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ARCHITECTURE RESOURCE SURVEY FINDS FOR HISTORIC DORSEY RIVERBEND AND CITY VIEW

OVERVIEW AND BOUNDARY

DESCRIPTION

The Historic Dorsey Riverbend and City View Study Area is within the northwest quadrant of Fort Lauderdale. The boundaries of the Study Area follow the rectilinear boundaries of Northwest 6th Street to the north, FEC Railroad to the east, West Broward Boulevard to the south, and I-95 Highway to the west.

ARCHITECTURAL CONTEXT OF DORSEY RIVERBEND AND CITY VIEW

In Historic Dorsey Riverbend and City View, the landscape is primarily dotted with residential structures, accompanied by a few commercial establishments. The parcels documented range in year built from 1934 to 1974. The historic fabric of the area predominantly dates back to the 1950s. A thorough survey revealed that while the majority of structures are residential, several commercial buildings stand out as potential individual landmarks. Notably, these educational and religious structures mirror the architectural styles found in the residential properties.

Within Historic Dorsey Riverbend and City View, a total of 301 parcels were surveyed and documented. The major styles represented are Minimal Traditional,

Year Built	Parcels
1934 - 1939	3
1940 - 1949	36
1950 - 1959	183
1960 - 1969	69
1970 - 1974	10

Mid-Century Modern, Transitional Ranch, and Ranch. A smaller class of Frame Vernacular, Masonry Vernacular, Tri-Level, Traditional/Transitional Ranch and Neo-Gothic are also represented in the survey area. Two vacant lots were documented.

Architectural Style	Parcels
Minimal Traditional	184
Mid-Century Modern	55
Transitional Ranch	33
Ranch	12
Frame Vernacular	5
Masonry Vernacular	4
Vacant	2
Tri-Level	2
No Style	2
Traditional / Transitional Ranch	1
Neo-Gothic	1

MINIMAL TRADITIONAL

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

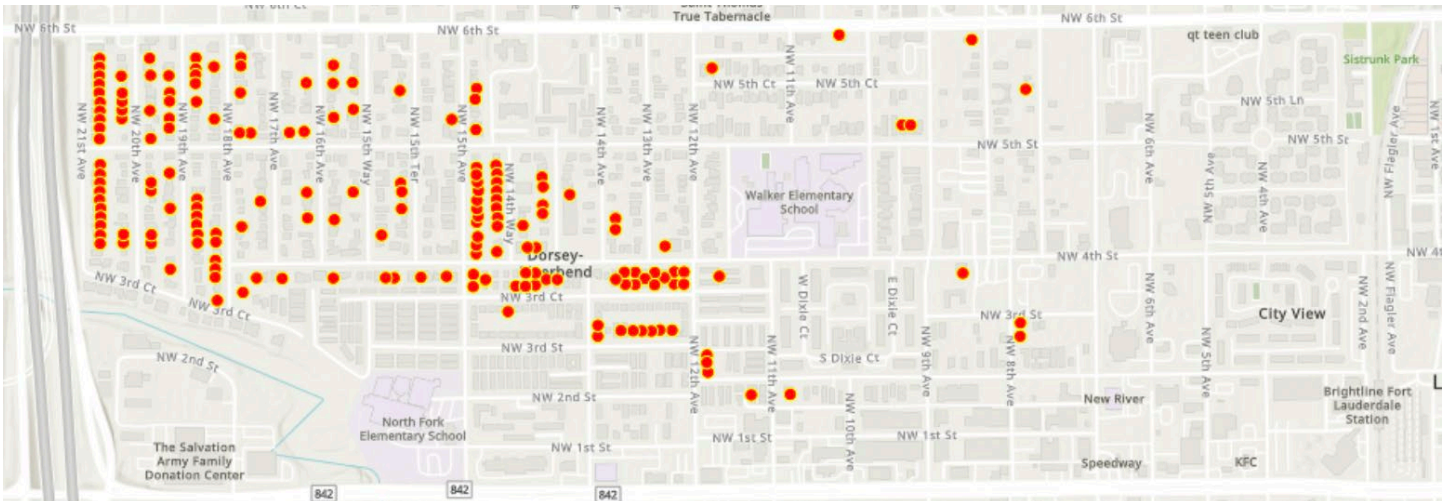
A total of 184 buildings were classified as exhibiting Minimal Traditional Style architectural features.



Image: 1204 NW 4 ST



Image: 1448 NW 4 ST



Map: Historic Dorsey Riverbend and City View, Minimal Traditional Style

Address	Year Built	Architectural Style
525 NW 7 TER, FORT LAUDERDALE, FL	1959	Minimal Traditional
545 NW 8 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
115 NW 11 AVE, FORT LAUDERDALE, FL	1962	Minimal Traditional
116 NW 11 AVE, FORT LAUDERDALE, FL	1940	Minimal Traditional
1149 NW 2 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
210 NW 12 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

Address	Year Built	Architectural Style
210 NW 12 AVE #1-2, FORT LAUDERDALE, FL	1949	Minimal Traditional
1116 NW 4 ST, FORT LAUDERDALE, FL	1940	Minimal Traditional
1010 NW 6 ST, FORT LAUDERDALE	1949	Minimal Traditional
1135 NW 5 CT, FORT LAUDERDALE, FL	1953	Minimal Traditional
909 NW 5 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
905 NW 5 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
504 NW 15 AVE, FORT LAUDERDALE	1949	Minimal Traditional
520 NW 15 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
524 NW 15 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
1215 NW 4 ST, FORT LAUDERDALE, FL	1950	Minimal Traditional
1301 NW 4 ST, FORT LAUDERDALE, FL	1945	Minimal Traditional
408 NW 14 AVE, FORT LAUDERDALE, FL	1947	Minimal Traditional
420 NW 14 TER, FORT LAUDERDALE, FL	1946	Minimal Traditional
429 NW 14 TER, FORT LAUDERDALE, FL	1950	Minimal Traditional
425 NW 14 TER, FORT LAUDERDALE, FL	1954	Minimal Traditional
417 NW 14 TER, FORT LAUDERDALE, FL	1950	Minimal Traditional
415 NW 14 TER, FORT LAUDERDALE, FL	1949	Minimal Traditional
1423 NW 4 ST, FORT LAUDERDALE, FL	1948	Minimal Traditional
1427 NW 4 ST, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
440 NW 15 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
441 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
437 NW 14 WAY, FORT LAUDERDALE, FL	1954	Minimal Traditional
433 NW 14 WAY, FORT LAUDERDALE, FL	1948	Minimal Traditional
433 NW 14 WAY, FORT LAUDERDALE, FL	1948	Minimal Traditional
429 NW 14 WAY, FORT LAUDERDALE, FL	1950	Minimal Traditional
425 NW 14th Way, FORT LAUDERDALE, FL	1948	Minimal Traditional
421 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
417 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
413 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
401 NW 14 WAY, FORT LAUDERDALE, FL	1946	Minimal Traditional
400 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
404 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
408 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
412 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
416 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
420 NW 15 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
424 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
428 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional

Address	Year Built	Architectural Style
432 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
436 NW 15 AVE, FORT LAUDERDALE, FL	1946	Minimal Traditional
1205 NW 3 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
1209 NW 3 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
1213 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1217 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1221 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1225 NW 3 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
1303 NW 3 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
300 NW 14 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
304 NW 14 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
1205 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1204 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1304 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1200 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1201 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1208 NW 4 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
1212 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1300 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1213 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1305 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1309 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1312 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1436 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1421 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1417 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1425 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
1424 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1428 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1433 NW 3 CT #1-2, FORT LAUDERDALE, FL	1952	Minimal Traditional
1429 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1448 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
1444 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1449 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1445 NW 3 CT, FORT LAUDERDALE, FL	1954	Minimal Traditional
509 NW 15 AVE, FORT LAUDERDALE, FL	1951	Minimal Traditional
521 NW 15 TER, FORT LAUDERDALE, FL	1956	Minimal Traditional
433 NW 15 TER, FORT LAUDERDALE, FL	1950	Minimal Traditional
429 NW 15 TER, FORT LAUDERDALE, FL	1954	Minimal Traditional
421 NW 15 TER, FORT LAUDERDALE, FL	1953	Minimal Traditional
412 NW 15 WAY, FORT LAUDERDALE, FL	1959	Minimal Traditional
525 NW 15 WAY, FORT LAUDERDALE, FL	1954	Minimal Traditional
515 NW 15 WAY, FORT LAUDERDALE, FL	1955	Minimal Traditional

Address	Year Built	Architectural Style
429 NW 15 WAY, FORT LAUDERDALE, FL	1952	Minimal Traditional
532 NW 16 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
524 NW 16 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
510 NW 16 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
525 NW 16 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1605 NW 5 ST, FORT LAUDERDALE, FL	1950	Minimal Traditional
1615 NW 5 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
1709 NW 5 ST, FORT LAUDERDALE, FL	1966	Minimal Traditional
425 NW 17 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
429 NW 16 AVE, FORT LAUDERDALE	1956	Minimal Traditional
417 NW 16 AVE, FORT LAUDERDALE	1949	Minimal Traditional
416 NW 16 AVE, FORT LAUDERDALE	1951	Minimal Traditional
1504 NW 4 ST, FORT LAUDERDALE, FL	1954	Minimal Traditional
1516 NW 4 ST, FORT LAUDERDALE, FL	1961	Minimal Traditional
1528 NW 4 ST, FORT LAUDERDALE, FL	1955	Minimal Traditional
1532 NW 4 ST, FORT LAUDERDALE, FL	1956	Minimal Traditional
1564 NW 4 ST, FORT LAUDERDALE, FL	1960	Minimal Traditional
1616 NW 4 ST, FORT LAUDERDALE, FL	1953	Minimal Traditional
1708 NW 4 ST, FORT LAUDERDALE, FL	1951	Minimal Traditional
412 NW 18 AVE, FORT LAUDERDALE, FL	1961	Minimal Traditional
413 NW 18 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
409 NW 18 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
401 NW 18 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
333 NW 18 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
315 NW 18 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
538 NW 18 AVE, FORT LAUDERDALE, FL	1970	Minimal Traditional
532 NW 18 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
520 NW 18 AVE, FORT LAUDERDALE, FL	1955	Minimal Traditional
1713 NW 5 ST, FORT LAUDERDALE, FL	1959	Minimal Traditional
533 NW 18 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
507 NW 18 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
536 NW 19 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
532 NW 19 AVE #1-2, FORT LAUDERDALE, FL	1952	Minimal Traditional
528 NW 19 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
524 NW 19 AVE, FORT LAUDERDALE, FL	1962	Minimal Traditional
516 NW 19 AVE, FORT LAUDERDALE, FL	1959	Minimal Traditional
529 NW 19 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
519 NW 19 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
517 NW 19 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional

Address	Year Built	Architectural Style
509 NW 19 AVE, FORT LAUDERDALE, FL	1957	Minimal Traditional
505 NW 19 AVE, FORT LAUDERDALE, FL	1956	Minimal Traditional
443 NW 19 AVE, FORT LAUDERDALE, FL	1960	Minimal Traditional
427 NW 19 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional
321 NW 19 AVE, FORT LAUDERDALE, FL	1953	Minimal Traditional
430 NW 19 AVE, FORT LAUDERDALE, FL	1958	Minimal Traditional
426 NW 19 AVE, FORT LAUDERDALE, FL	1952	Minimal Traditional
420 NW 19 AVE, FORT LAUDERDALE, FL	1963	Minimal Traditional
416 NW 19 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
412 NW 19 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 19 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
1801 NW 3 CT, FORT LAUDERDALE, FL	1955	Minimal Traditional
340 NW 18 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
536 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
532 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
528 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
524 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
520 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
516 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
512 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
508 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
504 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
500 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
509 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
515 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
519 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
521 NW 20 AVE, FORT LAUDERDALE, FL	1964	Minimal Traditional
527 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
500 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
512 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
528 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
538 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
412 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
434 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
438 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
444 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
440 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
436 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
432 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
428 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
424 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional

Address	Year Built	Architectural Style
420 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
416 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
412 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
408 NW 21 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
409 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
409 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
413 NW 20 AVE, FORT LAUDERDALE, FL	1950	Minimal Traditional
822 NW 4 ST, FORT LAUDERDALE, FL	1949	Minimal Traditional
216 NW 8 AVE, FORT LAUDERDALE	1970	Minimal Traditional
204 NW 8 AVE, FORT LAUDERDALE	1968	Minimal Traditional
1436 NW 3 CT, FORT LAUDERDALE, FL	1952	Minimal Traditional
1412 NW 4 ST, FORT LAUDERDALE, FL	1952/1972	Minimal Traditional
1308 NW 4 ST, FORT LAUDERDALE, FL	1952	Minimal Traditional
427 NW 19 AVE, FORT LAUDERDALE, FL	1954	Minimal Traditional

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.

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



Map: Historic Dorsey Riverbend and City View, Mid-Century Modern Style

Address	Year Built	Architectural Style
819 NW 3 ST, FORT LAUDERDALE, FL	1957	Mid-Century Modern
1901 W BROWARD BLVD, FORT LAUDERDALE, FL	1967	Mid-Century Modern
311 NW 17 AVE, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1501 NW 3 CT, FORT LAUDERDALE, FL	1956	Mid-Century Modern
1140 NW 2 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1140 NW 2 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1100 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1307 NW 1 ST, FORT LAUDERDALE, FL	1955	Mid-Century Modern
1312 NW 2 ST, FORT LAUDERDALE, FL	1950	Mid-Century Modern
1300 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1220 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1308 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
308 NW 14 AVE, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1409 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1417 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1421 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1441 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1433 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1433 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1413 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1437 NW 3 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
1420 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1448 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1444 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1432 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1440 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1436 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern

Address	Year Built	Architectural Style
1416 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1412 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
1408 NW 3 CT, FORT LAUDERDALE, FL	1962	Mid-Century Modern
304 NW 15 AVE, FORT LAUDERDALE, FL	1959	Mid-Century Modern
300 NW 15 AVE, FORT LAUDERDALE, FL	1959	Mid-Century Modern
200 NW 15 AVE, FORT LAUDERDALE, FL	1957	Mid-Century Modern
1501 NW 5 ST, FORT LAUDERDALE, FL	1952	Mid-Century Modern
1525 NW 5 ST, FORT LAUDERDALE, FL	1960	Mid-Century Modern
508 NW 15 WAY, FORT LAUDERDALE, FL	1961	Mid-Century Modern
441 NW 15 TER, FORT LAUDERDALE, FL	1961	Mid-Century Modern
1520 NW 5 ST, FORT LAUDERDALE, FL	1967	Mid-Century Modern
412 NW 15 TER, FORT LAUDERDALE, FL	1960	Mid-Century Modern
1552 NW 6 ST, FORT LAUDERDALE, FL	1957	Mid-Century Modern
1554 NW 6 ST, FORT LAUDERDALE, FL	1957	Mid-Century Modern
533 NW 15 WAY, FORT LAUDERDALE, FL	1961	Mid-Century Modern
505 NW 15 WAY, FORT LAUDERDALE, FL	1962	Mid-Century Modern
517 NW 16 AVE, FORT LAUDERDALE, FL	1960	Mid-Century Modern
437 NW 17 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
421 NW 17 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
418 NW 17 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
424 NW 17 AVE, FORT LAUDERDALE, FL	1950	Mid-Century Modern
424 NW 17 AVE, FORT LAUDERDALE, FL	1950	Mid-Century Modern
1565 NW 4 ST, FORT LAUDERDALE, FL	1959	Mid-Century Modern
525 NW 18 AVE, FORT LAUDERDALE, FL	1961	Mid-Century Modern
1501 NW 3 ST, FORT LAUDERDALE, FL	1953	Mid-Century Modern
1530 NW 3 ST, FORT LAUDERDALE, FL, 33311	1952	Mid-Century Modern
311 NW 15 WAY, FORT LAUDERDALE, FL	1953	Mid-Century Modern
713 NW 2 ST, FORT LAUDERDALE, FL	1960	Mid-Century Modern

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 33 buildings were classified as exhibiting Transitional Ranch Style architectural features.



Image: 336 NW 14 AVE



Map: Historic Dorsey Riverbend and City View, Transitional Ranch Style

Address	Year Built	Architectural Style
506 NW 14 AVE, FORT LAUDERDALE, FL	1963	Transitional Ranch
336 NW 14 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
410 NW 15 WAY, FORT LAUDERDALE, FL	1948	Transitional Ranch
424 NW 15 WAY, FORT LAUDERDALE, FL	1955	Transitional Ranch
429 NW 15 AVE, FORT LAUDERDALE	1956	Transitional Ranch
433 NW 15 WAY, FORT LAUDERDALE, FL	1963	Transitional Ranch
520 NW 16 AVE, FORT LAUDERDALE	1959	Transitional Ranch
514 NW 17 AVE, FORT LAUDERDALE, FL	1960	Transitional Ranch
518 NW 17 AVE, FORT LAUDERDALE, FL	1959	Transitional Ranch
1700 NW 5 ST, FORT LAUDERDALE, FL	1960	Transitional Ranch

Address	Year Built	Architectural Style
433 NW 17 AVE, FORT LAUDERDALE, FL	1951	Transitional Ranch
409 NW 17 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
421 NW 16 AVE, FORT LAUDERDALE	1955	Transitional Ranch
1601 NW 4 ST, FORT LAUDERDALE, FL	1954	Transitional Ranch
412 NW 17 AVE, FORT LAUDERDALE, FL	1956	Transitional Ranch
408 NW 16 AVE, FORT LAUDERDALE	1954	Transitional Ranch
331 NW 15 AVE, FORT LAUDERDALE	1964	Transitional Ranch
1558 NW 4 ST, FORT LAUDERDALE, FL	1955	Transitional Ranch
1608 NW 4 ST, FORT LAUDERDALE, FL	1957	Transitional Ranch
1901 NW 3 CT, FORT LAUDERDALE, FL	1953	Transitional Ranch
1814 NW 3 CT, FORT LAUDERDALE, FL	1968	Transitional Ranch
1808 NW 3 CT, FORT LAUDERDALE, FL	1974	Transitional Ranch
1800 NW 3 CT, FORT LAUDERDALE, FL	1954	Transitional Ranch
516 NW 20 AVE, FORT LAUDERDALE, FL	1969	Transitional Ranch
524 NW 20 AVE, FORT LAUDERDALE, FL	1955	Transitional Ranch
320 NW 20 AVE, FORT LAUDERDALE, FL	1958	Transitional Ranch
416 NW 20 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
428 NW 20 AVE, FORT LAUDERDALE, FL	1954	Transitional Ranch
430 NW 20 AVE, FORT LAUDERDALE, FL	1973	Transitional Ranch
2015 NW 3 CT, FORT LAUDERDALE, FL	1951	Transitional Ranch
423 NW 20 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
431 NW 20 AVE, FORT LAUDERDALE, FL	1950	Transitional Ranch
1922 NW 3 CT, FORT LAUDERDALE, FL	1966	Transitional Ranch

RANCH

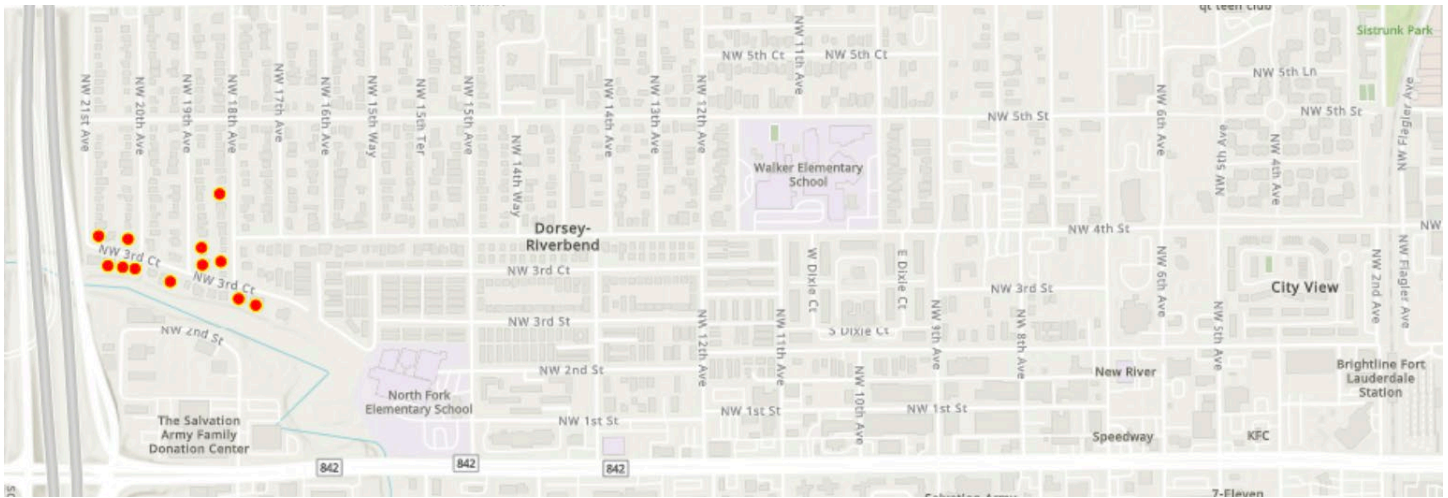
The Ranch Style first developed in the 1930s in California, and was embraced by builders and homeowners in the 1950s and 1960s. The type took hold as FHA financing was revised to allow for larger loans and large house sizes compared with depression- and wartime era guidelines. The Ranch Style is defined 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.

12 buildings within the survey area are Ranch.



Image: 2016 NW 3 CT



Map: Historic Dorsey Riverbend and City View, Ranch Style

Address	Year Built	Architectural Style
417 NW 18 AVE, FORT LAUDERDALE, FL	1971	Ranch
320 NW 19 AVE, FORT LAUDERDALE, FL	1960	Ranch
1819 NW 3 CT, FORT LAUDERDALE, FL	1963	Ranch
307 NW 18 AVE, FORT LAUDERDALE, FL	1960	Ranch
1918 NW 3 CT, FORT LAUDERDALE, FL	1967	Ranch
1740 NW 3 CT, FORT LAUDERDALE, FL	1970	Ranch
1720 NW 3 CT, FORT LAUDERDALE, FL	1974	Ranch
2019 NW 3 CT, FORT LAUDERDALE, FL	1955	Ranch
2001 NW 3 CT, FORT LAUDERDALE, FL	1959	Ranch
2000 NW 3 CT, FORT LAUDERDALE, FL	1961	Ranch
2008 NW 3 CT, FORT LAUDERDALE, FL	1962	Ranch
2016 NW 3 CT, FORT LAUDERDALE, FL	1965	Ranch

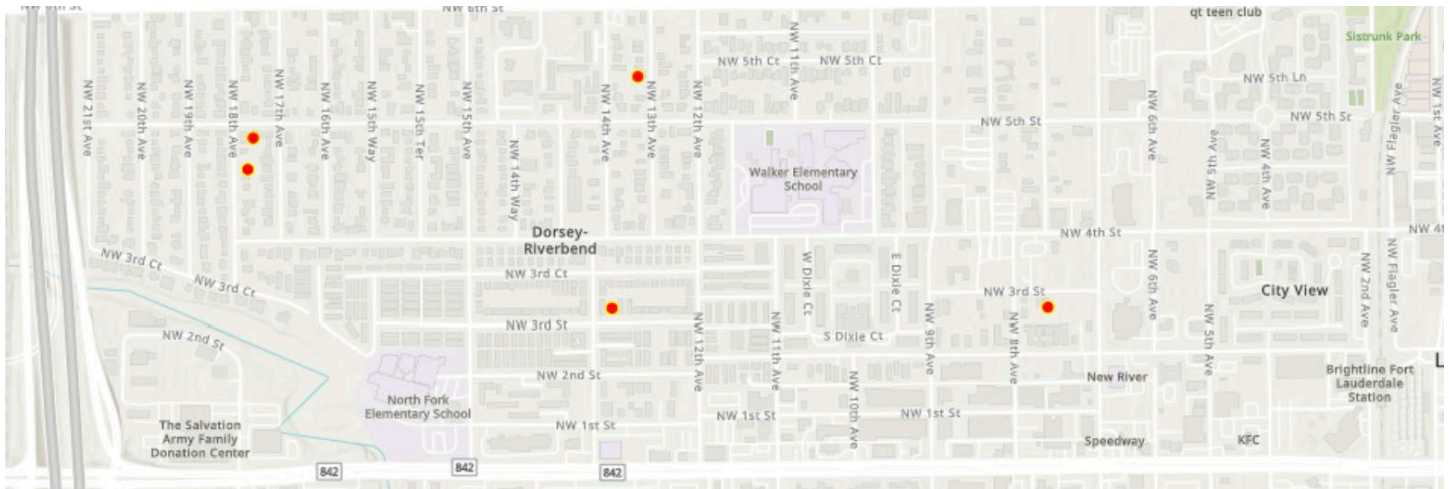
FRAME VERNACULAR

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.

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 5 buildings were classified as Frame Vernacular within the survey area.



Map: Historic Dorsey Riverbend and City View, Frame Vernacular Style

Address	Year Built	Architectural Style
521 NW 13 AVE, FORT LAUDERDALE, FL	1961	Frame Vernacular
1317 NW 3 ST, FORT LAUDERDALE, FL	1961	Frame Vernacular
1708 NW 5 ST, FORT LAUDERDALE, FL	1945	Frame Vernacular
430 NW 18 AVE, FORT LAUDERDALE, FL	1942	Frame Vernacular
724 NW 3 ST, FORT LAUDERDALE, FL	1934	Frame Vernacular

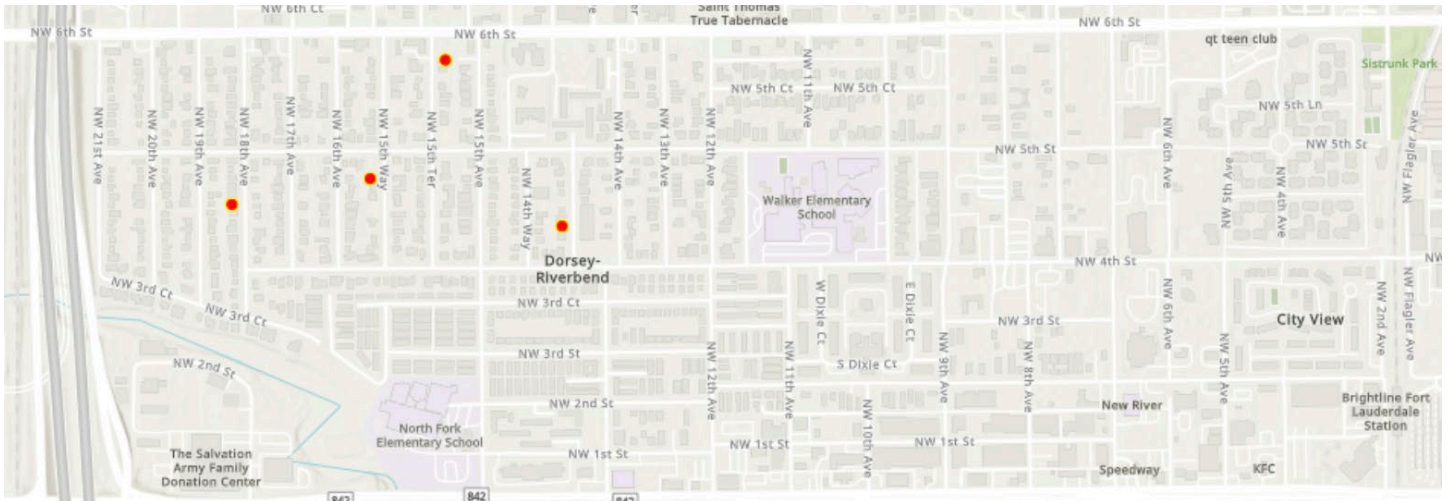
MASONRY VERNACULAR

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.

4 buildings within the survey area are Masonry Vernacular.



Map: Historic Dorsey Riverbend and City View, Masonry Vernacular Style

Address	Year Built	Architectural Style
413 NW 14 TER, FORT LAUDERDALE, FL	1934	Masonry Vernacular
538 NW 15 TER, FORT LAUDERDALE, FL	1939	Masonry Vernacular
437 NW 15 WAY, FORT LAUDERDALE, FL	1958	Masonry Vernacular
431 NW 18 AVE, FORT LAUDERDALE, FL	1949	Masonry Vernacular

SPLIT-LEVEL

The Split-Level emerged as a distinctive architectural form in the 1950s, gaining popularity for its practical and aesthetic attributes across various styles such as Ranch, Styled Ranch, and Contemporary. This housing type features three or more staggered levels connected by partial flights of stairs, typically ranging from six to eight steps rather than traditional full flights of twelve to sixteen steps. The evolution of Split-Level homes was influenced by studies conducted from the 1930s onward, particularly focusing on efficient floor plans suitable for modern living needs. Publications by organizations like the Small Homes Council, including a notable 1960 pamphlet on Split-Level homes, highlighted their advantages such as reduced land footprint, cost-efficiency in construction, enhanced privacy, noise control, and efficient interior circulation. These attributes made Split-Levels particularly appealing in environments with limited space and varying terrain, though their popularity extended to flat landscapes where they adapted less naturally.

The design of the Split-Level, in particular, reflected evolving family dynamics and technological advancements of the mid-20th century. It integrated spaces for automobiles and television viewing into distinct levels, each catering to different household activities: quiet living areas, sleeping quarters, and active living/service areas. This spatial organization facilitated a hierarchy of functions, with traditional living and cooking areas typically situated on the mid-level, private bedrooms on the upper level, and garage and recreational spaces on the lower level. The widespread adoption of Split-Level homes post-World War II led to their inclusion in large-scale suburban developments, showcasing their broad appeal and adaptability to contemporary lifestyles.

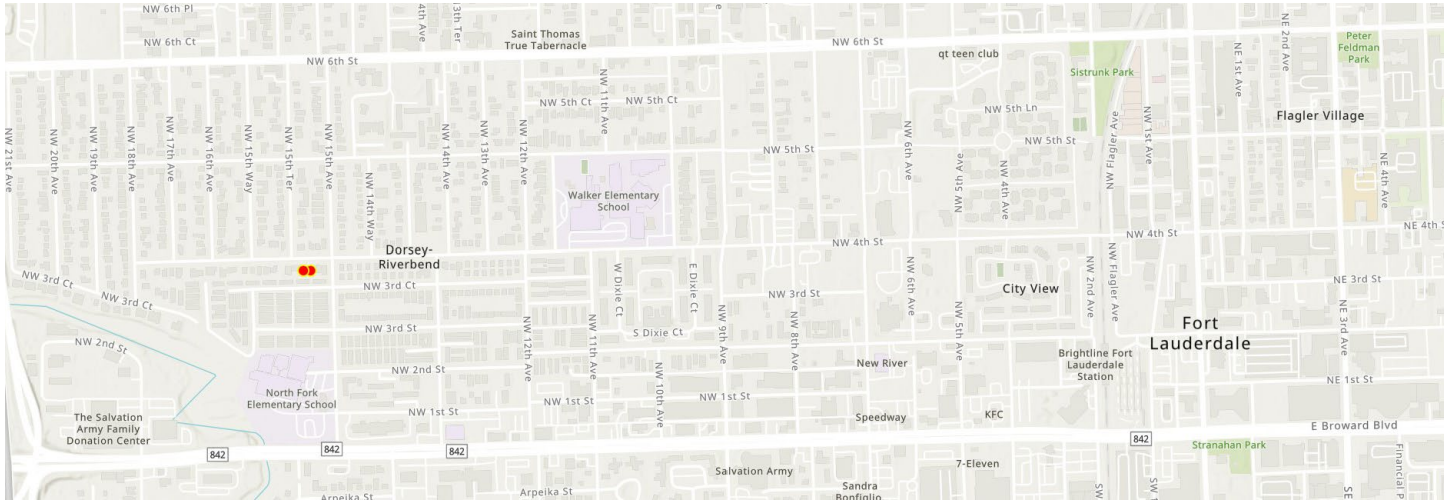
A total of 2 buildings were classified as exhibiting Split-Level Style architectural features.



Image: 1512 NW 4 ST

Address	Year Built	Architectural Style
1508 NW 4 ST, FORT LAUDERDALE, FL	1955	Split-Level
1512 NW 4 ST, FORT LAUDERDALE, FL	1964	Split-Level

SOUTH MIDDLE RIVER, MIDDLE RIVER TERRACE, HISTORIC DORSEY RIVERBEND, AND CITY VIEW, 2024 173



Map: Historic Dorsey Riverbend and City View, Split-Level Style