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POTENTIAL INDIVIDUALLY ELIGIBLE RESOURCES

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

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

NORTH SIDE SCHOOL

FMSF: BD01975

Folio: 494234100020

Address: 120 NE 11 ST

Year Built: 1927

Style: Mediterranean Revival

Architect: Sutton & Rutt Architects -

Lester Warren Rutt and Byron Sutton

Status: Designated Historic Landmark - North Side School

Architectural Description

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

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

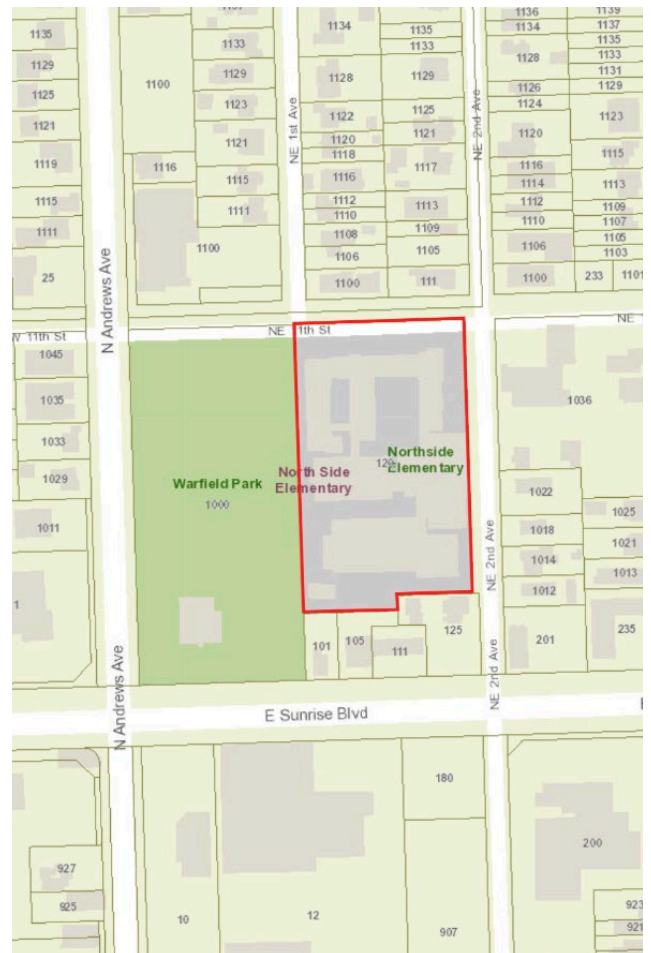
Significance (Explanation of Evaluation)

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

Historic Context

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

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



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

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

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

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



Image: North Side School, February 2024



Image: North Side School, February 2024



Image: North Side School, February 2024

WARFIELD PARK

FMSF: BD09910

Folio: 494234100010

Address: 1000 N. Andrews Avenue

Year Built: 1928

Architect: G. W. Breteler

Status: Designated Historic Landmark Site - Warfield Park

Architectural Description

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

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

Significance (Explanation of Evaluation)

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

Historic Context

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

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



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

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

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

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



Image: Warfield Park, February 2024

118 NE 16TH PLACE

FMSF: BD09704

Folio: 494234190460

Address: 118 NE 16th Place

Year Built: 1953

Style: Mid-Century Modern

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

Status: Potential Historic Landmark

Architectural Description

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

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

Significance (Explanation of Evaluation)

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

Historic Context

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

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





Image: 118 NE 16th Place, February 2024

1625 NE 1ST AVENUE

FMSF: BDO9816

Folio: 494234190560

Address: 1625 NE 1st Avenue

Year Built: 1925

Style: Mediterranean Revival

Architect: Unknown - Potentially Francis L. Abreu

Status: Potential Historic Landmark

Architectural Description

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

Alterations: Replacement windows in 1970

Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, feeling, and association. Additional research would be needed to evaluate the integrity of both the interior and exterior.

Historic Context

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

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

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



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

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

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

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

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

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

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

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

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



Image: 1625 NE 1st Avenue, February 2024



Image: 1625 NE 1st Avenue, February 2024

ANNIE BECK HOUSE

FMSF: BD04235

Folio: 494235460010

Address: 1329 N Dixie Highway

Year Built: 1916

Style: Craftsman Bungalow

Architect: Unknown

Status: Designated Historic Landmark - Annie Beck House

Architectural Description

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

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

Significance (Explanation of Evaluation)

This property appears eligible for listing on the National Register of Historic Places under Criterion B for association with early Fort Lauderdale pioneers, Dr. Alfred J. Beck and Annie Beck. This property also appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of design, materials, workmanship, feeling, and association.

Historic Context

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

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

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



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

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



Image: Annie Beck House, February 2024



Image: Annie Beck House, February 2024