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MIDDLE RIVER TERRACE HISTORIC DISTRICT

OVERVIEW AND BOUNDARY

DESCRIPTION

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

STATEMENT OF SIGNIFICANCE

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

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

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

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

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

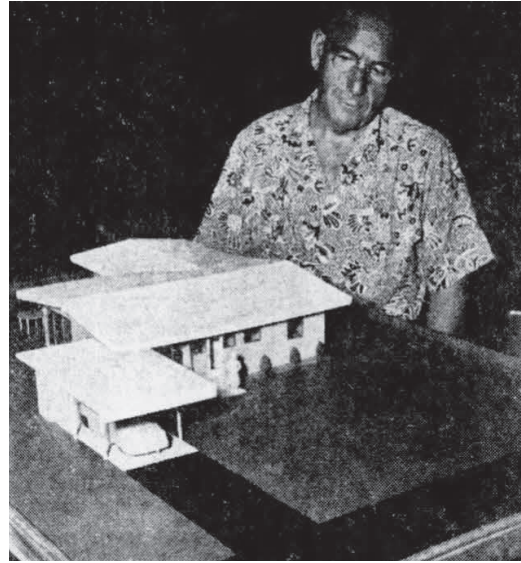
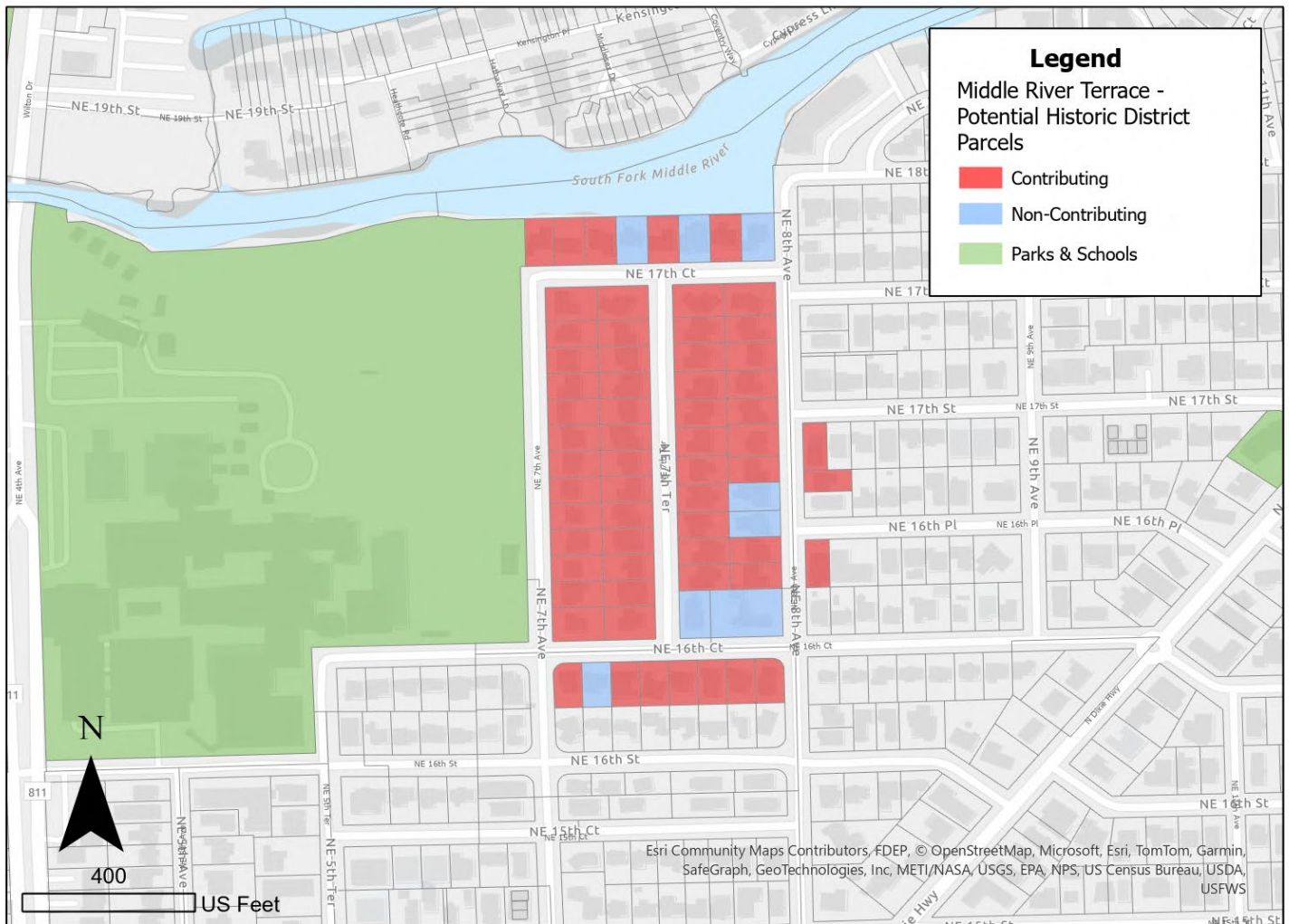


Image: "New Model Home, now being built "full size" in Middle River Terrace, is inspected by George W. Gill, president of Gill Construction Co. Feature of the homes is a unique living room with ceiling to floor jalousie windows providing an out-of-doors atmosphere with complete in-doors protection."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



Middle River Terrace - Potential Historic District

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

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

ARCHITECTURAL CONTEXT OF MIDDLE RIVER TERRACE

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

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

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

TRANSITIONAL RANCH

The Transitional Ranch style, also known as “minimal Ranch,” characterizes the earlier homes in the neighborhood, constructed in the late 1940s and early 1950s. These houses serve as a link between the compact Minimal Traditional style of the 1930s and 1940s and the expansive Ranch homes of the

following decades. Their modest size reflects the planning and financial constraints imposed by the FHA during the Depression and World War II, yet they incorporate modern Ranch design elements. Typically single-story, Transitional Ranch homes feature low-pitched or flat roofs, along with moderate to wide eave overhangs, large picture windows, and covered entrances. While they usually lack a garage, many include a carport seamlessly integrated into the house’s roofline.

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



Image: 737 NE 17 CT



Image: 725 NE 17 CT



Image: 1725 NE 8 AVE

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

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

MID-CENTURY MODERN

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

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

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

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

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

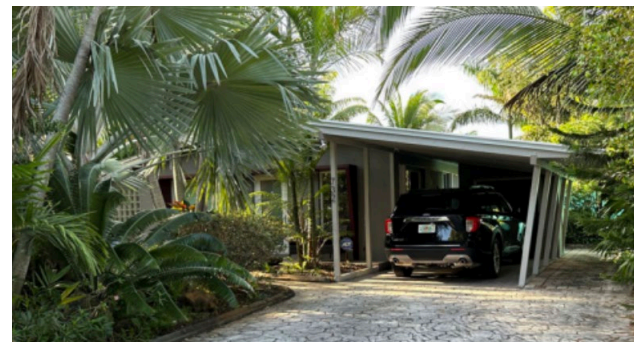


Image: 732 NE 16 CT



Image: 724 NE 16 CT

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

MINIMAL TRADITIONAL

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

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



Image: 700 NE 16 CT

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

MISSION REVIVAL

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

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



Image: 1623 NE 8 AVE

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

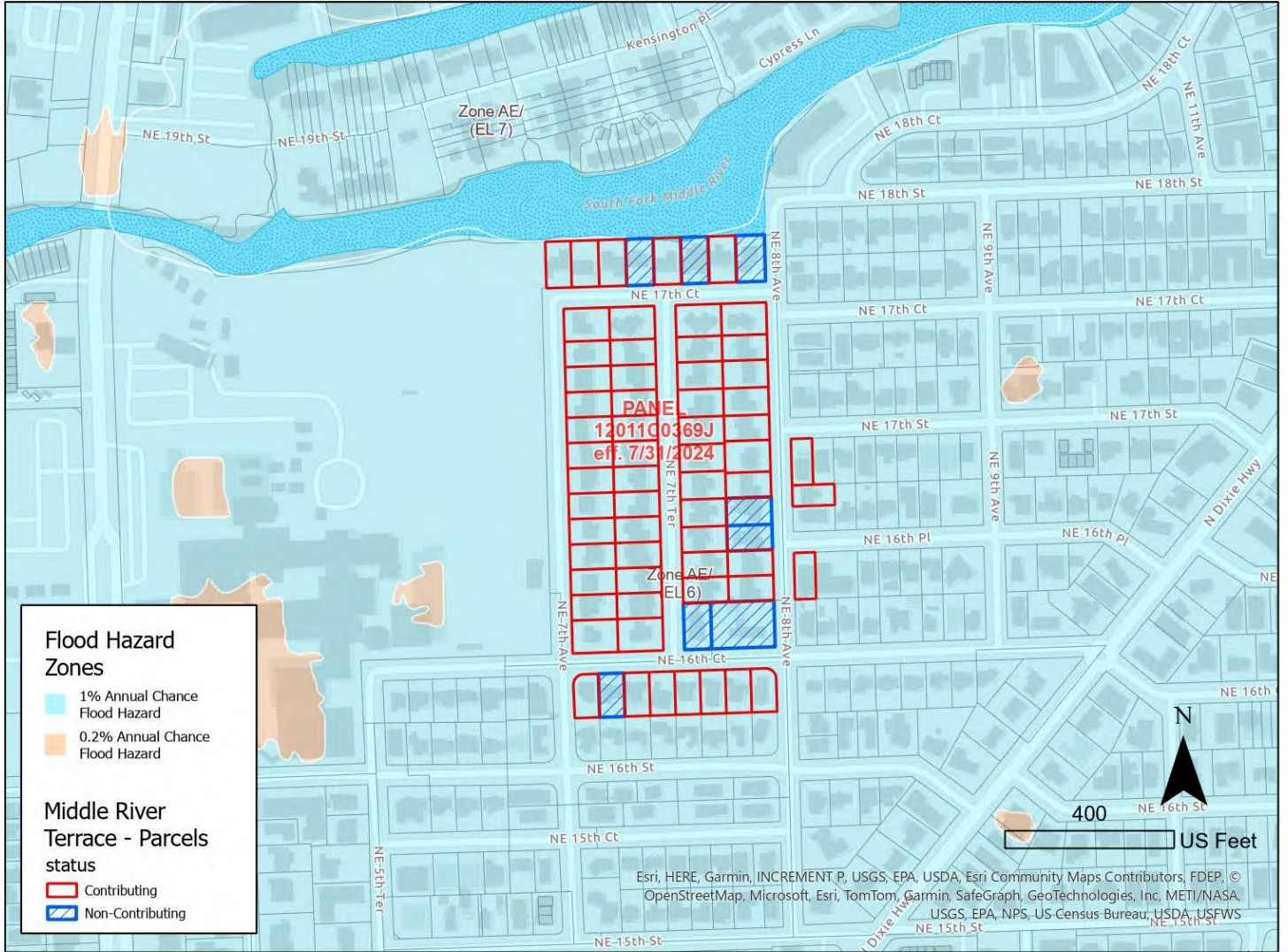
FLOOD ZONE ANALYSIS

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

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

requirements and floodplain management standards apply.

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



Middle River Terrace - Potential Historic District - Flood Map