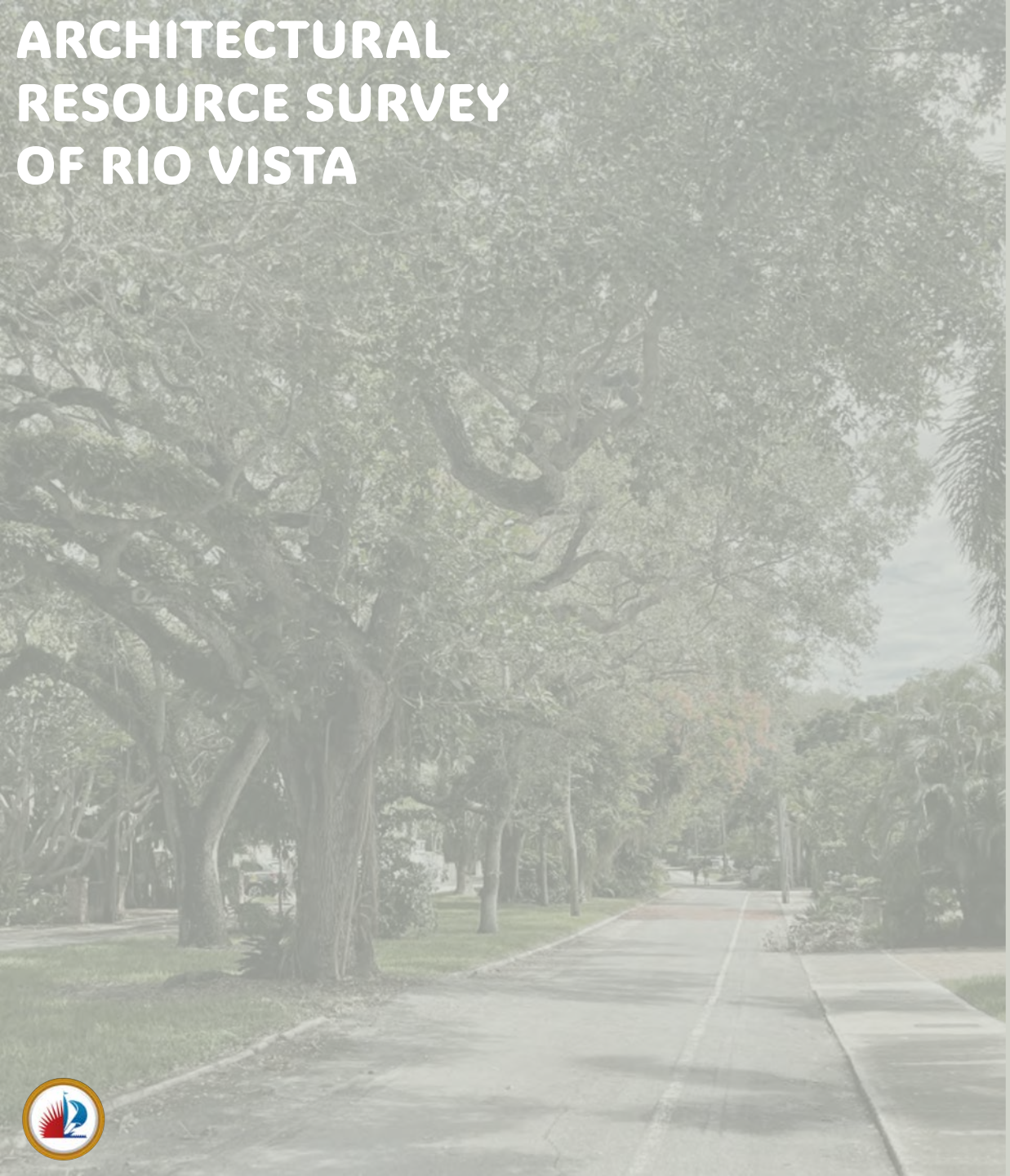
ARCHITECTURAL RESOURCE SURVEY OF RIO VISTA



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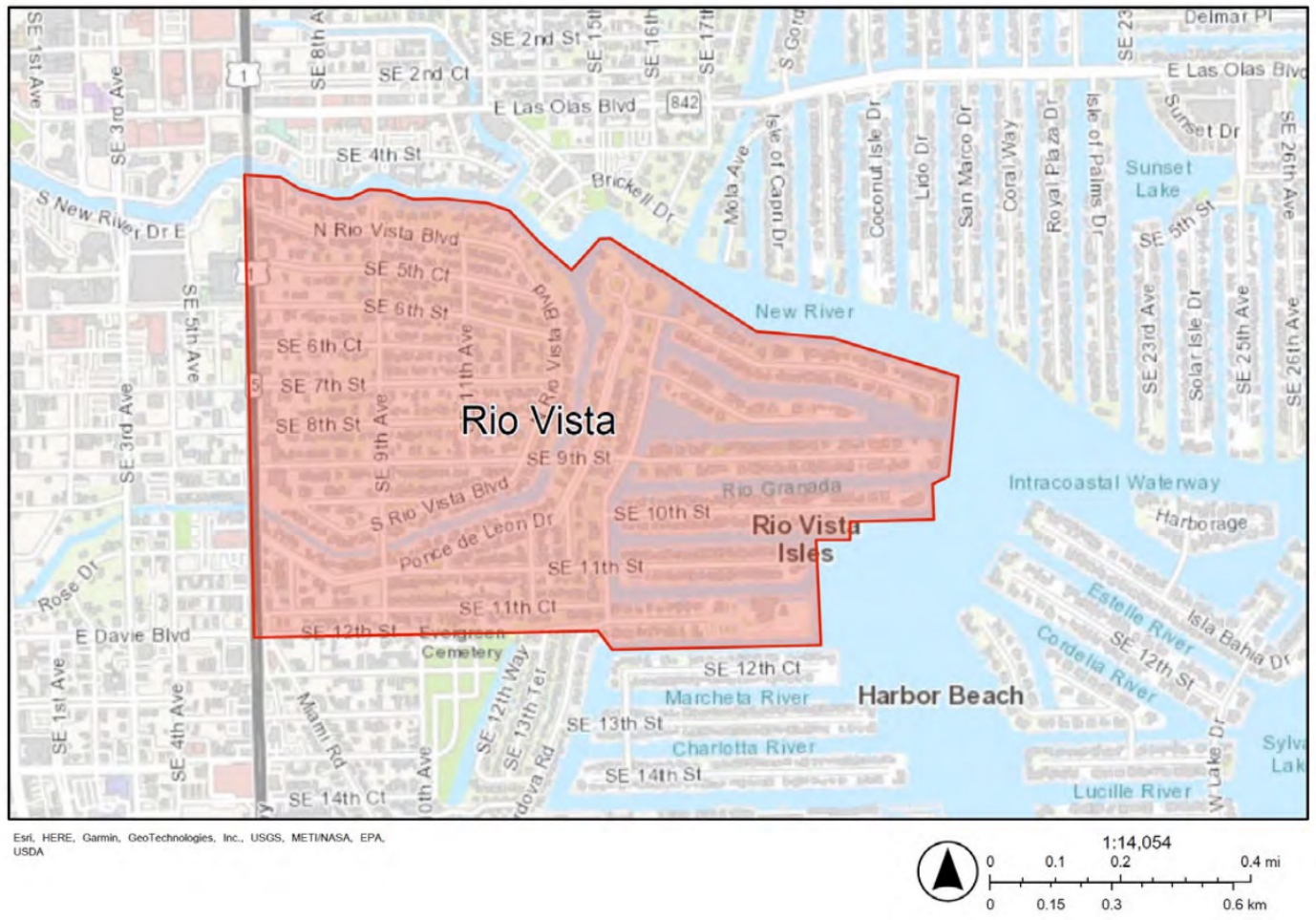
Architectural Resource Survey Area Map: Rio Vista



An Intensive Level Architectural Resource Survey was conducted in Rio Vista in 2023.

- August 16, 2022 - Commission approved Resolution 22-171 authorizing City Manager to accept a $50,000 grant to conduct an Intensive Level Architectural Resource Survey, which commenced in January 2023.
- Grant funds were provided from the Florida Department of State's Division of Historical Resources.

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.

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

Purpose

- Planning Tool
- Community Education
- Identification of Properties Potentially Eligible for Historic Designation

Methodology

- Field Survey
- Photographs of Existing Structures
- Archival Research
- Plat and Sanborn Map Review
- Newspaper Research
- Permit Research
- Review of Florida Master Site File
- Evaluation of Each Structure using National Register Criteria

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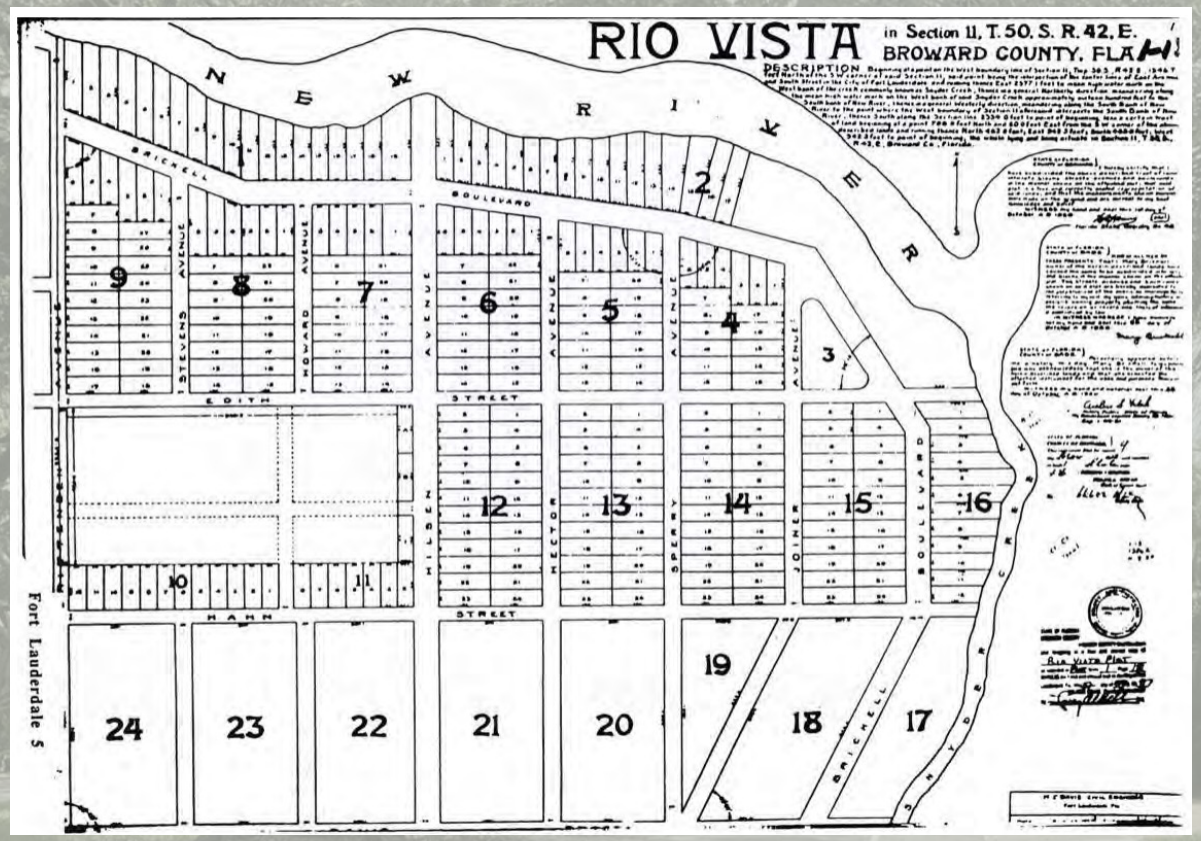
History of Rio Vista



- **1788** – Non-Native Settlers were living in Fort Lauderdale including the Lewis Family
- **1824** – Frankee Lewis received a land grant of 640 acres which encompassed present day Colee Hammock and Rio Vista
- **1830** – Richard Fitzpatrick of Key West purchased the land and established a plantation
- **1873** – William and Mary Brickell purchased the land
- **1911** – Town of Fort Lauderdale was incorporated
- **1916** – Mary Brickell platted Rio Vista
- **1922** – C.J. Hector's Re-Subdivision of Rio Vista

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"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."

E.N. Sperry House, 833 N. Rio Vista Boulevard

Boom Times

- **1922** – Charley Rhodes began dredging the Isles
- **1923** – Early Development of Rio Vista
- **1925** – Development of Rio Vista Isles with a percentage of sales going to the Woman's Club of Fort Lauderdale
- **1925** – Fort Lauderdale's population increased to 16,000 residents
- **1926** – Miami Hurricane hit South Florida in September

Great Depression

- **1930s** – Advertisements offered "Distress Homes" through receivership for homes bought during peak of land boom speculation
- **1936** – Garden Circle was formed by the women of Rio Vista to focus on beautification efforts

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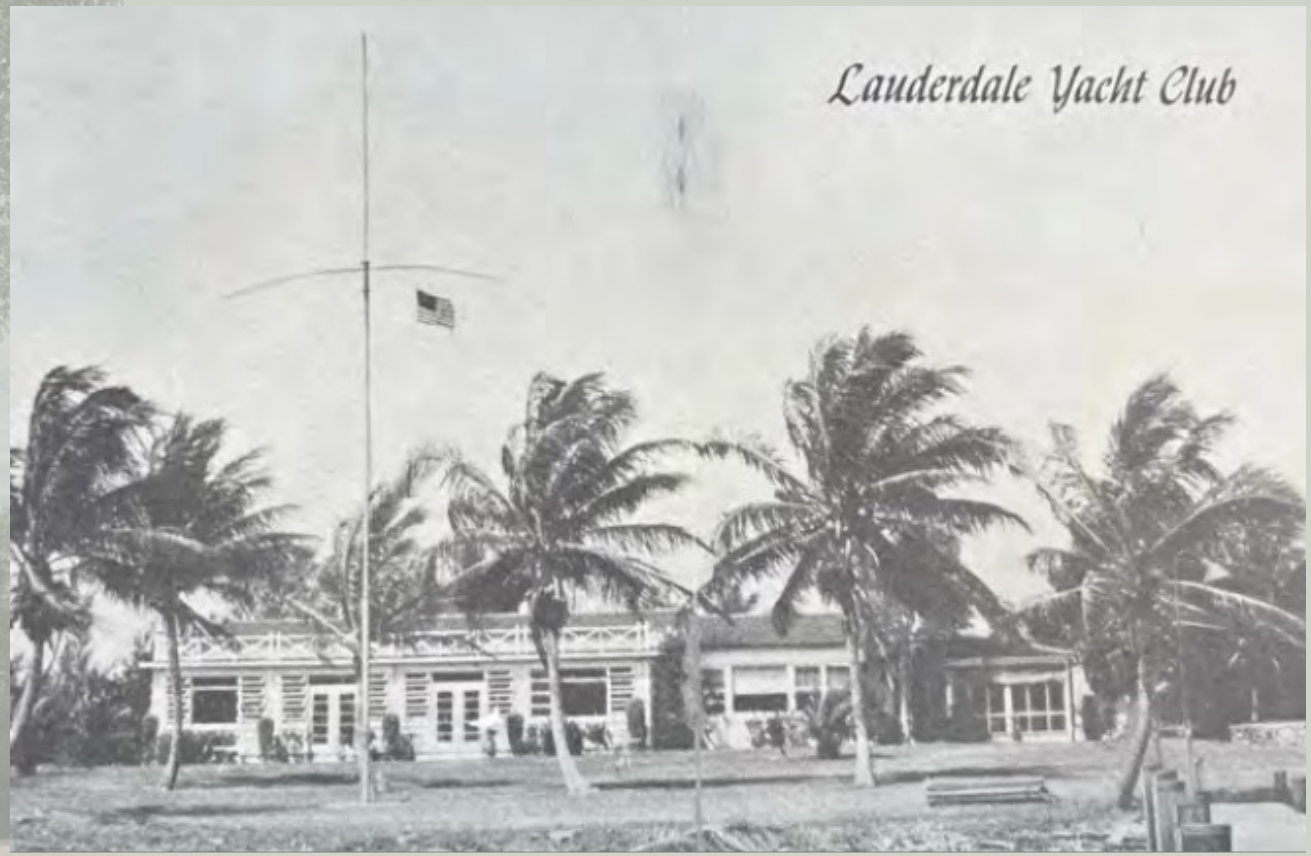
1938 - Yacht Club

The Lauderdale Yacht Club became the social center of the subdivision with one hundred members in **its initial** roster of 1938.



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1930s/40s – Navy Row

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.

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

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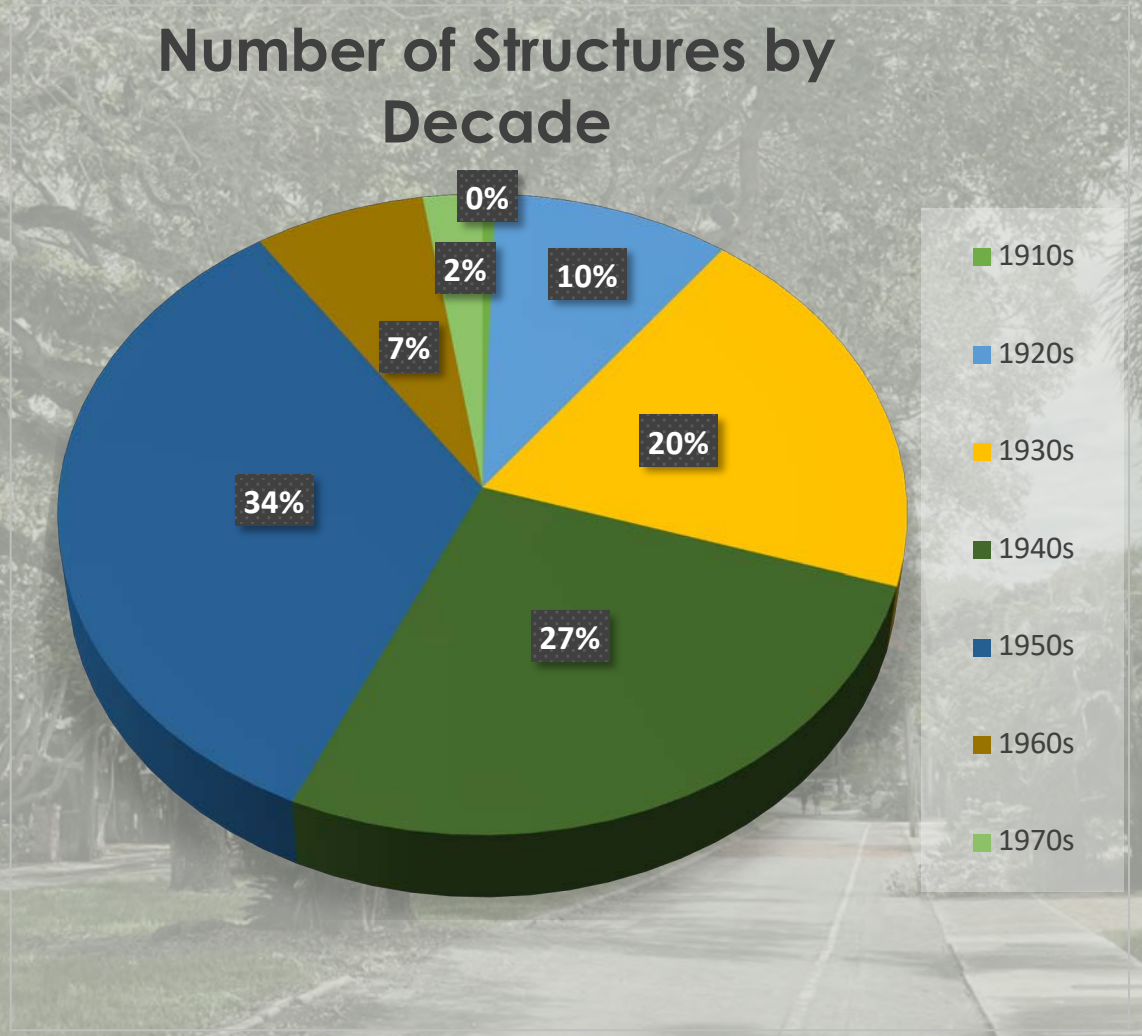

Architectural Styles

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
Neoeclectic	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

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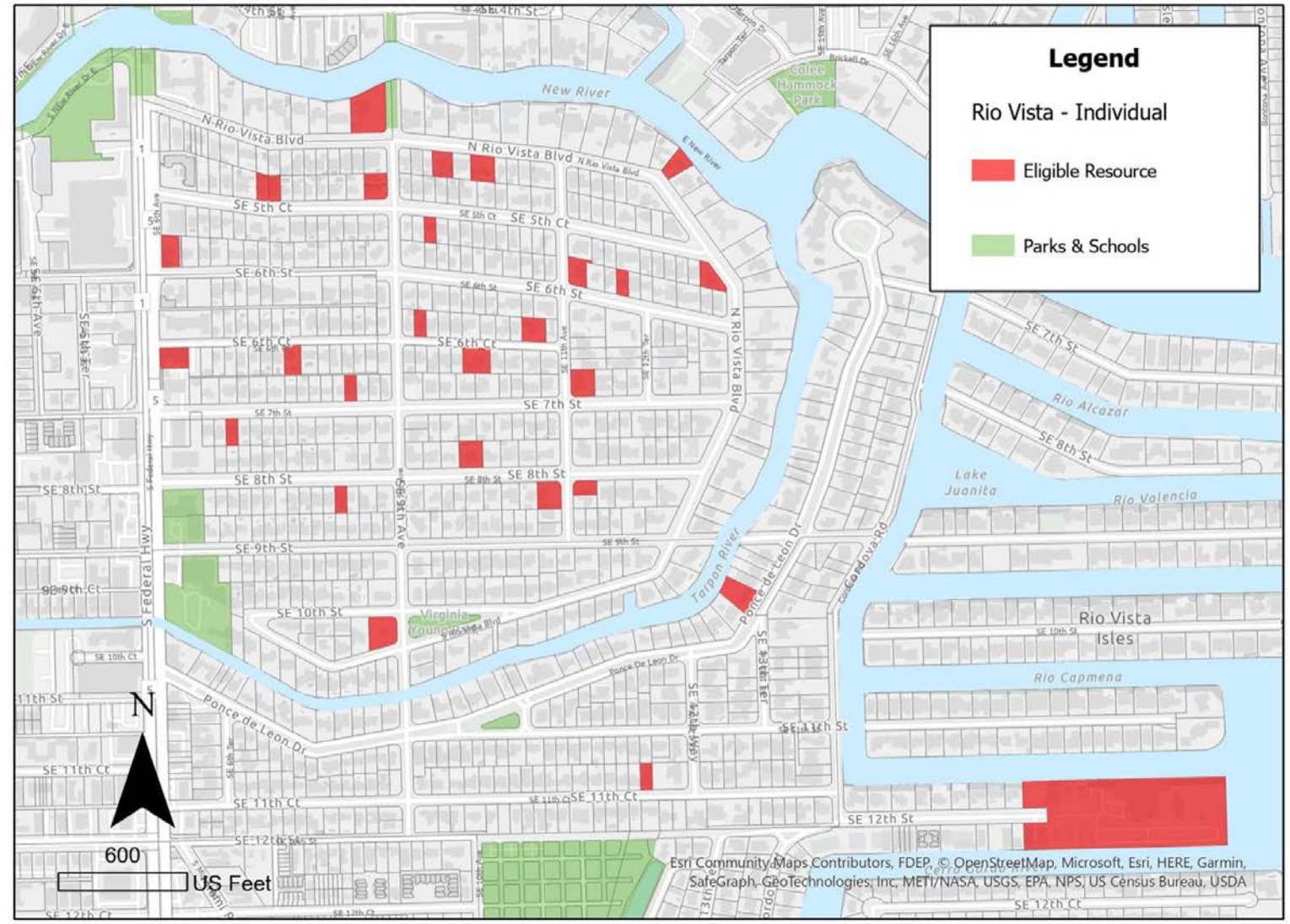
Potential Historic Landmarks



Rio Vista - Individual

- 29 Potential Individual Historic Landmarks were identified within the survey boundary.
- All potentially eligible individual historic properties in the National Register of Historic Places, as well as consideration for local designation would require further study and evaluation.

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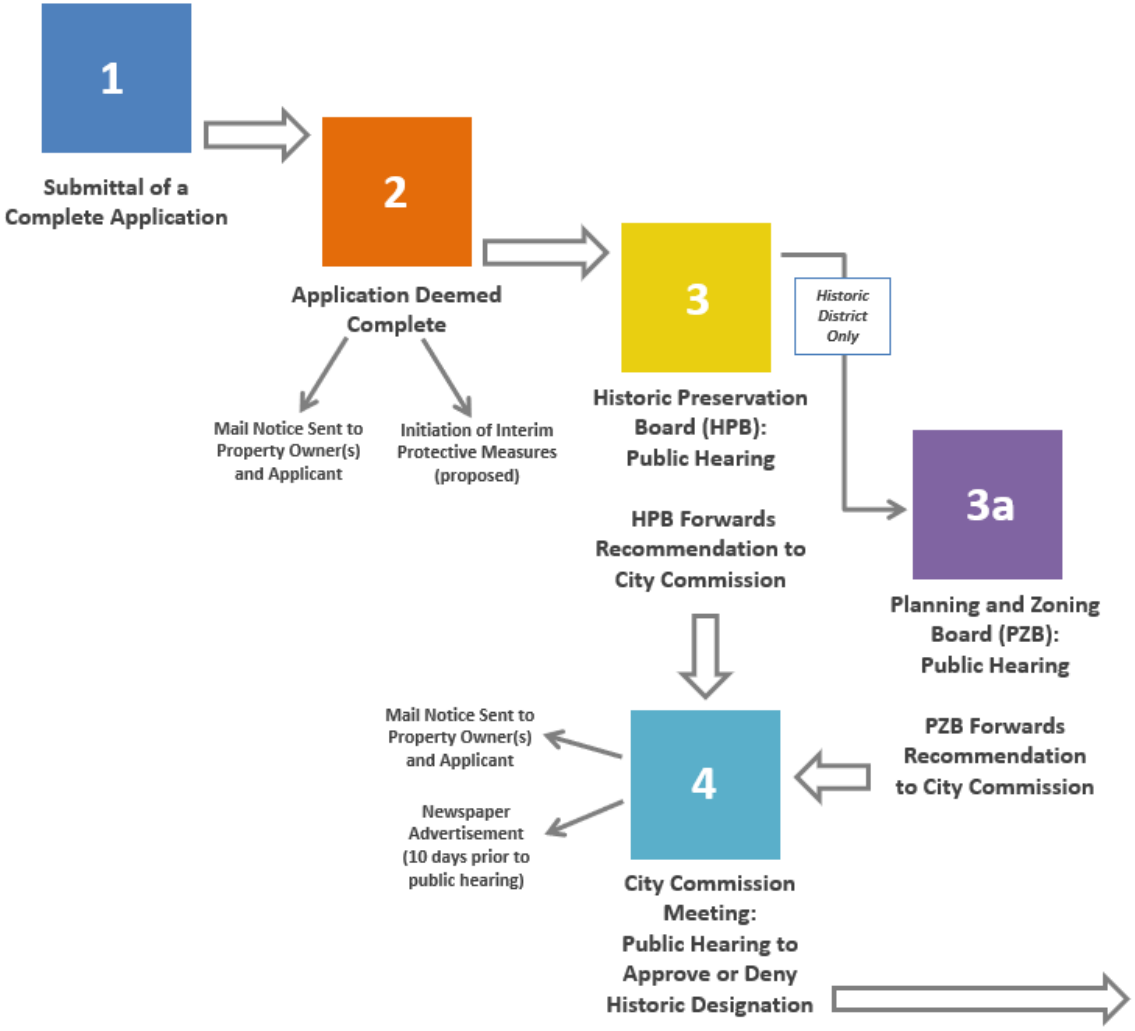
Historic Designation Process



WHO CAN SUBMIT A HISTORIC DESIGNATION APPLICATION?

- By Motion of the Historic Preservation Board
- By Motion of the City Commission
- By any property owner in respect to its own property or a simple majority of property owners for designation within the boundaries of a proposed district by way of resolution.
- By corporate resolution of a non-profit organization that has maintained a recognized interest in historic preservation for at least 5 years.

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Historic Designation Criteria

A. Value as significant reminder of **cultural or archeological heritage** of the City, State, or Nation; or

B. Location as site of **significant local, state or national event**; or

C. Identification with **person(s)** who significantly contributed to development of the City, State, or Nation; or

D. Identification as **work of a master builder, designer, or architect** whose individual work has influenced development of the City, State, or Nation; or

E. Value as a building recognized for the **quality of its architecture**, and sufficient elements showing its architectural significance; or

F. **Distinguishing characteristics of an architectural style** valuable for the study of a period, method of construction, or use of indigenous materials; or

G. Character as a **geographically definable area** possessing a significant concentration, or continuity of sites, buildings, objects or structures **united in past events or aesthetically by plan or physical development**; or

H. Character as an established and geographically **definable neighborhood, united in culture, architectural style or physical plan and development**.

ARCHITECTURAL RESOURCE SURVEY OF RIO VISTA

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Historic Designation Application Requirements

- **Written description** of architectural, historical, or archeological significance of proposed landmark and landmark site, or buildings in proposed historic district
- Address and document **criteria for significance**
- Identify the **period of significance**
- **Date of construction** that all structure(s) on the property were built
- Names of **current and all known past owners** and dates of ownership (if available)
- Current **color photographs** and **historic photographs** (if available)
- A list of **references and citations** for resources used
- Legal description, proof of ownership, and **sketch map**

** A full list of required documents is available in the Historic Designation Application on the City's Website*

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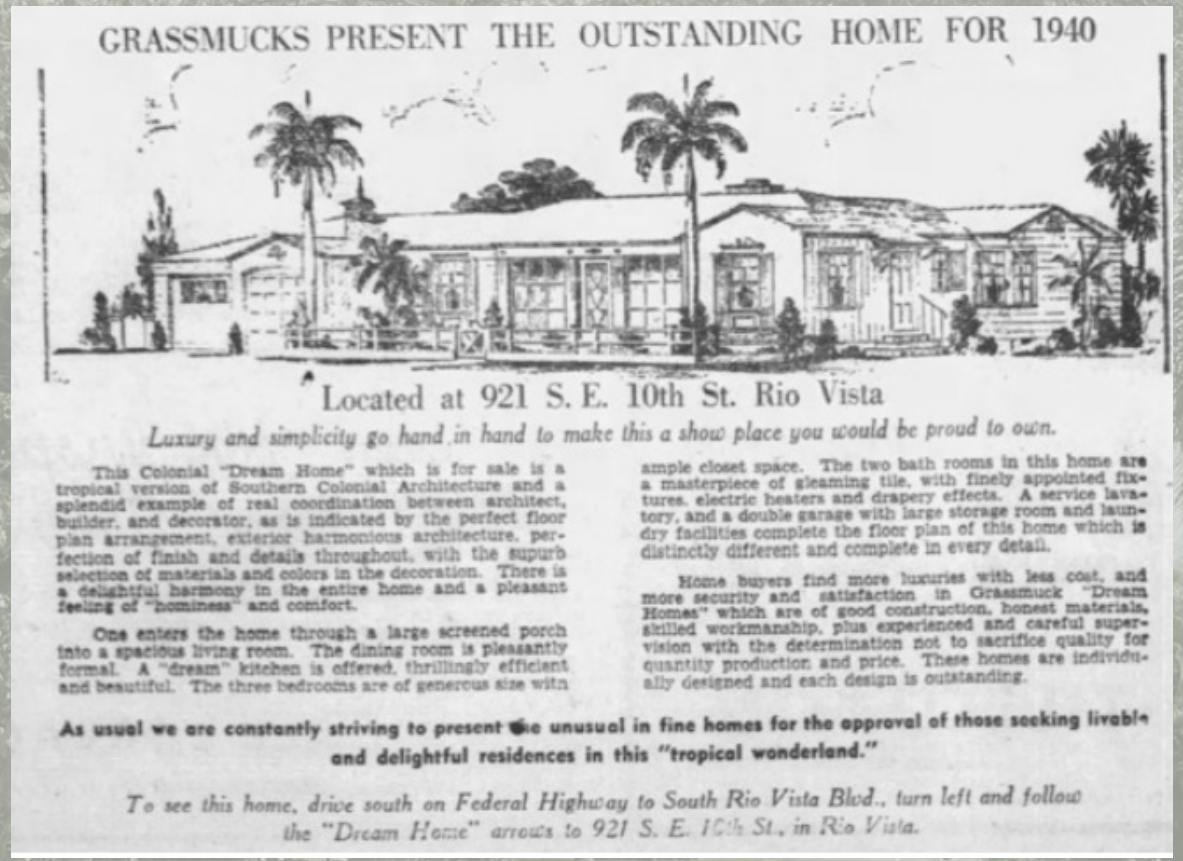

GRASSMUCKS PRESENT THE OUTSTANDING HOME FOR 1940

Located at 921 S. E. 10th St. Rio Vista

Luxury and simplicity go hand in hand to make this a show place you would be proud to own.

This Colonial "Dream Home" which is for sale is a tropical version of Southern Colonial Architecture and a splendid example of real coordination between architect, builder, and decorator, as is indicated by the perfect floor plan arrangement, exterior harmonious architecture, perfection of finish and details throughout, with the supurb selection of materials and colors in the decoration. There is a delightful harmony in the entire home and a pleasant feeling of "hominess" and comfort.

One enters the home through a large screened porch into a spacious living room. The dining room is pleasantly formal. A "dream" kitchen is offered, thrillingly efficient and beautiful. The three bedrooms are of generous size with ample closet space. The two bath rooms in this home are a masterpiece of gleaming tile, with finely appointed fixtures, electric heaters and drapery effects. A service lavatory, and a double garage with large storage room and laundry facilities complete the floor plan of this home which is distinctly different and complete in every detail.

Home buyers find more luxuries with less cost, and more security and satisfaction in Grassmuck "Dream Homes" which are of good construction, honest materials, skilled workmanship, plus experienced and careful supervision with the determination not to sacrifice quality for quantity production and price. These homes are individually designed and each design is outstanding.

As usual we are constantly striving to present the unusual in fine homes for the approval of those seeking livable and delightful residences in this "tropical wonderland."

To see this home, drive south on Federal Highway to South Rio Vista Blvd., turn left and follow the "Dream Home" arrows to 921 S. E. 10th St., in Rio Vista.

Historic Preservation Incentives

- Ad Valorem Tax Exemption for Property Improvements
- Tax Exemption for Commercial Properties
- Parking Reductions and Exemptions
- Setback and Distance Separation Waivers
- Transfer of Development Rights
- FEMA Historic Structures Exemptions

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NEW RIVER HOME FOR SALE
115 NO. RIO VISTA BOULEVARD

There is beauty, grandeur and exquisite taste in this magnificent structure. . . . Artistically landscaped. . Located on New River. Has three spacious bedrooms . . . three lovely modern bathrooms. . . Expensively furnished and equipped.

OPEN FOR INSPECTION
SUNDAY, FEBRUARY 20th--2 to 5 P. M.

M. R. McTIGUE
621 E. LAS OLAS BLVD.

J. F. BOWMAN Phone 1223 W
HERB JENKINS Phone 3078-J
W. E. GROENE Phone 1245

Contact Information

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WEBSITE:
http://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/what-is-historic-preservation

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