-1 to the West, the Intracoastal Waterway to the East, the New River to the North and SE 12th Street to the South. Fort Lauderdale beach is easily accessible over 17th Street to the South or via Las Olas Boulevard through downtown Fort Lauderdale to the North.



PREHISTORY

The earliest documentation of non-native settlers is in 1788 within the vicinity of the New River. At that time there is evidence of two Bahamian families of British descent – the Lewis Family and the Robbins Family. Located in present day Sailboat Bend were the Lewis Family whose plantation was thought to be located on the opposite side of the New River on the south bank – in the vicinity of what is now known as Lewis Landing Park. As part of the Donation Act of 1824, Frankee Lewis received full title to 640 acres which encompassed present day Colee Hammock. In 1830, Richard Fitzpatrick of Key West purchased Frankee Lewis' Donation and established a plantation, primarily growing tropical plants. William and Mary Brickell then purchased the land in 1873, and later subdivided these parcels along with the other parcels of land they owned.

Modern European development of Fort Lauderdale began in earnest in the mid-1890s when Frank Stranahan and his wife Ivy began operating a trading post and ferry across the New River, just west of what would eventually become Colee Hammock. In 1895 the Intercoastal Waterway connected to the New River, creating a waterway highway. This was followed in quick succession with the expansion of Henry Flagler's railroad which spurred a flurry of new development along the east coast of Florida.

RIO VISTA: EARLY 20TH CENTURY/BOOMTIME YEARS

The development of Fort Lauderdale was largely a result of investments beginning in 1904 under the direction of Governor Napoleon Bonaparte to create internal improvements throughout Florida. Valuable land became developable after the drainage of the Everglades, with Fort Lauderdale as a focal point of this program. During the following years, development was mainly along



Photo: 621 SE 6 Ct

the railroad corridor however, commercial and residential growth was slow. By 1910, the Fort Lauderdale settlement had only 143 residents.¹ In 1911, the Town of Fort Lauderdale was incorporated. In 1915 Broward County was delineated and Fort Lauderdale selected as the county seat.

As the infrastructure improved in Fort Lauderdale, a combination of the warm year-round weather and a budding tourism industry ushered in the era of land speculation. The first two years of World War I were largely focused on the conflict overseas. In 1916, pioneer developer Mary Brickell platted the area of Colee Hammock and Rio Vista. Her intentions were to create an upscale residential neighborhood. Upon her death, the land was purchased by C. J. Hector, who began his "River View" development. The Gordon subdivision located in the western area of Rio Vista near SE 6 Court and SE 7 Street east of U. S. Highway 1, was where the earliest building occurred. These early residences were small, one-story Frame Vernacular houses dating to around 1917. Most early residents were drawn to the area because of the warm climate and the ability to grow crops year round without the threat of a deep freeze with the main economic drivers of the area being vegetable and citrus farming.

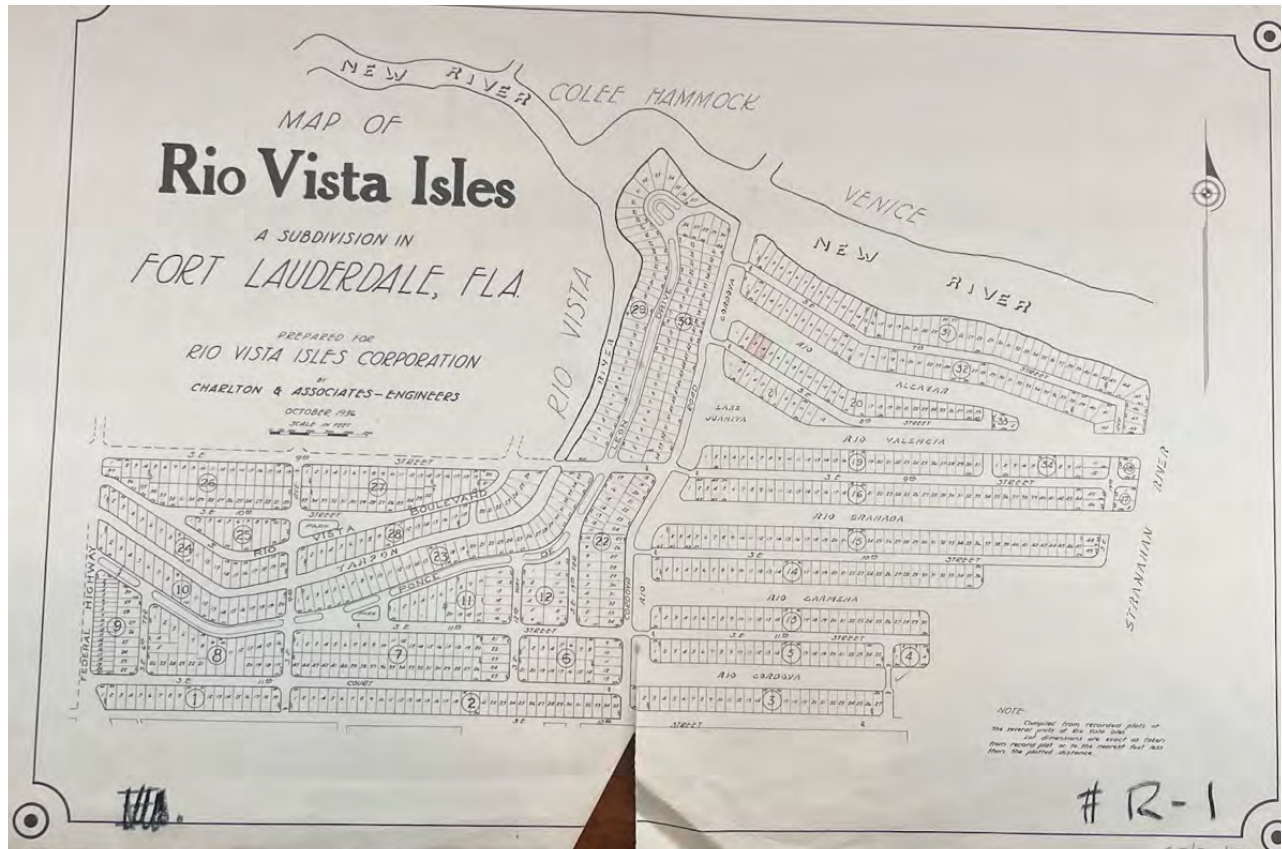


Figure: Rio Vista Isles, Charlton & Associates, 1936; Source: Fort Lauderdale Historic Society

At the close of World War I, Fort Lauderdale had approximately 2,000 residents. The 1920s was an era of prosperity in Fort Lauderdale. As real estate value skyrocketed and new transportation technology became available the town transitioned from an agricultural community to a resort destination. Land sales during this era of prosperity included residences within the Rio Vista subdivision.² Several prominent area citizens, including E. N. Sperry and Senator Louis N. Hilsendagan, began improving lots before the plat was recorded.

Mary Brickell, the original platter of the Rio Vista subdivision, died in 1920 before seeing any substantial improvement within the subdivision. On March 18, 1921, the Florida Sentinel reported

the largest real estate deal in Broward County, . . . “C. J. Hector came into possession of all of Mrs. Mary Brickell’s holdings south of New River, containing almost 400 acres, including the beautiful subdivision of Rio Vista of about 500 lots.” Clarence J. Hector, who with his brother had owned the pioneer business Hector Supply Company, acquired title to the former Brickell land south of New River and east of today’s Federal Highway. The plan which Hector filed in February 1922 shows an altered street pattern with three additional east/west avenues and the elimination of four north/south streets to create rectangular blocks with larger street frontage (Figure 3). The Hector plan created easier access and a more attractive street pattern with major streets seventy feet wide and an additional twenty feet on either side for sidewalks.

In 1922, Charley Rhodes began the dredging of finger islands off Las Olas Boulevard in Fort Lauderdale to create the Venice Isle subdivision with all waterfront properties.³ Lots began to sell and by February 1923 the Fort Lauderdale Herald noted that 5,000 feet of sidewalk had been laid along Rio Vista Boulevard and along some of the lesser avenues extensive landscaping had been completed and streetlights installed. Mediterranean Revival was the popular architectural style for residences of the area. Rio Vista became one of the most exclusive neighborhoods in Fort Lauderdale of the 1920s.

To continue expensive improvements Hector reorganized his real estate firm by selling his interests in the subdivision to groups from Atlanta, Miami, and local businessmen. Hector continued to head the group later known as Rio Vista Estates, Incorporated. This group made future improvements together and proceeded in developing the Rio Vista Isles. The Hector Plat extended south only to 9th Street or the

northern half of present-day Rio Vista and this area saw most of the early development.

Following the Hector plat, William F. Morang filed his Rio Vista Isles plat. This area included approximately 1,000 lots. This plat extended lots south from SE 9 Street to SE 11 Court. Morang also began dredging to shape the finger islands, now the eastern border of Rio Vista, utilizing the dredging technique. This system came to be used extensively throughout Fort Lauderdale's history and in other parts of the country.⁴ It was relatively inexpensive and required no floating dredges. It helped to drain the salt marshes, eliminating the breeding grounds for two of the least attractive features of Fort Lauderdale life: mosquitoes and sandflies.

The subdivision also gave inspiration to Fort Lauderdale promoters for a slogan that is still used today, "The Venice of America."

*as an appreciation of
the endorsement of*

RIO VISTA ISLES

the "front porch of Ft. Lauderdale"

as the home-spot beautiful of all Broward county subdivisions, we have set aside next

THURSDAY, JANUARY 22nd

as a day for their very own and have named it

FT. LAUDERDALE Woman's Club Day

at which time they will be in practical charge of the entire property, and will share liberally in all sales consummated.

our entire salesforce and organization will be on hand to assist the ladies in every way to achieve their goal.

be their guest at an old-time fish fry in our open air dining pavilion at Rio Vista Isles, without obligation to you

Hamilton-Morang Co.
OWNERS AND DEVELOPERS
Lauderdale Office, Andrews Ave.

you can anchor your launch at your curb in beautiful Rio Vista Isles

directly through

RIO VISTA ISLES

will run the new
Federal Aid Highway No. 4
with bridge at Tarpon Bend

and besides

Rio Vista Isles

is directly on—
the Dixie highway

is directly on—
the New river

is directly on—
the Tarpon river

is directly on—
Lake Mabel

is directly on—
beautiful winding canals
could any one ask for more in the matter of location?

just think of what that means in additional enhancement of value of the lots for those who have already bought lots in this superb suburb—and to those who act quickly and buy now before prices take another natural step upward!

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with every modern city improvement and convenience including churches, schools, police and fire protection—load paved streets, cement walks, curbs, electricity, white ways and telephone service.

come over and be our guest any week day

Hamilton-Morang Co.

owners and developers
25 N. E. Second Avenue, Miami

Figure (left): "Rio Vista Isles—Advertisement," Fort Lauderdale News, January 17, 1925; Figure (right): "Directly Through Rio Vista Isles—Advertisement," Fort Lauderdale News, February 19, 1925.

The Hamilton-Morang Company gave a percentage of sales of each lot to the local Woman's Club.⁵ This marketing technique encouraged sales of residential lots within the "high-class" subdivision, with prizes and contests for the best "front porch of Ft. Lauderdale."⁶ Over one hundred people attended the event hosted by the prominent women of Fort Lauderdale society.⁷ An artistic depiction of the Rio Vista Isles Bridge depicts the lush, tropical landscaping and Mediterranean Revival architecture favored for the area's development. Prominent residents included E. N. Sperry who built a \$30,000 residence (approximately \$500,000 in 2022) with "Spanish design, built of hollow tile and finished in stucco."⁸ The house later became known as "Stepping Stones."⁹ Multifamily rental residences also began to be constructed on double lots, typically 100 feet by 125 feet in size.¹⁰



Figure: "Rio Vista Isles Bridge," Fort Lauderdale News, April 4, 1925.

The land boom reached its zenith by 1925, when Fort Lauderdale's population increased to 16,000 residents. During this time, riverfront fifty-foot-wide lots were advertised for sale for \$3,750 (approximately \$65,000 today).¹¹ Realtor R. A. Caldwell reported to have sold fourteen lots within Rio Vista Isles for \$80,000 in sales for 1925 (approximately \$1.3 million in 2022).¹² Many advertisements offered seasonal residences which stated, "Next winter you will no doubt be caused to go through the trouble of looking for a place to rent. To avoid this buy your winter home now."¹³ As the Central Business District continued to develop, the Rio Vista subdivision gained in popularity for permanent residents, not only seasonal visitors.¹⁴

On September 18, 1926, the coast of South Florida was devastated by the Miami Hurricane which put the area into a local depression, three years before the rest of the country entered its economic depression. Rio Vista continued to be a premiere neighborhood with wealthy, predominantly northern and midwestern homeowners. The community was often showcased in tours for visiting government and political figures, including hosting forty city managers from across Florida in 1927.¹⁵ By 1928, a city bus connected the Rio Vista, Croissant Park, and Progresso subdivisions to Las Olas Beach.¹⁶

THE GREAT DEPRESSION AND WORLD WAR II

The Florida Land Boom years of the 1920s ushered in a frenzied period of real estate development by land speculators with intense growth, which continued at a moderate pace through the 1930s.¹⁷ Advertisements offered "Distress Homes" through receivership for homes bought during the peak of the Land Boom speculation.¹⁸ The development envisioned by W. F. Morang could not be fully realized due to the collapse of the Land Boom even though "canals were dug, concrete bridges built



Figure: Sanborn Map, 1924; Source: Fort Lauderdale Historic Society

and partial fills made on the marshy land, before work shut down.”¹⁹ The Estes Group successfully negotiated the tax certificates to continue the development, one island at a time. Later in 1935, Morang’s proposal to continue his vision was accepted by the City Commission, “... his proposal calls for a credit of 50 percent of the amount advanced against his taxes, and the balance met in cash. Morang plans to extend the water system in Rio Vista Isles, to clear the 450 lots he owns in the section and to pave SE Ninth Street from Rio Vista Boulevard to East Coast canal.”²⁰

Federal emergency aid helped to continue beautification projects in Rio Vista and the Red Cross utilized welfare workers to supply necessities to those in the area affected by the depression.²¹ However, tourism and seasonal rentals continued to



Figure: “Scenes in Rio Vista Isles—New Home Center,” Fort Lauderdale News, October 21, 1939.

expand at a rapid pace, an article in 1930 stated, “Fort Lauderdale, now entertaining the greatest number of tourists and visitors within its hospitable environs in its lengthy history as a winter resort and yachting center, is destined to be the scene of much real estate activity.”²² The completion of the Federal Highway allowed connectivity and growth within South Florida and year-round businesses continued to develop in the area despite the start of the Great Depression in 1929.²³

A comparison of the Sanborn Fire Insurance Maps from 1928 to 1937 demonstrates that few structures were constructed during this period. Although a 1933 article stated that “... building permits issued by the city manager for the first six months of 1933 were nearly double of the corresponding to the previous year,” the frenzied pace of the Land Boom even affected the wealthy subdivision of Rio Vista.²⁴ In 1935, the Rio Vista Association was organized by twenty residents with the primary objective to “enforce building requirements” in the neighborhood.²⁵ In 1936, the Garden Circle was formed by the women of Rio Vista to focus on beautification efforts.²⁶ The subdivision continued to be advertised as an “Eden” which featured “beautiful waterways, tropical growth and winding shaded roadways.”²⁷

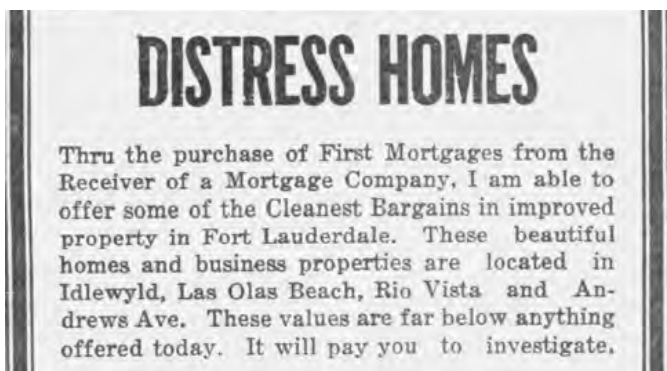


Figure: “Distress Homes—Advertisement,” Fort Lauderdale News, March 26, 1929; Figure: “Be Our Guest—Advertisement,” Fort Lauderdale News, December 31, 1935.

Three Beautiful Homes

Open for Inspection

Three exceptional residences . . . located in one of Ft. Lauderdale's most beautiful and most exclusive subdivisions. Perfect homes . . . built for beauty, comfort and convenience . . . set amid a scene of tropical splendor. You owe it to yourself to see these residences as they are typical of the modern trend of tropical architecture.



RIO VISTA ISLES

1108 S. E. 9TH ST.

A lovely three bedroom, three bathroom residence on a lot 100 x 157 feet. The three baths are tiled with the very newest in charming colored fixtures. Two large screened-in porches, garage, porte cochere and many other exception features are found in this complete, modern home. Priced at \$8,950; \$2,350 down and the balance financed through First Federal Savings and Loan Association of Miami

RIO VISTA ISLES

1100 S. E. 9TH ST

An unusual home containing two bedrooms and two modernly and beautifully equipped bathrooms. This home is practically conceived and masterfully executed with the highest standards of construction. Priced at \$7,500 with \$2,500 down and balance financed through First Federal Savings and Loan Association of Miami.

RIO VISTA

1200 S. E. 7TH ST.

Ideally located, this home was constructed on a 50 by 130 foot lot and has two bedrooms and two baths. It has been created with an eye toward comfort and convenience and every detail has been carried out with the utmost care and planning. \$6,500 with \$2,500 down and the balance financed through First Federal Savings and Loan Association of Miami.

Brokers Protected

LAUDERDALE HOMES INC.

1617 S. ANDREWS AVE.

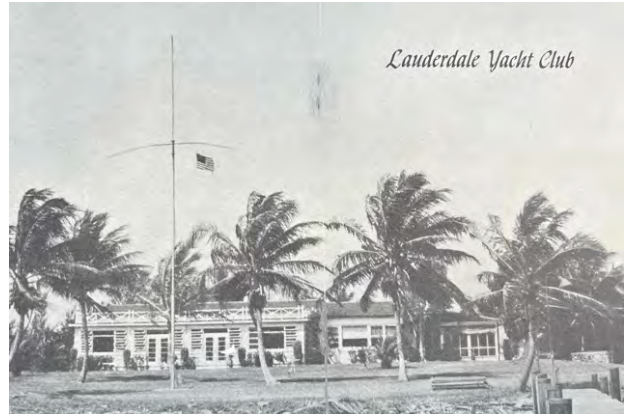
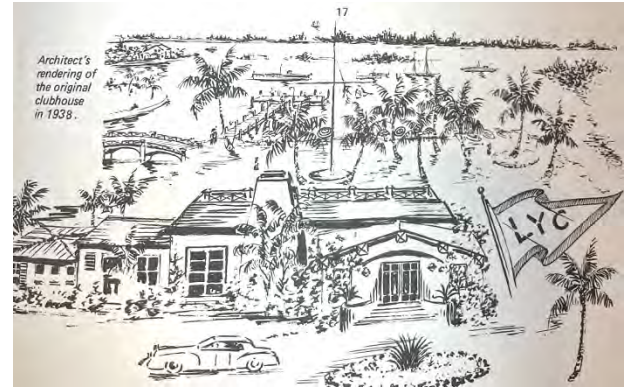


Figure: Architect rendering of Lauderdale Yacht Club clubhouse, 1938; Source: Fort Lauderdale Historic Society; Figure: Original Lauderdale Yacht Club from Intercoastal, 1946; Source: Fort Lauderdale Historic Society



Figure: "Party Goers Pose on Lawns of Lauderdale Yacht Club," Fort Lauderdale News, April 17, 1940; Source: Fort Lauderdale Historic Society



Figure: "Party Goers Pose on Lawns of Lauderdale Yacht Club," Fort Lauderdale News, April 17, 1940; Figure: Aerial view of Lauderdale Yacht Club, 1951, Source: Fort Lauderdale Historic Society

Figure: "Three Beautiful Homes," Fort Lauderdale News, September 1, 1940.

The Lauderdale Yacht Club became the social center of the subdivision with one hundred members in its initial roster of 1938.²⁸ The celebration of the roster closing in 1938 included speeches from Mayor Manuel, Curtis Byrd, president of the Chamber of Commerce, August Burghard, secretary of the Chamber, and other civic and community leaders. Located on the eastern tip of the SE 12th Street isle, the structure hosted numerous special occasions, events, prominent members and distinguished guests.

As technological advances improved through the 1940s, residences in Rio Vista featured modern

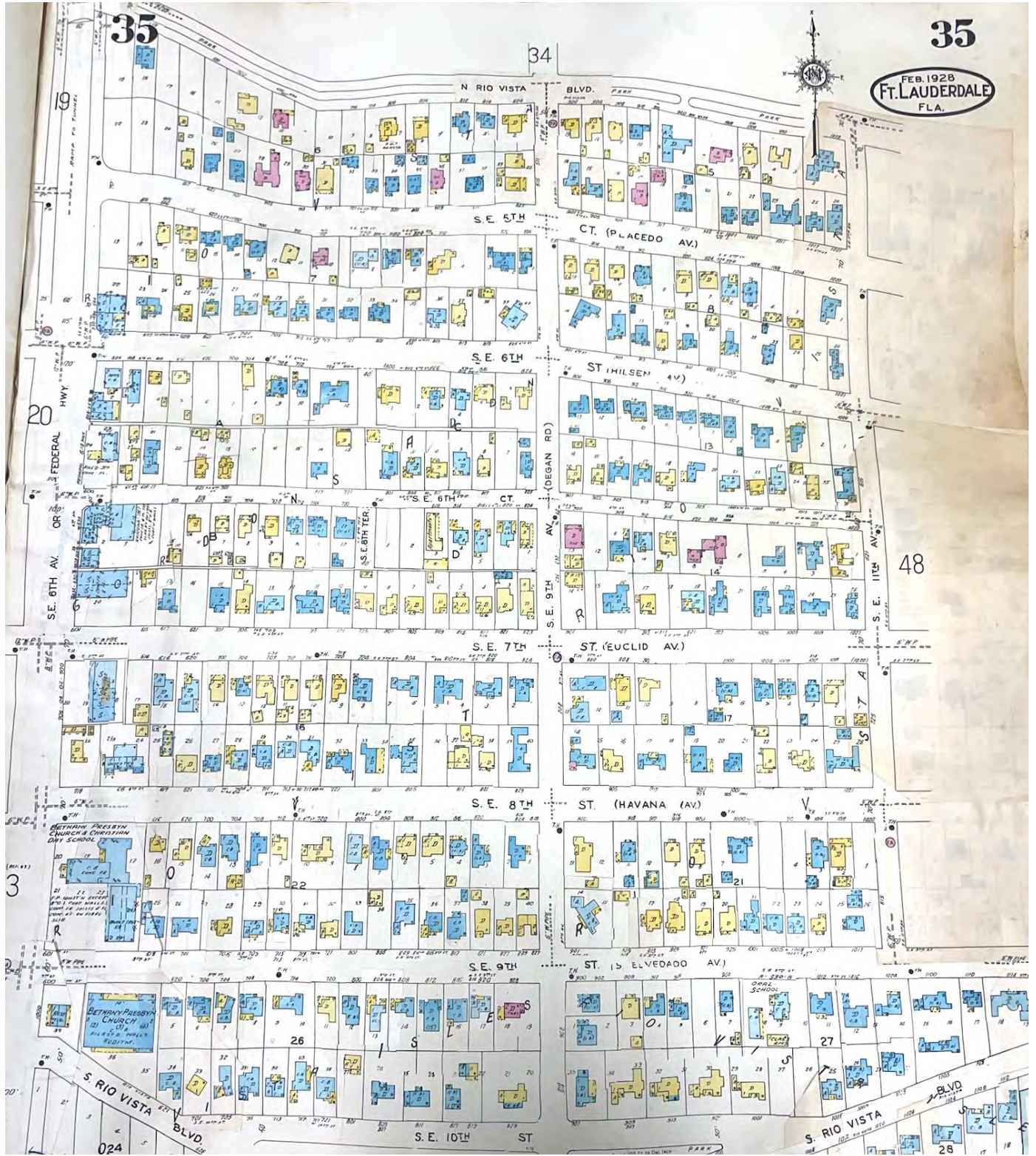


Figure: Sanborn Map, 1962, Plate 35; Source: Fort Lauderdale Historic Society



Figure: Sanborn Map, 1926, Plate 42; Source: Fort Lauderdale Historic Society

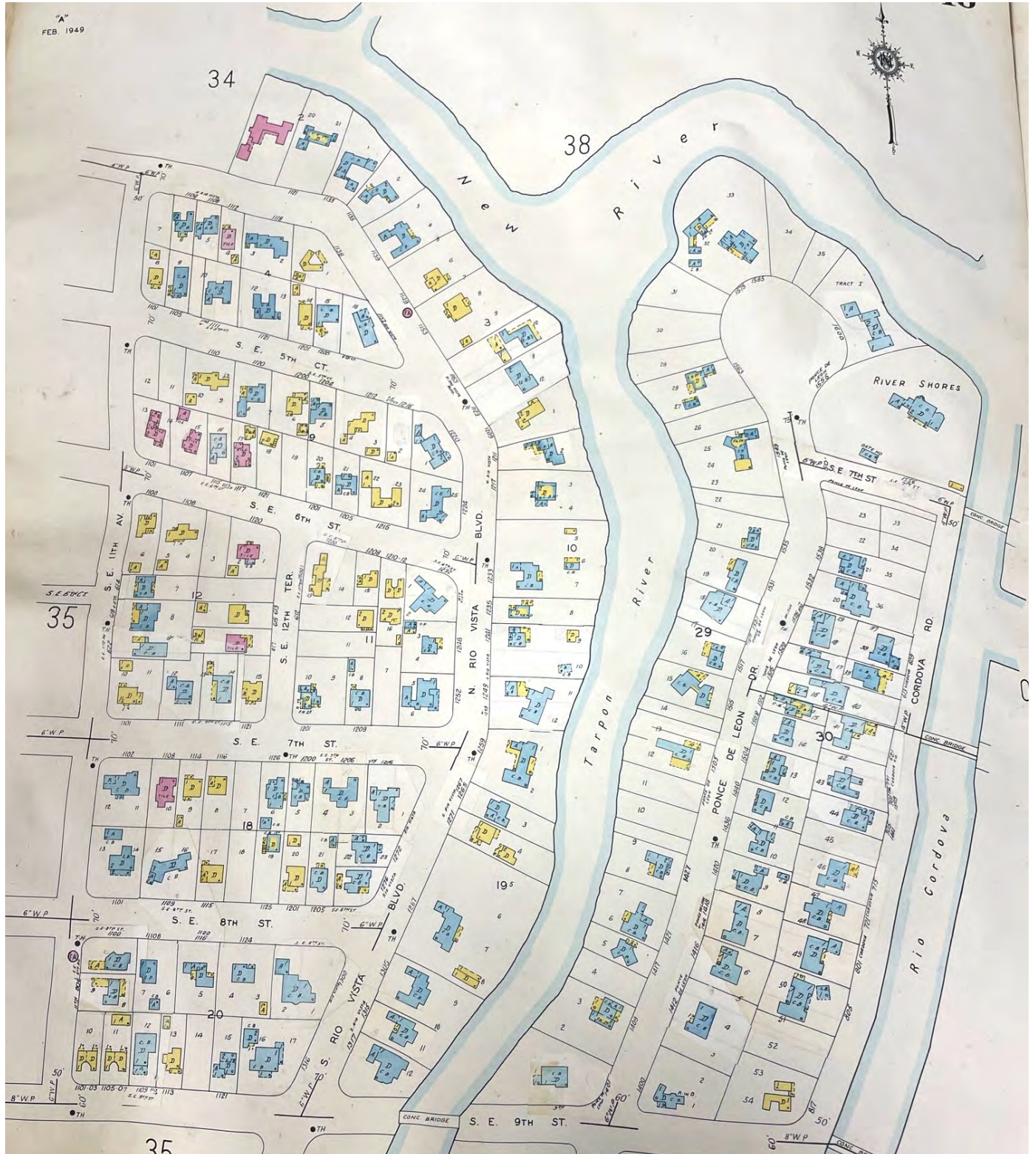


Figure: Sanborn Map, 1962, Plate 48; Source: Fort Lauderdale Historic Society

conveniences and home sizes began to increase.²⁹ General Electrical ads promised to "... Save time, save work, save money." Downtown Fort Lauderdale continued to develop into a year-round locale as a commercial and political center. The 1942 Annual Report prepared by the City Manager listed the accomplishments, "34 major accomplishments... including sewer revenue bonds, retirement of interest coupon and retirement bonds, addition to the insurance reserve fund, final payment on the hospital mortgage, final payment on airport land, and continued care to charities."³⁰ However, municipal investments continued to improve Fort Lauderdale's standing as a year-round destination to live and work.

As World War II intensified Rio Vista gained a reputation as "Navy Row," with officers and their families attached to the Navy Section Base at Port Everglades residing in the neighborhood.³¹ The wider effects of the war stalled development with record low building permit applications, mainly for repairs or additions, reported by the Fort Lauderdale's Chief Building Inspector.³² Distribution places for "Ration Book 4" included the Rio Vista section.³³ A Rio Vista resident was responsible for the manufacturing of over two million ration tokens critical to the United States production.³⁴ Rio Vista continued as a premiere residential neighborhood with access to Downtown, waterways, and beaches. In 1945, residents met to begin the organization of the Rio Vista Isles Association.³⁵

POST-WORLD WAR II AND THE PRESERVATION MOVEMENT

With the new year of 1946, the "Islanders" of Rio Vista continued their beautification efforts and noted a "prewar gaiety" as social calendars returned to their rapid pace.³⁶ The neighborhood hosted and supported events for the Veterans Administration program, assisting veterans to adjust back to civilian life through the Institute for

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 General Electric Kitchens... are built with the new General Electric Kitchen...
 (Address: Residence of Mr. and Mrs. J. B. Smith, 1111 N. Pine St.)
 (Address: Residence of Mr. and Mrs. G. A. Peterson, 1111 N. Pine St.)

WOMEN, WOMEN EVERYWHERE
 Are talking about the new General Electric Kitchen...
 ANY GARAGE...
 ANY GARAGE...
 \$239.50

SAVE TIME -- SAVE WORK -- SAVE MONEY WITH THESE G-E APPLIANCES
 * G-E ELECTRIC SINK * G-E DISHWASHER
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 * G-E WATER HEATER * G-E FLAT IRONER
SEE G-E --- THAT'S THE BUY!

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Figure: "Truly Modern Homes—Advertisement," Fort Lauderdale News, August 9, 1942.

Leadership.³⁷ The community sustained as a social center and waterfront homesites continued to be developed and improved. By April of 1946, building permits across Fort Lauderdale reached record highs with a seven-day period of \$1,539,000 in transactions recorded.³⁸ The appeal of waterfront living continued with increased population growth post-World War II, particularly from northern and midwestern states. A 1949 photograph demonstrated the inbound traffic to the Rio Vista subdivision over the New River.³⁹ The proliferation of seasonal residences and rentals transitioned to yearly, permanent stays.

Rio Vista and Fort Lauderdale's development continued with the post-World War II housing boom and later urban renewal in the 1960s. The Seminole Historical Association was formed in 1954 to formalize and document the historical progress of Fort Lauderdale.⁴⁰ As development favored suburban locales, the downtown area became

increasingly abandoned leading to deterioration of the early 20th century architecture. As a result, the Fort Lauderdale Historic Preservation Council was established in 1969. This led to the founding of the Fort Lauderdale Historical Society. Efforts of the Fort Lauderdale Historical Society along with other civic-minded organizations led to the creation of the the City's Historic Preservation Board in 1975 and later, the creation of the Himmarshee Historic District and the Sailboat Bend Historic District.



Figure: "Bridge Scene," Fort Lauderdale News, February 14, 1949.

ARCHITECTURE

Residential architecture in the area ranges from grandiose high style houses to simple wood frame dwellings. There are 4 Bungalows, 4 Craftsman Bungalow, 34 Mission Revival, 9 Mediterranean Revival, and 11 Frame Vernacular extant structures representing the earliest period of development in the area. Several mid-century era styles are represented in larger concentrations including 84 Minimal Traditional, 87 Transitional Ranch, 59 Ranch, and 14 Styled Ranch. Other styles represented within Rio Vista include Art Moderne, Masonry Vernacular, Colonial Revival, Neoclassical, and Mid-Century Modern.

Transitional Ranch	87
Minimal Traditional	84
Ranch	59
Mission Revival	34
Styled Ranch	14
Colonial Revival	12
Frame Vernacular	11
Contemporary	10
Spanish Eclectic	10
Mediterranean Revival	9
Masonry Vernacular	7
Mid-Century Modern	7
Neocolonial	7
Bungalow	4
Craftsman	4
Monterey	3
Neoclassical	2
Neoelectic	2
Split Level Contemporary	2
Art Moderne	1
Georgian Revival	1
Saltbox	1
Santa Fe/Spanish Eclectic	1
Shed - Altered	1
Transitional Colonial Revival	1

Below these Architectural Styles are defined for Rio Vista which are from the Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify specific stylistic features found within this neighborhood.⁴¹

MISSION REVIVAL

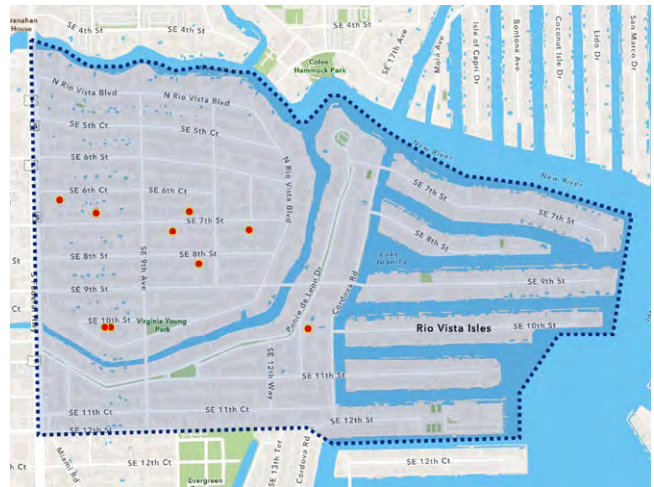
The regional nature of revival designs is the deciding factor in the nature and design for an "architecture of places." Mission Revival designs in Florida, greatly popular in the 1920s -1940s, find their precedents in California, where the Mission style recalled the influence of Spanish missionaries in the 18th century, and its later

Mexican period. The Panama-Pacific Exposition, held between 1915 and 1917 in San Diego, was a large-scale exhibition of Mission Revival, Pueblo Revival and Spanish Baroque as curated by famed New York architect Bertram Goodhue. The fair, held in celebration of the completion of the Panama Canal, had a great impact on the popularity of the style nationwide, in areas that had similar climate and a Hispanic past. Florida similarly afforded a warm climate and connection to Spanish heritage, leading to the popularization of the Mission Revival style. The characteristics of Mission Revival designs include a flat roof, parapets and a symmetrical arrangement of its parts.⁴²

Within the survey area 34 buildings reflect this style.



Map: Mission Style



Map: Mission Revival/Spanish Eclectic Style

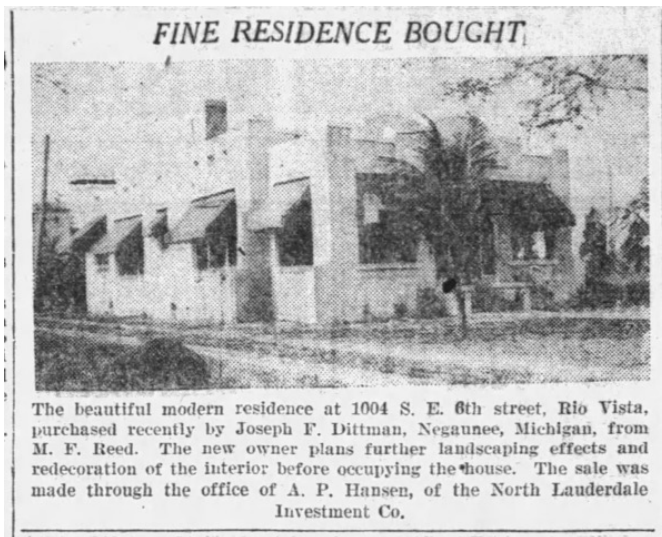


Figure: "Fine Residence Bought," Fort Lauderdale News, April 4, 1931; Figure: 1004 SE 6th Street, 2023

MISSION REVIVAL					
FMSF	Folio	Address	Year Built	Style	Architect
BD09361	504211182350	804 SE 10 ST	1921	Spanish Eclectic	Unknown
BD01638	504211053200	1014 SE 8 ST	1924	Spanish Eclectic	Unknown
BD01569	504211050250	1101 SE 5 CT	1924	Mission Revival	Unknown
BD09376	504211052870	1126 SE 7 ST	1924	Spanish Eclectic	Unknown
BD09145	504211050940	614 SE 5 CT	1924	Mission Revival	Unknown
BD01669	504211051990	615 SE 11 AVE	1924	Mission Revival - Altered	Unknown
BD01672	504211180040	700 SE 11 CT	1924	Mission Revival	Unknown
BD09144	504211050900	704 SE 5 CT	1924	Mission Revival	Unknown
BD01626	504211053500	704 SE 8 ST	1924	Mission Revival	Unknown
BD01660	504211182330	800 SE 10 ST	1924	Spanish Eclectic	Unknown
BD09147	504211182320	801 S RIO VISTA BLVD	1924	Mission Revival	Unknown
BD01689	504211051770	613 SE 12 TER	1925	Mission Revival - Altered	Unknown
BD01818	504211050390	904 N RIO VISTA BLVD	1925	Mission Revival	Unknown
BD01670	504211180590	922 SE 11 ST	1925	Mission Revival	Unknown
BD01557	504211051230	900 SE 5 CT	1926	Mission Revival	Unknown
BD01564	504211051200	912 SE 5 CT	1926	Mission Revival	Unknown
BD01630	504211052620	817 SE 8 ST	1927	Mission Revival	Unknown
BD09143	504211050820	824 SE 5 CT	1927	Mission Revival	Unknown
BD01594	504211051190	920 SE 5 CT	1928	Mission Revival	Unknown
BD01673	504211180211	1020 SE 11 CT	1930	Mission Revival	Unknown
BD01674	504211180230	1022 SE 11 CT	1930	Mission Revival	Unknown
BD01675	504211180240	1024 SE 11 CT	1930	Mission Revival	Unknown
BD01671	504211180670	1110 SE 11 ST	1930	Mission Revival	Unknown
BD09377	504211052140	1005 SE 7 ST	1931	Spanish Eclectic	Robert M. Little
BD01814	504211181030	720 PONCE DE LEON DR	1931	Mission Revival	Unknown
BD01839	504211053180	1316 N RIO VISTA BLVD	1936	Mission Revival - Altered	Unknown
BD01824	504211050340	1004 N RIO VISTA BLVD	1939	Mission Revival	Unknown
BD01595	504211051820	1004 SE 6 ST	1939	Mission Revival	Unknown
BD01825	504211050330	1010 N RIO VISTA BLVD	1939	Mission Revival	Unknown
BD01608	504211052410	716 SE 7 ST	1939	Mission Revival	Unknown
BD01605	504211181350	1141 SE 6 TER #1-5	1958	Mission Revival - Altered - No Style	Unknown
BD09360	504211181840	1320 PONCE DE LEON DR	1959	Spanish Eclectic	Unknown
BD01813	504211181040	724 PONCE DE LEON DR	1959	Mission/Spanish Eclectic	Unknown
BD01566	504211051160	1004 SE 5 CT	1967	Mission Revival	Unknown

MEDITERRANEAN REVIVAL

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle-Eastern precedents. It is predominately popular in American states which have previous Spanish colonial heritage and is a descendant of the Spanish Mission style, popular during the first two decades of the twentieth century in the Southwest and Florida

The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler to help promote tourism and was adapted by Addison Mizner and Maurice Fatio to give it a more regional flair. Parapets, twisted columns, pediments and other classical details are frequently used in Mediterranean Revival Style architecture. Identifying features of the style include flat roofs, usually with an articulated parapet, tile roof details, stuccoed facades, flat roof entrance porches commonly with arched openings supported by square columns, casement and double-hung sash windows, and tile decorations. The most common materials are rough stucco walls, barrel tile roofs, wrought iron grilles and railings, wood brackets and balconies, keystone, ceramic tile and terra cotta. Patios, courtyards, balconies, and loggias are common.



Figure: "New River Home For Sale," Fort Lauderdale News, February 18, 1944. Photo: 833 N Rio Vista Boulevard, 2023

The E. N. Sperry House was designed by architect Francis Abreu at 833 North Rio Vista Boulevard in 1925.⁴³ Sperry founded the Chamber of Commerce for the City of Fort Lauderdale and was instrumental in promoting the first city Master Plan. The property consists of a main house and ancillary structures with characteristic barrel tile roofs and roughened stucco wall cladding. The mansion has a complex floor plan, a screened loggia, square-in-plan tower, and a large two-story wing. A distinctive feature of Abreu's designs are the unique reversed trefoil arches in the loggia.

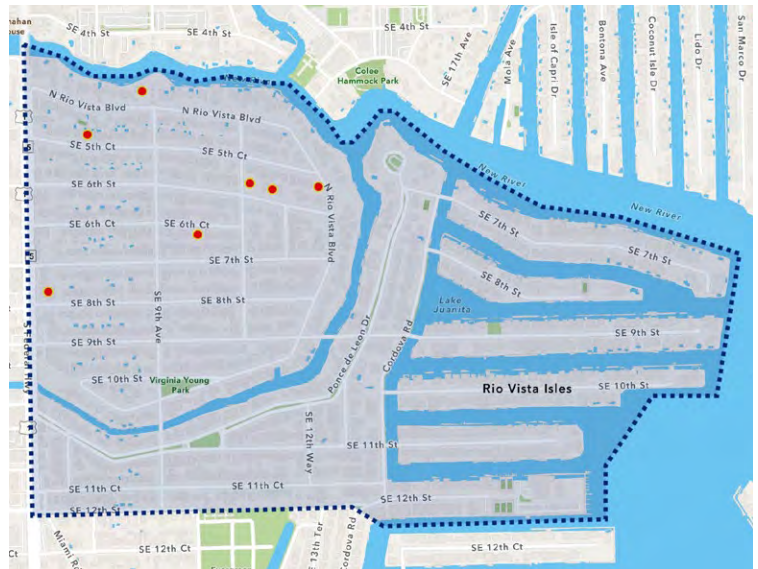
Abreu designed a total of twelve residences in Rio Vista and seven of his designs are extant.



Figure: "Attractive Spanish-Type Home in Rio Vista," Fort Lauderdale News, June 27, 1938.



713 SE 5 Court; 1117 SE 6 Street; 909 SE 5 Court; 911 SE 5 Court; 824 SE 6 Court; 721 SE 6 Street



Map: Mediterranean Revival Style

Within the survey area 9 buildings reflect this style.

MEDITERRANEAN REVIVAL					
FMSF	Folio	Address	Year Built	Style	Architect
BD01817	504211040100	833 N RIO VISTA BLVD	1924	Mediterranean Revival	Francis Abreu
BD01599	504211051410	1101 SE 6 ST	1925	Mediterranean Revival	unknown
BD01585	504211052031	924 SE 6 CT	1925	Mediterranean Revival	unknown
BD01552	504211050720	713 SE 5 CT	1927	Mediterranean Revival	unknown
BD01602	504211051430	1117 SE 6 ST	1939	Mediterranean Revival	unknown
	504211051341	1220 N RIO VISTA BLVD	1943	Mediterranean Revival	unknown
	504211052510	718 S FEDERAL HWY	1963	Mediterranean Revival	unknown
BD01822	504211050350	1000 N RIO VISTA BLVD	1924	Mediterranean/Georgian Revival	unknown
BD01821	504211050370	912 N RIO VISTA BLVD	1937	Mediterranean/Georgian Revival	unknown

FRAME VERNACULAR

Frame Vernacular applies the use of common wood frame construction techniques by lay or self-taught builders. The construction was a product of individual experience, available resources, and responses to the local environment. Frame Vernacular buildings are generally one or two stories in height, with a balloon frame structural system constructed of pine. They have a regular plan, usually rectangular, and are mounted on masonry piers, most often made of brick. They have gable or hip roofs steep enough to accommodate an attic. Horizontal weatherboard and drop siding

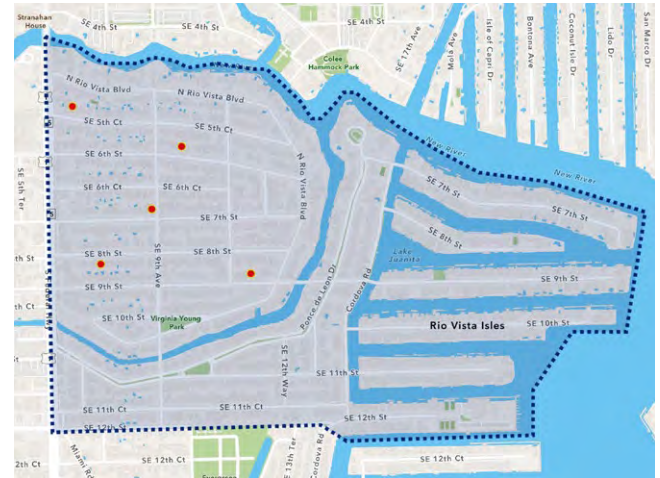
were the most widely used exterior wall surface materials. Wood shingles were used originally as a roof surfacing material, but they have nearly always been replaced by composition shingles in a variety of shapes and colors. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Decoration is sparse and generally limited to ornamental woodwork, including a variety of patterned shingles, turned porch columns and balustrade, and ornamental eave and porch brackets.



Figure: "Rio Vista Home Built For Guy Spiers," Fort Lauderdale News, April 30, 1935; Figure: 815 SE 7th Street, 2023.

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

A total of 11 buildings were classified as Frame Vernacular within the survey area.



Map: Frame Vernacular Style

Water Front Home

MADAM:— Large River Front residence, frame construction, in exclusive quiet neighborhood adjoining Tarpon Bend in Rio Vista. Has broad porch facing south and east, ample living room. A fire place, too. Lavatory for guests. Dining room. Kitchen, all on lower floor. Upstairs: Imagine, 4 bedrooms and two baths. A fine winter home for your family. Offered for \$8,000.00.

\$5000 Cash—Balance Terms

Frame Duplex house in Rio Vista having two suites. Lower suite has three rooms, large bedroom, living room, kitchen, toilet and shower. Upper suite has two bedrooms and tiled bath. All facing East. Large veranda enclosed. Living room with fireplace, kitchen, two-car garage.

MADAM: THE HEALTH OF YOUR FAMILY suggests you buy this yielding income, small repairs, foreclosed residence.

\$3000 Cash —

AARON M. REED
17 Lee Oles Blvd. REALTOR Phone 61



Figure: "Waterfront Home—Advertisement," The Fort Lauderdale News, February 21, 1931.

CRAFTSMAN BUNGALOW

The Bungalow is derived from the Bengali Bangla, a low house with porches, used as a wayside shelter by British travelers in India during the eighteenth and nineteenth centuries. The identifying architectural features of the style were developed for primarily utilitarian purposes. Low-pitched roof lines with wide overhanging eaves, encircling porches, bands of windows, and axially placed doorways were items upon which considerable attention was spent due to need of good air circulation in hot climates. When similar locales were chosen in the United States (predominantly California and Florida), these features became characteristic.

While the origin of the word "Bungalow" and some of its design features were Bengalese, many of its details were inspired by Japanese design. Japanese construction techniques had been exhibited at the Centennial Exposition, the Columbian Exposition, and the California Mid-Winter Exposition of 1894. Several of these techniques, particularly the extensive display of structural members and the interplay of angles and planes, became integral parts of Bungalow design.

FRAME VERNACULAR

FMSF	Folio	Address	Year Built	Style	Architect
	504211052190	823 SE 7 ST	1931	Frame Vernacular	unknown
BD01548	504211050680	617 SE 5 CT	1932	Frame Vernacular	unknown
	504211053480	712 SE 8 ST	1935	Frame Vernacular	unknown
BD01653	504211053160	1113 SE 9 ST	1941	Frame Vernacular	unknown
BD01560	504211051270	917 SE 6 ST	1954	Frame Vernacular	unknown
BD01574	504211100220	622 SE 6 CT	1924	Frame Vernacular/Craftsman	unknown
	504211053290	909 SE 9 ST	1924	Frame Vernacular/Craftsman	unknown
	504211051980	1017 SE 6 CT	1936	Frame Vernacular/Craftsman	unknown
BD01654	504211053170	1121 SE 9 ST	1938	Frame Vernacular/Craftsman	L Murray Dixon
	504211180190	920 SE 11 CT	1941	Frame Vernacular/Craftsman	UNKNOWN
BD01573	504211100140	621 SE 6 CT	1958	Frame Vernacular/Craftsman	unknown

CRAFTSMAN BUNGALOW

FMSF	Folio	Address	Year Built	Style	Architect
BD01639	504211053190	1016 SE 8 ST	1925	Craftsman	unknown
BD01645	504211050800	511 SE 9 AVE	1958	Craftsman	unknown
	504211053710	827 SE 9 ST	1941	Craftsman - Altered	unknown
BD01646	504211050810	515 SE 9 AVE	1924	Craftsman Bungalow	unknown

The earliest American buildings which were consciously Bungalows appeared in the 1890s. For the most part these were either seasonal homes on the New England coast or year-round homes in California. They were usually large residences designed by architects. By the turn of the century, the building market was dominated by catalogs of plans of cost-efficient bungalows. At the same time Bungalow Magazine and The Craftsman appeared. Both featured a series of house plans available for purchase and articles about economical use of space, modern kitchens, interior decoration and landscaping. Houses in these magazines were duplicated throughout the United States and reinforced the humbler aspects of the Bungalow. In large measure the earlier grand designs were eclipsed by the smaller versions.

The typical Bungalow was built on low masonry piers with a plan of at least two rooms across the main façade, emphasizing horizontality. Height was typically one or at most one and one-half story structure with a shallow roof pitch. The porch was an integral part. The majority of Bungalows were of wood frame construction due to the availability of the material and cost-effectiveness. The exterior sheathing was typically drop siding or wood shingles. Fenestration was consciously asymmetrical. Windows were frequently in groups of two or three, the upper sash of the double-hung sash being commonly divided vertically into several panes.

A total of 4 buildings were classified as Bungalow and 4 classified as Craftsman within the survey area.



Figure: "We Have Several Beautiful Bungalows For Sale—Advertisement," Fort Lauderdale News, February 20, 1936. 1017 SE 6 Ct; 1016 SE 8 St

MASONRY VERNACULAR

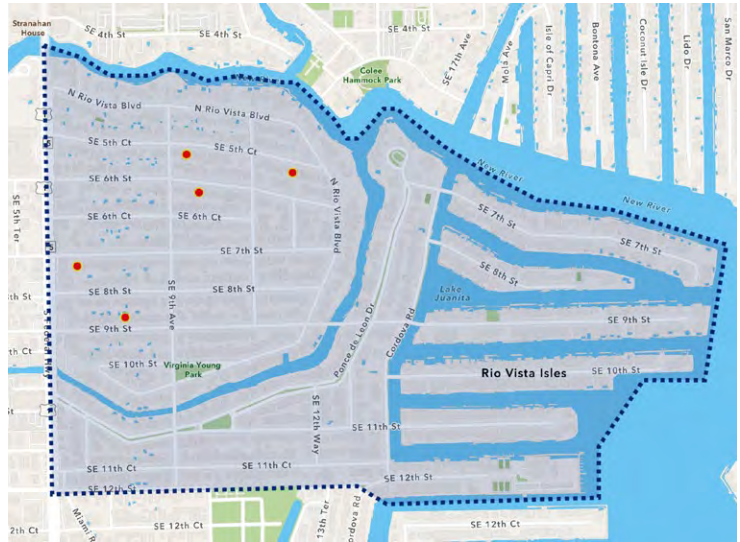
Masonry Vernacular was a common style utilized by lay or self-taught builders. Prior to the Civil War, vernacular designs were local and transmitted through word of mouth or demonstration, relying on native building materials. During the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular designs. Popular magazines featured standardized manufactured building components and house plans to create a universal design. The railroad also aided the process by providing inexpensive and efficient transportation for manufactured building materials.

In Florida, most examples predating 1920 were brick, but a number of examples feature rough-faced cast concrete popularized by Architect Henry Hobson Richardson, with his late-19th century Romanesque buildings. The Masonry Vernacular designs of the 1920s were most often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and brick. During the 1930s influenced by the International and Modern styles there was an increased use of reinforced concrete construction techniques. Since World War II, concrete block construction has been the leading masonry building material in Florida.

7 buildings within the survey area are Masonry Vernacular.



Figure: "L. E. Butzman Residence Being Constructed in Rio Vista," Fort Lauderdale News, April 24, 1937.



Map: Masonry Vernacular Style



Figure: "Nestling Among A Tropical Paradise," Fort Lauderdale News, October 28, 1939. 704 SE 5 Ct; 708 SE 6 Ct

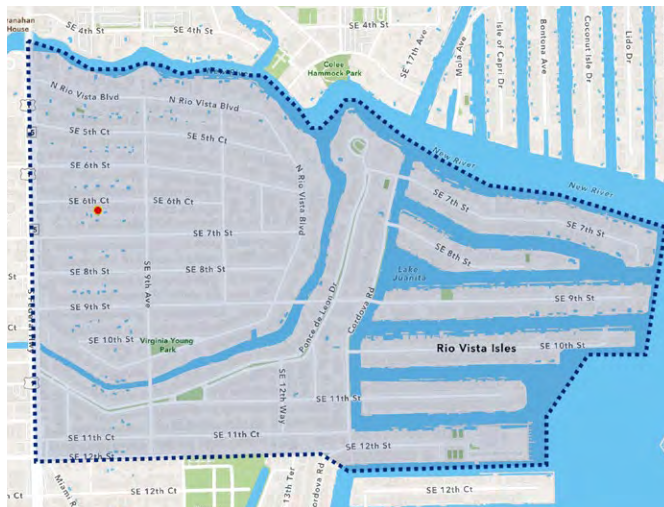
MASONRY VERNACULAR					
FMSF	Folio	Address	Year Built	Style	Architect
BD01559	504211051210	908 SE 5 CT	1918	Masonry Vernacular	unknown
	504211051370	1200 SE 5 CT	1938	Masonry Vernacular	unknown
	504211053650	801 SE 9 ST	1941	Masonry Vernacular	Clinton Gamble
	504211051850	916 SE 6 ST	1941	Masonry Vernacular	unknown
	504211052470	616 SE 7 ST	1959	Masonry Vernacular	unknown
	504211052330	615 SE 7 ST	1924	Masonry Vernacular/Craftsman - Altered	unknown
BD01633	504211053260	908 SE 8 ST	1924	Masonry Vernacular/Mission	unknown

ART MODERNE

The Art Moderne style represented a break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style gained favor in the United States shortly after 1930, when industrial designs began to exhibit streamlined shapes. The idea of rounded corners to make automobiles and airplanes more aerodynamic was applied to kitchen appliances, jewelry, and many other products. Buildings with Art Moderne styling have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize the streamline effort.

In Florida, Art Moderne buildings are often found in communities which continued to grow despite the collapse of the speculative land boom in 1926. Typically the style was applied to commercial and apartment buildings, rarely in residences.

1 building within the survey area is Art Moderne.



Map: Art Moderne Style



720 SE 6 Ct

MINIMAL TRADITIONAL

Minimal Traditional residences are typically small one-story, gable roofed structures with a carport or garage, either clad with wood or stucco. The popular style included work designed by established local architects including Lester Avery, Robert Little, Guy Platt Johnson, William Redden, and Robert Hanson. The Minimal Traditional style exemplified the Depression-era and Post World War II 'instant communities.' During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.

In the southeast section of the neighborhood there is a concentration of this style of homes from the 1930s and 1940s, located on SE 11th Court between 1020 and 1216 SE 11th Court, east of SE 12th Way.

One noteworthy Minimal Traditional home on the New River was enlarged several times. It was originally a smaller two-story house and one-story auxiliary building designed in 1939 by notable local architect Courtney Stewart, Jr. Located on a large waterfront lot on North Rio Vista Boulevard, it was commissioned by

ART MODERNE

FMSF	Folio	Address	Year Built	Style	Architect
BD01580	504211100280	720 SE 6 CT	1939	Art Moderne	unknown

MINIMAL TRADITIONAL

FMSF	Folio	Address	Year Built	Style	Architect
BD01637	504211052820	1009 SE 8 ST	1931	Minimal Traditional	unknown
BD01627	504211053440	808 SE 8 ST	1938	Minimal Traditional	unknown
BD01579	504211100270	716 SE 6 CT	1942	Minimal Traditional	unknown
BD01561	504211051180	924 SE 5 CT	1938	Minimal Traditional	unknown
BD01555	504211050760	801 SE 5 CT #1-3	1958	Minimal Traditional	unknown
	504211180200	1000 SE 11 CT	1951	Minimal Traditional	LESTER AVERY
	504211052700	1000 SE 7 ST	1941	Minimal Traditional	Bayard C Lukens
	504211053220	1000 SE 8 ST	1940	Minimal Traditional	Fred As Eskridge
	504211182890	1001 SE 10 ST	1941	Minimal Traditional	Martin Hampton
	504211052800	1001 SE 8 ST	1931	Minimal Traditional	unknown
	504211052680	1008 SE 7 ST	1931	Minimal Traditional	Theodore Meyer
	504211180610	1010 SE 11 ST	1946	Minimal Traditional	Courtney Stewart
	504211181780	1017 SE 13 TER	1938	Minimal Traditional	ARNOLD SOUTWELL(?)
	504211183040	1024 S RIO VISTA BLVD	1948	Minimal Traditional	WM. T. Vaughn
	504211180640	1024 SE 11 ST	1948	Minimal Traditional - Altered	UNKNOWN
	504211182800	1024 SE 9 ST	1936	Minimal Traditional	unknown
	504211180850	1025 SE 11 CT	1946	Minimal Traditional	ROBERT M. LITTLE
	504211180250	1026 SE 11 CT	1924	Minimal Traditional	UNKNOWN
	504211181590	1100 PONCE DE LEON DR	1946	Minimal Traditional	SCHAEPL
	504211180840	1101 SE 11 CT	1945	Minimal Traditional	UNKNOWN
	504211183060	1108 S RIO VISTA BLVD	1958	Minimal Traditional	Victor Larson
	504211180280	1108 SE 11 CT	1946	Minimal Traditional	Morton T Ironmonger
	504211182830	1110 SE 9 ST	1936	Minimal Traditional	Robert M. Little
	504211180680	1116 SE 11 ST	1951	Minimal Traditional	William J. Redden
	504211181721	1117 SE 11 ST	1946	Minimal Traditional	Carlos Schoepl
	504211180290	1200 SE 11 CT	1946	Minimal Traditional	American Plan Service
	504211180300	1202 SE 11 CT	1966	Minimal Traditional	M R Burgraff

F. S. Dodd who was living in the E. N. Sperry house at the time. The home is also significant for its associations with Kate Smith, the famous radio and early television singing star during the 1940s and early 1950s.

Carlos Schoeppl, a Miami-based architect designed several Minimal Traditional homes, from smaller to large, high-style residences. Several of Schoeppl's more prominent residences in Rio Vista were completed for the Pease family along Ponce de Leon Drive in 1938.

The Niederling estate was constructed as a two-story Minimal Traditional design with a garage. A noteworthy feature is the handsome masonry property wall with recessed panels which dates to the original construction. The estate was designed by Russell T. Pancoast, a successful Miami architect who designed large homes in Fort Lauderdale and Miami, the Bass Museum in Miami Beach and the Community Center in Plantation, Broward County.

84 buildings within the survey area are Minimal Traditional.



Representative Minimal Traditional style: (1) 808 SE 8 ST

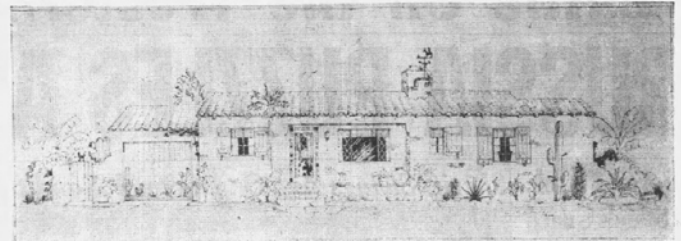


ONE OF NEWEST HOMES ON RIO VISTA BOULEVARD



The residence of Mr. and Mrs. Julius Donadt, Rio Vista Blvd., designed by William T. Vaughn, is pictured above. The living room is featured by terrazzo floor and keystone fireplace. Two bedrooms are finished in oak floors. Other rooms include bathroom, dining room, porch, open terrace, kitchen, service porch and bath, including laundry equipment, and garage.

ANOTHER GRASSMUCK "DREAM HOME"---OPEN SUNDAY



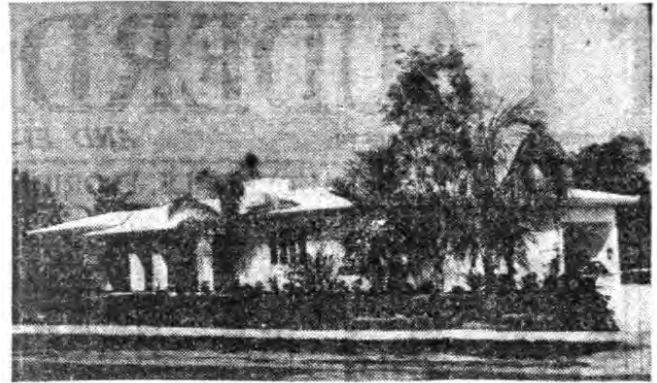
Recently completed is the Mexican design two-bedroom residence of Mr. and Mrs. Albert Ermatinger at SE Ninth Ave. and Tenth St. in Rio Vista. Pictured above, the home was built by Grassmuck and will be open one day only for public inspection—from 9 a. m. to 6 p. m. Sunday.

TARPON RIVER HOME OPEN FOR INSPECTION



George B. Solick, general contractor and builder, opens another typical Florida home for public inspection today. Located on Tarpon River, at 1421 Ponce de Leon Drive in Rio Vista Isles, the new home may be viewed any time today or for the rest of the week, it was announced.

Figure: "Residence Designed Along Mexican Lines on Rio Vista Isles," Fort Lauderdale News, July 30, 1938; Figure: "One of Newest Homes on Rio Vista Boulevard," Fort Lauderdale News, July 8, 1939. Figure: "Another Grassmuck 'Dream Home' Open Sunday," Fort Lauderdale News, September 16, 1939. Figure: "Tarpon River Home Open For Inspection," Fort Lauderdale News, March 16, 1941



This modern residence, 1138 Rio Vista Blvd., was sold by Ansel P. Berry to Mr. and Mrs. T. G. Linderme of Detroit who will make this their permanent home.

Figure: "Rio Vista Boulevard Home Purchased By Lindermes," Fort Lauderdale News, October 30, 1943

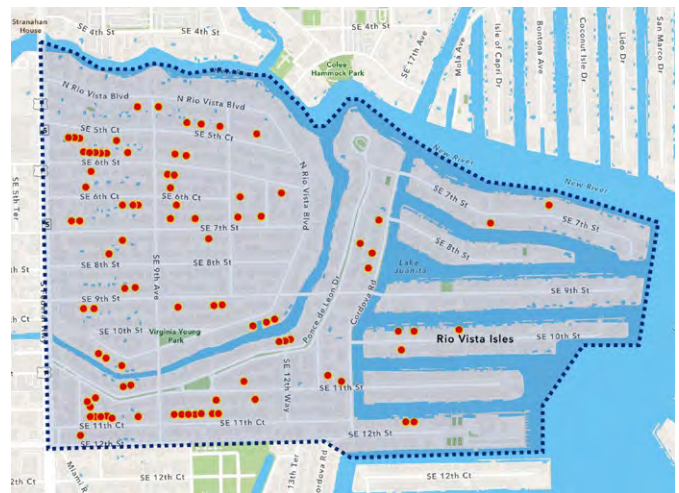


Map: Minimal Traditional Style

TRANSITIONAL RANCH

The Transitional Ranch (sometimes "minimal Ranch") Style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. They bridge the gap between the small Minimal Traditional style of the 1930s and 1940s and the sprawling Ranch homes of the 1950s and 1960s. Their small scale is a vestige of the planning and financing guidelines developed by the FHA during the Great Depression and World War II, but incorporate modern design elements of the Ranch Style. A Transitional Ranch residence is one story high with a low-pitched or flat roof and typically features moderate or wide eave overhangs, large picture windows, and sheltered entrances. The type does not typically have a garage, but is often accompanied by a carport which is frequently integrated into the roofline of the house. Other features found on examples include awning and jalousie windows, masonry and brick veneer wall texture variation, exposed rafter tails, broad low masonry chimneys, integrated planters, and screening fences.

87 buildings within the survey area are Transitional Ranch.



Map: Transitional Ranch Style

MINIMAL TRADITIONAL (CONTINUED)					
FMSF	Folio	Address	Year Built	Style	Architect
	504211180810	1203 SE 11 CT	1946	Minimal Traditional	UNKNOWN
	504211180310	1204 SE 11 CT	1949	Minimal Traditional - Altered	GUY PLATT JOHNSON
	504211180700	1204 SE 11 ST	1950	Minimal Traditional	William J. Redden
	504211182060	1215 PONCE DE LEON DR	1943	Minimal Traditional	GUY PLATT JOHNSON
	504211053050	1305 N RIO VISTA BLVD	1959	Minimal Traditional - Altered	William T. Vaughn
	504211183380	1400 PONCE DE LEON DR	1948	Minimal Traditional	THEODORE MEYER
	504211180380	1404 SE 11 CT	1946	Minimal Traditional	ROBERT LITTLE
	504211220160	1516 SE 11 ST	1951	Minimal Traditional - Altered	Cedrick Stark
	504211221380	1749 SE 9 ST	1951	Minimal Traditional	LESTER AVERY
	504211051000	621 SE 6 ST	1958	Minimal Traditional	unknown
	504211100050	624 SE 6 ST	1969	Minimal Traditional	Gene C. Monaco
	504211052540	701 SE 8 ST	1931	Minimal Traditional	unknown
	504211053590	701 SE 9 ST	1949	Minimal Traditional	James Young
	504211052550	705 SE 8 ST	1946	Minimal Traditional	William T. Vaughn
	504211053600	705 SE 9 ST	1931	Minimal Traditional	unknown
	504211180980	706 PONCE DE LEON DR	1946	Minimal Traditional	LESTER AVERY
	504211180050	708 SE 11 CT	1958	Minimal Traditional	WILLIAM T VAUGHN
	504211053610	709 SE 9 ST	1954	Minimal Traditional - Altered	William Redden
	504211181470	711 PONCE DE LEON DR	1946	Minimal Traditional	GUY PLATT JOHNSON
	504211182640	711 SE 10 ST	1946	Minimal traditional	unknown
	504211052560	711 SE 8 ST	1950	Minimal Traditional - Altered	unknown
	504211180060	712 SE 11 CT	1948	Minimal Traditional/ Transitional Ranch	American Plan Service
	504211100260	712 SE 6 CT	1953	Minimal Traditional - Altered	Lestery Avery
	504211052570	713 SE 8 ST	1956	Minimal Traditional	Paul Bradley Jr.
	504211100100	717 SE 6 CT	1946	Minimal Traditional	Owner
	504211180080	720 SE 11 CT	1938	Minimal Traditional/ Transitional Ranch	UNKNOWN
	504211182480	720 SE 9 ST	1945	Minimal Traditional	unknown
	504211182610	721 SE 10 ST	1955	Minimal traditional	Carol Sanford

MINIMAL TRADITIONAL (CONTINUED)

FMSF	Folio	Address	Year Built	Style	Architect
	504211053640	721 SE 9 ST	1938	Minimal Traditional	unknown
	504211050750	725 SE 5 CT	1949	Minimal Traditional	Guy Platt Johnson
	504211182250	800 S RIO VISTA BLVD	1957	Minimal Traditional	Theo. A. Meyer
	504211180090	800 SE 11 CT	1936	Minimal Traditional - Altered	UNKNOWN
	504211053450	804 SE 8 ST	1948	Minimal Traditional	William T. Vaughn
	504211182500	804 SE 9 ST	1950	Minimal Traditional	Gamble Powenall
	504211181080	807 SE 11 CT	1957	Minimal Traditional - Altered	UNKNOWN
	504211182510	808 SE 9 ST	1947	Minimal Traditional	unknown
	504211181100	812 PONCE DE LEON DR	1951	Minimal Traditional - Altered	OWNER
	504211180110	812 SE 11 CT	1948	Minimal Traditional	UNKNOWN
	504211181090	813 SE 11 CT	1951	Minimal Traditional - Altered	WM. J. REDDEN
	504211100370	815 SE 6 CT	1951	Minimal Traditional	Guy Platt Johnson
	504211181110	816 PONCE DE LEON DR	1951	Minimal Traditional - Altered	WM. J. REDDEN
	504211182530	816 SE 9 ST	1944	Minimal Traditional	unknown
	504211182540	820 SE 9 ST	1952	Minimal Traditional	Frank J. Rowland
	504211053700	821 SE 9 ST	1938	Minimal Traditional	Owner
	504211182560	829 SE 10 ST	1937	Minimal Traditional	Owner
	504211051880	900 SE 6 ST	1944	Minimal Traditional	unknown
	504211051890	901 SE 6 CT	1941	Minimal Traditional - Altered	Robert Jahelka
	504211182710	902 SE 9 AVE	1958	Minimal Traditional - Altered	unknown
	504211180170	908 SE 11 CT	1950	Minimal Traditional	William J. Redden
	504211182720	908 SE 9 ST	1918	Minimal Traditional	unknown
	504211182920	909 SE 10 ST	1938	Minimal Traditional	J Edwin Peterson
	504211180180	912 SE 11 CT	1946	Minimal Traditional	ROBERT E HANSEN
	504211182740	916 SE 9 ST	1936	Minimal Traditional	unknown
	504211180580	920 SE 11 ST	1950	Minimal Traditional	LESTER AVERY
	504211182900	921 SE 10 ST	1940	Minimal Traditional	Paist & Steward
	504211052790	921 SE 8 ST	1936	Minimal Traditional	unknown
	504211182980	924 S RIO VISTA BLVD	1950	Minimal Traditional	Robert Jahelka

TRANSITIONAL RANCH					
FMSF	Folio	Address	Year Built	Style	Architect
BD09174	504211050860	800 SE 5 CT	1924	Transitional Ranch	Unknown
BD09190	504211052120	927 SE 7 ST	1931	Transitional Ranch	Frank J. Rowland
BD09153	504211052680	1008 SE 7 ST	1931	Transitional Ranch	Theodore Meyer
BD01619	504211051750	1121 SE 7 ST	1936	Transitional Ranch	Unknown
BD09169	504211050400	900 N RIO VISTA BLVD	1937	Transitional Ranch	Unknown
BD09184	504211051640	1208 SE 6 ST	1938	Transitional Ranch	Unknown
BD01589	504211051060	721 SE 6 ST	1938	Transitional Ranch	Unknown
BD09182	504211051260	913 SE 6 ST	1938	Transitional Ranch	Unknown
BD09192	504211052320	617 SE 7 ST	1939	Transitional Ranch	Robert Jahelka
BD09232	504211182440	700 SE 9 ST	1939	Transitional Ranch	Unknown
BD09168	504211050280	1121 SE 5 CT	1940	Transitional Ranch	Courtney Stewart
BD09180	504211051050	717 SE 6 ST	1940	Transitional Ranch	Unknown
BD09273	504211051860	912 SE 6 ST	1942	Transitional Ranch	John M. Peterman
BD09186	504211051870	906 SE 6 ST	1942	Transitional Ranch	Nels S Jacobsen
BD09203	504211180620	1016 SE 11 ST	1945	Transitional Ranch	Morton T. Iron-monger
BD09223	504211181620	1113 SE 11 ST	1946	Transitional Ranch	Carlos Schoepl
BD09208	504211180910	1001 SE 11 CT	1946	Transitional Ranch	Guy Platt Johnson
BD09173	504211050530	816 N RIO VISTA BLVD	1946	Transitional Ranch	Guy Platt Johnson
BD09187	504211051910	909 SE 6 CT	1946	Transitional Ranch	Morton T. Iron-monger
BD09189	504211052090	907 SE 7 ST	1946	Transitional Ranch	Robert Nordin
BD09171	504211050480	1005 SE 5 CT	1946	Transitional Ranch	Unknown
BD09193	504211052380	804 SE 7 ST	1946	Transitional Ranch	Unknown
BD09212	504211180990	712 PONCE DE LEON DR	1946	Transitional Ranch	Unknown
BD09235	504211182780	1012 SE 9 ST	1946	Transitional Ranch	Unknown
BD09185	504211051690	614 SE 11 AVE	1946	Transitional Ranch	William T. Vaughn
BD09240	504211183440	1436 PONCE DE LEON DR	1946	Transitional Ranch	Guy Platt Johnson
BD09210	504211180930	913 SE 11 CT	1947	Transitional Ranch	American Plan Service
BD09172	504211050500	1017 SE 5 CT	1947	Transitional Ranch	Unknown
BD09176	504211050920	620 SE 5 CT	1947	Transitional Ranch	Unknown
BD09175	504211050910	700 SE 5 CT	1947	Transitional Ranch	Unknown

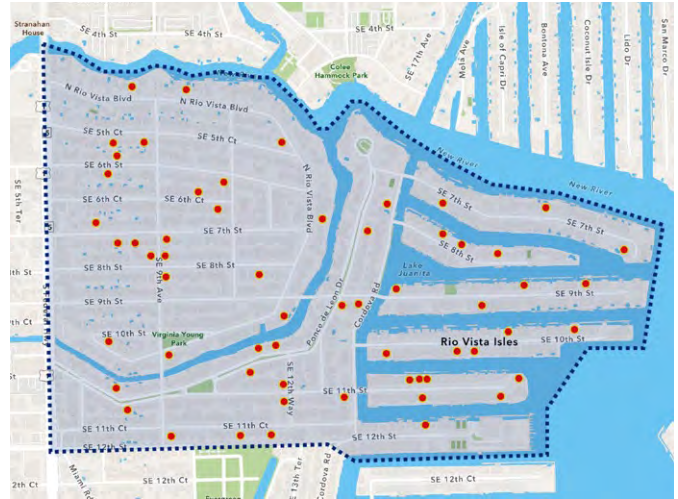
TRANSITIONAL RANCH (CONTINUED)

FMSF	Folio	Address	Year Built	Style	Architect
BD09234	504211182730	912 SE 9 ST	1948	Transitional Ranch	Courtney Stewart
BD09170	504211050460	921 SE 5 CT	1948	Transitional Ranch	G. Sherman Child
BD09206	504211180880	1015 SE 11 CT	1948	Transitional Ranch	Guy Platt Johnson
BD09207	504211180900	1007 SE 11 CT	1948	Transitional Ranch	GUY PLATT JOHNSON
BD09196	504211053690	817 SE 9 ST	1948	Transitional Ranch	Guy Platt Johnson
BD09179	504211051040	713 SE 6 ST	1948	Transitional Ranch	John B. O'Neill
BD09215	504211181160	817 SE 11 CT	1948	Transitional Ranch	Olive Johnson
BD09183	504211051280	921 SE 6 ST	1948	Transitional Ranch	Robert Hansen
BD09194	504211052590	721 SE 8 ST	1948	Transitional Ranch	William T. Vaughn
BD09228	504211182100	1305 PONCE DE LEON DR	1948	Transitional Ranch	
BD09211	504211180940	909 SE 11 CT	1949	Transitional Ranch	GUY PLATT JOHNSON
BD09244	504211200150	1749 SE 7 ST	1949	Transitional Ranch	John M. Peterman
BD09191	504211052310	701 SE 7 ST	1950	Transitional Ranch	American Plan Service
BD09205	504211180870	1017 SE 11 CT	1950	Transitional Ranch	James Young
BD09227	504211182090	1301 PONCE DE LEON DR	1950	Transitional Ranch	James Young
BD09188	504211052050	912 SE 6 CT	1950	Transitional Ranch	Oscar Bryant Smith
BD09181	504211051090	809 SE 6 ST	1950	Transitional Ranch	Unknown
BD09233	504211182460	708 SE 9 ST	1950	Transitional Ranch	William T. Vaughn
BD09246	504211220060	1539 SE 12 ST	1951	Transitional Ranch	Guy Platt Johnson
BD09247	504211220070	1605 SE 12 ST	1951	Transitional Ranch	Guy Platt Johnson
BD09229	504211182230	708 S RIO VISTA BLVD	1951	Transitional Ranch	Guy Platt Johnson
BD09226	504211182080	1225 PONCE DE LEON DR	1951	Transitional Ranch	James Young
BD09220	504211181210	707 SE 11 CT	1951	Transitional Ranch	John B. O'Neill
BD09236	504211182790	1016 SE 9 ST	1951	Transitional Ranch	Robert Hansen
BD09204	504211180690	1200 SE 11 ST	1951	Transitional Ranch	Unknown
BD09237	504211183070	1112 S RIO VISTA BLVD	1951	Transitional Ranch	William J. Redden
BD09219	504211181200	709 SE 11 CT	1951	Transitional Ranch	William Bigoney
BD09238	504211183080	1124 S RIO VISTA BLVD	1951	Transitional Ranch	William T. Vaughn
BD09201	504211100430	816 SE 6 CT	1952	Transitional Ranch	Frank J. Rowland
BD09209	504211180920	921 SE 11 CT	1952	Transitional Ranch	Guy Platt Johnson
BD09222	504211181530	813 PONCE DE LEON DR	1952	Transitional Ranch	John M. Peterman

TRANSITIONAL RANCH (CONTINUED)					
FMSF	Folio	Address	Year Built	Style	Architect
BD09242	504211183660	721 CORDOVA RD	1952	Transitional Ranch	John M. Peterman
BD09224	504211181810	1032 SE 13 TER	1952	Transitional Ranch	W.G. Tracy
BD09250	504211220780	1605 SE 10 ST	1953	Transitional Ranch	Charles McKirahan
BD09217	504211181180	715 SE 11 CT	1953	Transitional Ranch	John M. Peterman
BD09214	504211181010	1132 SE 6 TER	1953	Transitional Ranch	James Young
BD09243	504211183680	805 CORDOVA RD	1953	Transitional Ranch	W C Disbrow Jr.
BD09225	504211181920	1029 CORDOVA RD	1954	Transitional Ranch	John B. O'Neill
BD09245	504211200340	1704 SE 7 ST	1955	Transitional Ranch	Courtney Stewart
BD09249	504211220760	1529 SE 10 ST	1955	Transitional Ranch	Joe Phillips Jr.
BD09251	504211220840	1707 SE 10 ST	1955	Transitional Ranch	Lestery Avery
BD01576	504211051020	701 SE 6 ST	1955	Transitional Ranch	Lestery Avery
BD09178	504211051030	705 SE 6 ST	1955	Transitional Ranch	Lestery Avery
BD09239	504211183090	1128 S RIO VISTA BLVD	1955	Transitional Ranch	William J. Redden
BD09216	504211181170	721 SE 11 CT	1956	Transitional Ranch	Carol Sanford
BD09231	504211182260	804 S RIO VISTA BLVD	1956	Transitional Ranch	Cedrick Stark
BD09221	504211181520	807 PONCE DE LEON DR	1956	Transitional Ranch	James Young
BD09195	504211053670	809 SE 9 ST	1956	Transitional Ranch	Unknown
BD09200	504211100420	812 SE 6 CT	1956	Transitional Ranch	Unknown
BD09218	504211181190	711 SE 11 CT	1957	Transitional Ranch	Louis Wolff
BD09241	504211183600	621 CORDOVA RD	1958	Transitional Ranch	Jack W. Zimmer
BD09230	504211182240	712 S RIO VISTA BLVD	1959	Transitional Ranch	George B. Cunningham
BD09202	504211180030	616 SE 11 CT	1959	Transitional Ranch	Robert Little
BD09197	504211100070	708 SE 6 ST	1962	Transitional Ranch	William T. Vaughn
BD09248	504211220520	1550 SE 10 ST	1963	Transitional Ranch	George B. Cunningham
BD09177	504211050930	616 SE 5 CT	1964	Transitional Ranch	Robert Little
BD09198	504211100120	705 SE 6 CT	1966	Transitional Ranch	Paul M. Bradley Jr.
BD09199	504211100411	804 SE 6 CT	1967	Transitional Ranch	Paul M. Bradley Jr.
BD09213	504211181000	1120 SE 6 TER	1967	Transitional Ranch	Paul M. Bradley Jr.

RANCH

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



Map:Ranch Style

59 buildings within the survey area are Ranch.

RANCH					
FMSF	Folio	Address	Year Built	Style	Architect
BD09297	504211182950	900 S RIO VISTA BLVD	1937	Ranch	Lestery Avery
BD09282	504211053100	1116 SE 8 ST	1937	Ranch	Russell T. Pancoast
BD09268	504211050830	820 SE 5 CT	1938	Ranch	Robert Little
BD09270	504211051070	801 SE 6 ST	1940	Ranch	Nels S Jacobsen
BD09315	504211220940	1791 SE 10 ST	1940	Ranch	Robert Little
BD09278	504211052390	724 SE 7 ST	1940	Ranch	Theodore Meyer
BD09302	504211190060	901 CORDOVA RD	1940	Ranch	William A. Martin
BD09283	504211053270	902 SE 8 ST	1941	Ranch	Robert G. Jahelka
BD09266	504211050040	925 N RIO VISTA BLVD	1942	Ranch	Robert G. Jahelka
BD09307	504211220190	1610 SE 11 ST	1945	Ranch	Unknown
BD09293	504211181690	1037 SE 12 WAY	1947	Ranch	Guy Platt Johnson
BD09285	504211180160	904 SE 11 CT	1947	Ranch	Guy Platt Johnson
BD09279	504211052640	829 SE 8 ST	1947	Ranch	Robert Little
BD09275	504211052010	1012 SE 6 CT	1948	Ranch	Guy Platt Johnson
BD09295	504211182070	1221 PONCE DE LEON DR	1948	Ranch	Robert G. Jahelka
BD09299	504211183460	1504 PONCE DE LEON DR	1948	Ranch	William T. Vaughn
BD09286	504211180270	1100 SE 11 CT	1949	Ranch	Courtney Stewart
BD09298	504211183100	1132 S RIO VISTA BLVD	1949	Ranch	Lestery Avery

RANCH (CONTINUED)					
FMSF	Folio	Address	Year Built	Style	Architect
BD09318	504211221390	1755 SE 9 ST	1951	Ranch	Bayard C Lukens
BD09296	504211182310	711 S RIO VISTA BLVD	1951	Ranch	Gamble Pownall & Gilroy
BD09316	504211221100	1720 SE 9 ST	1951	Ranch	James Young
BD09277	504211052370	810 SE 7 ST	1951	Ranch	Lestery Avery
BD09276	504211052290	709 SE 7 ST	1951	Ranch	Morton T. Iron-monger
BD09287	504211180320	1210 SE 11 CT	1951	Ranch	ROBERT LITTLE
BD09274	504211051950	1001 SE 6 CT	1951	Ranch	Robert Little & William Crawford
BD09291	504211181510	801 PONCE DE LEON DR	1951	Ranch	William Redden
BD09284	504211100080	720 SE 6 ST	1951	Ranch	William T. Vaughn
BD09306	504211220080	1609 SE 12 ST	1952	Ranch	Bayard C Lukens
BD09294	504211182050	1205 PONCE DE LEON DR	1952	Ranch	John M. Peterson
BD09303	504211200140	1741 SE 7 ST	1953	Ranch	Guy Platt Johnson
BD09300	504211183580	609 CORDOVA RD	1954	Ranch	Guy Platt Johnson
BD09290	504211181070	804 PONCE DE LEON DR	1955	Ranch	Courtney Stewart
BD09322	504211221630	1801 SE 9 ST	1955	Ranch	John B. O'Neill
BD09289	504211180740	1101 SE 12 WAY	1955	Ranch	John B. O'Neill
BD09280	504211052750	900 SE 7 ST	1955	Ranch	Lester Avery
BD09271	504211051560	1249 N RIO VISTA BLVD	1955	Ranch	Morton T. Iron-monger
BD09292	504211181630	1116 PONCE DE LEON DR	1955	Ranch	Unknown
BD09314	504211220890	1745 SE 10 ST	1955	Ranch	Unknown
BD09288	504211180460	1101 CORDOVA RD	1956	Ranch	George Cunningham
BD09324	504211390010	1732 SE 11 ST	1956	Ranch	Guy Platt Johnson
BD09267	504211050310	1152 N RIO VISTA BLVD	1956	Ranch	Paul M. Bradley Jr
BD09311	504211220500	1512 SE 10 ST	1956	Ranch	Unknown
BD09301	504211190050	1346 PONCE DE LEON DR	1957	Ranch	Frank J. Rowland

RANCH (CONTINUED)

FMSF	Folio	Address	Year Built	Style	Architect
BD09308	504211220360	1527 SE 11 ST	1958	Ranch	William G. Crawford
BD09265	504211040090	811 N RIO VISTA BLVD	1959	Ranch	C W Trowbridge
BD09321	504211221510	1711 SE 8 ST	1960	Ranch	Unknown
BD09320	504211221470	1651 SE 8 ST	1961	Ranch	M R Burgroff
BD09312	504211220590	1642 SE 10 ST	1963	Ranch	Paul M. Bradley Jr
BD09323	504211350011	1745 SE 11 ST	1963	Ranch	William Presto
BD09317	504211221240	1501 SE 9 ST	1964	Ranch	William Redden
BD09269	504211050870	720 SE 5 CT	1965	Ranch	Paul M. Bradley Jr
BD09309	504211220380	1601 SE 11 ST	1966	Ranch	American Plan Service
BD09281	504211052760	901 SE 8 ST	1967	Ranch	Robert G. Jahelka
BD09319	504211221450	1631 SE 8 ST	1968	Ranch	Unknown
BD09304	504211200270	1632 SE 7 ST	1969	Ranch	James Phillips Jr
BD09313	504211220620	1700 SE 10 ST	1969	Ranch	Unknown
BD09272	504211051790	1016 SE 6 ST	1970	Ranch	Paul M. Bradley Jr
BD09310	504211220381	1611 SE 11 ST	1971	Ranch	Herman Hostettler
BD09305	504211200480	1832 SE 7 ST	1972	Ranch	Russell T. Pancoast

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.

14 buildings within the survey area are Styled Ranch.

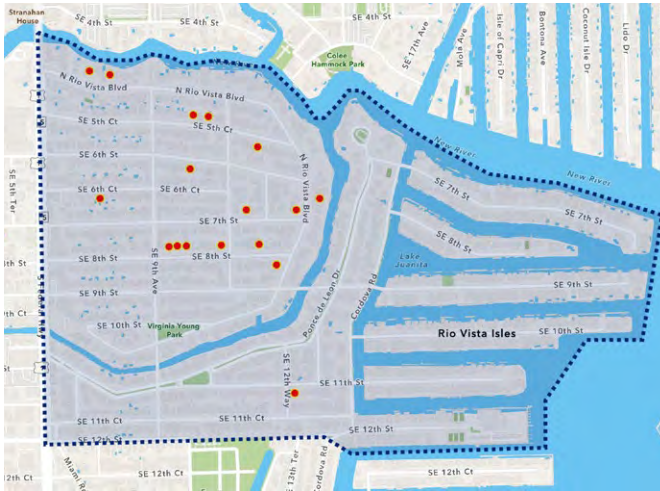


Riverfront home of Daniel Richter sold to Dr. and Mrs. James (Mrs. James is the movie star, Normal Talmadge). The home, located at 1233 N. Rio Vista Blvd. sold for \$42,000.

Figure: "Riverfront Home," Fort Lauderdale News, May 26, 1951.



Figure: "Rio Vista Boulevard," Fort Lauderdale News, February 17, 1955; Figure: 800 S Rio Vista Boulevard, 2023



Map: Styled Ranch Style

MID-CENTURY MODERN

The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plans to maximize interior light.

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

Materials such as concrete breezeblock, brick, and wood were featured in many of the designs, sometimes in geometric or abstract patterns. Mass production standardized many of the options in house designs and led to an affordability in home ownership illustrating the prosperity of the new middle class.

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

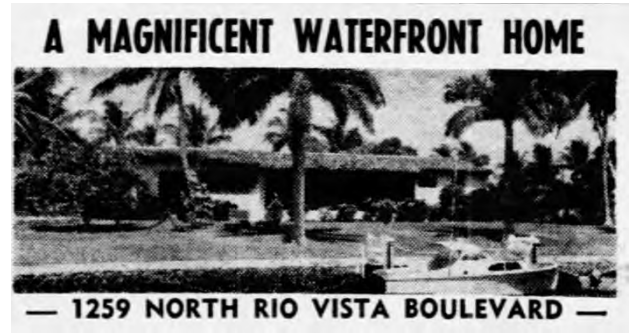
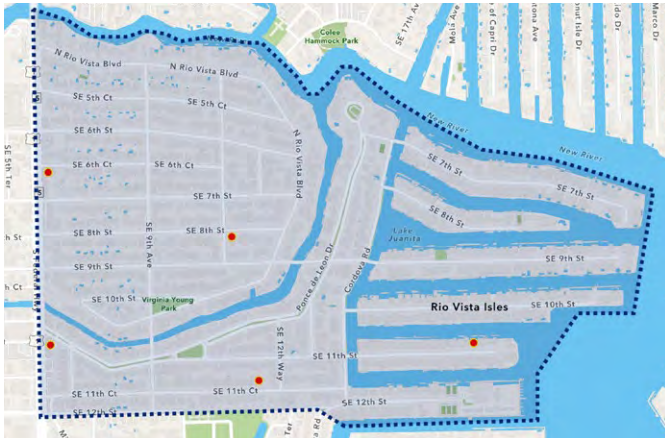


Figure: “A Magnificent Waterfront Home,” Fort Lauderdale News, May 14, 1952; Figure: 1259 North Rio Vista Boulevard, 2023 (alterations)



Figure: “The Rio Vista Home,” Fort Lauderdale News, May 17, 1952; Figure: 808 SE Ninth Street, 2023



Map: Mid-Century Modern



Figure: "Rio Vista," Fort Lauderdale News, March 22, 1952

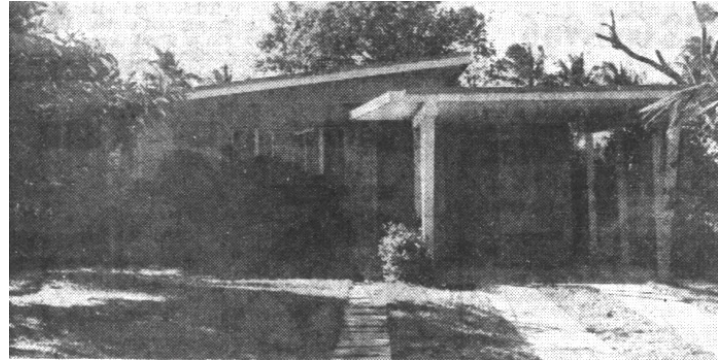


Figure: "Two Bedroom," Fort Lauderdale News, January 1, 1955; Figure: 816 SE Sixth Court, 2023 Style

MID-CENTURY MODERN					
FMSF	Folio	Address	Year Built	Style	Architect
	504211053120	1100 SE 8 ST	1950	Mid-Century Modern	John B O'Neill
	504211180790	1209 SE 11 CT	1950	Mid-Century Modern	UNKNOWN
BD04665	504211100190	620 S FEDERAL HWY	1952	Mid-Century Modern	Morton T. Iron-monger
	504211181230	1100 S FEDERAL HWY	1954	Mid-Century Modern	JACK ZIMMER
	504211220450	1721 SE 11 ST	1954	Mid-Century Modern	GEORGE WADDY
	504211182160	1339 PONCE DE LEON DR	1955	Mid-Century Modern/Shed	JACK W.ZIMMER
	504211181540	817 PONCE DE LEON DR	1957	Mid-Century Modern/Shed	LESTER AVERY

COLONIAL REVIVAL

The Colonial Revival style had its genesis in the Centennial Exposition of 1876 at Philadelphia. Many state buildings at the Exposition were interpretations of historically significant colonial structures. Publicity on the Exposition and appeals for the preservation of the Old South Church in Boston and Mount Vernon appeared in periodicals simultaneously. Long-term efforts to save the buildings were mounted by organizations with patriotic motives and national coverage. At the same time, articles about eighteenth century American architecture appeared in the American Architect, the New York Sketch Book of Architecture and Harpers. The popularity of the style was interpreted to the South Florida climate.

The earliest buildings designed in the Colonial Revival style were large residences in New York and New England, particularly near seaside resorts where colonial architecture remained. There were generally two approaches to Colonial Revival design. One emphasized quaintness, asymmetry and a variety of roof pitches and building materials. These characteristics owed as much to the Queen Anne style as to historical precedent. This approach produced the Colonial Revival cottage. The more formal approach addressed the Georgian and Federal periods of early American architecture and emphasized their attention to symmetry, proportion, and consistency of materials.

Colonial Revival houses of the early twentieth century maintained many of the features of the original, inspired by earlier Georgian and Federal buildings. Facades were typically symmetrical two-story in height with gable roofs and end chimneys. The plans were typically two or four room, central hall designs. The rear portion of most Colonial Revival houses were designed to accommodate new kitchens and bathrooms not present in earlier eighteenth and nineteenth century designs. The front rooms and entrance hall usually remained symmetrical.

The frame two-story Colonial Revival house with gable roof at 1101 SE 7 St was designed by prominent local architect John M. Peterman in 1937. The home was designed for Virginia Schulman Young who later became the first female mayor of Fort Lauderdale. Virginia Schulman moved to Fort Lauderdale in 1926, and married George Young, a builder who constructed many of the homes in Rio Vista and the surrounding neighborhood.

12 buildings within the survey area are Colonial Revival.

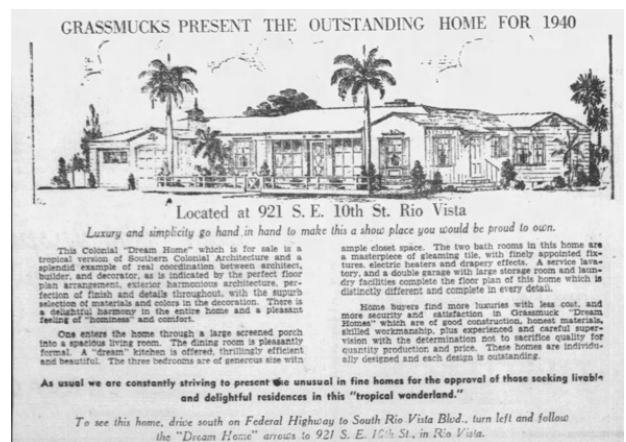
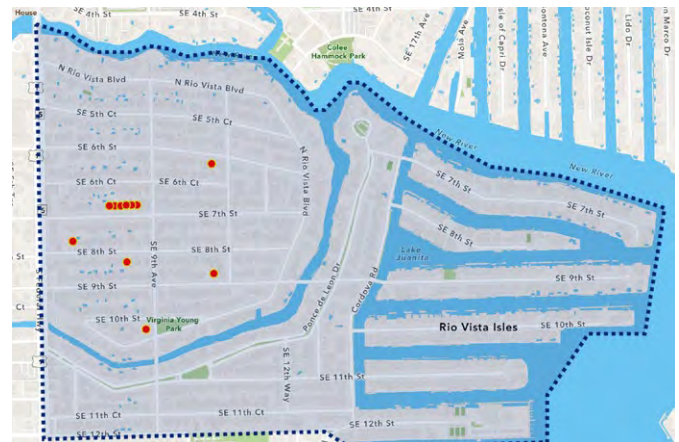


Figure: "Grassmucks Present The Outstanding Home For 1940," Fort Lauderdale News, March 30, 1940; 1101 SE 7 St Figure: 921 SE 10th Street, 2023.



Figure: "Recently Completed Tropical Colonial Home In Rio Vista," Fort Lauderdale News, April 8, 1939; Figure: "Rio Vista Home," Fort Lauderdale News, May 9, 1953



Map: Colonial Revival

COLONIAL REVIVAL					
FMSF	Folio	Address	Year Built	Style	Architect
BD01625	504211052530	621 SE 8 ST	1931	Colonial Revival	unknown
BD01618	504211051720	1101 SE 7 ST	1935	Colonial Revival	John M. Peterman
	504211053370	1013 SE 9 ST	1937	Colonial Revival	Owner
BD01628	504211053430	812 SE 8 ST	1938	Colonial Revival	unknown
	504211051800	1012 SE 6 ST	1951	Colonial Revival	unknown
	504211052210	817 SE 7 ST	1931	Colonial Revival/Frame Vernacular	unknown
	504211052220	815 SE 7 ST	1934	Colonial Revival/Frame Vernacular	unknown
	504211052240	805 SE 7 ST	1936	Colonial Revival/Frame Vernacular	unknown
	504211052230	809 SE 7 ST	1936	Colonial Revival/Frame Vernacular	Robert G Jahelka
	504211052260	725 SE 7 ST	1936	Colonial Revival/Frame Vernacular - Altered	John M. Peterman
	504211052250	801 SE 7 ST	1936	Colonial Revival/Frame Vernacular - Altered	Robert G Jahelka
	504211050790	817 SE 5 CT	1944	Colonial Revival/Mediterranean	G. Sherman Child

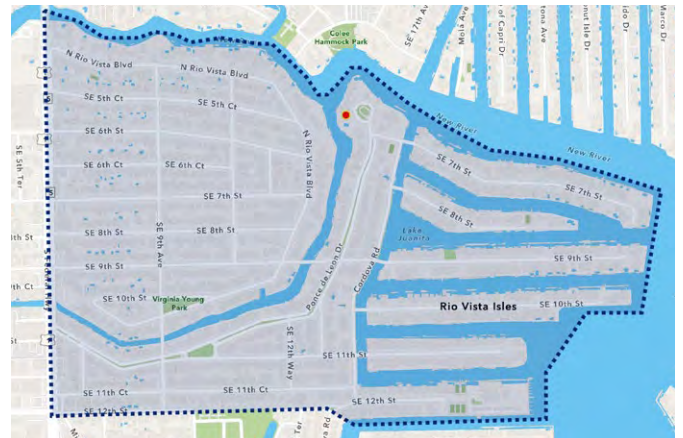
NEOCLASSICAL

The Neoclassical style evolved from a renewed interest in the architectural forms of the ancient Greeks and Romans. The revival of interest in classical models in the United States dates from the World’s Columbian Exposition, held in Chicago in 1893. Many of the best-known architects of the day designed buildings for the Exposition based on classical precedents. Examples were varied and ranged from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam, Georgian, and Early Classical Revival residences built in the United States during the eighteenth century. The exposition was well attended and publicized.

In Florida, the Neoclassical style became popular for commercial and government buildings, such as banks and courthouses. The application of the Neoclassical style to residential architecture is less common. Some of the characteristics of the style include a symmetrical façade dominated by a full height porch on classical

columns, typically with Ionic or Corinthian capitals; gable or hip roofs with boxed eaves, frequently with dentils or modillions beneath the roof and a wide frieze band surrounding the building; doorways featuring decorative pediments; double-hung sash windows, usually with six or nine panes per sash; and roof line balustrades.

2 buildings within the survey area are Neoclassical.



Map: Neoclassical

NEOCLASSICAL					
FMSF	Folio	Address	Year Built	Style	Architect
	504211100310	806 SE 6 ST	1950	Neoclassical	unknown
	504211183340	1567 PONCE DE LEON DR	1974	Neoclassical	James Knox Pownall

FOOTNOTES

- 1 Historic Property Associates, Inc., "Historic Properties Survey, 1988," 16.
- 2 Gillis, Susan. Fort Lauderdale: The Venice of America.
- 3 Broward County Historical Timeline Booklet, Gillis.
- 4 "Club Women Will Get Commission On Sales of Lots," Fort Lauderdale News, January 13, 1925; "Woman's Club To Share In Sales At Rio Vista Isles Next Thursday," Fort Lauderdale News, January 17, 1925.
- 5 "Rio Vista Isles—Advertisement," Fort Lauderdale News, January 17, 1925.
- 6 "Rio Vista Lots Being Sold By Local Club Women Today," Fort Lauderdale News, January 22, 1925.
- 7 "Sperry Home In Rio Vista To Be A Handsome One," Fort Lauderdale News, June 24, 1925.
- 8 "Stepping Stones Sold," Fort Lauderdale News, April 3, 1931.
- 9 "To Build Apartment House In Rio Vista," Fort Lauderdale News, July 6, 1925.
- 10 "Pickups—Advertisement," Fort Lauderdale News, January 16, 1925.
- 11 "\$80,000 Sales Of Rio Vista Isles Property Reported," Fort Lauderdale News, August 5, 1925.
- 12 "Two Months More—Advertisement," Fort Lauderdale News, January 27, 1925.
- 13 "New Structures Rising In Central Business District," Fort Lauderdale News, February 5, 1925.
- 14 "City Managers' Program Here Now Complete," Fort Lauderdale News, October 6, 1927.
- 15 "City Bus Will Serve Larger Area of City," Fort Lauderdale News, March 24, 1928.
- 16 Historic Property Associates, Inc., "Historic Properties Survey, 1988," 16.
- 17 "Distress Homes—Advertisement," Fort Lauderdale News, March 26, 1929.
- 18 "City Appoints Committee To Study Program," Fort Lauderdale News, December 29, 1931.
- 19 "Morang Plans Developments For Rio Vista," Fort Lauderdale News, December 14, 1935.
- 20 "Emergency Relief Work Is Resumed," Fort Lauderdale News, February 8, 1933.
- 21 "City Has More Tourists Than Ever Before," Fort Lauderdale News, February 6, 1930.
- 22 "New Business Developing As Fed Aid Opens," Fort Lauderdale News, October 4, 1930.
- 23 "City Building Permits Jump," Fort Lauderdale News, July 3, 1933.
- 24 "Rio Vista Residents Form Association," Fort Lauderdale News, February 12, 1935.
- 25 "Garden Circle Formed By Rio Vista Women," Fort Lauderdale News, September 8, 1936.
- 26 "Scenes in Rio Vista Isles—New Home Center," Fort Lauderdale News, October 21, 1939.
- 27 "Yacht Club's Initial Roster of 100 is Announced Closed," Fort Lauderdale News, July 9, 1938.
- 28 "Truly Modern Homes—Advertisement," Fort Lauderdale News, August 9, 1942.
- 29 "Preview Of City Report," Fort Lauderdale News, September 6, 1942.
- 30 "The Rio Vista Section," Fort Lauderdale News, May 31, 1942.
- 31 "Building Permits Drop To New Low," Fort Lauderdale News, July 7, 1942.
- 32 "New Distribution Place For Book 4's Listed," Fort Lauderdale News, October 15, 1943.
- 33 "New Ration Token Maker Lives Here," Fort Lauderdale News, February 28, 1944.
- 34 "Rio Vista Isles," Fort Lauderdale News, March 8, 1945.
- 35 "New Year Is Opened With Prewar Gaiety," Fort Lauderdale News, January 2, 1946.
- 36 "Veterans Institute," February 22, 1946; "Leadership Class Elects Officials," Fort Lauderdale News, March 11, 1946.
- 37 "Transfers Total \$1,539,000 To Keep Pace With Building," Fort Lauderdale News, April 1, 1946.
- 38 "Bridge Scene," Fort Lauderdale News, February 14, 1949.
- 39 "Historical Group Being Organized," Fort Lauderdale News, April 7, 1954.
- 40 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.
- 41 Logan, Trisha and Uguccione, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020. Page 31.
- 42 See Francis Abreu in Architect Appendix.
- 43 See John M. Peterman in Architect Appendix.