

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	1	structures
0	0	objects
1	1	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Family Dwelling

Current Functions
(Enter categories from instructions)

SOCIAL/Clubhouse

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation Stucco

walls Stucco

roof Clay Tile

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1926

Significant Dates

1926

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- State Historic Preservation Office
Other State Agency
Federal agency
Local government
University
Other

Name of Repository

#

10. Geographical Data

Acreege of Property Less than 1

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 8 5 8 1 0	2 8 8 8 0 1 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Gillis & Wendy Shay, Consultants; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date August, 2005

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Gilda's Club of South Florida

street & number 119 Rose Drive telephone (954) 763-6776

city or town Fort Lauderdale state Florida zip code 33316-1043

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

Summary

The Williams House, located at 119 Rose Drive, is an irregularly shaped, two-story masonry building constructed in Fort Lauderdale, Florida, ca.1926 in the Mediterranean Revival architectural style. The exterior features a smooth stucco finish over concrete block with cast concrete roof brackets, gable vents, and decorative cartouches. The multi plane roof is covered with barrel tile. It lies on a 3,212 sq. ft. property which includes the house, a noncontributing swimming pool, parking area, and associated landscaping, and lies adjacent to the Tarpon River. The subject property is described as the first unit 2-44 B, Lot 2, 3 and a strip of land lying between said lot 2 & 3, Tarpon River Block 3, Placidena Subdivision. The former residence of the pioneer Williams family and local attorney Shelby Dale, today the house serves as clubhouse for Gilda's Club South Florida, an organization dedicated to anyone touched by cancer. The house contributes to the sense of time, place, and historical development of Fort Lauderdale through its location, design, materials, workmanship, feeling, and association. It provides an important architectural link to the heritage of the city. The house has been recently restored through the support of grants from the State of Florida, Department of State, Division of Historical Resources, assisted by the Florida Historical Commission.

Setting

The Williams House is located in a rare enclave of properties known as Rose Drive, which follows a section of the Tarpon River, just south of New River and about a mile south of the heart of downtown Fort Lauderdale. Rose Drive has retained its almost rural setting with a meandering street, mature overhanging trees, estate-like lots and a large band of well entrenched peacocks. At the northern end of the boom-time Placidena (later Croissant Park) development, the Williams House is located next door to another period building, the ca. 1924 home of Placidena developer William Carmichael. Adjacent properties boast excellent examples of many architectural styles from throughout Fort Lauderdale's history. The Williams House property comprises two lots which back on Tarpon River. The front yard includes two parking areas for clubhouse patrons and staff and a number of trees, including a large ficus, palms, pitch apples, and foundation shrubbery. The large sloping backyard features a noncontributing swimming pool and patio area, with mature ficus and oaks creating a pleasant hammock like setting where the peacocks, opossums, and iguanas are a common site.

Physical Description

Exterior

Believed to have been constructed in 1926 during the heyday of the land boom in south Florida, the Williams House was designed by local architect Courtney Stewart as a private residence for the Williams Family (based upon research as described in the historical background). The masonry building displays an irregular footprint and asymmetrical façade. The exterior consists of a smooth stucco finish over concrete block. Barrel tile shed

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Section number 7 Page 2

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

roofs shelter the entrances on the front (south) elevation (Photo 1). Fenestration varies throughout the building's facade and includes wood frame, divided light, single and paired casement windows with recessed, stucco relief arches, arched and rectilinear wood battened doors (Photo 2). The building recently underwent an extended restoration between 2000 and 2003 that included both exterior and interior restoration work in order to accommodate the conversion from residential to public use by the Gilda's Club organization. Exterior related improvements, such as the construction of a parking lot to the south of the building and associated landscaping, were completed prior to restoration of the building (Photo 3). Florida Accessibility Code requirements were also completed during this time, which included construction of a permanent ramp at the north entrance (Photo 4). French doors lead out onto the patio towards the pool at the rear (north elevation) of the building. The rectangular pool lies adjacent to the northwest corner of the building and can be accessed through the French doors at the rear of the building. Sidelights flank these patio doors with arched windows displayed above.

The multi-plane roof displays clay barrel tile, front-facing gable roofs on the north, south, and side-facing gables on the east elevations, flat decks with curvilinear parapets on the south elevation, as well as new copper gutters (Photos 5 & 6). Embellishments such as cast concrete roof brackets, gable vents, and decorative cartouches are displayed within the gable vents. A brick chimney is located adjacent to the westernmost gable near the center of the building (Photo 7). A two-story metal exterior staircase extends from the second floor on the west elevation in order to meet life-safety codes for a secondary means of ingress/egress (Photo 8).

Interior

The floor plan consists of an "H" pattern with entry into the building on the south elevation from the arched battened door (Photo 9). The main entrance leads to offices and an accessible restroom on the first floor within the southwestern portion of the building. Both the first and second floors are currently utilized as office space, though they were probably originally designed as bedrooms. Many of the interior doors and windows retain their original hardware such as door knobs, window cranks, and hinges.

Heading to the north and then east, once inside the entry door, a small foyer (Photo 10) leads to a central gathering room currently utilized for group and public meetings. Most probably, this room originally served as a living room (Photo 11). Decorative arches frame the entryway from the central meeting room to a corridor (heading north) leading to the outer first floor rooms as well as the patio towards the pool and backyard (Photo 12). The remainder of the first floor, including the northwest corner room and converted garage (easternmost room), accommodates additional meeting areas and a kitchen. The full basement has been converted into a children's recreational area with access from the interior through a door in the kitchen (first floor) and through an exterior entrance below grade.

The main meeting room (central within the floor plan) displays a cathedral ceiling with exposed pecky cypress beams, battered fireplace with smooth plaster exterior, and terra cotta colored ceramic tile floors in a random

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**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

flagstone pattern (Photo 13). A staircase leading to the second floor offices on the east side of the building is located on the eastern wall of the central meeting room (Photo 14). The remaining rooms throughout the building have smooth plaster walls and Dade County pine floors (Photo 15). The original baseboards have also been retained throughout the building. Only the finished basement displays masonry walls and flooring.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

Summary

The Williams House fulfills Criterion C at the local level in the area of Architecture for listing in the National Register of Historic Places. The Williams House is a property which embodies the distinctive characteristics of a specific period of construction. It is a significant and little altered example of the Mediterranean Revival style, characteristic of the 1920s South Florida land boom. Built in ca. 1926, the former residence is located at 119 Rose Drive at its original site beside the Tarpon River within blocks of the heart of downtown Fort Lauderdale. This building represents one of the finest and most original surviving examples of an architectural style once very common to the Fort Lauderdale area. The design of the dwelling is consistent with national and statewide trends in architecture.

Historic Context

Fort Lauderdale, Florida's earliest inhabitants were the ancestors of what the Spanish explorers called the Tequesta Indians, a resourceful people whose occupation of the area dates back thousands of years. By the eighteenth century A.D., the last of these original inhabitants had died or left the region. Soon afterwards, newer "pioneers" came to the area of New River, a short and deep waterway created by runoff from the Everglades. Concurrently Bahamian, American, and Seminole Indians began to occupy the wilderness that was southeast Florida. In 1838, the first Fort Lauderdale was established in honor of commanding officer Major William Lauderdale at the forks of the river after the onset of the Second Seminole War. In the ensuing years of the nineteenth century, the New River settlement remained sparsely populated.

The beginnings of the modern community date to 1893, with the establishment of a ferry and trading post on New River. By 1896, Flagler's Florida East Coast Railway began passenger service from West Palm Beach to Miami, opening the southeast coast of Florida for development. The hardy local pioneers welcomed, in 1906, the construction of the first of a series of canals intended to "drain the Everglades," for farming land. The North New River Canal was to join Fort Lauderdale to Lake Okechobee and eventually, Fort Myers and the Gulf of Mexico. The canal quickly became a major transportation route for new farmers from the lake south and a downtown began to grow where New River and the F.E.C. Railway met. Citrus, vegetables, and the ever-popular tomato were the staples of the local economy. By 1911, the area's first land boom forced the locals to incorporate, and a town—population 300, was born.

During the 1910s, Fort Lauderdale quickly established its reputation as a key vegetable shipping capital, earning it the description "Gateway to the Everglades." A variety of services like electricity, ice, and telephone were established and theaters, dry goods, groceries, newspapers and other amenities brought "civilization" to the young town. By 1915, the Dixie Highway was completed through what was now a new county, Broward, named in honor of Governor N.P. Broward, principal proponent of the Everglades drainage project. In January

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**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

of 1917, the first causeway to the beach opened. These two transportation routes would be pivotal to the impending growth of the community.

As the decade progressed, Broward County citizens began to recognize a difficult truth: the Everglades drainage project was a failure. By 1921, the canals that had served as important transport routes silted to the point that steam travel ceased. But the end of World War I also brought the age of the automobile and new interests for local businessmen—real estate and tourism. The Florida Land Boom brought tremendous growth and unimagined prosperity to the now *city* of Fort Lauderdale. The population grew from 2000 in 1920 to 16,000 in 1925. New developments arose at the beach, on newly developed “isles” off Las Olas Boulevard, and along New River. Acute housing shortages resulted in “tent cities,” tourist camps where prospective residents and investors awaited new construction. Almost every local resident prospered, as half the community dabbled in real estate or land development. Glamorous, modern homes (complete with indoor plumbing and electricity) arose throughout the city, many reflecting the overwhelmingly popular Mediterranean Revival architectural style.

By 1926, the land boom was on the wane, caused by a shortage of building supplies, bad publicity in northern papers, and the Internal Revenue Service—who began to take an interest in the taxes on large property sales. In September of 1926, the worst natural disaster ever to hit Fort Lauderdale finished off the boom. The Depression came early to South Floridians, but the city’s beautiful waterways and beaches became the key to its economic survival. Fort Lauderdale hosted several military installations during World War II, and returning servicemen helped fuel a new land boom in the post war years. In the 1970s, as Broward County, one of the fastest growing areas in the country, grew to a population of 1.3 million people, Fort Lauderdale solidified its status as the county’s principal economic, governmental, and cultural center.

Historic Significance

The Williams House property lies at the north end of the Croissant Park subdivision, one of Fort Lauderdale’s most successful boom-time developments. The Florida land boom of the 1920s was a pivotal era in the history of Fort Lauderdale, bringing thousands of new residents to the area and forever altering the economic focus from agriculture and transportation routes to real estate and tourism. In the early 1920s, New Yorkers Ross Clark and J.L. Turner, in cooperation with Fort Lauderdale developer W.H. Carmichael, acquired a four hundred acre tract south of New River in Fort Lauderdale, naming their project Placidena. By 1922 the Placidena Corporation was improving the neighborhood, establishing electric streetlights and a bridge over the Tarpon River on Andrews Avenue.¹ In 1924 Placidena was acquired by successful Chicago developer Frank G. Croissant. Croissant replatted the land, adding additional acreage and christening the area as “Croissant Park.”

¹ Merrillyn Rathbun, “Placidena to Croissant Park,” *New River Inn-sider* Spring 2002: 6 and Summer 2002: 6.

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WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida

"America's Greatest Salesman" brought ninety-six members of his Chicago salespeople to Fort Lauderdale in December, 1924, to kick off land sales in a big way. Croissant spent as much as \$215,000 for advertising in 1925, an outrageous sum at the time. Promotion for the new development included a beauty contest featuring "modern" young women with bobbed hair wearing the clingy, (relatively) brief bathing costumes of the day.

New construction was begun on a number of elaborate residences, constructed in the then popular "Spanish" style. Many were marketed as up-scale, winter retreats for wealthier investors.² Rose Drive was a particularly elite neighborhood. Sited on the Tarpon River and just off of the main north-south corridor of Fort Lauderdale, Andrews Avenue, the homes there had deep water access. The house of William Carmichael, one of the Placidena development's original owners, stands on the lot just to the east of 119 Rose Drive.³

The architect for 119 Rose Drive is uncertain; the dwelling first appears on the 1928 Sanborn Fire Insurance maps, the first to document the Croissant Park neighborhood.⁴ Most of the boom-time construction in Fort Lauderdale was begun in that year, before the decline of the economy and the devastating September hurricane. The house does share a number of design similarities to a house located in another boom-time Fort Lauderdale development, Rio Vista (located about a mile to the northeast) designed by Albert Courtney Stewart, Jr. for Edward Heimberger. Like the Williams House, the Heimberger house was cross gabled with varying, i.e. multi planed, roof levels. It also featured arched stucco relief above the fenestration outlined by raised stucco moldings as a major decorative element, similar to the house at 119 Rose Drive. (The Heimberger House was substantially altered in the 1980s.)⁵

Courtney Stewart, Sr. was a highly successful building contractor in Fort Lauderdale in the 1920s. His son Courtney, Jr., entered the University of Florida's College of Architecture in 1925. Due to his father's illness, young Stewart returned to Fort Lauderdale in 1926 and worked as a draftsman on the 1926 Schermerhorn Fort Lauderdale City Plan. He was in town at the time the house was likely constructed; it is possible that the house was a project of the elder Stewart and the younger employed the design schemes he later used in Rio Vista. There is no documentation for this, however. Courtney Stewart, Jr., graduated from University of Florida in 1930 and became the first Florida-trained architect to open an office in Fort Lauderdale. His work spanned forty years, one of his best known projects being the Coca Cola bottling plant (now Comcast Communications) located on South Andrews Avenue, north of 119 Rose Drive.⁶

² Eugene Wiley, "G. Frank Croissant, 'America's Greatest Salesman,'" *New River News* Summer 1982: 4-12.

³ Merrillyn Rathbun, Research Director, Fort Lauderdale Historical Society, interview by Susan Gillis, February 7, 2004.

⁴ 1928 Fort Lauderdale Sanborn map, collection Fort Lauderdale Historical Society.

⁵ Rathbun interview and architectural drawings for Heimburger House, Courtney Stewart collection, Fort Lauderdale Historical Society.

⁶ "History Files," Fort Lauderdale Historical Society: Architects (notes from 1991 exhibition *Romance in Stone*) and C. Stewart collection.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 8 Page 4

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

The earliest known owner of the house was Mrs. A.C. Williams, who occupied the house by the early 1930s. Later, her brother and sister-in-law, Edwin Gex and Helen Williams and their family lived in the house until ca. 1950. The Williams were a prominent local family, well known for the Williams-McWilliams Ice Cream Parlor, a popular long time Fort Lauderdale business. E. Gex Williams, Sr. was responsible for the construction of the first milk pasteurization plant to serve Broward County.⁷

Another long-time owner of the house was Charles Shelby Dale, Sr., a well known Fort Lauderdale attorney, who owned 119 Rose Drive from ca. 1956-1981. Shelby Dale, who arrived in Fort Lauderdale in 1946, served as a mentor to the young lawyers of the growing community. He acted as city attorney for many years and was active in state politics, serving as adviser to Governor Claude Kirk and as head of the Florida Development Commission.⁸

In the fall of 1999, 119 Rose Drive was acquired by Gilda's Club South Florida, a non profit organization which serves as a free activity center and support community for anyone touched by cancer. The organization likewise took on the responsibility of restoring the aging structure. An extensive restoration project was completed in 2003 in part through the support of grants from the State of Florida, Department of State, Division of Historical Resources, assisted by the Florida Historical Commission.

Today the neighborhood of Rose Drive remains an oasis in downtown Fort Lauderdale. The beautiful residence at 119 Rose Drive has been little changed since its construction, and several historic properties with the beautiful mature landscaping of an older neighborhood surround the house, where peacocks stroll the grounds. The large backyard looks out on the Tarpon River, originally a small natural stream enlarged into a canal during the early 1920s.

Architectural Context and Significance

The Williams House was constructed in or about the year 1926 in the Mediterranean Revival style so very popular in South Florida at the time. The Mediterranean Revival Style generally refers to a style derived from a combination of architectural elements borrowed from countries and cultures surrounding the Mediterranean Sea, particularly Spain and Italy. This practice became popular in the late 1910s as a part of the increased national interest in historical styles and architecture. Interest in such styles was especially fostered by the Panama-California Exposition in San Diego in 1915. The style, so suitable for Florida's Mediterranean-like

⁷ Fort Lauderdale city directories, 1926-1983; Rathbun interview; Gex Williams, Jr., Biographical outline in the files of the Fort Lauderdale Historical Society completed 1997.; and "Services Scheduled for E. Gex Williams," *Fort Lauderdale News*, August 19, 1974.

⁸ Clarence Jones, "Money Politics, a Time Honored Tradition," *Miami Herald*, December 19, 1969. and Mary C. Williams, "C. Dale, Attorney," *Sun Sentinel*, June 27, 1996.

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Section number 8 Page 5

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

climate and Spanish history, became extremely popular in Florida and is closely associated with the Florida Land Boom of the 1920s.

General design characteristics include features taken from the Mission, Spanish Colonial Revival, and Italian Renaissance styles: Moorish columns; low-pitched, clay tile, gable and hip or flat parapet roofs; stucco exteriors with terra cotta decorative features with cartouches, tile, and terra cotta insets. Highly decorated door and window surrounds are common.

The Williams House is an outstanding and little-altered example of this architectural style. It is unusual in Fort Lauderdale in that it has a full basement, still intact and currently under restoration. Rumor suggests that the exterior doors, which face the river, once served as a convenient site for local bootleggers during the prohibition era—but this rumor cannot be verified.

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Section number 9 Page 1

WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida

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Jones, Clarence. "Money Politics: A Time Honored Tradition," Miami Herald, December 18, 1969.

Rathbun, Merrilyn (Research Director, Fort Lauderdale Historical Society). Interview by Susan Gillis, February 7, 2004.

"Services Scheduled for E.Gex Williams," Fort Lauderdale News, August 19, 1974.

Wiley, Eugene. "G. Frank Croissant, 'America's Greatest Salesman,'" New River News, Summer 1982: 4-12.

Williams, E. Gex, Jr. . Biographical outline in the files of the Fort Lauderdale Historical Society (completed 1997).

Williams, Mary C. "C. Dale, Attorney," Sun-Sentinel, June 27, 1996.

Additional Resources:

City of Fort Lauderdale building permit records.

Fort Lauderdale city directories, 1926-1983.

History Files, Fort Lauderdale Historical Society: Architects.

Maps in the collection Fort Lauderdale Historical Society.

Hopkins Plat Map, Fort Lauderdale, 1953 compilation.

Sanborn Fire Insurance Map of Fort Lauderdale, Florida, 1928, (1937 update, 1956 update, 1967 update).

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

Verbal Boundary Description

PLACIDENA FIRST UNIT 2-44 B LOT 2,3 & STRIP OF LAND LYING BET SAID LOTS 2 & 3 &
TARPON RIVER BLK 3 PROPERTY ID 5042 10 71 0310

Boundary Justification

The above boundaries encompass all of the resources historically associated with the Williams House.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number PHOTOS Page 1

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

PHOTO INVENTORY

1. Williams House
2. 119 Rose Drive, Fort Lauderdale (Broward County), Florida
3. Susan Gillis
4. May 2004
5. Gilda's Club
6. Main facade, south elevation, facing northwest
7. Photo 1 of 15

Items 1-5 are the same for all the remaining photographs

6. Southeast corner of house, facing north
7. Photo 2 of 15

6. Parking area, landscaping, south elevation, facing northwest
7. Photo 3 of 15

6. Rear, north elevation, facing southeast
7. Photo 4 of 15

6. North elevation, showing entrances, windows, detail, facing southwest
7. Photo 5 of 15

6. Northeast corner showing window and vent surround detail, facing southwest
7. Photo 6 of 15

6. View of chimney and roofline, facing northwest
7. Photo 7 of 15

6. West elevation showing metal staircase, facing northeast
7. Photo 8 of 15

6. Main entrance, facing northwest
7. Photo 9 of 15

6. Interior, entrance hall, facing southeast
7. Photo 10 of 15

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Section number PHOTOS Page 2

**WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida**

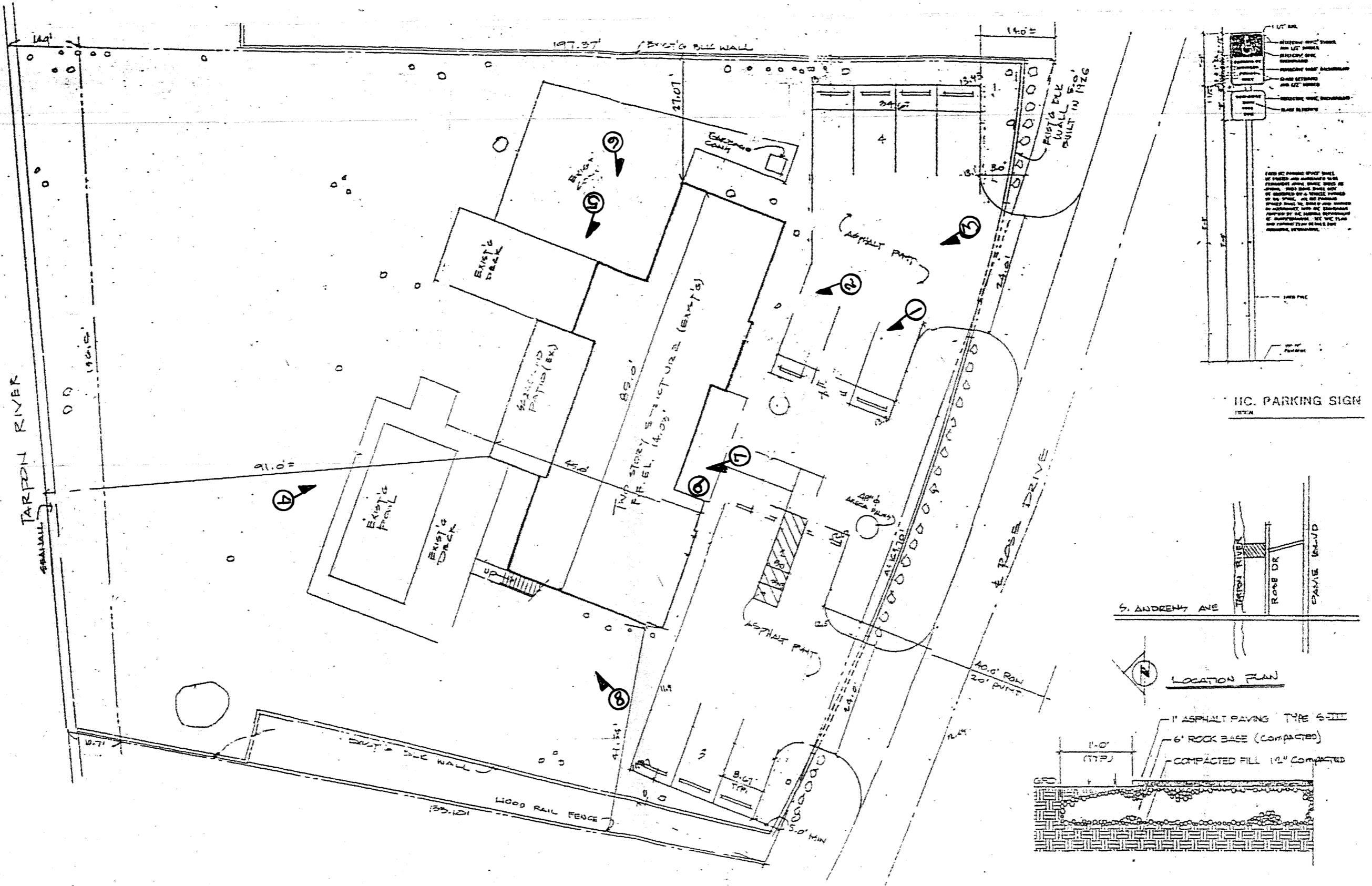
- 6. Interior, main meeting room and north corridor, facing northeast
- 7. Photo 11 of 15

- 6. Interior, north corridor showing French doors, tile floor and ceiling, facing east
- 7. Photo 12 of 15

- 6. Interior, main meeting room showing ceiling, fireplace and tile floor, facing west, from stairs near second floor level
- 7. Photo 13 of 15

- 6. Interior, main meeting room showing ceiling and stairway, facing east
- 7. Photo 14 of 15

- 6. Interior, showing detail of kitchen door and wood floor, facing south
- 7. Photo 15 of 15



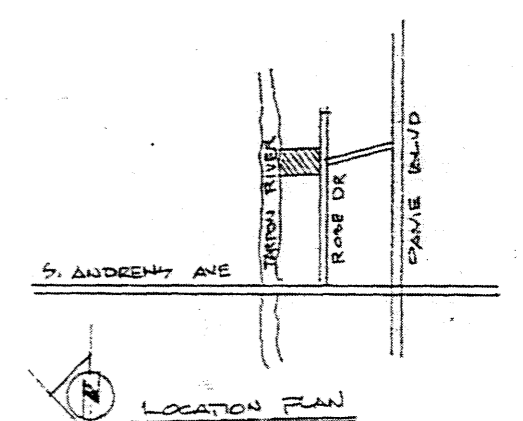
SITE PLAN 1"=10.0'

ZONING RO-A
 FACING 2995' ± ± 150' ± REQ'D
 12'X18' ± ± 116'X13' ± PROVIDED
 LAND USE: DULCINA
 2075 ± ± 5.11.0'

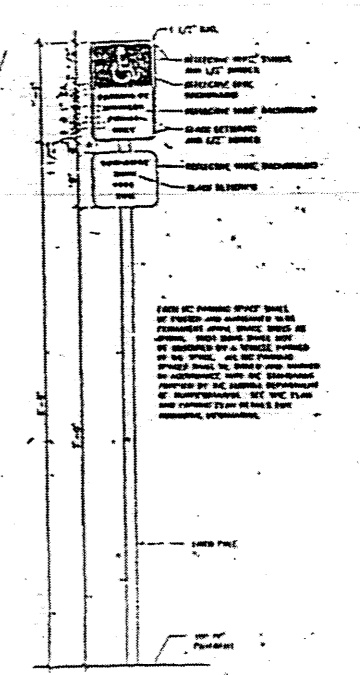
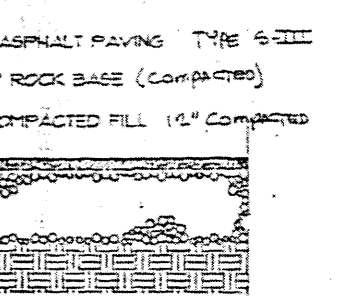


2'X10' WALL SIGN ATTACHED TO BUILDING NOT VISIBLE FROM WATERWAY. NO YARD SIGN APPLIED FOR BY APPLICANT. AS PER ARRANGEMENT PER PAT RUSH, FROM THE CITY COMMISSION.

H.C. PARKING SIGN



LOCATION PLAN



I, J. E. BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES AT THE TIME OF THE PLANS PREPARATION, NO WARRANTY EITHER EXPRESSED OR IMPLIED IS HEREBY GIVEN.

RENOVATIONS TO HOUSE FOR
 LAW OFFICES
 119 ROSE DRIVE
 FT LAUDERDALE, FL

WILLIAM L. CSBORN A.I.A.
 ARCHITECT
 3600 WEST COMMERCIAL BOULEVARD, SUITE 208
 FT. LAUDERDALE, FLORIDA 33309 (954) 87-9300

- 1.) THE LATEST EDITION OF "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A-201, IS HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS. COPIES ARE AVAILABLE FOR INSPECTION AT THE ARCHITECT'S OFFICE.
- 2.) THE GENERAL CONTRACTOR SHALL VISIT THE PROJECT LOCATION AND VERIFY ALL CONDITIONS OF THE WORK PRIOR TO SUBMITTING A WRITTEN PROPOSAL.
- 3.) THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. PROOF OF INSURANCE SHALL BE SUBMITTED TO THE ARCHITECT AND/OR OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.
- 4.) THE GENERAL CONTRACTOR SHALL GUARANTEE ALL AREAS OF THE WORK UNDER THIS CONTRACT TO BE FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 2 YEARS FROM THE DATE OF ACCEPTANCE OR CERTIFICATE OF OCCUPANCY.
- 5.) THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES: ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AIR CONDITIONING, ETC. AT THE TIME THE WORK IS PERFORMED ON THIS STRUCTURE. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED.
- 6.) THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK IN THE AREA OF QUESTION.
- 7.) THE ARCHITECT AND/OR ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION BEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS.
- 8.) IMPACT FEES, WATER & SEWER CONNECTION OR TAP FEES AND DEPOSITS FOR PERMANENT UTILITY SERVICES SHALL BE PAID BY THE OWNER. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER WHEN THESE FEES APPLY PRIOR TO THE START OF CONSTRUCTION ON THE PROJECT.
- 9.) ALL REQUIRED TESTS SHALL BE PERFORMED BY AN APPROVED TESTING LABORATORY AT THE CONTRACTOR'S EXPENSE. TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT.
- 10.) THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRE-FABRICATED ITEMS OF THE WORK INCLUDING: TRUSSES, AIR CONDITIONING, CANIDTRY, ETC. THE CONTRACTOR SHALL OBTAIN THE ARCHITECT'S WRITTEN APPROVAL OF SHOP DRAWINGS PRIOR TO THE FABRICATION OR INSTALLATION OF THESE ITEMS. SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT UPON REQUEST.
- 11.) THE CONTRACTOR SHALL CLEAN ALL AREAS OF THE WORK AFTER CONSTRUCTION IS COMPLETED. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE.
- 12.) REQUESTS FOR PAYMENT SHALL INCLUDE RELEASES OF LIEN FOR ALL MATERIAL SUPPLIERS AND SUB-CONTRACTORS WORK RELATING TO THE PAYMENT REQUEST.

1. ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH FLORIDA BUILDING CODE AND THE CONTRACT DOCUMENTS.
2. GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, DIMENSIONS, ETC. FOR CONFORMANCE WITH PLANS AND SPECIFICATIONS. NOTIFY DESIGNER OF ANY VARIATIONS PRIOR TO PROCEEDING.
3. CONCRETE TO BE A MIX DESIGNED BY A RECOGNIZED TESTING LABORATORY TO ACHIEVE A STRENGTH OF 3000 P.S.I. AT 28 DAYS WITH A PLASTIC OR WORKABLE MIX.
4. ALL BLOCK WALLS SHALL BE TWO CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90. THESE MASONRY UNITS SHALL PROVIDE A MINIMUM FRESH STRENGTH OF 700 P.S.I. IN 28 DAYS. TYPE S OR M MORTAR SHALL BE USED FOR THIS PROJECT AND PROPORTIONED AS DIRECTED UNDER ASTM C-712. ALL GROUT SHALL HAVE A MINIMUM FC=3000 P.S.I. IN 28 DAYS. ALL BEAMS SHALL BE CAST INTEGRALLY WITH COLUINS OR FILLED CELLS WHERE APPLICABLE. MECHANICALLY FASTEN GALVANIZED DOVE-TAIL ANCHORS OR DOUBLE BROCKETS WITH POWDER ACTUATED NAILS, TIE-ON SCREWS, OR CONCRETE NAILS TO CONCRETE COLUINS OR STARTER COLUINS.
5. REINFORCING STEEL TO BE INTERMEDIATE GRADE ASTM A66-60 DEFORMED BARS OF NEW BULLET STEEL MEETING ASTM A305 LATEST, FREE FROM OIL, SCALE AND RUST. BEND, LAP AND PLACE IN ACCORDANCE WITH ACI STANDARDS AND SPECIFICATIONS.
6. ALL FASTENERS, STRAPS AND BUCKETS SHALL BE GALVANIZED.
7. LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, ETC. SHALL BE STRUCTURAL GRADE NO. 1, 2, 3 OR 4 ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

visit the site and verify all existing conditions and allow for any changes that may be made to complete the job. All work that is to be done to complete alterations shown in this portion of the work shall be included in this contract with no additional charges to the owner after contracts are let. All cutting, patching, repairing of lawns, driveways and walks that are disturbed by the installation of work covered in this section shall be repaired to match the original conditions to the satisfaction of the Architect.

TO THE BEST OF MY KNOWLEDGE, THE PLAN SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL EXISTING INTERPRETATIONS AND FUTURE ORDINANCES.

RENOVATIONS TO HOUSE FOR
LAW OFFICE
119 ROSE DRIVE

WILLIAM L. OSBORN A.I.A.
ARCHITECT
3600 WEST COMMERCIAL BOULEVARD, SUITE 208
FT. LAUDERDALE, FLORIDA 33309 (954) 677-9300

DRAWN
WLO
CHECKED
DATE
8-19-97
JOB NO.
15797
SHEET

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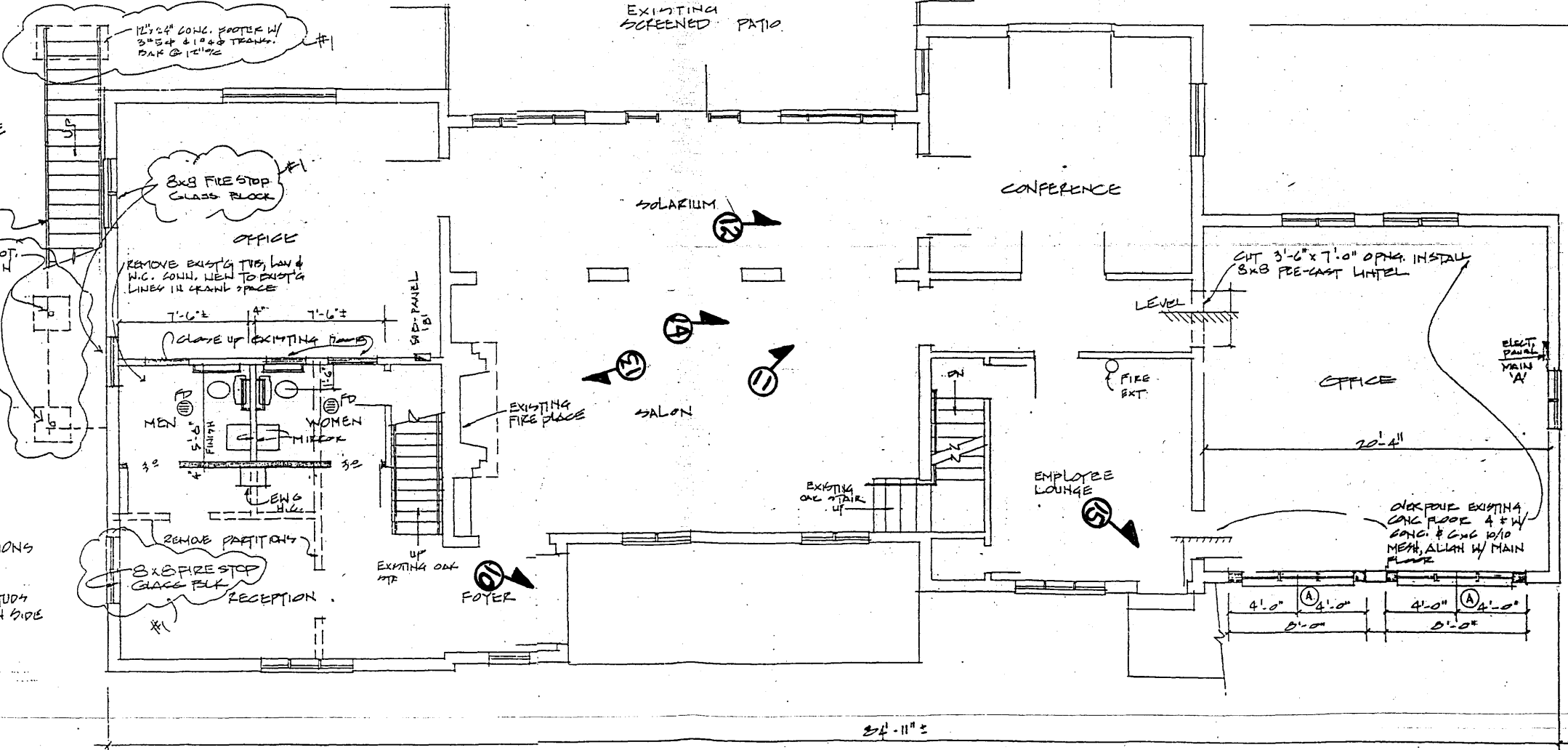
1. ALL WINDOWS & DOORS ARE EXISTING UNLESS NOTED OTHERWISE
2. NEW WINDOWS TO BE 2"x2" ALUM W/ FIXED GLASS (A)

NEW TL STAIR

4" O.C. CON. W/ 6"x8" BOT. FLOOR W/ 1"x3" C.A. & D. ON 2"x2"x12" W/ 3"x5" EA. WAY @ BOT.

NOTE:
1. MEN'S & WOMEN'S TOILET FLOORS & BASE BOARD TO BE CERAMIC
2. TOTAL NUMBER OF EMPLOYEES 9

- CONSTRUCTION KEY
- EXISTING WALLS & PARTITIONS TO REMAIN
 - NEW PARTITIONS 2x4 STUDS @ 16" O.C. W/ 1/2" GYPSUM EACH SIDE
 - EXISTING PARTITIONS TO BE REMOVED



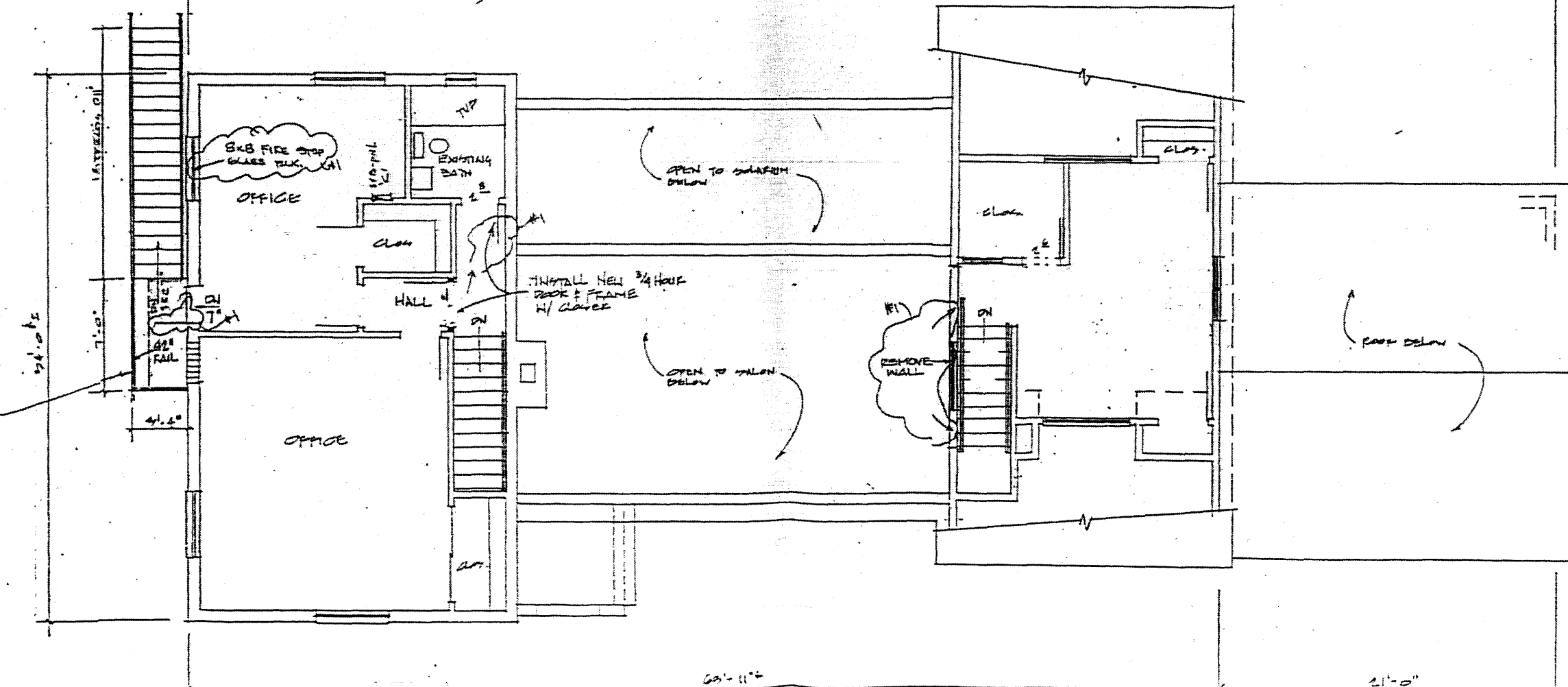
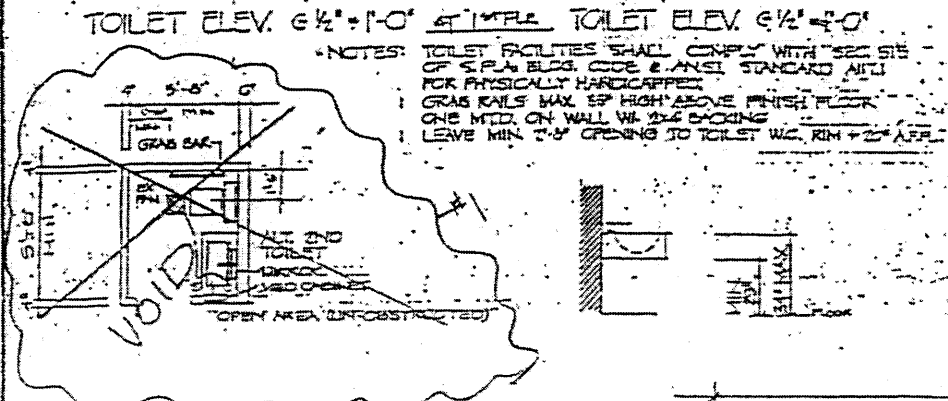
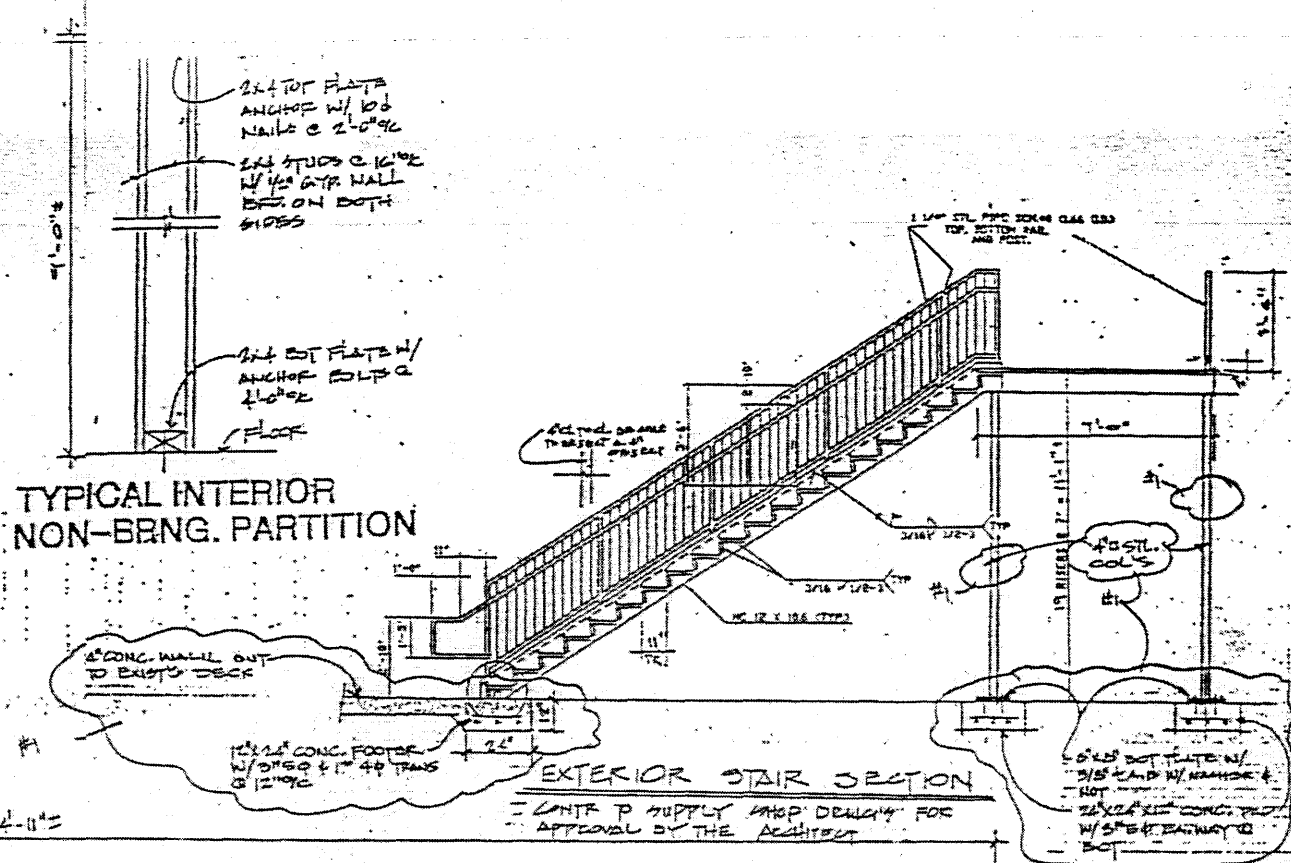
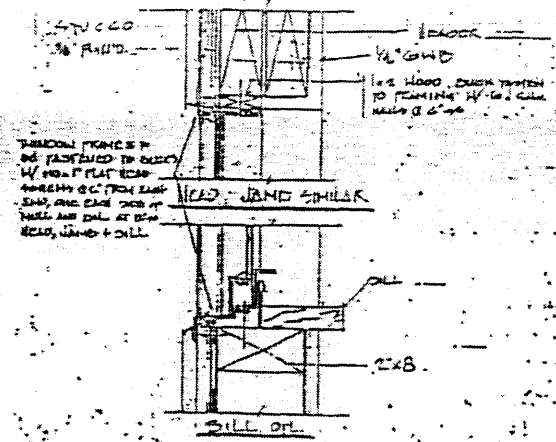
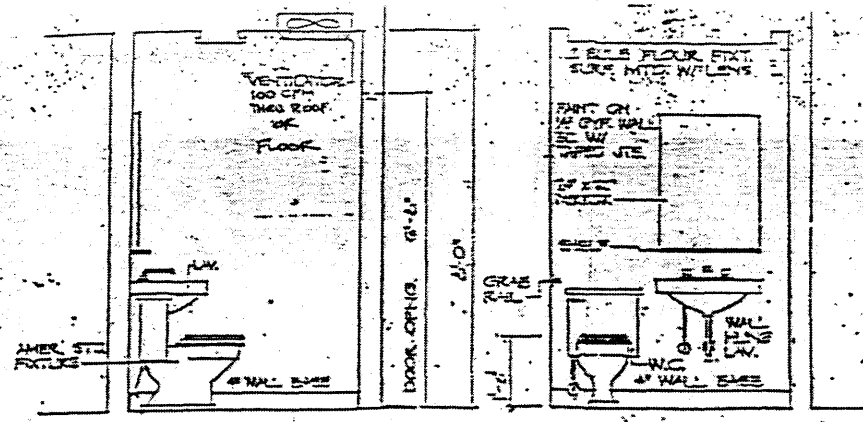
FIRST FLOOR PLAN

WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida

NOTE:
INSTALL STORM PANELS ON DOORS & WINDOWS PER S.F.D.C. 1994 EDITION

NOTE:
MAX CAP PRAL NUMBER OF EMPLOYEES 9

B.D. COMMENTS



WILLIAMS HOUSE
Fort Lauderdale, Broward County, Florida
SECOND FLOOR PLAN

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREBY ARE PREPARED WITH ALL APPLICABLE BUILDING CODES AT THE TIME OF THE PLANS PREPARATION. NO WARRANTY EITHER EXPRESSED OR IMPLIED IS HEREBY GIVEN.

FT. LAUDERDALE, FL

RENOVATIONS TO HOUSE FOR
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119 ROYCE DRIVE

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