

Florida's SINGLE FAMILY HOUSING

at Mid-Twentieth Century
(1945-1975)

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*A survey and study of the postwar residences and
suburban developments of the Sunshine State.*

COVER PHOTO CREDIT | GOGGIN RESIDENCE DETAIL, PAUL PRIVETTE

SEPTEMBER 2019

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DeGroot Residence
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SPONSORS

Florida's Single Family Housing (1945-1975) study was undertaken by the University of Florida's Historic Preservation Program, College of Design, Construction and Planning, with support from the Florida Division of Historical Resources through its Small Matching Grant program (FY2019).

The University of Florida is one of the first institutions of higher learning in the United States to introduce historic preservation studies, with coursework beginning in 1957. Today, the program is dedicated to preparing the next generation of leaders to safeguard historical, cultural, and architectural resources across Florida, the United States, and globally. Research and learning focus areas include digital technology, the recent past and modernism, resiliency, and underrepresented resources and communities.

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DeGroot Residence
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EXECUTIVE SUMMARY

In the decades that followed the Second World War, Florida, mirroring what was happening in many places across the country, experienced unprecedented growth. The influx of new residents and the dramatic rise in birth rates helped prompt an initial housing shortage beginning in the 1940s and then a continual demand that extended into the 1970s. Many of the housing units constructed during this period were single family homes located in the many suburbs that began to expand around major cities like Miami, Orlando, and Tampa and smaller communities like Sarasota, Gainesville, and Delray Beach. Some of these new residences were architect designed, though the majority were variations on the suburban ranch form constructed by builders and developers. Florida's postwar, single family houses and neighborhoods have now reached an age where they can be evaluated as potentially significant historical, cultural, and architectural resources.

Florida's Single Family Housing (1945-1975) study is meant to help inform the identification evaluation of the state's postwar, single family residences and neighborhoods for potential listing as local landmarks or districts or consideration for inclusion on the National Register of Historic Places. This report contains three sections:

- Context statements that explore the determinants that shaped the era's single family housing including social, cultural, economic, and architectural trends among others.

- 'Toolkit' for identifying and evaluating single family houses and suburban neighborhoods, both those designed by architects and those constructed by builders and developers.
- Case studies of architect designed residences and suburban developments and houses that meet the criteria for listing on the National Register of Historic Places and retain a moderate to high degree of integrity.

Completed in 11 months, this research and study were undertaken by the University of Florida Historic Preservation Program with support from the Florida Department of State's Division of Historical Resources (FY2019 Small Matching Grant Program) and in consultation with many individuals and public and private organizations across Florida. The research team was led by Morris (Marty) Hylton III, Director of Historic Preservation at the University of Florida working with Master of Historic Preservation students Kathleen McDonald, Kimberly Rose, Kristine Ziedina, and Trey Asner and PhD student Kyra Lucas.

Prepared by New South Associates for the Georgia Transportation Corporation, *The Ranch House in Georgia: Guidelines for Evaluation* (2010) inspired and served as a model for this Florida-focused research and report. Specifically, the ranch house sub-types identified by the Georgia study were adopted and adapted in describing the range of ranch house types specific to Florida.

SYNOPSIS OF METHODOLOGY

Florida's Single Family Housing (1945-1975) study employed a multifaceted approach to collect and analyze data. Research activities included:

- Review of national periodicals and journals to determine larger trends influencing single family residential and neighborhood design during the postwar era, including:
 - *Architectural Record*
 - *Better Homes and Gardens*
 - *House & Garden*
 - *House Beautiful*
 - Home Builders Associations
- Content analysis of period Florida newspaper articles to identify potential neighborhoods and builders and developers for case studies and postwar housing issues and trends.
- Utilization and expansion of the database generated as part of the 2018 *Florida's Mid-Century Modern*

Architecture (1945-1975) study to identify prominent architects and sample residences they designed.

- Consultation with individuals and public and private organizations to identify potential case studies and architects, builders, and developers.
- Review of cultural resource surveys and other existing studies shared by representatives from municipalities and counties.
- Assessment of other state and national studies and resources to inform a 'Toolkit' for evaluation.
- Development of databases of architect designed residences and suburban developments and houses.

GOLDMAN RESIDENCE (OPPOSITE)
PHOTO CREDIT | PAUL PRIVETTE

ARCHITECT DESIGNED HOUSES

This inventory focused on architect designed, single family residences that potentially fulfill Criterion C of the National Register of Historic Places (significant for architectural design) or Criterion G (prove "exceptional importance" for architectural design on the local, state, or national level).

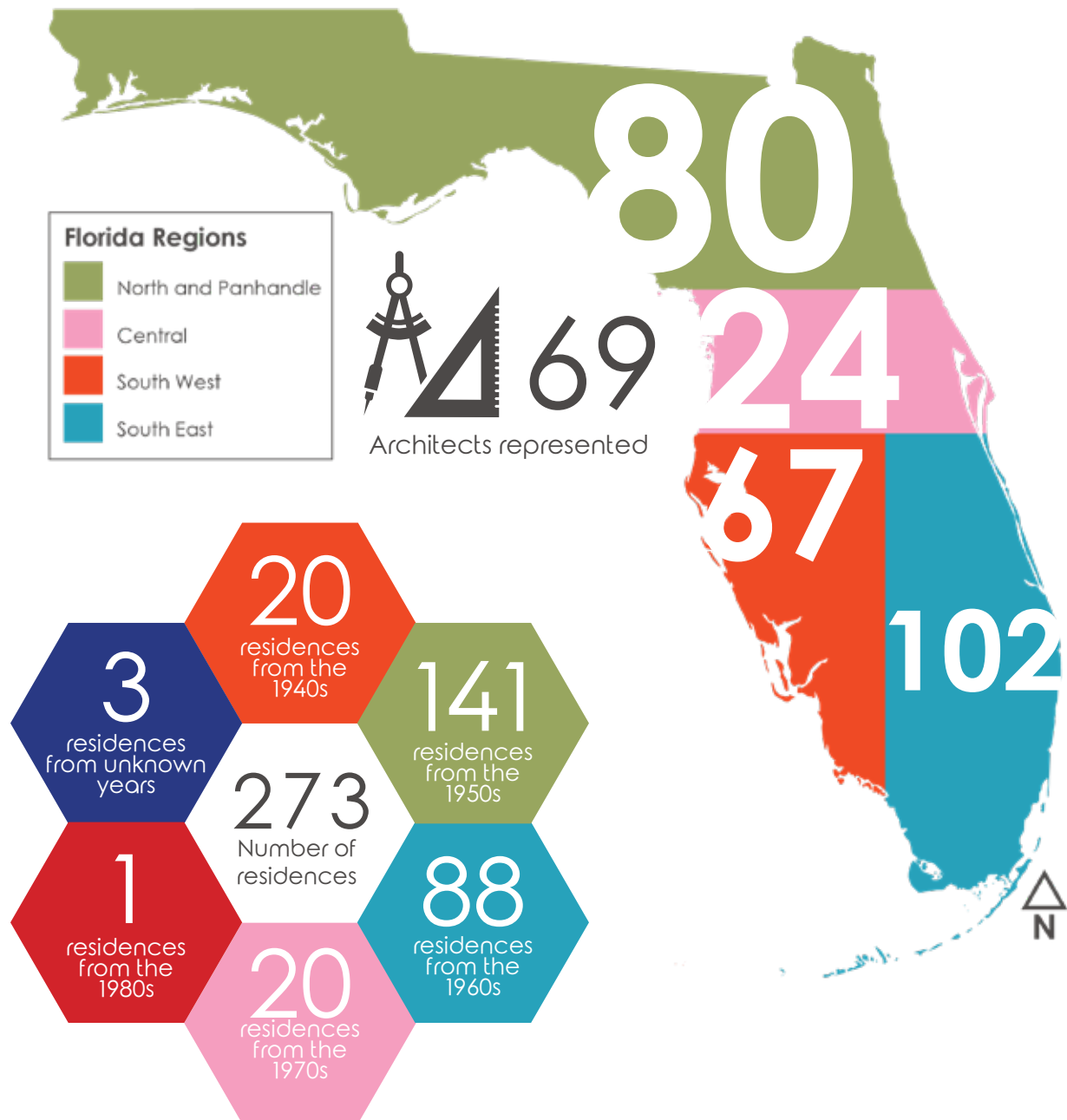
- Represents a mid-century modern design trend or style;
- Serves as a prime example of the work of a master or lesser known architect (Criterion B of the National Register of Historic Places criteria for significance);
- Represents the use of a modern material(s) and / or system(s);
- Represents a geographic region (North and Panhandle, Central, South West, and South East) and/or a major metropolitan area;
- Meets the seven aspects of integrity as defined by the National Park Service (location, design, setting, materials, workmanship, feeling, and association).

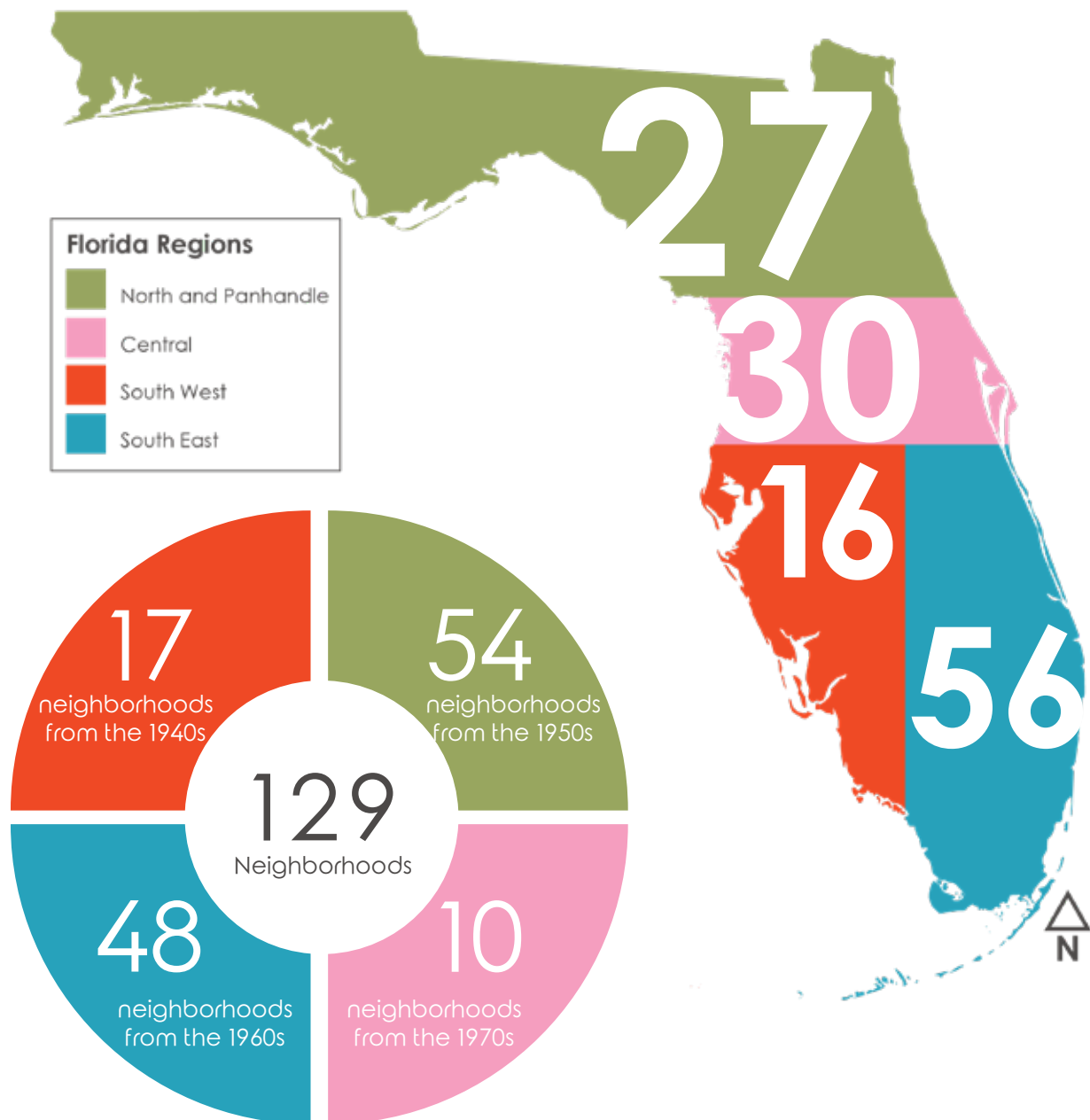
POSTWAR HOUSING DEVELOPMENTS

This is an inventory of suburban and other single family residential neighborhoods created by developers and builders and, in some instances, in partnership with architects. These postwar housing developments were determined to potentially meet the criteria for listing on the National Register of Historic Places based on Criterion A (contribution to a major pattern of American History), Criterion B (affiliation with a significant person or persons), and/or Criterion C (design and/or construction of neighborhood and houses).

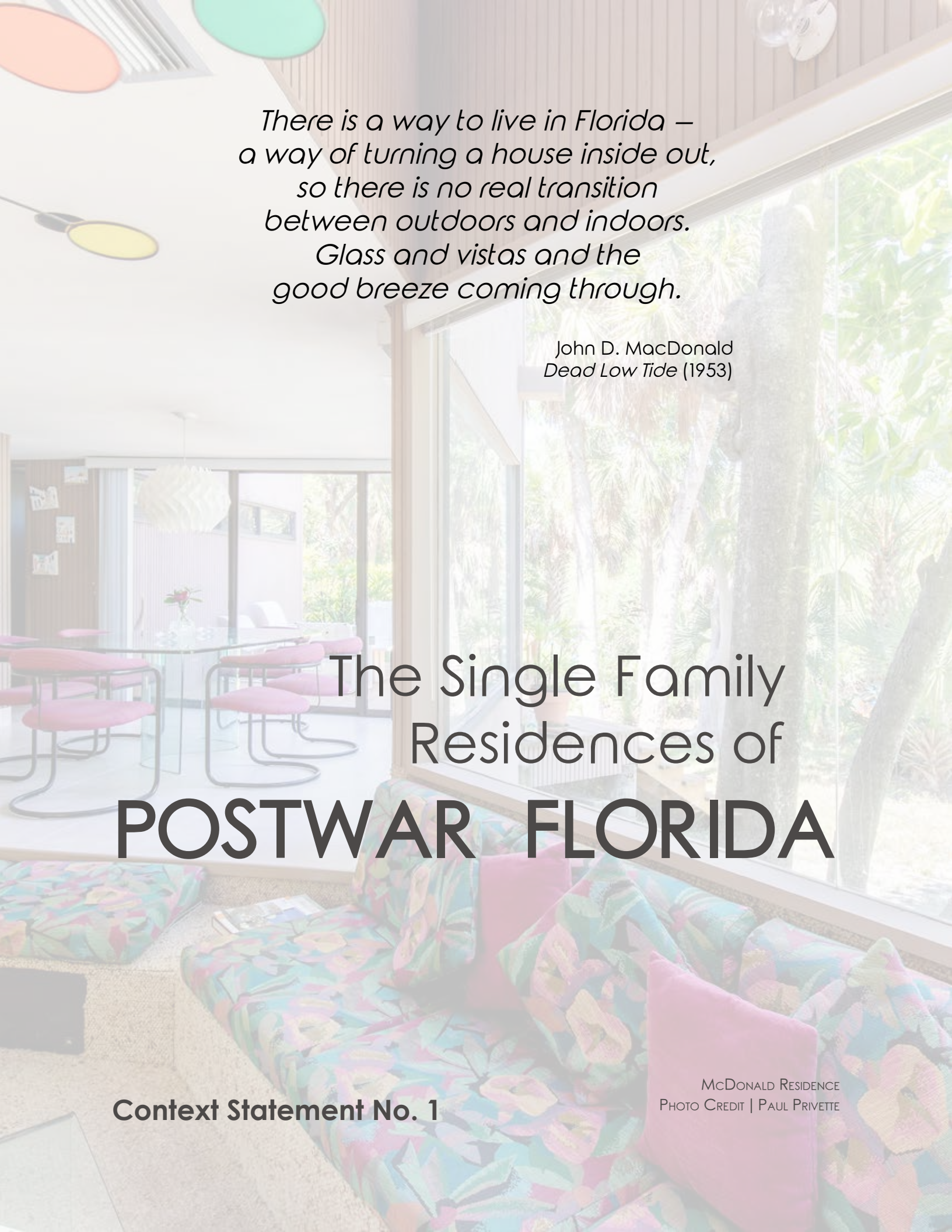
- Represents an approach to neighborhood design and planning for single family housing in the postwar period;
- Reflects single family housing trends of the postwar era;
- Contains prime examples of prominent postwar housing types such as variations of the ranch type and / or a mid-century modern design trend(s);
- Serves as an example of a community and single family houses designed for a specific user group (African American residents, military, migrant workers, retirees, etc.);
- Associated with a prominent or lesser known, but relevant developer, builder, and / or architect;
- Represents a geographic region (North and Panhandle, Central, South West, and South East) and/or a major city;
- Meets the seven aspects of integrity as defined by the National Park Service (location, design, setting, materials, workmanship, feeling, and association).

ARCHITECT DESIGNED RESIDENCES





SUBURBAN DEVELOPMENTS & HOUSES

A photograph of the interior of the McDonald Residence, a mid-century modern house. The room features large glass windows and doors that look out onto a lush, green landscape with palm trees. Inside, there is a dining area with a glass table and pink chairs, and a living area with a colorful, patterned sofa and pink armchairs. The ceiling has a wooden slat design and a yellow pendant light is visible.

*There is a way to live in Florida –
a way of turning a house inside out,
so there is no real transition
between outdoors and indoors.
Glass and vistas and the
good breeze coming through.*

John D. MacDonald
Dead Low Tide (1953)

The Single Family Residences of **POSTWAR FLORIDA**

Context Statement No. 1

McDONALD RESIDENCE
PHOTO CREDIT | PAUL PRIVETTE

As the United States entered a period of relative prosperity and optimism following the end of World War II, Florida experienced significant growth with the population increasing by some eight million people between 1945 and 1980.¹ The rate of expansion was unparalleled nationally. Between 1950 and 1958, for example, Florida's population increased by 63% compared to Arizona's 57% and California's 35%.² The postwar "Baby Boom" contributed to this population increase with a 98.4% growth in school-aged children between 1950 and 1958.³ The largest contributing factor, however, was the relocation of people from other states, especially retirees. Florida was not unique in this respect. During this period, at least eleven states in the United States South and Southwest – often referred to as the "Sun Belt" – experienced a large influx of new residents due to migration.⁴ Florida, however, outpaced other areas of the Sun Belt in people relocating to the state.

During the 1950s, gains in residents aged 65 years and older in Florida increased by over 90% as compared to 23.4% in other parts of the country.⁵ According to a March 1960 *House and Home* article, interstate migration "boosted Florida's population growth to about five times the national rate."⁶ By 1975, 7,400 people were choosing to relocate to Florida per week accounting for 90% of the state's overall growth. Among the impacts of this unprecedented population explosion was a housing shortage.

In the immediate years following the end of the Second World War, the housing shortage was acute across all of Florida. In 1946, *The Palm Beach Post*, for example, reported that 200 dwellings had been constructed over a five month period following the lifting of the moratorium on

construction during the war. However, it was noted that ten times more would need to be built before there would be "a noticeable let-up in the housing shortage."⁷ That same year, *The Tampa Tribune* explained the situation there:

Army personnel particularly are having difficulty in places to stay. It is rare that a man and wife can procure more than a room. If they have young children, the difficulties are multiplied. But the problem is not limited to service families. Many Tampanas of long standing are forced to 'double up' while running down any clue that might lead to a vacant house or apartment.⁸

The situation in Miami was blamed in part on real estate values, which doubled with the dramatic increase in the postwar population and tourism.

The housing shortage was not isolated to Florida, however. A 1948 survey by the Associated Press found that home building in the nation's largest population centers was not keeping pace with need: "...increased marriages and births, population shifts and industrial expansion have more than offset the efforts of the building industry to catch up with demand in most sections."⁹ In 1950, then President Harry S. Truman addressed the challenge in his State of the Union speech:

One of the most important factors in our continued growth is the construction of more good, up-to-date housing. In a country such as ours, there is no reason

why decent homes should not be within the reach of all. With the help of various government programs, we have made great progress in the last few years in increasing the number of homes.¹⁰

By 1952, Florida was experiencing a building boom. With ten of the fastest growing metropolitan regions in the country and 20 major housing market areas, many builders began to move to Florida to take advantage of the seemingly unending demand.¹¹ The state's housing starts jumped 77% from 1954 to 1958. The construction of single family housing was perhaps most pronounced in Brevard County following the 1949 selection of Cape Canaveral as the nation's missile test site and burgeoning space program. According to a *Florida Magazine* article, there was \$205,200 in building permits in Cocoa Beach during 1950 and more than \$2.5 million in 1958. In Cocoa, during the same period, the figure swelled from \$687,855 to over \$6.25 million.¹²



Despite the increase in housing starts across Florida during the 1950s, the housing shortage persisted, at least for certain income groups according to a 1957 report to the United States Senate prepared by Florida's mayors. (Refer to summary provided in sidebar.) Nationally, there were concerns over the housing industries ability to continue to meet

1957 Report on Florida Housing Shortage to United States Senate Subcommittee

In a February 3, 1957 article titled "Mayors Tell Senate About Housing Shortage For Lower And Middle Income Groups In Florida," *The Tampa Tribune* (page 8-B) summarized the results of a report to the United State Senate subcommittee on housing:

Jacksonville—Housing for the higher income group and for the upper portion of the middle income group is rapidly meeting the demand for those able to secure financing. It is extremely difficult for minority groups to secure financing for home ownership. Rental housing supply for low income families is most inadequate.

Miami—There is a great need for assistance for the middle income families based to a large extent on the number of family heads interviewed whose incomes are slightly too high for admission to public housing but inadequate to pay the standard rents required for good private housing.

Tampa—Dwellings presently being constructed have a sale price beyond the means of the low income and a large percentage of the middle income families. There is sufficient new construction to supply the demand for the higher income groups, but inadequate for the minorities, elderly

overall need. At the annual meeting of the United States Chamber of Commerce in Washington, DC in 1957, George S. Goodyear, President of the National Association of Home Builders claimed the next decade would bring “the worst housing shortage in all our history” unless the housing industry catches up with population growth. He exclaimed, “We will be the best-dressed, best-fed, healthiest and fastest-moving nation of tent-dwellers on earth.”¹³

The majority of Florida's single family housing being built during this period was occurring in the rapidly developing suburbs of major cities and smaller communities. A 1959 research project undertaken by Dr. John N. Webb, a University of Florida Professor of Economics, described the situation:

*Recent trends in population growth indicate an increased flow of new residents into small counties in the shadow of the state's big metropolitan areas... Population is backing up as the concentration of people gets heavy in the cities.*¹⁴

The study indicated that the development and expansion of the suburbs was due in part to a desire for “space” by people relocating from more dense areas in the northern United States. Space, or buildable land, was one Florida's principle commodity as the state transitioned from an economy based on agriculture and the extraction of natural resources to one driven by land development to accommodate new industries and business and attract increasingly more residents and visitors. T.D. Allman, in his book *Finding Florida*, described the situation:

persons and those in a lower-income group.

Orlando—There is adequate housing for all at the present time, except middle income group: however, the Glenn L. Martin Co. expects to located in Orlando within the very near future; therefore, it is likely that a shortage of housing will occur...It is possible that public housing will be inadequate within the next 12 months.

St. Petersburg—In Spring 1955, a housing market analysis of non-white low income families by Federal Housing Administration indicated a shortage of several hundred dwelling units for this group. Since that time St. Petersburg has experienced a large immigration of low income, non-white families from Georgia and Alabama bolstering this group by about 15 per cent. No housing is being provided for this class. Local developers recognize that they cannot build for this group.

Daytona Beach—Being a tourist resort area, this situation is reflected in an unstable rental range for the permanent citizenry. The middle income group is confronted with having to pay above average rentals to maintain accommodations on a year-round or permanent basis. The low income group is relieved somewhat by the public housing program. There is a need for improved housing for the low income group as reflected in the high percentage of sub-standard dwellings, which remain filled to capacity. The supply

Aside from timber or phosphate Florida had little to sell for money, but what if millions of acres of empty, unproductive and waterlogged land could be turned into a commodity?

The postwar era witnessed the conversion of much of Florida's empty land – and its fastest growing economy – to suburbs. The rapid shift from urban to suburban living has come to define the period.

In 1959, William L.C. Wheaton, Director of the Institute of Urban Studies at the University of Pennsylvania, characterized the American suburb as the “the dominant characteristic of our civilization” and that these new communities would absorb “the full impact of our huge population growth.” Wheaton further claimed that suburbia:

...has become a symbol of middle-class status. It has become a way of life which best expresses our materialistic ideals, our frontier love of open space, and our new concern with leisure and the good life.¹⁵

In Florida and other parts of the country, the rapid expansion of the postwar suburb occurred in part from the rise in automobile ownership and the shift toward auto-focused neighborhood planning that began between the World Wars. After a 95% decrease in residential construction during the Great Depression (1928-1933), national programs like the Home Owners Loan Corporation (HOLC), Federal Housing Administration (FHA), and Veterans Administration (VA) Loans were established to help encourage the

of housing designed for elderly is inadequate. Rental housing available for elderly families in the low income group is above their economic means.

Fort Lauderdale—There is a very definite shortage of housing available for large families in both the low and middle income groups and for the workingman. It is almost the unanimous opinion of persons consulted that the need in this locality is for apartments and homes for large families of the low and middle income brackets.

Miami Beach—The city has a resort economy; however, middle income groups may find adequate housing in older apartment houses. There are several hotels available for elderly people at very reasonable rates. Others find adequate housing in nearby Miami and outlying areas.

Pensacola—Middle income families have incomes that are generally too high for public low income housing yet their income is not great enough to afford either private rental housing or be able to own their own homes. There is an acute shortage of housing for Negroes and what little property is available is in most cases sub-standard in character. While it is desirable to provide housing for middle income families at terms more favorable than currently advisable to provide this through non-profit rental sales and cooperative housing groups in this locality.

construction of new housing. The policies and guidelines of these programs favored automobile-focused suburbanization and single family homes over urban living.¹⁶ During this same period, the planning and creation of the suburb became largely the domain of the *developer* or *builder* (*merchant builder*).

Beginning in the 1930s in California, firms like Marlow-Burns and Suburban Builders, Inc. began to construct large-scale planned communities comprised of a series of standardized home plans and designs. These communities often included other amenities like shopping centers, parks, and schools. During this period, David Bonhannon, head of Suburban Builders, Inc., developed what would become referred to as the 'California Method' for constructing new homes by applying an assembly line approach that streamlined the process and greatly reduced time while bolstering volume. The 'California Method' would be enhanced by the wide-scale use of more industrial, prefabricated materials that became more prevalent following the war.¹⁷ Among the leaders of advancing mass-produced housing to suburban development were the building firm Levitt & Sons.

Abraham Levitt and his sons William and Alfred began as builders of custom homes in upper-middle class communities on Long Island, New York. William served in the Navy during World War II where he was exposed to the concept of mass-production for military personnel housing where the designs and components were uniform and the various materials, systems, and components interchangeable. Upon completing his service, William worked with his architect brother Alfred to design

small homes that could be easily mass produced and later expanded as families grew. The first Levittown was constructed on former agricultural land on Long Island, New York. By 1950, the Levitt's introduced ranch type model homes that included a carport among other modern amenities. By 1951, there were over 17,000 suburban residences in Levittown and the surrounding region.¹⁸ The New York Levittown would become a prototype for the suburb as the American middle class grew.



During the postwar era, particularly 1945 to 1960, the United States experienced tremendous economic prosperity and solidified its position as the world's wealthiest country. Gross national product – a measure of all goods and services produced – went from \$200 thousand-million in 1940 to \$300 thousand-million in 1950 to more than \$500 thousand-million in 1960. The growth of American corporations like the automobile industry helped fuel this economic prosperity. At this time, more and more workers also shifted from industrial to service or "white collar," jobs. These middle class workers and their families created a significant demand for affordable, single family housing.

In general, the suburban communities that began to appear across Florida at this time can be categorized as one of two primary types:

Custom Homes Development: A

community conceived, planned, and platted by a developer with individual property owners having the freedom to choose an architect or builder – or both – to design and construct a custom home. These types of communities might have deed restrictions that guide the size, scale, and aesthetic characteristics of the house or even dictate who can occupy the residence. Overall, these neighborhoods exhibited a wider range of architectural diversity.

Model Homes Development: A community conceived, planned, platted, and built by a single developer. Sometimes referred to as “merchant builders,” these developers typically had a number of plan and house types for owners to choose from. These model homes often reflected the trends of the periods and ensured a varying degree of architectural uniformity to the neighborhood.

The occupants of Florida's suburbs could also be categorized. According to a March 1960 issue of *House & Home* titled “What you can learn from the Florida boom,” Florida's single family, suburban home buyers belonged to one of five categories:

Group 1, Retired Couples: People with a monthly income of \$150 to \$300 with savings of some \$10,000. Some retirees were in the higher-income bracket and can afford houses \$20,000 or more. Clearwater, St. Petersburg, Fort Meyers, and Port Charlotte were noted as retirement centers. Developer James Rosati of St. Petersburg thought many retirees were interested in two bedrooms, community recreational facilities, and moderate sized yards, among other features.

Group 2, Out-of-State Workers: Mostly

middle class, young couples and families who relocated to Florida for opportunities in industry and trade.

Group 3, Executives from Out-of-State: White collar workers who moved to Florida to open new businesses and manage new industries. This small group helped support the \$20,000 plus home price market.

Group 4, United States Servicemen: These personnel were assigned to Florida military bases from two to ten years and often purchase a home.

Group 5, Long-time Florida Residents: These individuals and families are first-time home owners or upgrading to a better one. Despite the influx of new residents, this group accounted for the largest market in Miami, Tampa, and Jacksonville.¹⁹



Beginning in the late 1940s through the early 1970s, the single family suburban homes of Florida were, following national trends, largely ranch type residences. According to *The Ranch House in Georgia: Guidelines for Evaluation* (2010) by New South Associates:

The modern Ranch House appears to be an enigmatic house type that sprung fully formed into the American popular consciousness of the mid-twentieth century because it was ideally suited to the

*domestic needs of the suburban nuclear family... commonly associated with the widespread suburban sprawl of the post-World War II era...*²⁰

The postwar ranch type house has its origins in the dwellings built by settlers of California and the American Southwest. Unlike the English-influenced northeastern United States, early examples of the ranch form incorporated elements of Spanish Colonial architecture including an asymmetrical plan and interior focus on living area. In the early twentieth century, the ranch house form was adopted and modernized by architects like Greene and Greene in Pasadena, California and William Wurster, based in San Francisco, California. The Georgia study, however, singles out sixth-generation Californian Cliff May as helping popularize and bring national attention to the ranch type house.²¹

In particular, May's late 1930's Riviera Ranch subdivision in Los Angeles helped establish an alternative model to residential design that included a low profile, one-story form with open floor plan, large picture windows that visually connected interior to exterior, floor-to-ceiling glass sliding doors that physically opened up the inside to outside, and a focus on cross ventilation and natural light suited for the mild climate of Southern California and, ultimately, other Sun Belt states. The success of Riviera Ranch and articles in national publications like *Architectural Digest* (1934) helped introduce a larger audience to the ranch type, which would be widely adopted and adapted across the United States in the decades that followed the Second World War.²²

Not formally trained as an architect, Cliff May also represented the concept of the developer or [merchant] builder as responsible for the design of individual residences and, in some instances, entire planned suburban communities. As previously noted, California firms like Marlow-Burns and Suburban Builders, Inc. and national companies like Levitt & Sons introduced a new approach to planning, designing, constructing, and marketing single family suburban housing that became the prevailing mode after World War II. Developers and builders, however, were not the only ones experimenting with the design of ranch houses.

In 1950, an article in the *The Miami News* alluded to the regional influence of architects on single family homes:

*The ranch house type – with its horizontal and simple outlines, open plan with large movable glass walls – has become a familiar landmark in this area, based on the work of such innovators as Frank Lloyd Wright, Mies van der Rohe and Le Corbusier.*²³

The referenced architects are recognized as helping introduce modernist architecture to the United States in the first few decades of the twentieth century – Frank Lloyd Wright through his Prairie and Organic Style buildings and Mies van der Rohe and Le Corbusier, among other architects from abroad, through their International Style works.

During World War II, European émigrés and modernists – many with an affiliation with the Bauhaus, a renowned German art and design school – took positions at

American architecture schools. Bauhaus founder, Walter Gropius, for example, joined the faculty of Harvard University's Graduate School of Design in 1938 after its first Director of Architecture, Ludwig Mies van der Rohe became the head of the Illinois Institute of Technology the year before. These appointments marked a turning point as architecture and design schools in the United States shifted from Classical and traditional approaches to modernist concepts and methods. By the late 1940s and early 1950s, the first generation of American educated and trained modernist architects began to adapt the principles they learned to local and regional contexts and to experiment with new modes of living. Florida served as a laboratory.

Abandoning more traditional, inward looking housing forms like the center hall, Colonial Revival or Cape Cod Styles prevalent in New England and elsewhere, many architects practicing in Florida explored how to dissolve the barrier between interior and exterior, provide open plans with spaces for more informal living, and incorporate local materials and references. As described in a *Tampa Bay Times* article in 1955:

*More truly every year than before, Florida home design is shedding traditions borrowed from other regions, and aligning itself with native climate and decoration.*²⁴

Five years later, *House and Home* magazine further elaborated on the emergence of this new type of Florida specific residence. Citing the hot weather, bright sun, heavy rains, leisure outdoors, and informal living, the article claimed the new Florida house “is so different because

it began in freedom from fixed ideas about what a house should be...It was designed to suit the specific demands of a special climate and special place and a special way of life.”²⁵ The typical Florida house, according to *House and Home*, is “built on slabs, terrazzo or resilient tile floors, cement tile roofs, prefabricated roof trusses, [and] 99% [are] concrete block.”²⁶ Architect designed examples of the Florida house were prevalent in Sarasota.

Between 1946 and 1952, then partners Ralph Twitchell and Paul Rudolph designed a series of residences in Sarasota whose open floor plans and permeable and movable walls helped capture Gulf Coast breezes and promote cross ventilation in the absence of air conditioning. Many of the houses were raised off the ground to combat dampness and periodic flooding. Twitchell and Rudolph also employed indigenous materials including cypress wood and regionally manufactured products such as cast concrete block. These regional materials were often employed in combination with new technologies, such as the Lamolithic concrete structure of the Revere Quality House (1948) and the so-called “cocoon” material, a type of vinyl applied in liquid form to the catenary roof structure of the Healy Guest House (1950).

What was happening in Florida both reflected and influenced national trends in residential design. Whether constructed by a developer or builder, created by an architect, or conceived as a collaboration between developer or builder and architect, houses in Florida – both ranch type and otherwise – often responded architecturally to specific concepts. The different responses to these concepts shaped the character defining

features of Florida's postwar single family housing.

Beginning in the 1940s, the Florida single family residence increasingly became more climate responsive. In the absence of air conditioning originally – which would not become widespread in the form of window units until the 1950s – and even after air conditioning, houses were designed to promote natural ventilation.²⁷ As described in *House & Home* in March 1960:

For the new Florida house is a different house... It opens to the breeze, even when it also has air conditioning. It has no hard and fast boundary between indoors and outdoors, so the outdoor is much nearer and easier to enjoy. It puts screening over large parts of the outdoors, sometimes enclosing grass, and sometimes trees, and sometimes swimming pools. It spreads a big roof for protection against hot sun and steamy rains.²⁸

This depiction of the new Florida house was in alignment with a growing consensus of what entailed a modern American home: *Spaciousness, openness, in close relation to the out-of-doors; in special orientation to secure sunlight and whatever advantages the sites affords...*²⁹

Devices for shading and modulating light like screen blocks and deep roof eaves and features for promoting cross ventilation like jalousie windows became commonplace. The Florida room also appeared during this period. Used in milder climates, Florida Rooms are typically unconditioned spaces with walls



of glass or screen connecting interior to exterior. The *Chicago Daily Tribune*, in an article titled "New on the Home Map: Florida Room," stated that "Since World War II, the Florida room has been welcomed into the home like sunshine itself...typically, it provides space for hobbies, casual entertaining, or just plain relaxing."³⁰

In milder climates like Florida, outdoor living became a significant consideration. A *Better Homes & Gardens* article provided 16 ideas for the terrace including: a loggia or shaded terrace; tiled, brick, or flagstone pavers; and built-in barbeque.³¹ Swimming pools with adjacent outdoor living space were a commonplace component of many of Florida's postwar homes.

Another concept that was promoted



A handsome louvered fence...thoughtful planting, and intelligent house design, and considered integration of house and site can give you a remarkable degree of seclusion – even if you don't have a country acreage.³⁴

Privacy was often achieved through zoned floor plans where primary living and gathering spaces clearly delineated from bedrooms and more private areas. Services like laundry, pantry, and mechanical equipment were often grouped together adjacent to the kitchen. For public spaces like living and dining areas, the open plan was an increasingly strong trend throughout the postwar era. Secondary or service doors leading from carports or garages into kitchens and laundry rooms also became standard.

nationally through popular publications like *Better Homes and Gardens* and *Home Beautiful* was the idea of expandability and adaptability. A 1945 *Better Homes and Gardens* article, for example, discussed the conversion of spaces like closets into lavatories or a basement into a kid's playroom.³² Additions were the focus of many articles. A 1974 *Home Beautiful* feature explored building a home in stages as the family grew over time.³³

Privacy was a key objective in many postwar house designs. Many mid-century modern homes had front or street-facing walls that were largely solid with limited windows or clerestory ones that allowed natural light in, but did not provide a view to the interior. A 1952 *Better Homes & Gardens* article explore options for a house on a small lot in close proximity to other houses:

Concrete masonry units were the preferred, primary building material for Florida's single family residences from the 1940s into the 1970s. The Portland Cement Association's 1945 publication, *Why People like Concrete Homes*, promoted the use of concrete in residential construction, "a concrete house built by an experienced contractor will have a low annual cost and long useful life. Besides, a concrete house is fire safe and easy to heat." Another, 1958 Portland Cement Association publication touted the economic benefits of concrete: "precision construction and durable materials...gives the home-owner more for his money" according to contractor James Rosati, Largo, Florida.³⁵ Often other materials were used in combination with concrete block including stucco and brick. During this period, block manufacturers and companies began to appear across Florida including two of



the largest – Acme Concrete Corporation and Maule Industries, Inc.

By the 1970s, concrete block was being replaced with wood for both structural systems and exterior and interior finishes. In 1975, the *Fort Lauderdale News* reported the results of a nationwide survey of residential architects:


*The ecology and conservation movement is responsible for the biggest shift in attitudes, according to architects. Home buyers want the 'real thing,' a 'natural, warmer look to homes' that blends in with natural surroundings, the survey reports. House designs will feature angular profiles and split-levels that complement the land they are built on. Nature's influence also is reflected in their choice of building materials and "material psychology." Two out of three architects said they would like to see more wood used, principally because of 'appearance,' it's 'warmer to the sight and touch' and 'easier to work with.'*³⁶

The following section, Context Statement No. 2 – *Architectural Expressions, Forms, Features, and Materials*, presents many of the materials and features typical of Florida's postwar architect designed and developer / builder ranch homes.

Florida Postwar Housing Themes

- Climate Responsive
- Concrete Block Construction
- Indoor-Outdoor Connection
- Florida Room
- Open, Zoned Plan
- Outdoor Living Space
- Privacy





ARCHITECTURAL EXPRESSIONS, FORMS, FEATURES, & MATERIALS

Whether designed by a developer or builder or envisioned by an architect, many single family, typically suburban homes from Florida's postwar period frequently share in common certain attributes such as, among others, zoned plans that focus on functionalism, visual and physical connections between interior and exterior, climate-specific features, elements to provide privacy, and a combination of natural and manufactured materials. These ranch houses and architect designed residences, however, exhibit a range of architectural expressions and forms and a variety of character defining features and materials that both connect and distinguish them architecturally and help establish them as cultural resources specific to the mid-twentieth century in Florida.

Context Statement No. 2

WEIL-CASSISI HOUSE, HARRY CLINE MERRITT JR
GAINESVILLE, FLORIDA
PHOTO CREDIT | PAUL PRIVETTE



ARCHITECTURAL EXPRESSIONS

Single family houses from the post-World War II era in Florida typically adhere to one of two broad stylistic categories – traditional or modernist. These categories denote any references or lack of references to historical precedent achieved through the overall form of a house, the application of ornament or decoration, and / or the inclusion of certain features and details.

DEGROOT RESIDENCE
PHOTO CREDIT | PAUL PRIVETTE

TRADITIONAL STYLES

These styles refer to earlier design movements and connect the postwar house to traditional architectural movements and expressions. Traditional styles are more common with ranch houses constructed by developers and builders.



GAINESVILLE, FLORIDA

Colonial Revival

The Colonial Revival is more common in the North and Panhandle and Central regions of Florida, though found throughout the state. Specific to English architectural traditions of the eastern United States, the Colonial Revival style began in late-nineteenth century America and influenced civic and commercial buildings as well as residential design. The Colonial Revival tradition continued to influence single family housing design in the postwar period with the inclusion of features added to the ranch type house:

- Entry porticos
- Classically inspired columns
- Cornice or other classical details at entrance
- Shutters (typically non-operable)



DAVIS SHORES HOME

PHOTO CREDIT | LEONARD BLUSH STAUGUSTINESOCIAL.COM

Mediterranean and Spanish Colonial Revival

The Mediterranean and closely related Spanish Colonial Revival styles originated in part from the Spanish influenced architecture of nineteenth century St. Augustine including Henry Flagler's Hotel Ponce de Leon (1882) by architects Carrère and Hastings. Early twentieth century examples of the Mediterranean Revival include the works of Addison Mizner in Palm Beach. Expressions of the Mediterranean and Spanish Colonial Revival in the postwar, suburban ranch home includes:

- Tiled roofs, often clay or concrete
- Asymmetrical facades
- Exterior stucco finish
- Cast irons details and / or ornamentation

MODERNIST EXPRESSIONS

Modernism is a general term used to describe a broad movement of the twentieth century with many variations. Though multivalent in architectural expression, modern houses frequently share in common a focus on functionalism and aesthetic principles and forms that rejected historical precedent and styles in favor of a more minimalist approach to design. However, a number of modernist architectural design trends from the mid-twentieth century can be identified and categorized according to shared architectural features.



GAINESVILLE, FL
PHOTO CREDIT | GAINESVILLE360

Mid-Century Modern

Mid-Century Modern has increasingly been recognized as a formal design movement and styles that influenced graphic, industrial, furniture, interior, and architectural design from the 1940s through the 1960s. Mid-century modern style residences are both developer or builder and architect designed. Characteristics include:

- Open floor plans
- Windows, window walls, and operable sliding glass doors that provide visual and physical connection between interior and exterior
- Exposed structural components like columns and beams
- Combination of natural and manufactured materials
- Simple geometric patterns in construction (brick, stone, or block walls) and features (like screen blocks)



ARCHITECTS JACK MOORE AND LESTER MAY
GAINESVILLE, FLORIDA
PHOTO CREDIT | GAINESVILLE360

Organic Architecture

The influence of Frank Lloyd Wright can be discerned in standard suburban ranch houses and architect designed residences. Wright's organic architecture philosophy promoted a residence that was well integrated and harmonious with its site and the natural surroundings. Every aspect of the design reinforced this connection between built and natural environment. From the 1930s through the early 1950s, Wright also experimented with his own version of the ranch type home with his Usonian houses. Characteristics include:

- Sympathetic and well-integrated with natural setting and context
- Compact, open plan
- Shallow pitched roof with deep, perhaps cantilevered, overhangs
- Visual and physical connection to exterior
- Use of natural materials like wood and stone
- Unified design with repeating elements and details



HISS STUDIO, TIM SIEBERT
SARASOTA, FLORIDA

PHOTO CREDIT | ARCHITECTYPE CC ATTRIBUTION SHAREALIKE 4.0 INTERNATIONAL

International Style

Developed in Europe between the World Wars, the International Style embraced manufactured and prefabricated materials to create what French architect Le Corbusier described as a “machine for living.” The International Style was codified by Henry Russell Hitchcock and Philip Johnson in a 1932 exhibition at the Museum of Modern Art in New York City. This approach would continue to influence architectural design in the United States after the Second World War when the first generation of American-trained modernist adapted principles of the International Style to local and regional contexts. Characteristics include:

- Emphasis on volume over mass
- Rectilinear, simple geometry
- Use of lightweight, mass-produced and industrial materials
- Lack of ornamentation
- Repetitive, modular forms
- Flat, smooth surfaces



MILAM HOUSE, PAUL RUDOLPH
PONTE VEDRA BEACH, FLORIDA
PHOTO CREDIT | MORRIS HYLTON III

Brutalism

Developing in the late 1950s and extending through the 1970s, Brutalism takes its name from the French word for raw concrete.

Architect Paul Rudolph, who began his career in Sarasota, became a champion of Brutalist architecture in the United States and abroad. Characteristic include:

- Weighty massiveness
- Rough-surfaced, exposed concrete walls
- Broad, expansive wall surfaces
- Repeating elements
- Deeply recessed windows and / or juxtaposition of window walls versus concrete, windowless walls



GAINESVILLE GOLF AND COUNTRY CLUB
GAINESVILLE, FLORIDA
PHOTO CREDIT | TOM AND TRISH REALTY 2015 GACAR

Formalism

Formalism, also referred to as Neo-Formalism or New Formalism, represents a return to Classical or traditional elements in modern designs. These Classically inspired features are typically abstracted. Characteristics include:

- Classical or traditional elements like colonnades and arcades
- Strict symmetry
- Use of more traditional materials like stone or prefabricated materials with rich surfaces
- Formal exterior spaces and landscape elements



HERRON HOUSE, VICTOR LUNDY
VENICE, FLORIDA
PHOTO CREDIT | SARASOTA HERALD TRIBUNE

Neo-Expressionism

According to architectural historian Marcus Whiffen in his book *American Architecture since 1780: A Guide to the Styles*, with Neo-Expressionist buildings "unity is achieved by continuity rather than proportional or geometric means." Characteristics include:

- Sweeping, curved or faceted roof lines and wall surfaces
- Minimal or non-existent use of symmetrical and /or geometric forms like rectangles
- Faceted, concave, or convex surfaces
- Arched or vaulted surfaces
- Structural columns or piers may lean

REGIONAL VARIATIONS



ARCHITECT MORRIS LAPIDUS
MIAMI, FLORIDA
PHOTO CREDIT | LAURA DIVENERE

Miami Modern (MiMo)

As described by Eric P. Nash and Randall Robinson, Jr., Miami Modern or MiMo “refers to the architecture that flourished in South Florida from 1945 until the late 1960s. “It is not a single style, but a confluence that includes Latin-inspired subtropical modernism, organic architecture, and Formalism or New-Formalism.” Characteristics include:

- Acute angles in features and details
- Asymmetrical plans and elevations
- Brise-soleils and other sun-shading devices
- Concrete block and stucco
- Concrete canopies
- Decorative railings
- Louvres and metal grilles
- Murals
- Decorative and bold colors



UMBRELLA HOUSE, PAUL RUDOLPH
SARASOTA, FLORIDA
PHOTO CREDIT | ARCHITECTTYPE CC ATTRIBUTION SHAREALIKE 4.0 INTERNATIONAL

Sarasota School of Architecture

From the late 1940s through the 1960s, Sarasota became an epicenter of regional modernist architecture that is now referred to as the Sarasota School of Architecture. Led by Paul Rudolph, a group of architects experimented first with residential design and then later civic and commercial buildings, adapting the tenets of International Style modernism to the social-cultural context, geography, and climate of South Florida's Gulf Coast. Characteristics include:

- Clarity of construction
- Visual and physical connection between interior and exterior
- Simple overall volumes penetrating vertically and horizontally
- Clear geometry, mostly rectilinear
- Honesty in details and structural connections

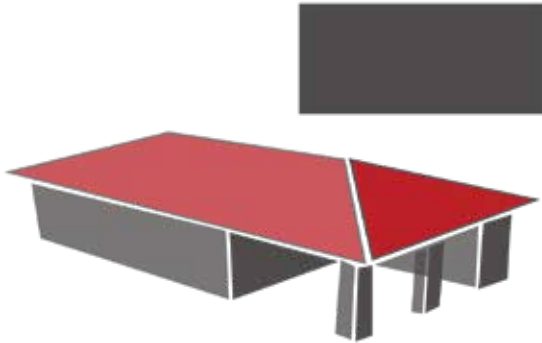


RESIDENTIAL FORMS

Many of the following residential forms are common, but not exclusive to the ranch type house. In general, these residential forms are single story (unless there is a walkout basement on a sloping site) with a low profile and shallow pitched roof(s).

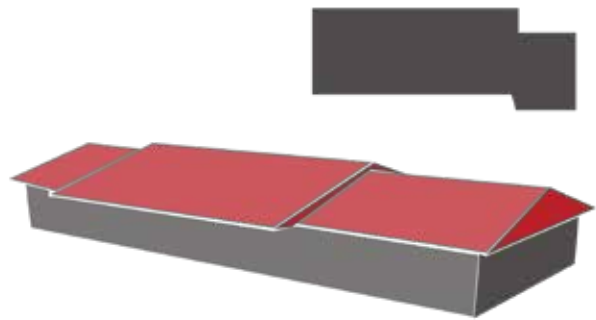
BRANCH RESIDENCE
PHOTO CREDIT | PAUL PRIVETTE

COMPACT



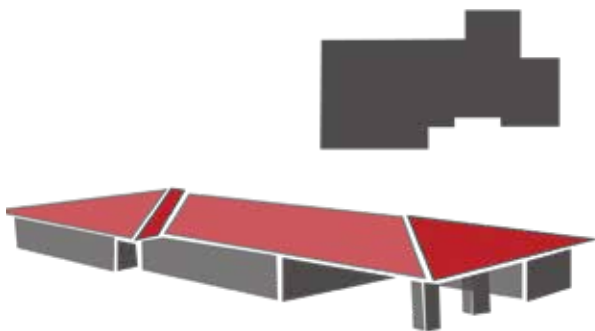
A small, simple square or rectangular plan.

LINEAR



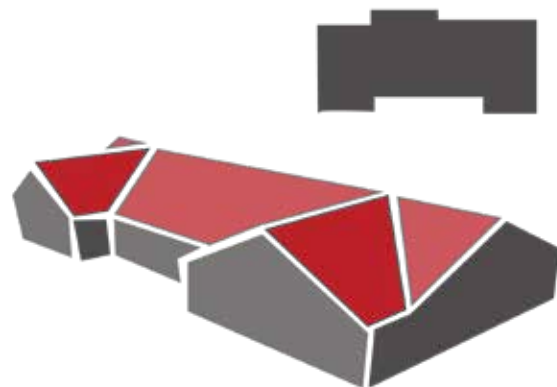
A long plan with a length-to-width ratio of approximately 2:1.

VARIED LINEAR



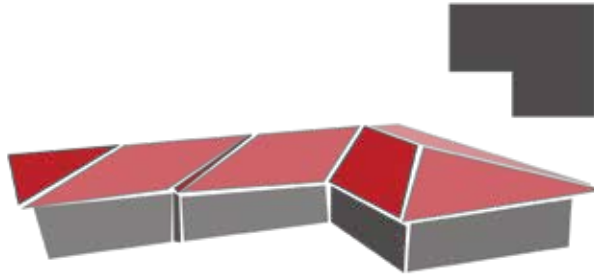
A linear form with projections that may form an L or T shaped plan.

COURTYARD



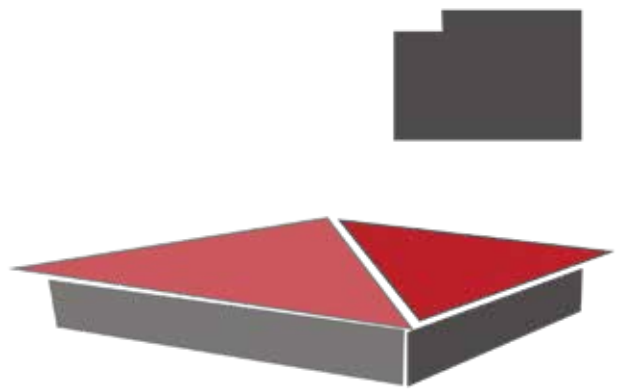
A linear with two projecting wings that form a courtyard, typically at the front of the house.

HALF COURTYARD



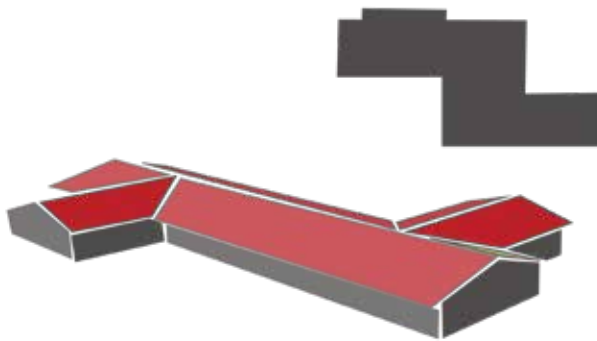
Two linear forms that intersect to form a half courtyard. Both linear forms are equal or near equal in scale, rather than one being a projection.

BUNGALOW



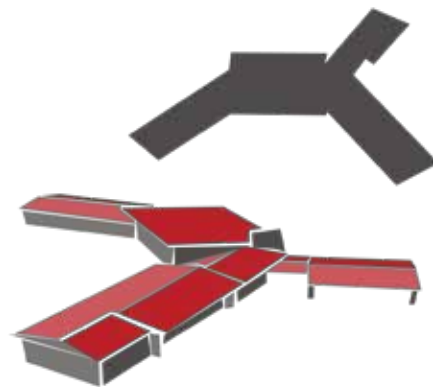
A square plan that is essentially the same dimension in length and depth.

RAMBLING



A linear with multiple projections and / or setbacks and wings – and complex roof configurations.

ALPHABET



Houses whose plans adhere to the shape of a letter such as a L, T, or V plan.

A-FRAME



A house with a tall, steep roof that begins close to the foundation and extends to roof peak, resembling the letter A in elevation.

GEODESIC



A home sheltered by a spherical or hemispherical thin shell structure.

LUSTRON



A prefabricated house constructed of enamel steel panels.

BERMED EARTH



A home with embankments of earth covering one or more walls.

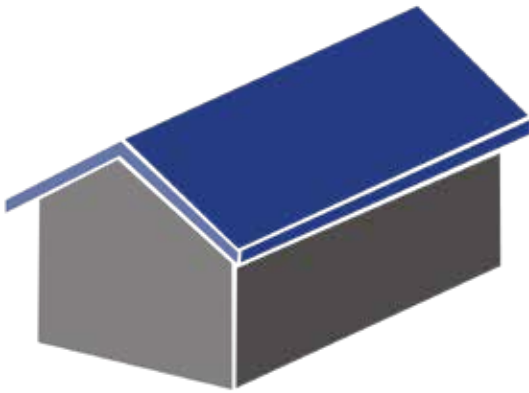


Character Defining **FEATURES & MATERIALS**

HODGIN RESIDENCE
PHOTO CREDIT | PAUL PRIVETTE

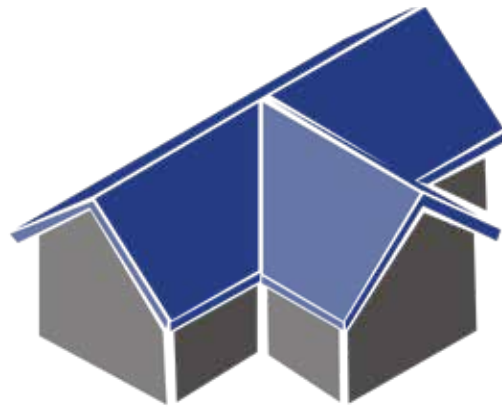
ROOFS

GABLE



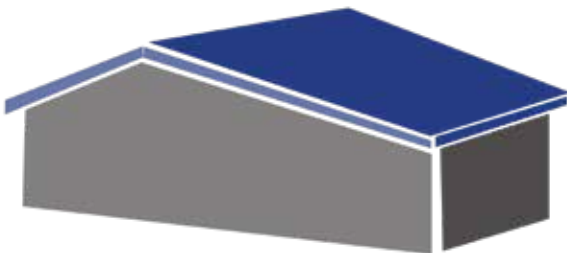
A roof sloping downward in two parts from a central ridge, forming a gable at each end.

MULTIPLE GABLE



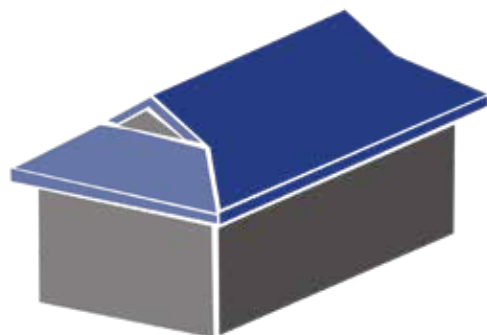
A roof comprised of multiple gables either parallel and lower than the main gable or intersecting.

BROAD FRONT GABLE



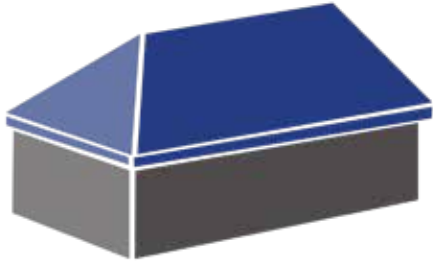
A large, low-pitched gable roof with the gable end facing the street.

ASIAN OR POLYNESIAN (ALSO DUTCH) GABLE ROOF



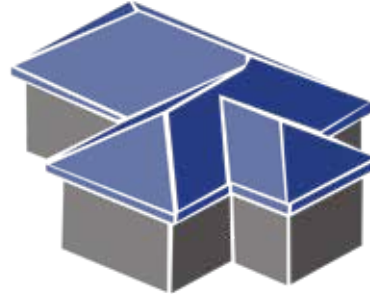
Hipped roof with small gables at each end.

HIP (OR HIPPED)



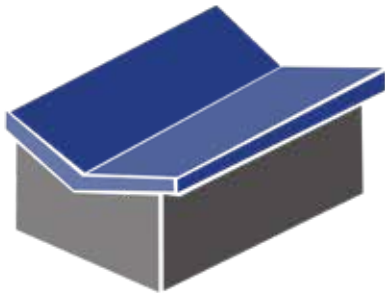
A roof having sloping ends and sides meeting at an inclined projecting angle.

MULTIPLE HIP



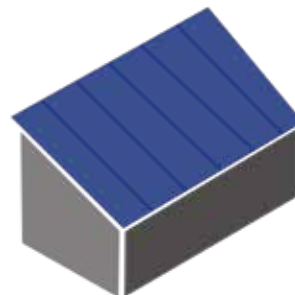
A roof comprised of multiple hipped roofs intersecting.

BUTTERFLY



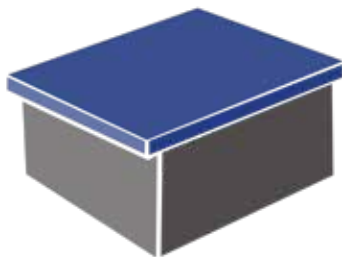
A roof having two slopes, each descending inward from the eaves.

SHED



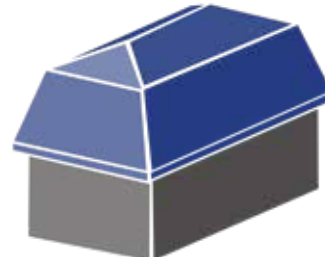
A roof having a single slope.

FLAT



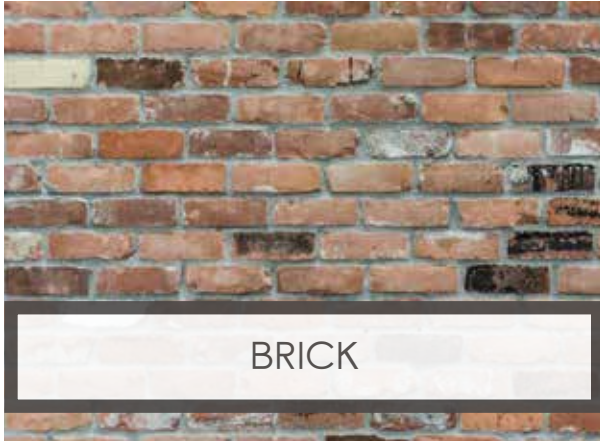
A roof having no slope or one with only a slight pitch to drain water.

MANSARD



A roof having on each side a steeper lower part and a shallower upper part.

EXTERIOR WALLS



BRICK



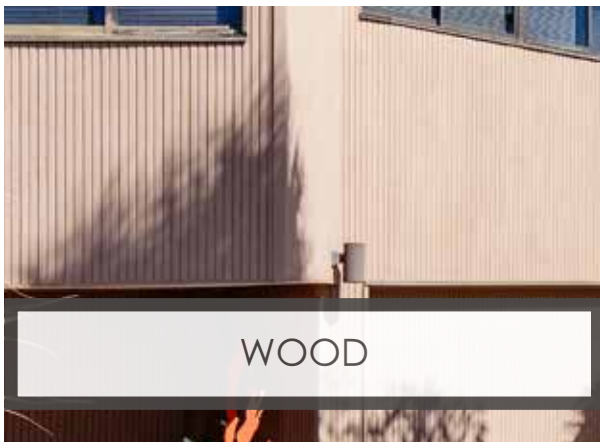
CONCRETE MASONRY UNITS



STONE



OCALA BLOCK



WOOD

Ocala Block refers to a type of concrete masonry unit made from limestone quarried in the Ocala region of Florida. A “family” of masonry units, Ocala Block varies in size, solid versus hollow, color (light beige to buff to orange with even examples of gray-blue).

WINDOWS

(WOOD, STEEL, AND ALUMINUM)



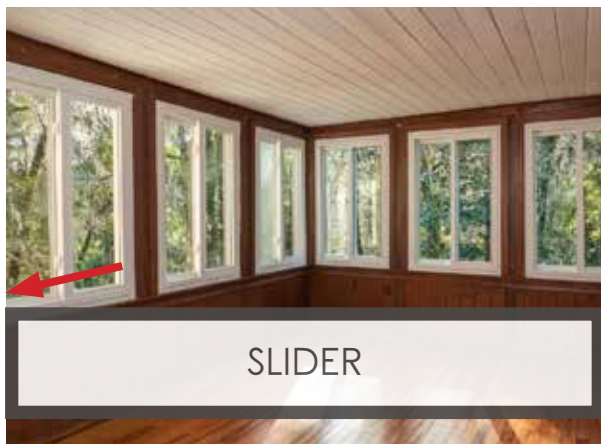
SASH (SINGLE HUNG)

A window having two vertical sashes where one sash slides.



SASH (DOUBLE HUNG)

A window having two vertical sashes where both sashes slide.



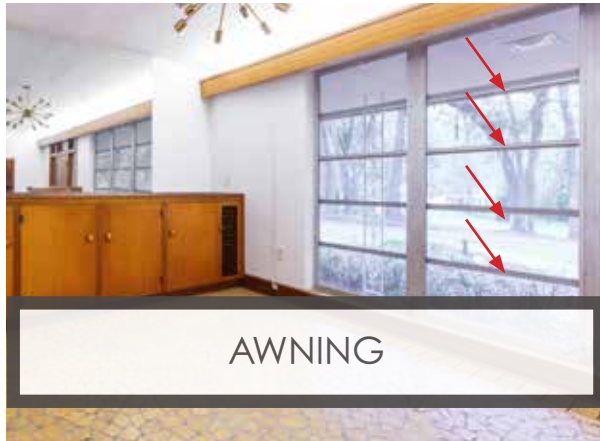
SLIDER

A sash window where the sashes move horizontally.



CASEMENTS

A window with a window sash, or multiple sashes, that open on hinges generally attached to the upright side of its frame.



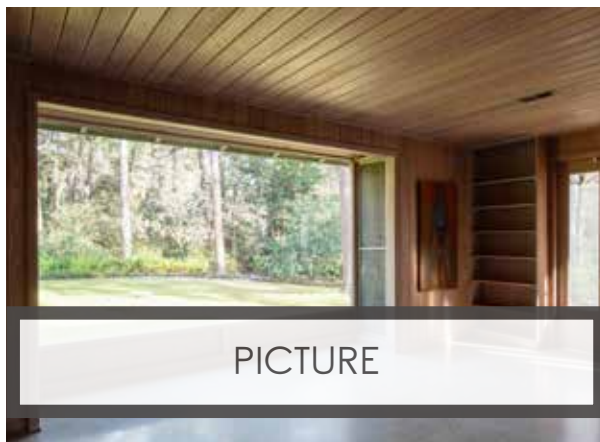
AWNING

A window having one or more sashes swinging outward on hinges generally attached to the top of the frame.



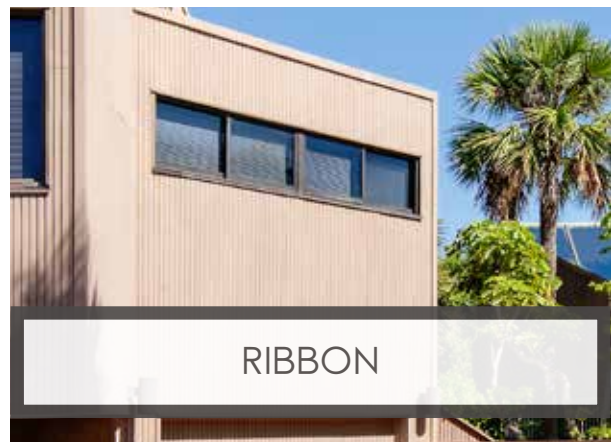
JALOUSIE

A window having horizontal glass or wood louvers which pivot simultaneously in a common frame, often used for ventilation.



PICTURE

A large, usually fixed single-pane window, placed to frame an attractive exterior view.



RIBBON

A horizontal band of windows, separated by mullions.



CLERESTORY

A portion of an interior rising above adjacent rooftops and having windows admitting daylight to the interior.



WINDOW WALLS

A nonbearing wall composed primarily of vertical and horizontal framing members containing a combination of fixed and operable sliders.

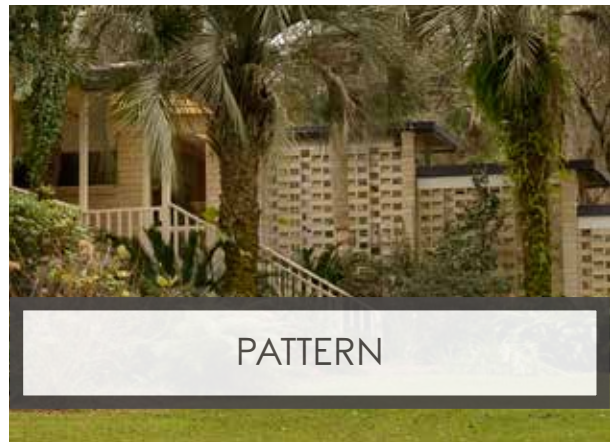
SCREEN WALLS




CARPORTS & GARAGES



DETAILS



The background image shows the exterior of a building with light green horizontal siding. A white door is centered in the lower half, with a small white mailbox to its left. Above the door is a small window with a white frame. To the right, a balcony with a glass railing is visible. The text is overlaid in the center, with 'GUIDELINES FOR IDENTIFICATION & EVALUATION' in a larger, bold font.

Preservation Toolkit: **GUIDELINES FOR IDENTIFICATION & EVALUATION**

DeGROOT RESIDENCE
PHOTO CREDIT | PAUL PRIVETTE

Preservation Toolkit



STEP 1: IDENTIFICATION & SURVEY

STEP 2: DOCUMENTARY RESEARCH

STEP 3: EVALUATION

STEP 4: REPORTING & NOMINATING

Identification, documentation, and evaluation of significance and integrity are key steps in officially recognizing Florida's postwar single family housing and suburban developments through inclusion on the National Register of Historic Places or listing as local landmarks and districts. This study and the resulting report are meant to serve as a resource for identifying and evaluating potential significant residences and residential neighborhoods built c.1945 to 1975. The following guidelines based in part on the U.S. National Park Service Cultural Resource Management Guidelines (NPS-28).

These guidelines, used in conjunction with the "Architectural Expression, Forms, Features, and Materials" section of this report, serve as a Toolkit to assist in the identification and evaluation of postwar single family residences and suburban developments as historical, cultural, and architectural resources.





Step 1: Identification & Survey

- Refer to the list of Architect Designed Residences (Appendix A) and Suburban Developments (Appendix B) produced from the state-wide survey that was undertaken as part of this study.
- Consult with local historic preservation planner and other city or county officials to identify residences and neighborhoods from the postwar era (1945-1975).
- Contact historic preservation staff at local, county, and state governments and confirm and examine any previous cultural resource surveys or information that might have included residence and residential neighborhoods constructed during the postwar era (1945-1975). This includes consulting the Florida Division of Historical Resources Florida Master Site File – the state's official inventory of historical and cultural resources:
FMSF: <https://www.dos.myflorida.com/historical/preservation/master-site-file/>
- Once potential residences and neighborhoods have been identified, review individual buildings and area using online sources including, but not limited to: Google Earth, U.S. Geological Survey, and U.S. Department of Agriculture.
- If possible, examine historic aerial photography of the study area and, if records, exist, begin to map changes to the area or neighborhood over time.
- Examine local and county government records including deeds, tax records, and plat maps.
- Contact any existing neighborhood associations or community organizations that could provide information on an individual residence or suburban development.
- Undertake a cultural resource survey once individual residences and neighborhoods have been identified.
 - Determine study area boundaries and taken notes on surrounding context and natural setting including topography and prominent landscape features.
 - Use a survey form (see Appendix C) or app to record the location, address, style, form, features, and materials of individual residences.
 - Photograph and take notes on prevalent houses or, with neighborhood, house types and styles. Record any community or common facilities and buildings. Note the layout of the development including major streets, block sizes and shapes, setbacks, sidewalks, formal landscape features, and signage, among other features.
 - Utilize survey form to note any discernible modifications to individual buildings including enclosure of carports and garages and window replacements. Refer to Appendix C for sample survey form.

Products:	List of potentially significant postwar residences and / or neighborhoods List of local and regional architects, developers, and builders List of references and sources.
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Step 2: Documentary Research

- Consult publications on the history and development of the municipality, county, and / or region or specific residence or suburban development.
- Undertake research at local historical societies and other potential sources for local history including newspapers. (Although a fee is charged, newspapers.com provides access to digitized copies of many local newspapers in Florida from the period.)
- Research architects, developers, and builders of individual residences and suburban developments. The American Institute of Architects archives and the biographies included in the report – *Florida's Mid-Century Modern Architecture (1945-1975)* serve as sources of information. Local Home Builders Association may also have records on developers and builders and copies of 'Parade of Home' publications from the period.
- Identify and interview individuals with knowledge of the area, period, and individual residence or suburban development.
- Consult local and state archives including, but not limited to:
 - University of Florida Architecture Archives, George A. Smathers Library
 - University of Miami Archival Collections, Paul Buisson Architecture Library
 - Florida Memory State Library & Archives
- Where possible, obtain copies of original drawings, plat and other maps, and photographs.
- Draft a description of individual residence or suburban development and corresponding residences. Describe the character defining features of individual house(s) and neighborhood.

Products: Brief summaries of significant residences and their character defining features and / or brief summaries of significant suburban developments the character defining features of the neighborhood and individual residences

Short biographies of architects, developers, and builders.

Copies (digital or hard copies) of maps, drawings, and historic photographs.





Step 3: Evaluation

Based on the results of Steps 1 and 2 including survey, evaluate individual residence(s) and neighborhood(s) as adhering to the National Register of Historic Places criteria for significance and the National Park Service's threshold for integrity.

represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Significance

The National Park Service's Bulletin *How to Apply the National Register Criteria for Evaluation* (1998) is the principle guide for applying the National Register of Historic Places criteria for significance. "Properties" including individual residences and suburban developments / neighborhoods can be deemed eligible for listing on the National Register based on the following criteria:

Criteria A History and Culture:
associated with events that have made a significant contribution to the broad patterns of history;

Criteria B People: associated with the lives of significant persons in our past;

Criteria C Architecture and Engineering: embody the distinctive characteristics of a type, period, or method of construction, or that

(Note that Criteria D Archaeology – have yielded or may be likely to yield, information important in our history or prehistory – was not considered as part of this study.)

A house or neighborhood can be determined to be eligible on one of three levels: local, state, or national depending on the context, association with a prominent architect, owner, developer, and /or builder, and architectural significance.

Many designed residences are potentially eligible for National Register listing based on Criterion C as an example of a design expression or style associated with mid-century modern architecture and, potentially, for Criterion B for association with a prominent (locally, state-level, or nationally) architect and / or owner.

As described in Context No. 1 – "The Single Family Residence of Postwar Florida: Context and Period of



Significance (1945-1975)," suburban developments and neighborhoods from this era can be eligible for National Register listing based on Criterion A and their association with the post-World War II period in the United States and the development of the suburb. Other sub-themes in Florida – and elsewhere – may include housing for specific populations like African American families, military personnel, migrant workers, retirees, etc. Postwar neighborhoods may also be eligible based on their affiliation with a developer, builder, or owners (Criterion B) and the architectural significance of the individual and collective residences (Criterion C).

Criterion G for listing on the National Register is also relevant to this study and evaluating residences and neighborhoods from the postwar period since it addresses "properties that have achieved significance within the past fifty years" or what is also referred to as "exceptional importance." A property typically meets exceptional significance when it is associated with a significant event a surviving example of a type of fragile or endangered resource. Exceptional importance can be determined to occur on the local, state, or national level.

Architectural Significance and Character Defining Features

In evaluating the architectural significance and character defining features of an individual architect designed residence or suburban ranch house, describe the following (using the "Architectural Expression, Form, Features, and Materials" section of this report):

- Style / Architectural Expression
- Residential Form
- Character Defining Features
 - Roof type and material
 - Exterior wall materials (primary and secondary and details)
 - Windows
 - Details (chimney, wrought iron, lally columns, emphasis, pattern, etc.)
 - Automobile (carport or garage)

For a neighborhood, evaluate and describe the following:

- Context and natural setting, topography, and landscape
- Major natural features
- Overall plan and street pattern
- Primary and second streets
- Sidewalks, street lights, signage, etc.



Integrity

According to the National Park Service, historic integrity is the “authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period.” Historic integrity is comprised of seven qualities that should be part of the evaluation for listing:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Alterations that may negatively impact the integrity of a residence include the following:

More Invasive

- Conversion of carport or garage into living space
- Enclosed or significantly altered porch and / or entry
- Modified roof form
- Addition to front or side of house
- Adjusting openings of windows and doors
- Altered exterior wall material such as the addition of vinyl siding

Less Invasive

- Rear additions
- Chimney removed or altered
- Window and / or door replacements
- Replacement of some materials or details (to be determined on a case-by-case basis)

Products:	Determination of significance and corresponding National Register of Historic Places criterion or criteria Architectural description of individual building or building(s) comprising Neighborhood Neighborhood description with major character defining features Evaluation of integrity with noted modifications to character defining features
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Step 4: Reporting & Nominating

Prepare and submit Florida Master Site File forms for each building and neighborhood identified and evaluated.

<https://www.dos.myflorida.com/historical/preservation/master-site-file/>

With a potential National Register or local designation nomination, prepare a description of individual residence or neighborhood and contributing houses and housing types and then develop a statement of significance based on the National Register of Historic Places criteria discussed in Step 3:

- Review and utilize Context No. 1 – “The Single Family Residence of Postwar Florida” Context and Period of Significance (1945-1975)” to describe the socio-cultural and other determinants that shaped and are reflected in the individual building or neighborhood. (National Register Criterion A)
- Provide information on the architect, owner(s), developer, and / or builder (National Register Criterion B).
- Describe potential architectural significance using Context No. 2 – “Architectural Expressions, Forms, Features, and Materials” (National Register Criterion C).
- Define the period of significance –

timeframe of design and completion of construction for individual buildings and timeframe for planning and completion of last phase or houses for neighborhoods.

- If under 50 years of age, determine if building or neighborhood meets the requirements for National Register Criterion G for “exceptional importance.”







BRANCH RESIDENCE
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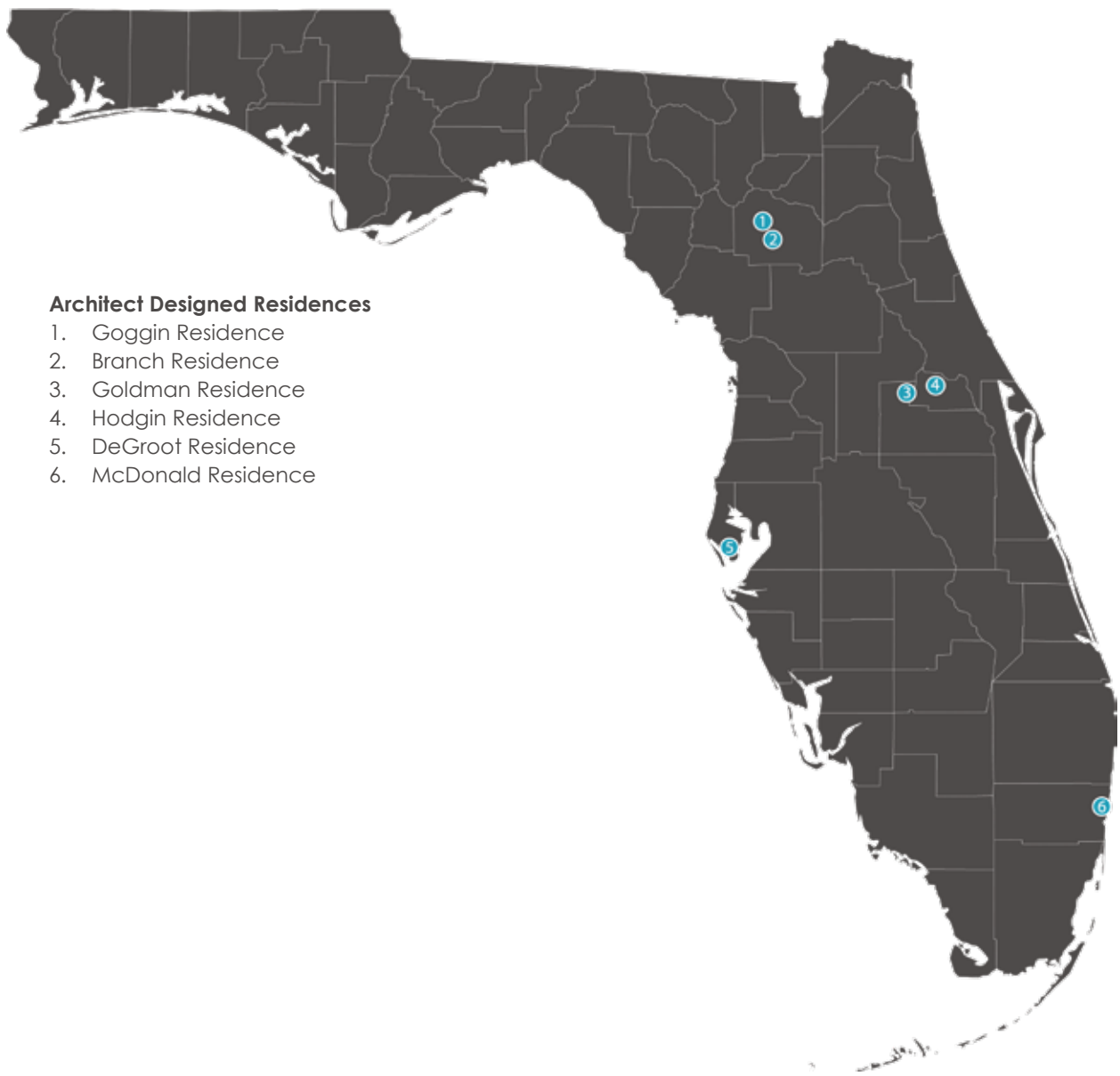
CASE STUDIES



HODGIN RESIDENCE
PHOTO CREDIT | PAUL PRIVETTE

ARCHITECT DESIGNED RESIDENCES

Expanding the survey of postwar era, architect designed residences initiated by the *Florida's Mid-Century Modern Architecture (1945-1975)* survey and report (completed 2018), this study compiled a list of 273 single family homes designed by architects. Nearly 70 architects are represented – some well-known, others just being recognized for their local and regional contributions. Refer to Appendix A for complete list of residences and architects.





Branch Residence

Near Gainesville, Alachua County

Architect: Dan Branch
National Register Criteria: C
Period of Significance: 1965
Integrity Rating: High
Current Owner: Dr. Anita Spring

The Branch Residence was placed on the National Register of Historic Places in 2015 based on its mid-century modern architectural significance (Criteria C).

Dan Paul Branch graduated from the University of Florida with a Bachelor of Architecture and then returned to serve as an Associate Professor in the College of Architecture and Fine Arts (1963 to 1973) after earning his Master of Architecture from Columbia University. As Gainesville grew exponentially during the postwar era, Branch, and many of his fellow architecture professors, helped promote a type of 'Town and Gown' modernism as they adapted the principles of design to the socio-cultural, geographic, and

climatic environment of North Central Florida.³⁷

Designed by Branch for his family, the home is located in the Maloré Gardens community just south of the Gainesville City limits. The neighborhood's plan is characterized by a main street encircling a pond. The overall plan configuration, like many neighborhoods in the Gainesville region, allowed for maximum retention of the existing trees and vegetation. Located on the neighborhood's west side between the pond and principle street encircling the pond.

The flat-roofed, unadorned rectilinear house exemplifies Branch's distinct approach to mid-century modern architectural design largely influenced by the International Style. The house has an open plan and multiple levels united spatially. The residence is constructed of



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exposed concrete block, natural wood panels, and aluminum framed, operable windows that visually and physically connect the interior to exterior. The central spine of the house has a floating staircase. A two-story window wall at the back of the house overlooks and provides a view of the pond and natural landscape.

Before leaving the University of Florida and Gainesville, Branch practiced architecture, partnering with a number of different colleagues including David Reaves. The two architects designed the Sate Museum at Crystal River (1961) and the Gainesville City Hall and Library Main Branch (1965) in a Brutalist style.

The Branch Residence was modified by the architect and original owner when two garages were enclosed in 1967 to provide more space for the family and a carport added in 1972. The changes

adhered to the original architectural language and incorporated the same features and materials. With the sympathetic alteration undertaken by the original architect and first owner, the house possesses a high degree of integrity, retaining its original character defining features.



DeGroot Residence

St. Petersburg, Pinellas County

Architect: Sanford M. Goldman
National Register Criteria: A, B, and C
Period of Significance: 1968
Integrity Rating: High
Current Owners: David and Barbara DeGroot

The DeGroot Residence is a strong candidate for listing on the National Register of Historic Places, as it reflects the growth of St. Petersburg following the Second World War (Criterion A), is associated with Eckerd College Professor Dudley DeGroot (Criterion B), and is a local example of mid-century modern architecture adapted to the environment of Central Florida (Criterion C).

In the decades that followed World War II, Pinellas County witnessed rapid growth. During the early 1940s, the War Department selected St. Petersburg as a major technical services training center for the Army Air Corps. In the Post-war period, many of the military men stationed in the area returned. Also, the

1950s brought a considerable amount of housing for retirees, and the population of the City peaked beyond 200,000.³⁸

Many suburban neighborhoods were planned in the response to postwar growth. While curvilinear streets of Pinellas Point, a neighborhood located in the southernmost part of the city, were developed during the Florida Boom of the 1920s, the building of single-family houses was disrupted by the Great Depression and then the Second World War. The construction resumed only in the late 1960s. The architecturally diverse neighborhood contains many custom-designed homes that display a range of aesthetic expressions. Most of the architect-designed houses of Pinellas Point can be classified as mid-century modern with the designers adopting and adapting the principles of modernism to the regional context and environment of Central Florida.³⁹



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The DeGroot Residence, built in 1968 and located in the western part of the Pinellas Point, was commissioned by Dudley DeGroot, a Professor of Anthropology who taught at Eckerd College from 1964 to 1989.⁴⁰ Dr. DeGroot hired Sanford M. Goldman, a local architect, to design a house for family of five. A graduate of the University's School of Architecture, Sanford Goldman studied under Frank Lloyd Wright in 1957 and 1958 at Taliesin East in Wisconsin and Taliesin West in Arizona. Goldman, who continues to design single-family residences, admits that his time as Wright's apprentice influenced his design vocabulary. Goldman designed the Hernando County governmental center, numerous schools throughout Florida, and many single-family residences that feature Wright-inspired design solutions and stand out among more traditional buildings.

The DeGroot Residence, constructed of exposed concrete block and mahogany plywood and partially enclosed by a two-story-high screen, is a premier example of Goldman's distinctive approach to modernism. The vertical and horizontal spaces, emphasized by vast expanses of windows and doors, are organized in response to the landscape. The living room's two-story-high glass wall and eighteen-feet-tall doors link the interior to the exterior space, which is enclosed by screens. The spiral staircase leads to a second-floor kitchen, dining room, and bedrooms. All interior spaces have uninterrupted views of a nearby park and Tampa Bay.

The DeGroot Residence possesses a high degree of integrity. The building retains its original design, its appearance has not been altered since the time of the construction, and original exterior and interiors materials are intact. The building is and evidence of the exceptional quality of workmanship of local builders.



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Goggin Residence

Gainesville, Alachua County

Architect: David Reaves
National Register Criteria: A, B, and C
Period of Significance: 196X
Integrity Rating: Moderate to High
Current Owner: Dan Stepp

The Goggin Residence is a strong candidate for listing on the National Register of Historic Places based as a reflection of the rapid growth of Gainesville and University of Florida following the Second World War (Criterion A), its affiliation with University of Florida Professor John Mann Goggin and architect David Reaves (Criterion B), and as a local example of mid-century modern architecture adapted to the environment of North Central Florida (Criterion C).

Gainesville, like many places across Florida and the nation, experienced unprecedented growth in the decades that followed the Second World War. This postwar growth was due in large part to the expansion of the University of

Florida. With the introduction of the GI Bill (Serviceman's Readjustment Act of 1944) and full integration as a co-educational institution, the University's enrollment increased from 587 to some 8,000 students during the 1945 to 1946 academic year. African American students added to these numbers following desegregation of the campus in 1958. By 1960, there were some 20,000 students and faculty. The dramatic increase in students, particularly married students, and faculty and staff created a demand for housing that resulted in as many as 60 new suburban neighborhoods being built between 1945 and 1975.

Though many of Gainesville's new single family, post-World War II residences were ranch type houses constructed by builders and developers, the city contains a significant inventory of architect designed, mid-century modern homes. The majority of the designers of



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these – often architecturally innovative – residences were faculty and graduates of the University of Florida's School of Architecture, established in 1925 as the first architecture program in the public university system. While displaying a range of architectural and aesthetic expressions, the architect designed houses of postwar Gainesville can be classified as mid-century modern with the designers adopting and adapting the principles of modernism to the regional context and environment of North Central Florida.⁴¹

The house was commissioned by University of Florida Professor John Mann Goggin who helped create the Department of Anthropology. As the first Professor of Anthropology and Chair of the Department, Goggin was a respected scholar in his field, founding the Florida Anthropological Society and serving as editor of the organization's journal (1949-1951)⁴². Goggin hired David Park Reaves II (1925-1978) to design the house.

A graduate of the University's School of Architecture, Reaves' practice was based in Gainesville where he became one of the more prolific architects of the postwar period. Reaves is perhaps best known for his collaborations with Dan Branch, a Professor of Architecture, on the designs of the Gainesville City Hall and Crystal River State Museum.

A premiere example of Gainesville's distinct approach to modernism, the Ocala block house responds to the landscape with an entry / breezeway that connects the two sections of the house and immediately leads to an outdoor, covered area and the backyard, which slopes down to Hogtown Creek. The sunken living room of the open floor plan has a wall of glass doors that open to the exterior and operable clerestory windows that help promote cross ventilation. The wood vents at the gable ends of the house are a signature detail of the architect.

The Goggin Residence possesses a high degree of integrity, retaining its original character defining features including interior finishes and fixtures.



Goldman Residence

Maitland, Orange County

Architect: Nils M. Schweizer
National Register Criteria: A, B, and C
Period of Significance: 1965
Integrity Rating: High
Current Owners: Siegmund and Marilyn Goldman

The Goldman Residence was placed on the National Register of Historic Places in 2018 based on its mid-century modern architectural significance (Criteria C) and its association with prolific, postwar architect Nils M. Schweizer (Criteria B).

The Goldman Residence is one of the most prominent and best-preserved residential designs of architect Nils M. Schweizer, often referred to as the “Dean of Orlando Architecture.” Schweizer attended the architecture program at the University of Georgia and, after service during World War II, he moved to Switzerland to continue his architectural education. After practicing in Europe, Schweizer joined Frank Lloyd Wright at

Taliesin and spent four years working with Wright. Schweizer served as Wright's emissary to Florida where he oversaw the construction of Florida Southern College in Lakeland and the Spring House near Tallahassee. Schweizer settled in the Orlando area where he opened a practice with his brothers. Schweizer had a prolific career, designing hundreds of buildings in the Central Florida region including more than 30 churches and religious complexes and the addition, the Orlando Public Library Main Branch, and the Mexican Pavilion at Disney's EPCOT.

Siegmund and Marilyn Goldman commissioned Schweizer to design a family home for the couple and their two children in a residential suburb of North Orlando. The Goldmans operated S.I. Goldman, Co., one of the largest heating and cooling contractors in the region. The cost of \$35,000 was kept within budget by the Goldmans acting as their own



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general contractor. The 3,385-square foot house has concrete block walls set on a concrete slab-on-grade foundation. Redwood is used for the columns on the rear façade and wood is utilized throughout the building for cabinets and paneling.

The home demonstrates a number of character defining features characteristic of mid-century modern Florida residences, including an emphasis on horizontal planes, geometrically-defined spaces, and large windows with "transparent" corners created by butt-edged glazing. The white stucco exterior contrasts brightly with the lush greenery in custom-designed concrete planters and the landscaping of the entry. Schweizer incorporated a number of custom features that repeated his trademark notched dentil pattern, including a wooden cornice line, cabinet pulls in the bathrooms, and a concrete mantle in the main room. Landscape

architect Walt Freeman designed the amphitheater-style swimming pool, moon gate, and garden area on the .30 acre lot.

The Goldman Residence retains a high degree of integrity and its architectural significance and premiere example of Schweizer's residential architecture was officially recognized in 2018 when it was added to the National Register of Historic Places.



Hodgin Residence

Oviedo, Seminole County

Architect: Harry Cline Merritt Jr
National Register Criteria: B and C
Period of Significance: 1975
Integrity Rating: High
Current Owners: Dr. Jon Hodgin and Susan Hill

The Hodgin Residence is a strong candidate for listing on the National Register of Historic Places based on its affiliation with University of Florida Professor and architect Harry Cline Merritt Jr (Criterion B), and as a local example of mid-century modern architecture adapted to the environment of Central Florida (Criterion C).

Harry Merritt was one of the more prominent, regional modernist architects who managed to support a prolific practice while serving full time as a faculty member in the University of Florida's School of Architecture beginning in 1960. As a practicing architect, Harry Merritt designed more than 30 residences and more than 20 commercial buildings.

Merritt like other faculty members were among the first generation of American-born and -trained architects to design in a modern style. Learning from Walter Gropius and other modernist designers while finishing a graduate degree at Harvard's Graduate School of Design, Merritt applied and adapted the tenets of International Style modernism to the climate, geography, and socio-cultural context of North and Central Florida.

Sitting on a double lot, nestled in native trees and shrub, the Hodgin Residence in Oviedo, Florida is the house Merritt describes as being most proud of. Dr. John E. Hodgin and his wife Winifred sought out Merritt to design a custom home for them in Oviedo. While serving as a Marine in World War II, Dr. Hodgin was partially blinded in combat. Formerly working for the Veterans Administration, directing a United Fund agency, and practicing privately in Miami, Dr. Hodgin moved with his wife to Oviedo, Florida around 1972 to teach sociology and



social work at the University of Central Florida (Florida Technological University until December 1978).

The contractor of the home, Bernie Blackwood and his son sourced local materials including: Ocala block, Tidewater cypress, and cedar. Merritt selected master craftsmen to work on his projects, with the large two-story glass windows framed on site with cedar strips. Harry designed the one-bedroom home with direct paths to get from one zone to another. He kept the walls either glass or solid to provide Dr. Hodgin with constant orientation as he moved around his house. The first floor provided the kitchen, dining, and double height living space with the stairs leading to a bedroom looking out onto the living room below. Focused on passive cooling, Merritt designed this "Cracker Concept" home to have a fan at the West end of the home and to pull air throughout. Navigation at night was enabled through the installation of floodlights outside and interior lights on dimmers. This was because it was important to keep the

exterior brighter than the interior, with glass becoming opaque if the interior is brighter.

Typical of Merritt's designs, there is a strong connection to the surrounding context and natural setting, with the home carefully placed between three oak and one magnolia tree. Taking advantage of the pleasant climate in Florida, Merritt created an enclosed courtyard with walls and light rock paths to provide contrast, orientation, and the ability to move around in a natural way.

The Hodgin Residence received a garage addition designed by Merritt to provide more storage. The addition blends in with the original design through the use of the same materials and forms. The original garage was later repurposed as a bedroom for first floor, with a stair lift installed for access to the second-floor original bedroom. After both his parent's passing, Dr. Jon D. Hodgin and his wife Susan Hill have begun restoration of the home with the help of contractor Scott Blackwood. This property has a high degree of integrity, with the only major change since its construction in 1975 being the removal of several trees impeding on the structure of the home.



McDonald Residence

Fort Lauderdale, Broward County

Architect: Robert E. McDonald
National Register Criteria: A, B, and C
Period of Significance: 1975
Integrity Rating: High
Current Owners: Robert and Diane McDonald

The McDonald Residence is a strong candidate for listing on the National Register of Historic Places based on its significance as a product of the sustainable architecture movement in South Florida (Criterion A), its affiliation with resident and local architect Robert E. McDonald (Criterion B), and representation of mid-century modern architecture designed to incorporate the South Floridian environment (Criterion C).

The modern history of sustainable architecture was shaped in part by two paradigms in the 1970s. These are the Environmental Architecture movement, which spanned from about 1969-1972, and the Energy Conscious Architecture movement, which spanned from about 1973-1983.⁴³ Environmental Architecture

evolved after landscape architect Ian McHarg recognized the negative effects that modern development had on the environment in his 1969 book *Design with Nature*. The movement was defined by the incorporation and inclusion of the environment into both exterior and interior design. Energy Conscious Architecture advanced after the first energy crisis of the 1970s and the development of codes by the American Institute of Architects, the American Solar Energy Society, and the Passive and Low Energy Architecture society. The movement was defined by the inclusion of solar and energy saving elements into architectural designs and the codification of building performance estimation.⁴⁴

When the first energy crisis of the 1970s brought environmental issues to the public's attention, architects began to respond with sustainable and environmentally conscious designs. South Florida's sub-tropical climate proved



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to be the perfect canvas for architects to experiment with sustainable forms, techniques, and materials, which later became defining features of South Florida's late mid-century architecture. This regional architecture shaped sustainable development in South Florida in the 1970s.

Robert E. McDonald graduated with his Bachelor's in Architecture from the University of Florida in 1961, and moved to Fort Lauderdale to practice. Before opening his own firm there, McDonald worked alongside well-known local architects such as Dan Duckham, Charles "Chuck" Reed, William Parrish Plumb, and Paul Robin John. He opened his own practice in 1967, and the Environmental Architecture movement heavily influenced his work. During his career, McDonald was well published for his innovative use of mid-century materials, his environmentally conscious design, and the spatial quality he created in his architecture.⁴⁵ He designed many

residential, commercial, and educational projects throughout South Florida, which earned him more than twenty-five design awards from the Broward County Chapter of the American Institute of Architects.

A prime example of Fort Lauderdale's postwar modernism and environmentally conscious mid-century architecture, the primarily plywood and glass house responds to and respects its natural setting, which borders Birch State Park. The form of the house weaves between the trees on the site and open planning, cantilevers, balconies, large windows, and skylights give the house an indoor/outdoor flow that McDonald often included in his designs. Sustainable elements that were incorporated into the house include sensitivity to the natural environment, natural, inexpensive, and low-maintenance materials, natural lighting, and natural cooling and ventilation techniques.⁴⁶

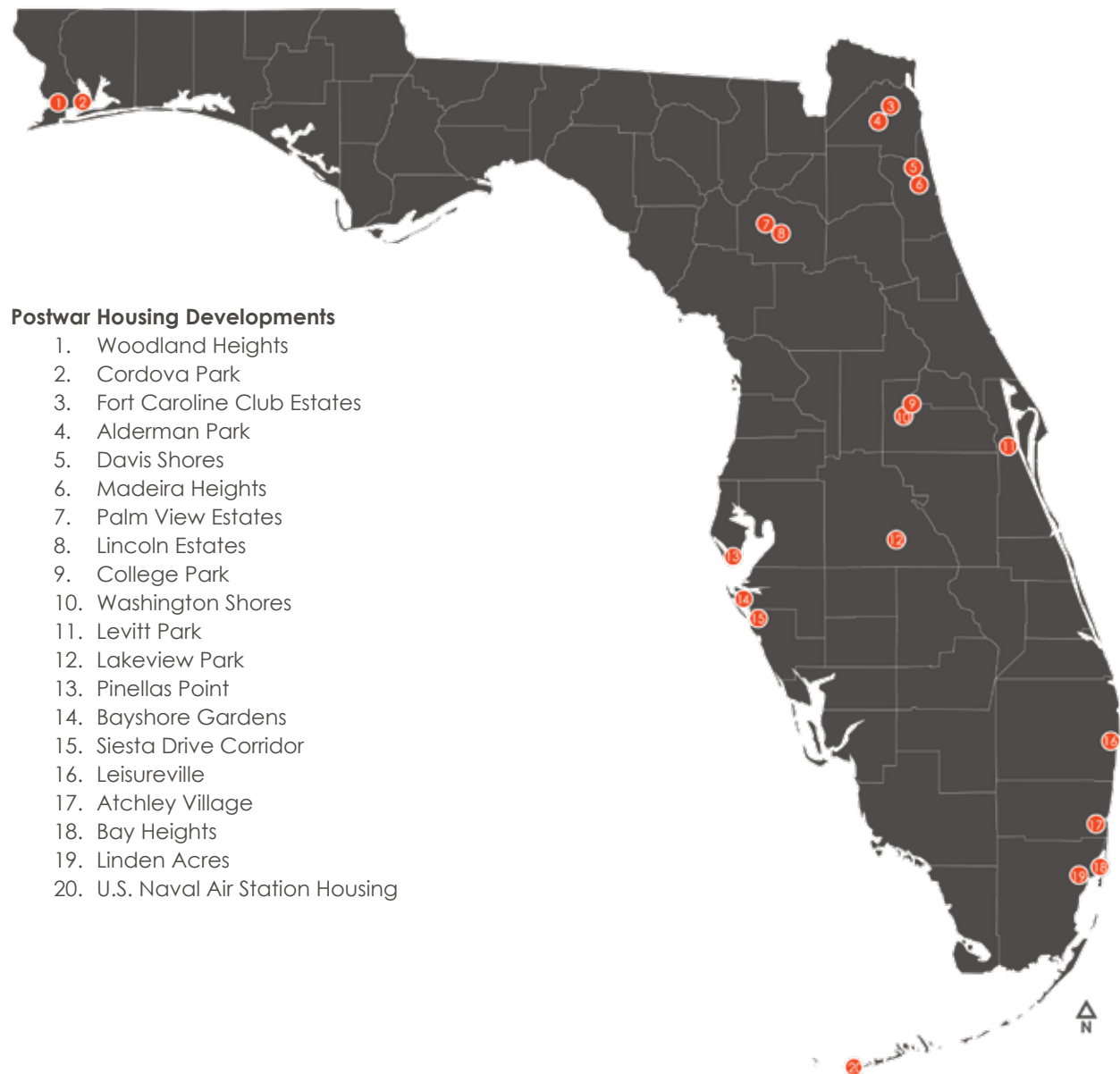
The McDonald Residence possesses a high degree of integrity, retaining its original character defining features, including exterior finishes. Replacement materials, like wood siding, when repaired, have been updated in-kind.



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SUBURBAN DEVELOPMENTS & HOUSES

Almost 130 suburban developments or neighborhoods were identified as potentially meeting the requirements of listing on the National Register of Historic Places including the criteria for significance and threshold for integrity. These neighborhoods are examples of Florida's unprecedented growth during the post-World War II period and the rapid expansion of the suburbs. Themes that emerged during the research of these neighborhoods include housing for the nation's then growing middle class nuclear families, African American owners (particularly during the era of segregation in Florida and the South), migrant workers, military personnel, and retirees.



Alderman Park

Jacksonville, Duval County

Alderman Park is an example of a postwar suburban community comprised of ranch houses and architect designed mid-century modern residences including two works by regionally known architects Robert "Bob" Broward and George Fisher.



Located in the area of Jacksonville referred to as Arlington, the Alderman Park neighborhood consists of 696 homes built primarily between 1955 and 1974. The neighborhood was advertised as "The Correct Address" and a "Galaxy of Heavenly Homes."⁴⁷ During the 1957 Parade of Homes, seventeen builder homes and two architect-designed houses were featured. Robert (Bob) Broward (1926-2015), a student of Frank Lloyd Wright, became well known for projects like the Unitarian Universalist Church of Jacksonville and the Jacksonville Art Museum. George Fisher (1922-2017), who worked with prolific mid-twentieth century architect Edward Durrell Stone, was responsible for the design of the Jacksonville Veterans Memorial Coliseum.

The residences found in Alderman Park demonstrate a range of various forms of the postwar ranch and architect designed mid-century modern homes. Common features of the neighborhood are picture, awning, and clerestory windows and lally columns and screen block privacy walls. Many of the houses are constructed from concrete block and were painted or covered with stucco, siding, or brick veneer. Carports and garages are typical for Alderman Park, whether covered by the roof of the house or a separate roof. Gable and hip roofs with asphalt shingles are typical. The home designed by Robert (Bob) Broward's is known as the "Butterfly House" for its distinctive, inward sloping roof. According to a 2015 article in *The Florida Times-Union*, the Broward designed house is one of some 200 butterfly roof houses in the city built during the mid-twentieth century.⁴⁸ The home architect George Fisher designed for his family has a flat roof and brick exterior.

The integrity of Alderman Park is moderate to high, where the majority of character defining features are maintained. Replacement windows and doors and converted garages and enclosed carports are the most common features. Alderman Park is not currently a local or national landmark or district.

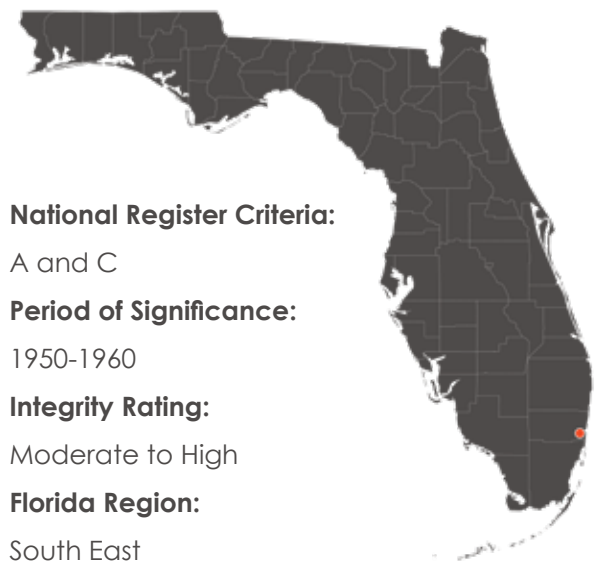
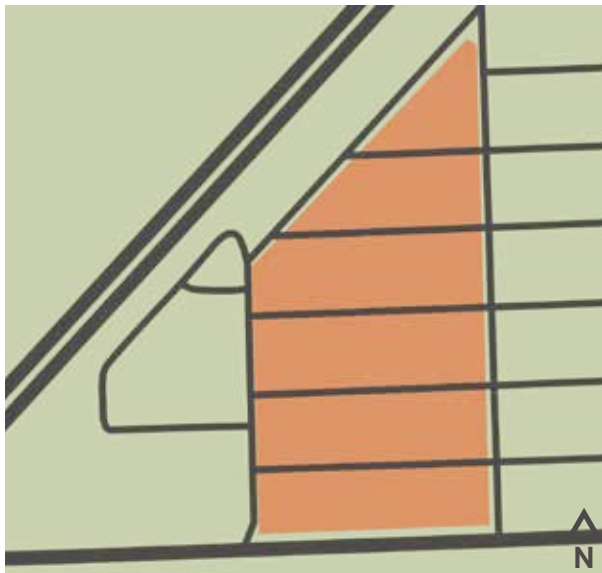
Endnotes

47. Old Arlington, Inc., AIA Jacksonville. *Arlington Mod and More: Symposium and Home Tour*. 2014.
48. Reynolds, Tiffany. "Fate of historic 'Butterfly House' uncertain with home on the market," Jacksonville Florida Times Union, August 15, 2015.

Atchley Village

Hollywood, Broward County

Atchley Village was developed by Ralph and Nona Atchley during South Florida's postwar housing boom and exhibits many of the qualities attributed to suburban residential design during the postwar era. The neighborhood is also significant for its association with Nona Atchley who was a licensed contractor in Dade and Broward County and Manfred Manusci-Ungaro, an immigrant architect who is best known for shaping the mid-century modern architectural style of South Florida.



National Register Criteria:

A and C

Period of Significance:

1950-1960

Integrity Rating:

Moderate to High

Florida Region:

South East



Atchley Village's 119 parcels, located in southeast Hollywood, were rapidly developed between 1956 and 1958 by Ralph and Nona Atchley. Miami and the southeast Florida coast were experiencing significant population growth expanding from eighty-five percent in 1940 to eighty-nine percent in the 1950s.⁴⁹ Nona and Ralph Atchley seized this opportunity and worked alongside Miami architect, Manfred Manusi-Ungaro to create Atchley Village. The development has long straight streets without sidewalks, and the driveways are perpendicular to the road or horseshoe shaped.

Nona Atchley, according to the *Fort Lauderdale News*, was the first woman licensed contractor in Dade County.⁵⁰ Manfred Manusi-Ungaro, who was born in Italy, helped develop the South Floridian mid-century modern style now as Miami Modern, or MiMo, which spans the years 1945 to the mid-1960s.⁵¹ After the success of Atchley Village, the developer couple moved on to other projects, such as a two hundred home subdivision in Titusville.

The homes in Atchley Village are ranch type houses of various forms such as compact, linear, and cluster-type. Atchley Village homes are constructed of concrete block. A character defining feature of the homes are the low pitched gable roofs. Lally columns support the wide eaves, which, on occasion, extend to cover a carport. There are also instances of flat roofs sheltering carport areas. The foundations are continuous with main entrances accessible by several steps. There are a variety of period specific windows in Atchley Village including jalousie and picture windows.

Lastly, decorative architectural features were kept to a minimum except for brick veneer, lally columns, brick or concrete planters under picture windows, and ornamental metal roof supports.

Atchley Village retains a moderate to high degree of integrity with many homes retaining their configurations, materials, and historically significant details. Common modifications include the enclosure of carports and replacement of windows or doors.

Endnotes

49. Mohl, "Changing Economic Patterns in the Miami Metropolitan Area, 1940-1980," 66.
50. "3 More Families Buy in Atchley Village." *The Miami News*. August 12, 1956.
51. Mooney, Thomas R. "North Shore Waterway: Designation Report." Miami Beach Planning Department, March 12, 2018.

Bay Heights

Miami, Dade County

Developed on land once part of James Deering's Vizcaya estate, Bay Heights exhibits a variety of ranch type suburban homes, many with mid-century modern materials and details common of the postwar period.



National Register Criteria:

C; potentially G

Period of Significance:

1952-1975

Integrity Rating:

Moderate to High

Florida Region:

South East



Bay Heights is located in the Coconut Grove part of Miami-Dade and is made up of 189 parcels on approximately sixty-five acres. Prior to and during the development of the neighborhood, Miami-Dade was expanding rapidly. Between 1940 and 1960, for example, the population grew from 257,739 to 935,047.⁵² The property developed as Bay Heights was once owned by James Deering. An executive of the Deering, then International Harvester Company, Deering built the grand, seasonal home and gardens known as Vizcaya along Biscayne Bay. Bay Heights was constructed on the portion of the estate used for equestrian activities and trails. The development was popular with individuals and families attracted to the idea of building a home for themselves on property once owned by James Deering. The ability of residents to hire their own architect or developer / builder resulted in Bay Heights being comprised of many variations of the typical ranch house with features common of mid-century modern design. Bay Heights was marketed to upper middle class homebuyers. Advertisements for the community promoted its generous sized lots for spacious homes.

Ranch house forms found in Bay Heights include the half-courtyard, courtyard, split level, and rambling. Many have slab-on-grade foundations, although some have stem walls with a small crawlspace. The houses are concrete block with a stucco or painted finish or a combination of the two. Typical of the postwar ranch house, the rooflines are long with shallow pitches. However, the neighborhood's mid-century modern houses have steeper pitches with exposed beams. More variation was introduced in the early 1970s when houses with mansard roofs

were constructed. Many of the roofs were originally covered in concrete tiles. The original windows were typically jalousie or aluminum awning. Single or double car attached garages are typical.

The integrity of Bay Heights is ranked as moderate to high. The windows and doors of many homes have been replaced and some garages have been enclosed and converted to living space. The landscape has also been altered as many residents enclosed their properties with wrought iron fences or other forms of privacy walls. A large majority of Bay Harbor homes, however, would be deemed "contributing" to a potential historic district, whether local or national.

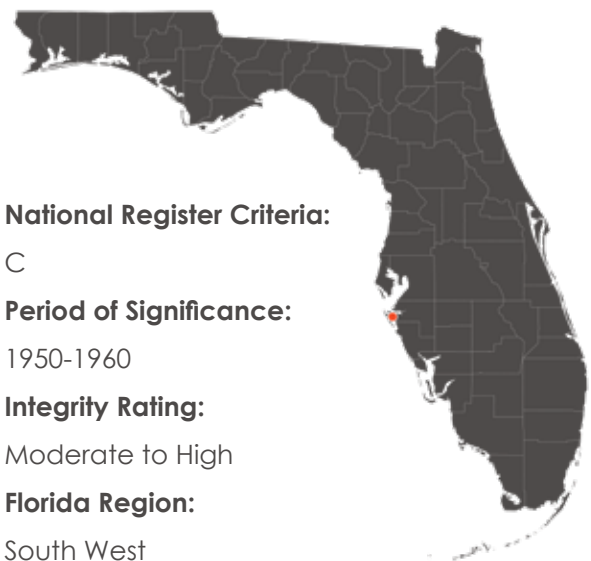
Endnotes

52. Richard L. Forstall, "Population of Counties by Decennial Census: 1900 to 1990," March 27, 1995, <https://www.census.gov/population/cencounts/fl190090.txt>.

Bayshore Gardens

Bayshore Gardens, Manatee County

Bayshore Gardens is significant as a premier example of a planned, mix-use community from America's postwar era. It demonstrates the rapid expansion of Florida and its suburbs in the decades that followed the Second World War. The builder residences of Bayshore Gardens are exemplary of suburban ranch forms with mid-century modern features. The community is also significant for its association with developers Lawrence and Ruth Richmond.



Bayshore Gardens was originally envisioned as an all-inclusive, mixed use community that would have stretched over approximately 3,200 acres along the Tamiami Trail between Sarasota and Bradenton. The initial phases of development were led by Lawrence Morton working with Gus Berne and Sidney Newman. The first two plats were done between 1955 and 1956 and included amenities for recreational activities such as a boat basin, launching ramp, barbeque pits, concrete picnic shelters, and shuffleboard courts. The developers also dedicated parcels to education, health, religion, and retail. For example, the Bayshore Gardens Shopping Center opened in 1959 followed by the elementary school the following year. A section of Bayshore Gardens were constructed by husband and wife Lawrence and Ruth Richmond. Later phases of development also included condominiums.

There were eight standard home plans and designs offered during the initial phases of Bayshore Gardens. The White Orchid, Camellia, Hibiscus, and Calpso were among the most popular models. These houses are variations of the ranch form with mid-century modern features including clerestory and awning windows and low-pitch rooflines, flat roof over carport, exposed structural details, lally columns, concrete block screen walls, and physical and visual connections between the interior and exterior.

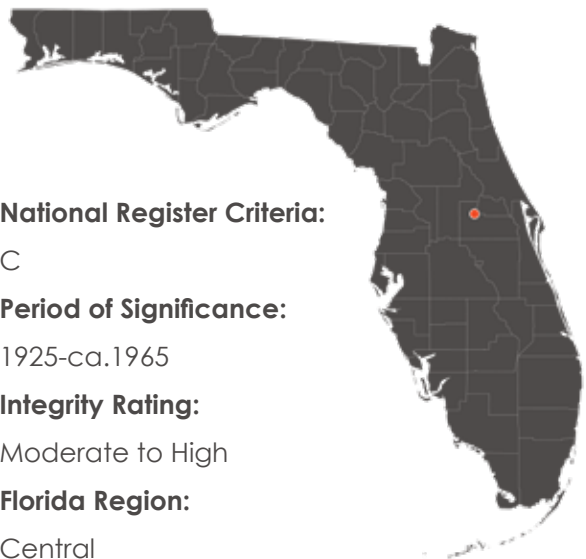
The integrity of Bayshore Gardens is moderate to high. Typical alterations include replacement windows and doors. More invasive modifications include enclosed carports and converted

garages. The clerestory windows of some residences have been removed and replaced with solid panels. Despite alternations to individual houses, the identifiable significant features of Bayshore Gardens remain mostly intact. The neighborhood is potentially eligible for the National Register of Historic Places.

College Park

Orlando, Orange County

College Park demonstrates the transition between architectural periods from post-World War I to post-World War II. The area is often mistaken for a town due to its size, which covers 287 acres, and amenities. Either in its entirety or specific neighborhoods of College Park are potentially eligible for listing on the National Register of Historic Places.



National Register Criteria:

C

Period of Significance:

1925-ca.1965

Integrity Rating:

Moderate to High

Florida Region:

Central



Began in the 1920s and significantly expanded after the Second World War, College Park was developed by the Cooper Atha Barr Real Estate and Mortgage Company, known more commonly as CABCO, after they admired another subdivision for naming the streets after elite colleges and universities such as Harvard, Yale, and Princeton. By the Great Depression, CABCO developed six more additions to the neighborhood. In addition to single family homes, CABCO also added community amenities like the Princeton Elementary School, Publix grocery store, Edgewater High School, College Park National Bank, College Park Branch Post Office, and College Park Middle school, formally known as Robert E. Lee Junior High School.

College Park already possesses two local historic districts: the Lake Ivanhow Historic District and Lake Adair-Lake Concord Historic District. However, the districts only recognize a small portion of the properties now eligible for listing. The post-World War II sections of College Park should be furthered documented and assessed and a larger National Register Historic District considered.

Given that residents were given the ability to customize their home, there is a wide variety of postwar residential types and architectural trends and styles that make up the community. The prewar houses in College Park were designed in the Craftsman, Spanish Revival, and other traditional styles. Post-World War II residences were typically variations on the ranch house with numerous examples of the mid-century modern style. Ranch forms, however, are the most common to College Park including the compact, linear, linear with clusters, and courtyard. Roof types include gable, cross-gable, and hipped with asphalt and standing seam metal replacement roofs. Though less common, there are also examples of flat roofs influenced by the International Style. Prevalent postwar, exterior materials include concrete block, brick, and siding. Due to the variation of College Park, the architectural decoration or details are numerous such as lally or wooden columns, garages, carports, large porches, and various styles of windows and doors.

Cordova Park

Pensacola, Escambia County

Cordova Park is a prime example of a postwar suburban housing development targeting middleclass homebuyers. The neighborhood demonstrates the adaptation of historic and more traditional architectural styles to single family residences in the post war era. Cordova Park is also significant for its affiliation with Henry and Mary Baar – a prominent Pensacola couple.



Located in East Pensacola, Cordova Park is on land that was once part of the estate of Henry Gerhardt Sophus Baar and his wife Mary. A German by birth, Henry, after serving in the United States Civil War, relocated to Pensacola where he and his wife built a house known as Cordova Towers on a large wooded parcel. They began to develop a portion of the property as a gated community for wealthy Northerners seeking warmer weather. Don Osgood, who was the City Planner for the City Pensacola at the time, is credited with the layout of the neighborhood. An economic downturn, however, halted the project. Following the Second World War, the descendants of Henry and Mary Baar took advantage of the postwar economic and population boon and developed the neighborhood for middle and upper middle class families. The majority of the residences in Cordova Park were built in the 1960s and 1970s with construction continuing into the 1980s.⁵³

Cordova Park is diverse in architectural expression. While many of the houses are ranch type, they differ stylistically ranging from more traditional examples like Tudor and Colonial Revival to mid-century modern. The most prominent exterior building material is brick with examples of concrete block and wood siding, including board and batten and vertical planks. Breeze block is also present on some of the mid-century modern influenced homes. These modern homes often include clerestory windows. The typical roof types are gable or hipped with asphalt shingles. Windows are mostly single or double hung sash type with a few examples of picture windows.

The integrity of Cordova Park is moderate to high. The most common alteration is replacement windows and doors. Cordova Park is not currently a local or National Register Historic District.

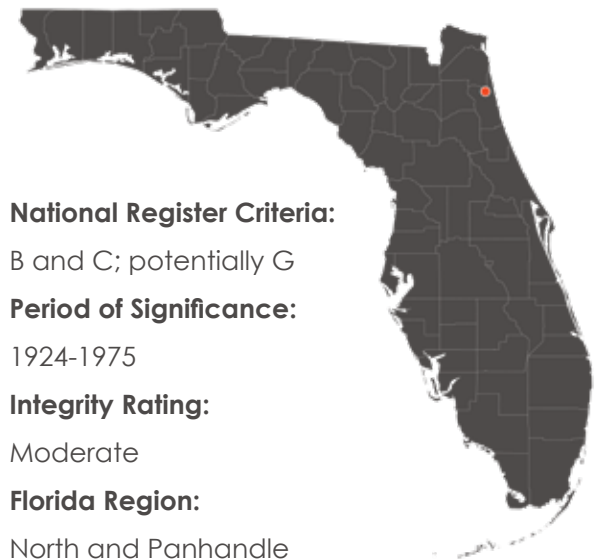
Endnotes

53. "Why Is It Called Cordova Park" webpage:
<https://www.erikhansenteam.com/2017/09/27/why-is-it-called-cordova-park/>

Davis Shores

St. Augustine, St. Johns County

An architecturally diverse neighborhood, Davis Shores is an example of a Florida land boom community that was laid out in the 1920s, but substantially constructed during the post-World War II period. Davis Shores is also significant for its association with noted Florida developer D.P. Davis.



Davis Shores was the dream of D.P. Davis, who was the developer of Davis Islands in Tampa, Florida. The location chosen for Davis Shores was land at the northern tip of Anastasia Island, across the Mantanza's inlet just south of St. Augustine. To make the land buildable, Davis, beginning in the 1920s, dredged and added 13 million cubic tons of earth to fill in marshland. Construction of Davis Shores was halted by the mysterious disappearance of Davis in 1926 and the end of the Florida land boom. The full development of Davis Shores occurred during the economic prosperity and unprecedented growth following the Second World War.

Some houses have been hardly modified since their initial construction while others have been altered with contemporary windows and doors and additions. Since Hurricanes Matthew (2016) and Irma (2017), some residents have decided to raise their house in accordance to FEMA standards. Overall, the integrity of Davis Shores is moderate and is eligible for designation locally or nationally.

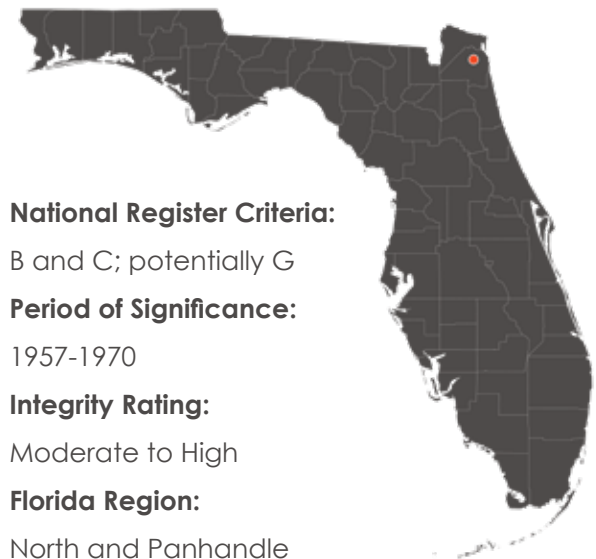
The architecture of Davis Shores varies markedly due to the neighborhood's prolonged period of development. The earliest houses are Mediterranean Revival style and are located sporadically throughout the community. A transitional architecture is represented by the appearance of minimal, traditional styles that bridge the gap between 1920s and the post-World War II development. Following the war, most of the homes are ranch type, exhibiting a variety of forms including linear, compact, and courtyard.

The postwar residences are slab-on-grade and concrete block construction with shallow pitched gable roofs. At the front facades, some contain brick details, breeze block, and decorative iron posts at porches, among other embellishments. The original windows were aluminum frame, double hung sash. Most of the homes initially contained a carport covered by the same roof as the main house.

Fort Caroline Club Estates

Jacksonville, Duval County

Fort Caroline Club Estates is an example of a postwar suburban community developed for middle-class families living in Florida. The community is also associated with Robert “Bob” Broward, a well-known Florida architect, as well as designer Gilbert Spindel, who is known for his rounded houses.



Fort Caroline Club Estates was developed in Jacksonville in 1957 by the Wurn Arlington Construction company. By the completion of the development in 1970, nearly 900 homes lined the curvilinear roads and sidewalks. Original community amenities for residents include a clubhouse, tennis courts, swimming pool, parks, and boat ramp. In the 1959 Parade of Homes, architect Gilbert Spindel's "Roundhouse" (also referred to as a "Geodesica" house) was featured as a way to have high style architecture at an affordable price. Spindel experimented with many variations on circular residences ranging from tradition to more modern styles. Fort Caroline Club Estates also has a house designed by Robert "Bob" Broward – a prominent architect who developed his own regionally specific approach to mid-century modern design.

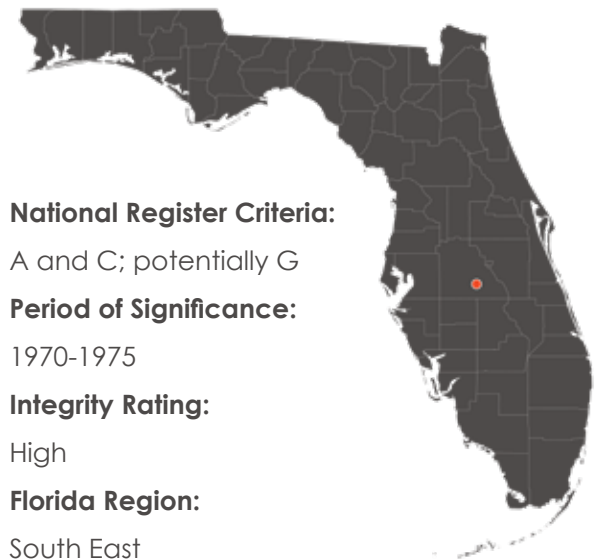
The ranch type house dominates Fort Caroline Club Estates. Featuring long, horizontal lines, the houses have shallow pitched roofs covered in asphalt shingles. The houses are typically clad in brick or siding in combination with the brick. The windows are picture or double hung, aluminum frame. There is a substantial number of carports and garages which are under the main roof on the front façade.

The neighborhood maintains a moderate to high level of integrity. Most of the alterations are replacement windows and doors. Unlike many other neighborhoods built during the same time, the garages and carports in Fort Caroline Club Estates remain largely unaltered. The neighborhood has been identified as a potential local or National Register Historic District, though more documentation and assessment is needed.

Lakeview Park

Lakeview, Polk County

As more people moved to Florida during the postwar period, housing availability struggled and companies working in Florida sought to find homes for their employees. The Coca-Cola Company Food Division, along with then recently acquired Minute Maid Corporation, decided to build housing for their migrant workers in South Florida. Another level of significance is the connection to known Florida architecture firm Schweizer Associates.



National Register Criteria:

A and C; potentially G

Period of Significance:

1970-1975

Integrity Rating:

High

Florida Region:

South East



Lakeview Park subdivision was initially planned as housing for agricultural migrant workers employed by the Coca-Cola Company. Platted in 1970, the first houses opened to new homeowners on October 12, 1971. The rest of the neighborhood was finished by 1972. Lakeview Park is a collection of ranch type residences designed by the architectural firm Schweizer Associates. The neighborhood started with 56 homes and was expanded to 92 homes by the conclusion of the project. Interest in migrant housing was highlighted in a 1940 visit to Florida by Eleanor Roosevelt who commented how the migrant housing she found there, as well as the living conditions of the migrants, were the "worst in the U.S."⁵⁴ Some 30 years later, Coca-Cola, at the time of the project, employed about three percent of Florida's estimated 78,000 migrant workforces.⁵⁵ Coca-Cola selected Schweizer Associates, a Winter Park architectural, engineering, and planning firm, to assist in designing the new housing development. Using social psychologist understanding of the desires of potential residents, Schweizer Associates incorporated those desires into the design of the houses.

Lakeview Park is made of single story, linear form ranch houses which were "conventionally built, stripped down to essentials in simple, clean, straightforward construction."⁵⁶ These houses have a low-pitch, side-gable roof. Although some houses might have a hipped roof. Asphalt shingles are the typical roof covering in Lakeview Park. The original design incorporated attached carports or storage space under the main roof line. However, moderate roof overhangs were common to provide shade and are asymmetrically centered on the

front façade. The concrete block walls separate houses from their front-yards and provide privacy to the house from the road. Many houses do maintain the original aluminum, double hung windows.

Typical alterations to Lakeview Park houses include replacement windows and doors. The neighborhood retains a high degree of integrity with very minimal changes made to the houses themselves, and no visible changes to the landscape around them.

Endnotes

54. "Migrant Housing Here Branded 'Worst in U.S.': Mrs. Roosevelt Pays Surprise Visit to Miami, Belle Glade." *The Orlando Sentinel*. April 25, 1940. Pg. 1. <http://www.newspapers.com/image/313550323/?terms=%22migrant%2Bhousing%22>.
55. "At Least With One Firm Migrant's Conditions Improve." *Pensacola News Journal*. October 18, 1970. <http://www.newspapers.com/images/225579938/?terms=%22at%2Bleast%2Bwith%2Bone%2Bfirm%22>
56. Marlowe, Dick. "Migrant Project Keyed to Housing." *The Orlando Sentinel*. January 17, 1971. <https://www.newspapers.com/image/225573790/?terms=%22migrant%2Bproject%2Bkeyed%22>.

Leisureville

Pompano Beach, Broward County

Florida is known for its retirement communities, and Leisureville is a prime example of a neighborhood specifically built for those fifty-five and up. It was developed and built by well-known Florida land developer Stephen Calder in cooperation with Felix Granados, Luis Echarte, and George Echarte, who were famous construction industry professionals in Cuba and continued their practices in Florida and Georgia after fleeing communist regimes.



National Register Criteria:

A, B, and C; potentially G

Period of Significance:

1965-1975

Integrity Rating:

Moderate to High

Florida Region:

South East



Leisureville was marketed as an adult club community, which consists of 578 single story houses, twelve two-story multifamily houses, community association building, and two recreation centers for its residents. Development of the neighborhood was rapid, between 1968 and 1972 when most of the single-family houses were constructed as well as the condominium buildings and the community center. Post-World War II brought on much of the population to Pompano Beach, making the community a prime location for second home buyers living in Florida in winter. Felix Granados, the developer of Leisureville, explained an essential factor of the single-family house market in Broward County: "Many more Northern residents are now buying a second home for their winter vacations in the Ft. Lauderdale area." Granados also explained that a high percentage of buyers at Leisureville plan to use their new home only in the winter and "keep their main residence in the North."⁵⁷ Felix Grandos, along with the Echarte brothers and other Cuban entrepreneurs were essential to Florida, and especially South Florida's development during the postwar period.

The architecture of Leisureville has several ranch house forms, including compact, linear, and courtyard organizations. However, many of the houses are half-courtyard with cross gable roofs. The roofs are covered in white cement tiles, and the cement block the houses are constructed of are also typically painted white. This gives a sense of uniformity to the community. The foundations are slab-on-grade, a typical foundation type in Florida. The original house design offered two options for carports. The first was one attached to the house, but sheltered by a separate roof. The second option

was incorporated under the building's main roof. Main entryways are typically located off-center of the main façade, sheltered by an extension of the main roof, and accessible by a walkway from the driveway.

The character-defining features include aluminum awning windows, decorative quoins on the building's corners, built-in brick planters, lally columns, window shutters, and concrete screen block. These features remain mostly intact across the neighborhood. A typical alteration is to enclose the garage or carport. Overall, original streetscapes and general feeling have not been altered. The neighborhood is a moderate to high rating for integrity and is a candidate for listing as a local or National Register Historic District.

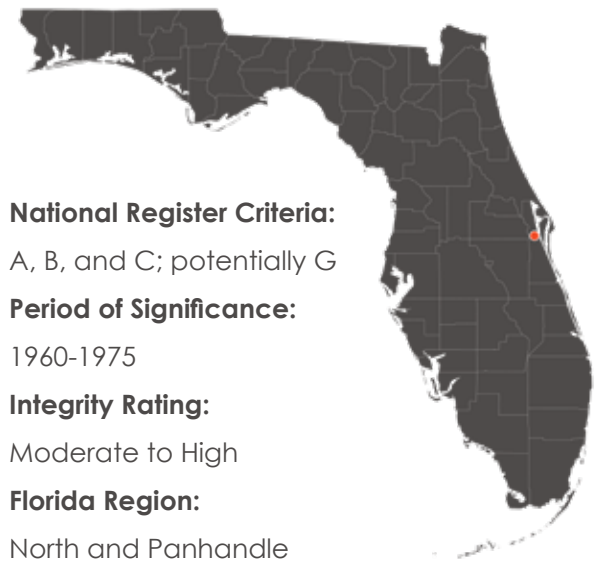
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57. "Second Home Idea 'Catches On' Here." Fort Lauderdale News. January 13, 1968. <http://www.newspapers.com/image/272098252/?terms=%22felix%2Bgranados%22>.

Levitt Park

Rockledge, Brevard County

An example of a postwar suburban development, Levitt Park consists of twenty smaller subdivisions and was the first venture into masonry construction for the prominent national developers Levitt & Sons, Inc. Some houses in the community are by well-known architects. The most prominent is the "The Eastwood". This house was featured internationally in Polish and Russian publications and recognized in *Architectural Record* as one of the twenty best-planned houses in the country in 1965.



National Register Criteria:

A, B, and C; potentially G

Period of Significance:

1960-1975

Integrity Rating:

Moderate to High

Florida Region:

North and Panhandle



Located in the small town of Rockledge, the development of Levitt Park started in 1963 and continued over twenty-five years. The neighborhood is a collection of single-family residences popular with homebuyers during the mid-1960s to the late 1980s.

The name for Levitt & Sons, Inc. development in Florida was chosen "literally in response to popular demand," according to William J. Levitt, president of home buildings firm. He pointed out that he had planned to call the community "Buckingham at Rockledge," and had announced the name—when it was discovered that "Floridians by the hundreds were referring to it as the Levitt place near Canaveral."⁵⁸

Rockledge was official founded on August 7, 1887, and named "for the ledge of rocks running along the river," and is the oldest city in Brevard County, Florida.⁵⁹ During World War II this area was known for the military bases. During the postwar period it became known for the rocket program and then the National Aeronautics and Space Administration (NASA) and the space race. Brevard soared from 23,653 to 111,435 individuals, an incredible increase of 371 percent, almost five times as high as the state's average and 19 times higher than the national average for counties."⁶⁰ For the experienced company Levitt & Sons, Inc., Rockledge was a reasonable choice to begin their newest venture for their company. Gene Leedy, one of the pioneers of the modern architecture movement in Florida and a representative of the Sarasota School of Architecture, also took interest in the project due to his interest in precast concrete.

The houses in Levitt Park are typically

single-story, ranch type displaying various forms such as linear, courtyard, and rambling. These houses feature side-gable, cross-gable, and cross-hipped roofs. While a two-story model, which sparingly exists in this this community, would typically feature a side gable roofline, and a front-gable over the garage. The houses are typically comprised of concrete block, perhaps with stucco, and asphalt shingle roofs. Adding to the already architecturally diverse neighborhood, some houses are covered in stone or brick vaneer on the front façade.

The integrity of the community is rated moderate to high because of the sensitive changes made to the houses. However, the first eight, not all twenty, could be considered historically significant for inclusion on the the National Register of Historic Places. This community could also be considered for listing as a local landmark district.

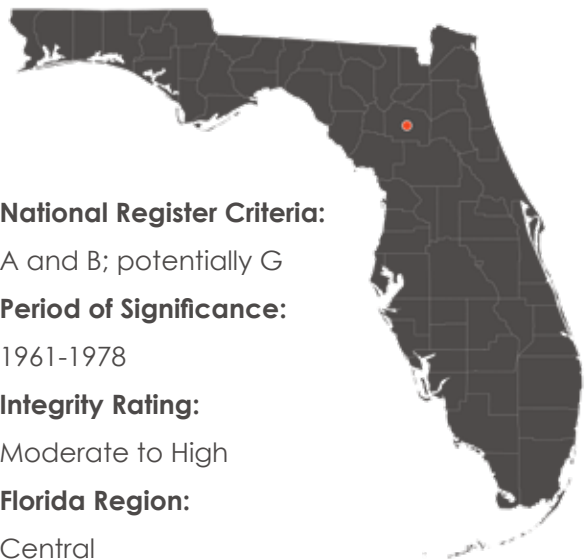
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58. "It's 'Levitt Park,' Fla." *The Philadelphia Inquirer*. November 3, 1966. <http://www.newspapers.com/image/179206671.?terms=%22levitt%2B-park%22>.
59. Brevard County Historical Commission. *Brevard County Landmark Guide*, 2016. <https://www.brevardfl.gov/docs/default-source/Files/landmark-guide-2016.pdf?sfvrsn=4>.
60. Hylton III, Morris, and Christine M. French. "Florida's Mid-Century Modern Architecture (1945-1975). A Survey of the Post-World War II Modern Structures, Architects, and Design Trends of the Sunshine State." Gainesville, Florida: University of Florida, 2018.

Lincoln Estates

Gainesville, Alachua County

Lincoln Estates is an example of a postwar suburban community developed specifically for African American families during segregation in the American South. The neighborhood is also significant for its association with Philip L. (Phil) Emmer who was a leader in the development of affordable housing for African American and economically disadvantaged families.



National Register Criteria:

A and B; potentially G

Period of Significance:

1961-1978

Integrity Rating:

Moderate to High

Florida Region:

Central



Located in Southeast Gainesville, the suburban residential neighborhood of Lincoln Estates was developed primarily between 1961 and 1969 with the last homes constructed in 1978. Lincoln Estates would become a model for providing affordable housing to lower income, African American families during the period of racial segregation in the American South.⁶¹ Lincoln Estates was the idea of developer Philip I. (Phil) Emmer. Starting in Miami, Florida, Emmer moved to Gainesville where he became "one of the largest developers" of "turnkey public housing projects" sponsored through the federal Department of Housing and Urban Development.⁶² He took personal interest in helping first time home buyers and was described as a "welfare worker, family counselor, [and] financier."⁶³ With the success of Lincoln Estates, Emmer began to advise federal officials and builders who were interested in affordable housing communities. In 1966, the National Home Builders Association in Washington, DC made Emmer, Chairman of the Low Income Housing Committee.⁶⁴ The following year, Emmer testified before the National Commission on Urban Problems and presented Lincoln Estates as a precedent for affordable housing for African Americans.⁶⁵

Originally platted in 1961 and built over four phases, Lincoln Estates consists of 600 individual suburban ranch-type houses initially ranging from 960 to 1,100 square feet. The residences are laid out along rectilinear streets with no sidewalks. Ranch house subtypes prevalent in Lincoln Estates include the half courtyard and linear; the latter being the most prevalent. The houses are slab-on-grade and concrete block construction with shallow pitched gable roofs. At the front facades, some contain brick details,

breeze block, and decorative iron posts at porches, among other embellishments. The original windows were aluminum frame, double hung sash. All of the homes initially contained a carport covered by the same roof as the main house.

Lincoln Estates retains a moderate to high degree of integrity with many homes retaining their original exterior configuration, materials, and details. Common modifications include the enclosure of carports and replacement of windows.

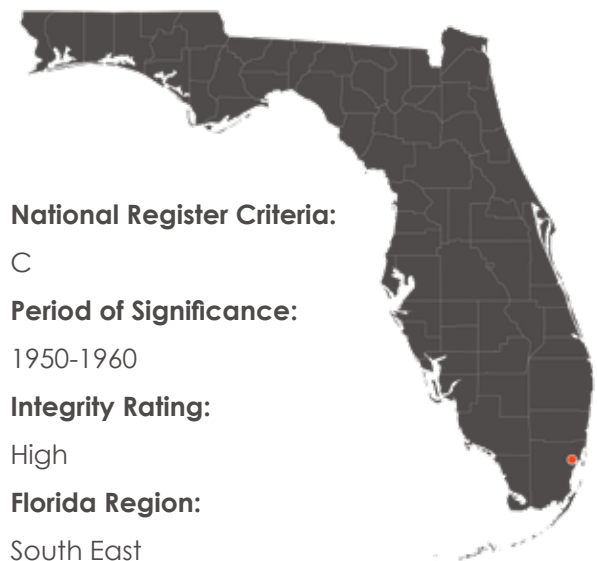
Endnotes

61. Original selling price for a Lincoln Estate home began at \$9,000.00 with a \$250.00 deposit.
62. Gainesville's Greatest Leaders, Gainesville Biz Report (December 14, 2010) <https://gainesvillebizreport.com/gainesvilles-greatest-leaders/>
63. Rummer, Harold. "His Personal Touch Has Made Lincoln Estates a Success," *The Gainesville Sun*, July 16, 1963.
64. "Lincoln Estates – Dreams Now a Reality," *Tampa Bay Times*, May 8, 1966.
65. "Housing Hearings Set for Atlanta," *The Daily News Journal* (Murfreesboro, Rutherford, Tennessee), July 16, 1967.

Linden Acres

South Miami, Dade County

Linden Acres is a significant collection of nine mid-century, upper-middle class, single-family residences with high integrity. These structures relay prevalent and popular architectural styles of the period in which they were built.



Linden Acres was exceptional in that it was individually developed by a wealthier population thus exhibiting the individuality many homeowners desired in their communities. The overall development of the houses continued for a few years between 1953 and 1955: two structures were built in 1952, five in 1954, and two more in 1955.

The architectural description for these nine buildings align with the rambling ranch form. The rooflines are low pitched, with wide overhands, exposed structural elements, and various forms of gables. The roofs are covered with either asphalt shingles, or cement tiles, while the walls are concrete block with stucco. Garages that are attached to the houses under the main roof appear to also be original. The windows are asymmetrically placed on the facades which is typical for this style. Some houses do feature decorative expressions such as natural stone or brick veneer and planters under windows.

A typical alteration for the houses is the replacement of windows. Linden Acres satisfies two of the six criteria for local historic district nomination in the City of South Miami, according to Article XI. Historic Preservation Regulations: (a) Is significant in South Miami and Miami-Dade County's architecture and possess an integrity of location, design, setting, materials, workmanship or association; and (d) Embodies the distinctive characteristics of a type, style, and method of construction.⁶⁶ Linden Acres, however, has not been nominated as a district locally or nationally, despite possible threat to the area by developers wishing to construct two story structures, as allowed by zoning regulations.

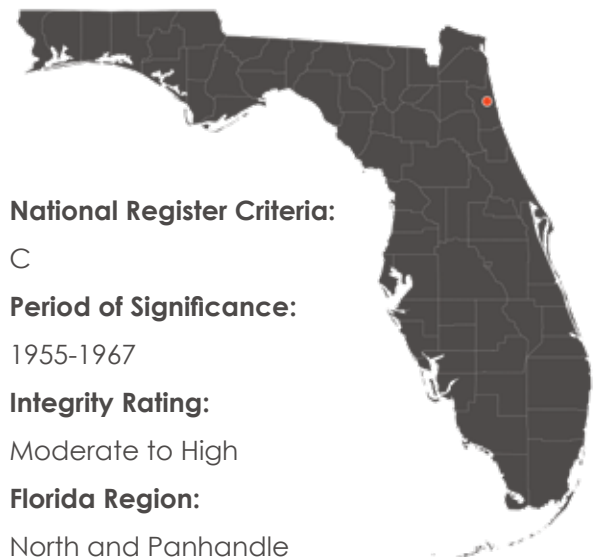
Endnotes

66. "ARTICLE XI. - HISTORIC PRESERVATION REGULATIONS | Land Development Code | South Miami, FL | Municode Library." Accessed April 2, 2019. https://library.municode.com/fl/south_miami/codes/land_development_code?nodeId=LA

Madeira Heights

St. Augustine Beach, St. Johns County

Madeira Heights is an example of a postwar suburban community developed for the middle-class family in Florida. The community was developed concurrent to Davis Shores, another community that brought modern architecture to historic St. Augustine.



National Register Criteria:

C

Period of Significance:

1955-1967

Integrity Rating:

Moderate to High

Florida Region:

North and Panhandle



Located in St. Augustine, Madeira Heights was developed beginning in 1955 in response to the postwar population boom. After an initial development of seventy-one lots by 1963, an additional thirty-five lots were added, bringing the total to 106 properties making up Madeira Heights by the end of 1975.

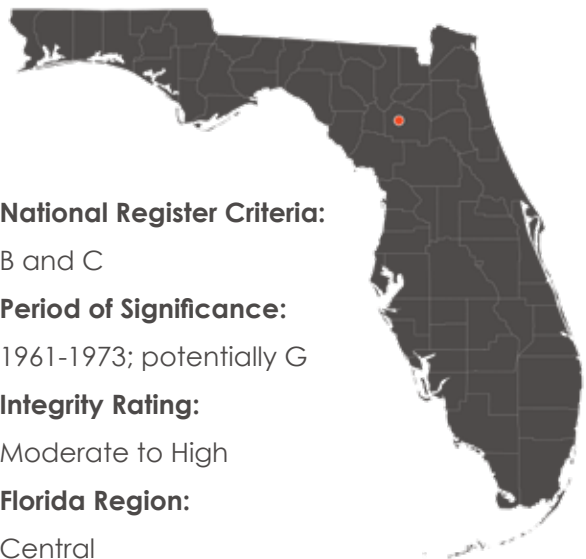
The prominent residential type of Madeira Heights is the ranch type with variations including linear, compact, linear with clusters, rambling, and split-level. However, there is one bungalow style home in the neighborhood, which originated as a linear ranch. Common roof types are gable, cross-gable, and hipped roofs covered in asphalt shingles. Concrete block is the common building material with brick or stone veneer applied in some aspect on the front façade. In the second addition, it was more common to apply the brick or stone veneer to the entire front façade. Carports and garages are common in the neighborhood and are typically under the main roof line. Breeze block is another architectural detail which is used for privacy.

Madeira Heights retains many of its character defining features and has a moderate to high integrity rating. The neighborhood is not currently designated as a local or National Register Historic District.

Palm View Estates

Gainesville, Alachua County

Palm View Estates is an example of a postwar suburban community comprised of a set number of plan and housing models based on the ranch type and incorporating mid-century modern architectural features. Palm View Estates is also significant for its association with prominent Gainesville developer Clark Butler.



National Register Criteria:

B and C

Period of Significance:

1961-1973; potentially G

Integrity Rating:

Moderate to High

Florida Region:

Central



Palm View Estates was developed in the early 1960s by Clark Butler, who was known regionally as a small business owner and City Commissioner and then Mayor of Gainesville. With his brother, Clark Butler founded Butler Brothers Company and began to develop residential neighborhoods, including Palm View Estates in the expanding western portion of the city. When development of the neighborhood ended, it would encompass 194 homes of various styles on tree-lined, curvilinear roads.

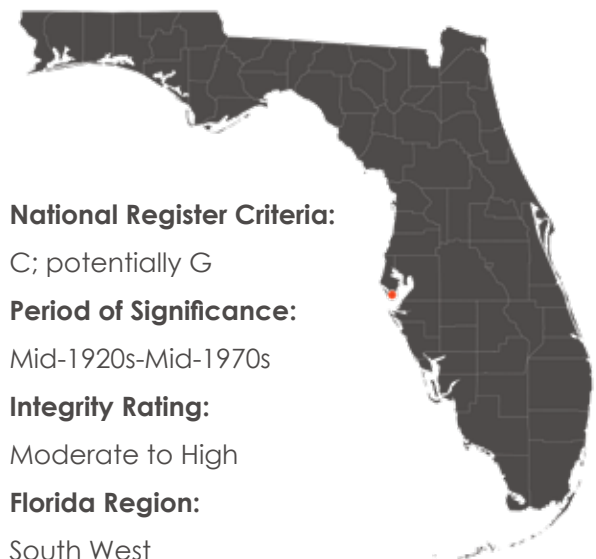
The architecture of Palm View Estates consists of one-story, ranch type variations, some with mid-century modern architectural features. The ranch sub-types are linear, linear with clusters, half courtyard, courtyard, and a few compact homes. The houses of Palm View Estates often have metal awning or jalousie windows. They also have gable and side gable roofs with asphalt shingles. The houses are concrete or Ocala block, with the occasional appearance of screen block privacy walls, which are also concrete. Some of the houses have stucco on the exterior to cover the concrete block, others have siding fixed to the front façade. The more mid-century modern style houses have a shed or very low-pitched gable roof. Clerestory and picture windows are also common. Garages and carports are typical.

The integrity of Palm View Estates is intact with a moderate to high rating. Alterations include enclosed garages or carports. Window and door replacements are also common. Palm View Estates has been surveyed by the University of Florida Master of Historic Preservation program, but it is not currently designated locally or nationally.

Pinellas Point

St. Petersburg, Pinellas County

The development of Pinellas Point has been continuous since the mid-1920s and is illustrative of a wide range of postwar housing typologies and styles. Uniquely, Pinellas Point did not develop like the rest of Florida due to ownership of Ed C. Wright. However, after Wright's death, development of Pinellas Point continued under the nationally known Rutenberg Homes, which sold the community to predominantly upper-middle class families.



National Register Criteria:

C; potentially G

Period of Significance:

Mid-1920s-Mid-1970s

Integrity Rating:

Moderate to High

Florida Region:

South West



The Florida population and land boom of the 1920s changed Pinellas Point from straight gridded patterns to more curvilinear streets that were among the first in St. Petersburg to have concrete pavement.⁶⁷ The Great Depression of the 1930s devastated the economy, and construction of the community came to a halt. It was only after World War II that Pinellas County began to grow again following the situation across the rest of Florida. Local "land baron" Ed C. Wright served as developer until his death in 1969 when the nationally known Rutenberg Homes became the primary builder of the neighborhood.⁶⁸ The new company was established in 1953 by Arthur Rutenberg, a Chicago appliance dealer. By 1969, Rutenberg Homes became two-thirds owners of the U.S. Home and Development Corporation, which became the largest homebuilder during the 1970s.⁶⁹ Upon taking control of Pinellas Point, the small lots were re-platted into larger parcels for families to build their ranch type residences.

Pinellas Point consists of many subdivisions, this description focuses on the houses constructed during the 1970s. The styles included in this period of development are Mediterranean Revival, Ranch, and Mid Century Modern. Rutenberg Homes did offer several model styles that were single-story ranch homes; however, lot owners could hire their own architect.⁷⁰ This gave the community an architectural diversity. The houses of Pinellas Point feature several types of roofs: low-pitch, side-gabled; low-pitch, cross-gabled and cross-hipped, Polynesian-inspired hipped, as well as shed roofs. The two-story, Colonial Revival style ranch houses feature high-pitched, side-gabled roofs. Asphalt shingles are the dominant roofing materials. However, several

houses feature concrete tile roofs. Most of the residences are built of concrete block, some with stucco finish. However, exhibiting the transition from exposed concrete block exteriors to other materials like horizontal, vertical, or diagonal wood siding, and stone or brick veneer. The windows range from narrow aluminum awning type, typical for the mid-1950s, to double hung, ceiling to floor size windows and full-height glass walls. As most of the houses were built in the mid-1970s, it is possible that vinyl windows are original to the structures. Decorative architectural features include brick planters, decorative shutters, lally columns, and window awnings.

The majority of single-family houses retain their original one- or two-story massing. While several houses are altered, most retain their original exterior materials and character defining features. The cumulative effect of the setting, design, materials, and workmanship conveys a feeling that evokes the sense of a past time and place. Continued residential use maintains the integrity of the association of the original planning purpose. The community is potentially eligible for listing as a local or National Register Historic District.

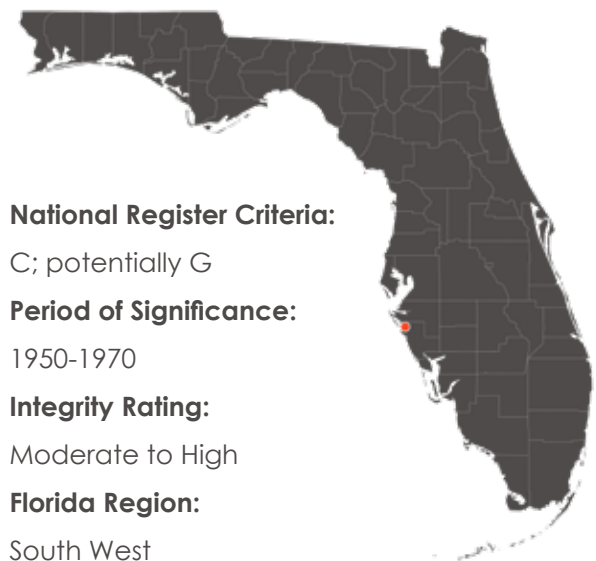
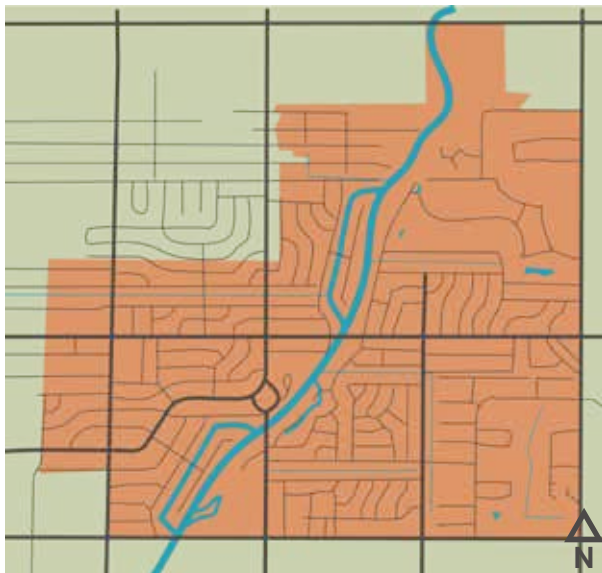
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67. "The Map Is Turning Red." *The Tampa Tribune*. May 7, 1925. <http://www.newspapers.com/image/326215787/?terms=%22george%2Bdunan%22>.
68. "The Wright Property - And Values." *Tampa Bay Times*. February 5, 1969. <http://www.newspapers.com/image/316853623/?terms=%22pinellas%2Bpoint%22>.
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Siesta Drive Corridor

Southgate, Sarasota County

Siesta Drive Corridor possesses architectural significance as recognized in period publications like *House and Home* and *Architectural Record*.



National Register Criteria:

C; potentially G

Period of Significance:

1950-1970

Integrity Rating:

Moderate to High

Florida Region:

South West



Comprised of five different subdivisions, the 370 parcels that make up Siesta Drive Corridor are single-family houses with some properties along Siesta Drive reserved for commercial and civic buildings. The community was developed beginning the mid-1950s through the early 1960s. Southgate Community Center designed by architect Victor A. Lundy is already recognized as significant and listed as a local landmark in the City of Sarasota.

The character-defining architectural features of the neighborhood's mid-century modern style, single-family houses include clerestory and awning windows, low-pitched roofline with or without a flat roof over the carport, exposed structural details, mix of materials, visual and physical indoor-outdoor connection, lally columns, and concrete block privacy walls. The character-defining features for ranch type houses include side-gabled, hipped, or cross-gabled, low pitched roofs. Most of the roofs are covered with asphalt shingles; several models feature concrete tile roof covering. The architectural details include awning windows, jalousie doors, iron roof supports, brick veneer inserts between windows, scalloped roof trim details. Original house designs also feature carports, integrated under the main roof of the house.

The façade paint of several houses reassembles the original appearance of houses, as visible in promotional materials. Single-family residence, designed by Tim Seibert for Thyne & Swine Inc., and constructed on 2406 Siesta Dr. in South Gate, won an award of South Atlantic conference of the American Institute of Architects. The house won a competition

sponsored by *House and Home*. The publication praised the U-shaped home's large screen court which serves the living and bedroom areas and brings together outdoor and indoor living.⁷¹ *The Architectural Record* in 1961, characterized the house as "an excellent example of the style and considerable luxury that can be produced for reasonable price by close collaboration of architect and contractor."⁷²

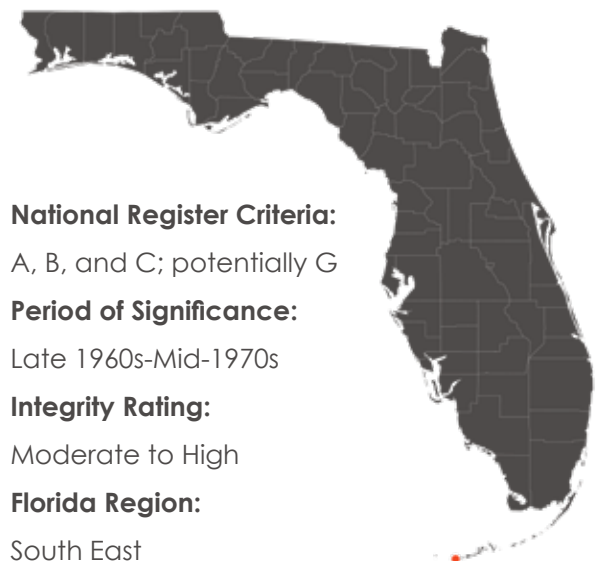
Typical alterations in the neighborhood include replacement windows and enclosed carports. The Siesta Drive Corridor exhibits a rich architectural history that should be recognized as a local and / or National Register of Historic District.

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U.S. Naval Air Station Housing Key West, Monroe County

The U.S. Naval Air Station in Key West, Florida is a significant community not just locally, but also nationally for its relation to the Cold War. It is also significant because of architect Norman M. Giller, who was a native Floridian, graduate of the University of Florida, and considered a master of architecture for his contribution to Miami's modern design movement.



National Register Criteria:

A, B, and C; potentially G

Period of Significance:

Late 1960s-Mid-1970s

Integrity Rating:

Moderate to High

Florida Region:

South East



The U.S. Naval Air Station in Key West is made up of approximately 200 acres with 500 single-family housing units. This neighborhood is made of long, curvilinear streets and few cul-de-sacs. The sidewalks are only on one side of the street and the plan also included play areas for military families. The neighborhood's architect was Norman M. Giller, known for his work during the Miami Modern or MiMo period. During the planning and construction stages of the community, he understood that Key West has a mineral content which can be corrosive; therefore, he used polyvinyl chloride piping, PVC, which grew in popularity in 1961 when presented to the Building Research Institute of the American Academy of Sciences in Washington D.C. According to Giller, "The adaptation of the new product by the U.S. Navy undoubtedly gave a legitimacy that encouraged code changes across the country."⁷³ The site which Giller pinned for the community was dredged from the Gulf of Mexico to make room for the 500 houses he had planned.⁷⁴ On this island he designed ranch type home with mid-century modern architectural features.

The ranch houses of the U.S. Naval Air Station in Key West are uniform in site design. They are concrete block with stucco and occasionally have an adobe brick accent. Lally columns are also used to support the extended roofs. Smaller features are the use of brick planters to landscape the yards. The windows are typically plate glass, while there are examples of floor-to-ceiling glass jalousies. The street patterns are long, suburban blocks with curving patterns and the occasional cul-de-sac.

Giller's project is intact with a high level

of integrity. The location of the houses, lot sizes, street patterns, and open spaces all exist. The common alterations of the houses are window and door replacements. The U.S. Naval Air Station Housing is eligible for listing on the National Register of Historic Places.

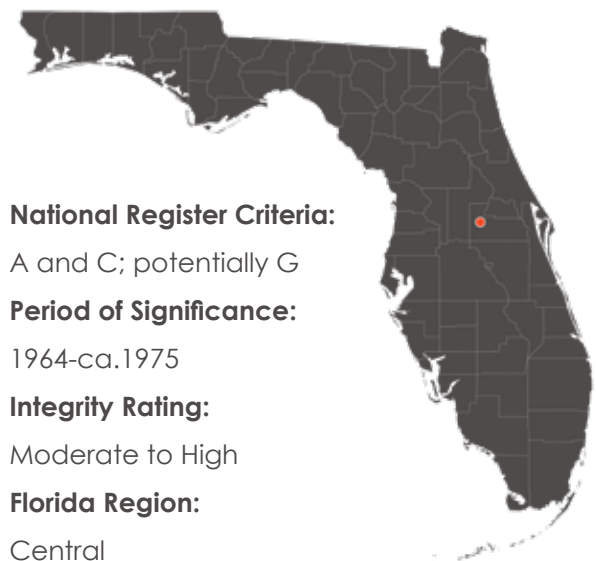
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Washington Shores

Orlando, Orange County

Washington Shores is an example of a postwar suburban community developed specifically for African American families during segregation in the American South. As the first neighborhood of its kind in Florida, the development was referred to as the “Orlando Plan” for addressing quality housing for African American families.



Washington Shores is historically significant for its place in the story of African American, post-World War II communities in the era of segregation. The neighborhood began development in 1948 as one of the earliest suburban neighborhoods for African American families in the United States. It was built as a result of many members of the Orlando community working together to create a subdivision that would be equal to many of the newly completed white postwar neighborhoods. Washington Shores was called the "Orlando Plan" and advertised as an effective method to help the historically marginalized African American community; nevertheless, it was still segregated. The Orlando Plan and Washington Shores itself represents an important part of black history in the twilight of a segregated Southern city.

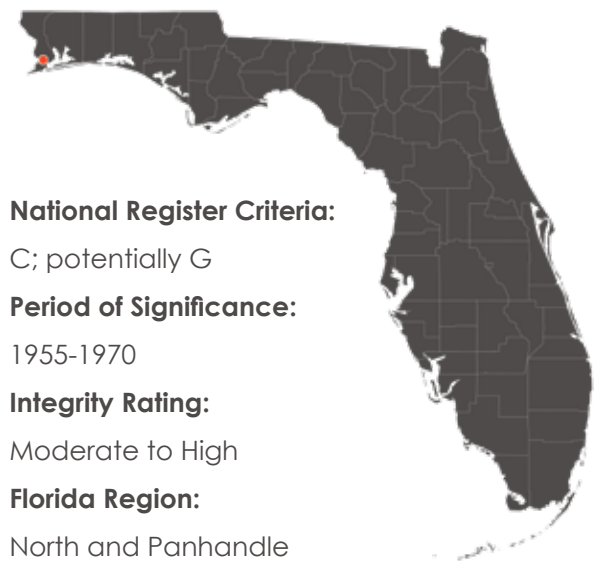
Washington Shores is made up of ranch homes including the split-level, compact, half-courtyard, and linear. Roof designs include gabled, cross-gabled, hipped, or flat with asphalt shingles. Many of the houses are unique from one another and feature significant decorative elements such as brick or stone veneer and lally or classical columns. The windows are typically awning or picture with aluminum framing. Carports and garages are also typical features, as well as concrete screen block walls.

The integrity of Washington Shores is moderate to high. The neighborhood meets Criteria A and C for listing on the National Register of Historic Places.

Woodland Heights

Pensacola, Escambia County

Woodland Heights is an example of post- World War II housing offered to middle class homebuyers with ranch type homes constructed in a variety of traditional architectural styles.



National Register Criteria:

C; potentially G

Period of Significance:

1955-1970

Integrity Rating:

Moderate to High

Florida Region:

North and Panhandle



Comprised of nearly 250 homes, Woodland Heights was developed from 1955 to 1970. The original development was platted in May 1955 with more additions platted in August 1955, April 1956, August 1957, and March 1956 until the mid-1960s. Early newspaper articles said Woodland Heights was "Pensacola's most desirable East side section."⁷⁵ The builders, Jim Foppiano and James Keltner, made sure to include forced heat and air, dishwashers, interior wood paneling and flooring, and plenty of closet and built-in space.

The architecture of Woodland Heights is mostly derivations of the ranch type including linear, half-courtyard, courtyard, and split level. The houses typically have gable or hipped roofs with asphalt shingles. Traditional architecture features, such as columns or other woodwork, and pediments with overt Classical or Colonial Revival connotations is common on the modern ranch type houses. Some houses include different veneers, from brick to board and batten over the underlying exterior material. For houses that are courtyard or half- courtyard, a screen block wall is common because it provides privacy for the home occupants. Carports and, less common, garages, are found throughout the community and are, with a few exceptions, typically under the main roof line. The windows are most commonly single or double hung with a few houses sporting Chicago style windows.

Overall, Woodland Heights maintains a moderate to high integrity with minimal changes to character-defining features. Common alterations are replacement windows carport or garage enclosures.

The neighborhood meets the criteria for designation as a local and National Historic Register District.

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