

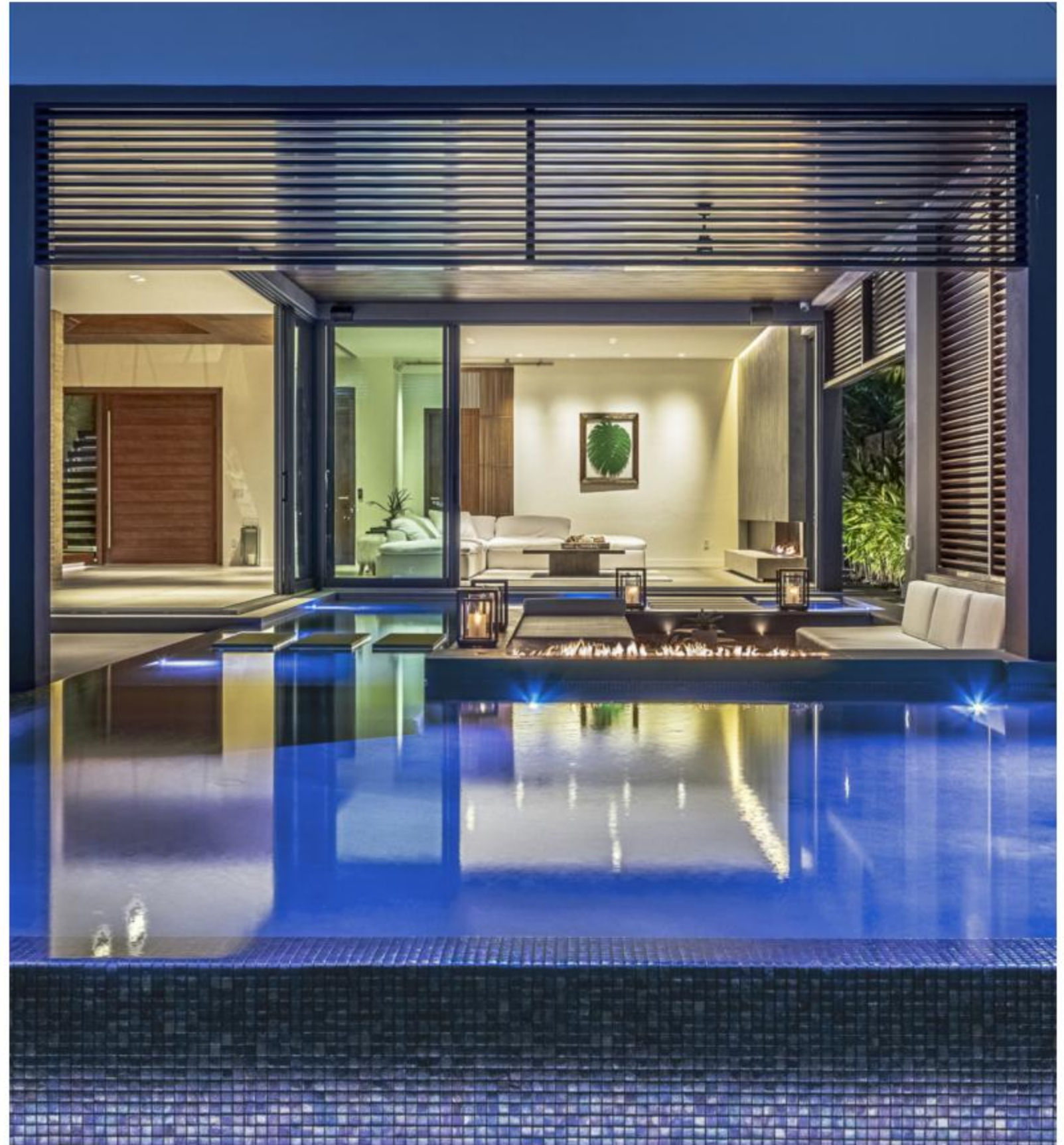
ISLAND

THE JOURNAL OF LAUDERDALE LIVING



01/21 PREMIERE ISSUE





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ISLAND

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Our cover story looks inside a home designed by R Method and built by Double P Construction. Modern yet tropical, it's an architectural dream.

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Built in 1954 and facing Holiday Park, this four-plex has just undergone a meticulous renovation that is clean and timeless.



29 DESIGN + RENOVATION

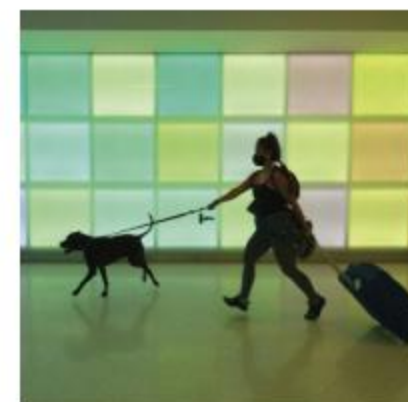
Perfecting The Past

A superb renovation on a languid canal in Victoria Isles gets it exactly right... opening the house to its setting and paying homage to its past.

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Cameron McNall at FLL

Architect and artist, McNall is fascinated by light and color and what they are able to convey. His 240' long piece, *Mosaic*, was recently unveiled at FLL.



49 WATERFRONT LIVING

Sunrise Intracoastal

Tucked away behind the Galleria, this hidden gem of a neighborhood is ideal for boaters, offering up no less than 55 spacious homes on the water.



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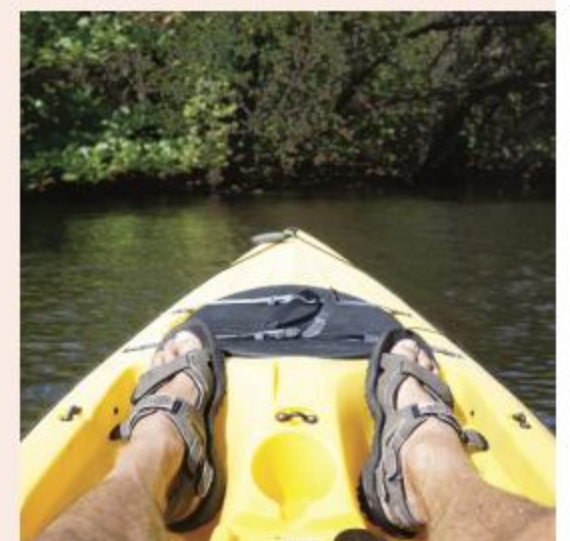
FORT LAUDERDALE, TO THOSE traveling here for the first time, presents itself as sort of a paradox. How many times have I heard a visiting friend say to me something along the lines of, "People have told me how special it is, but I just don't see it." I then ask them about the first day of their trip here and what it entailed. The answer is often something like, "Well, we took a cab from the airport, drove down Federal Highway to Sunrise Boulevard, I think, then east. It seemed like a lot of strip malls and car dealerships."

While this sort of answer makes my ears ache, I always ask, "Have you been on the *water*?" The answer will be something like, "You mean the beach?" Now I've got my segway in! If I can show them that this city was designed to be seen and experienced from *all 165 miles of water frontage* — its canals, rivers and Intra-coastal, *not* just the beach or Federal Highway — I'm halfway there.

If they are good friends, this is often followed up by a glamorous dinner on the dock at The Pillars Hotel. The following day we might meander the waterways via chartered boat, past locations like Harbor Beach, Seven Isles or the Coral Isles. By the end of the trip — nine times out of ten — I have a convert. By that time, they've seen great architecture and fabulous yachts. They understand the languorous, car-at-your-front-door-boat-at-your-backdoor lifestyle developers were trying to promote in the 1920s - '50s. They've tasted the best this city has to offer in the way of food, and more often than not, they start peeking at real estate ads... just in case relocation might be an option. There... my work is done.

Likewise, *ISLAND*, will endeavor — in part — to do the same, highlighting what sets our amalgam of neighborhoods apart. Fort Lauderdale runs the gamut, from Islands and peninsulas lined with mansions and glimmering pools to narrow canals bordered with tiny houses, palms leaning out over the water. Residents enjoy all of this on paddleboards and kayaks as well as sleek yachts and cruisers. Come along with us and discover, in every issue, why we choose to call this place home.

John T. O'Connor
Editor-in-Chief





The Beverly | 12 SE 10 Avenue | Las Olas | New Construction Enclave
3BR/3.5BA | From 3,042 SF | Elevator | Private Pool | Covered Terraces
2-CG | Gated Motor Court Entry | From \$1,295,000



Trump Royale - Sunny Isles | 18201 Collins Ave | Oceanfront | 2-Story
7BR/8.5BA | 8,203 SF | Maid's Quarters | Dramatic Interiors | Immense Terraces
4 Bay Garage | Private Beach Cabana | Top Grade Amenities | \$12,500,000



Las Olas / The Euclid | 16 SE 11 Avenue | New Construction
3BR/3-Full, 2-HalfBA | 3,543 SF | Den | Summer Kitchen | Elevator
Two 3rd Level Terraces | 2-CG | \$1,395,000



Colee's Corner | 1529 SE 2 Court | Las Olas | New Construction
5BR/4.5BA | 3,795 SF | Covered Terrace and Balcony | Modern Finishes
Floor to Ceiling Windows | Pool | 2-CG | \$1,995,000



Coral Ridge | 2731-1 NE 14 St | New Construction | Dock for 42' Craft
3BR/3.5BA Town Home | 3,627 SF | Elevator | Contemporary Finishes
Built-Ins | 2-Living Areas | 2-Bay Garage | Private Pool | \$1,875,000



Colee's Corner | 217 SE 16 Avenue | Las Olas | New Construction
4BR/4.5BA | 3,756 SF | Den | Covered Front and Side Porch
Double Sided Indoor-Outdoor Fireplace | 2-CG | \$1,995,000



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Take a walk on the wild side...

Although their 1-mile, Beach Hammock Trail Guided Walk is on hold due to COVID, you can still self-guide and explore one of the last residual maritime forest habitats in the county. Your walk can range from one to three miles, depending on what you'd like to see. Just pay the fee to enter the park (\$2 for pedestrians, \$6 for cars) and ask for details as you check in. Make it a full day and stop for lunch at Park & Ocean, then take the tunnel to the beach!

Hugh Taylor Birch State Park 3109 E. Sunrise Boulevard at A1A
954.564.4521



RUBBING SHOULDERS WITH THE BEST

What does Fort Lauderdale have in common with Amsterdam, Bruges and Amiens? According to **Fodor's Travel**, the leading publisher of travel guides, it's one of the world's 'Top 10 Canal Cities' (that *aren't* Venice.) Indeed, as **ISLAND** celebrates, it's this intimate connection to its waterways that makes our little city cherished by so many who live or visit. It's nice to get that recognition from Fodor's!

To see the article from Fodor's Travel, click on this linked box.

I'LL HAVE WHAT SHE'S HAVING

Kudos to the Old Fort Lauderdale Breakfast House or **OB House** as it is commonly known. This downtown landmark — known for its locally-sourced, mouthwatering delights — has transformed a parking lot into a delightful, al fresco dining spot with umbrella-shaded tables set on a bed of pea-gravel.

Dotted with terra cotta pots spilling over with flowers, it evokes the simple *joie de vivre* often found in Parisian parks.

Coming for breakfast? Order the blueberry and corn, oven-baked pancake! You'll thank us. Promise!



OB House
333 Himmarshee Street, Fort Lauderdale
o-bhouse.com



SERENITY NOW!

And... they're back! After being off limits for months, the Bonnet House Museum & Gardens has unlocked the gates to its 45-acre home and invites guests to once again explore... Although this time, its incredible history is taught, not by docents, but through the miracle of technology, namely, your mobile phone.

Not quite ready to go into the house itself? No worries. The 100-year-old estate is open for self-guided, "grounds only" tours as well for just \$10.

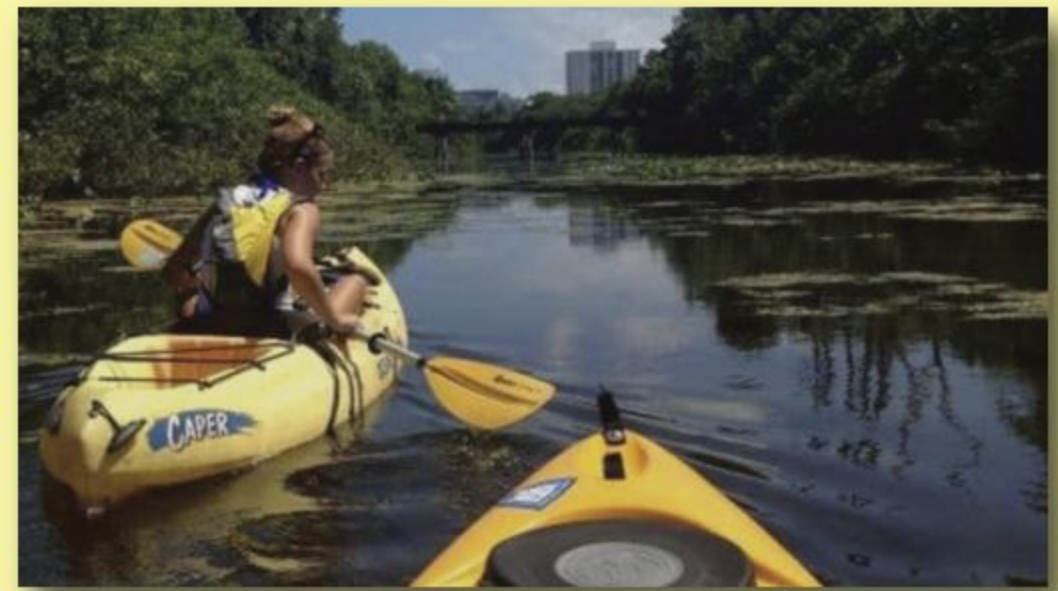
Bonnet House Museum & Gardens
900 N. Birch Road, Fort Lauderdale
bonnethouse.org

Bali Ha'i may call you... Any night, any day... In your heart you'll hear it call you... Come away, come away.

The best way to tour Fort Lauderdale's exceptional setting with visiting family and friends? By water, of course. How do you make that excursion even more pleasurable? Charter a floating tiki bar from **Cruisin' Tikis** for an afternoon. These babies comfortably seat six in shaded comfort. You provide the drinks, they do the rest. Ice, sink, bluetooth speaker system and an experienced, licensed captain.

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Take your pick of a kayak or paddle board for Birch State Park's weekly **Friday Evening Sunset Tour**.

Paddle along an ancient and fresh water coastal dune lake enjoying the stunning casts of our South Florida sunsets. When you've finished, stop at Park & Ocean. Tucked away in the park under a grove of Sea Grape trees, here you can munch on macho nachos, fish tacos and more. There's no better start to the weekend!

For more information go to parkandoocean.com and pull down the "adventures" menu.



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Instead of ignoring the angular lot they had to work with, the architect chose to play up the angles, enlivening the composition.

At Ease

Texture, warmth and a true embrace of its waterfront setting make this Intracoastal home exceptional.

text John T. O'Connor

photos Myro Rosky

RARE IS THE HOME that is truly in harmony with its surroundings. For decades, new residential construction in South Florida has veered towards gargantuan, air-conditioned fantasies of mythical European origin or, at the other extreme,

With this stunning Dolphin Isles project, the design firm of R-Method set the white box aside, opting for Tropical Modernism instead, brought to life exquisitely by Double P Construction.

hermetically sealed white boxes. The home on these pages took the road less traveled, fulfilling *ISLAND*'s goal of unveiling places that reflect and revel in our spectacular location.

Recently completed for Laurence Combrouze, a woman who is managing partner of Delta Lighting, the Intracoastal-facing home was designed to meld seamlessly with its waterfront surroundings. This house embodies a contemporary, 'only-in-South-Florida' aesthetic, one to which we are drawn. To discuss this home, we met at first with its architect, Ruben Jimenez of R Method, then with Alessandro Potenti and Nick Terziev of Double P Construction to discuss the process.

ISLAND: The façade seems to tell anyone approaching: "This is not the white box which has become ubiquitous over the past decade... there is more going on here." The house has a visual weight... a connection to the earth, doesn't it?

RUBEN JIMENEZ: Exactly. The house is intended to be Tropical Modern using a palette of raw materials and colors. Its dynamic massing was achieved by utilizing the angles dictated by the property's tapered shape, then allowing the juxtaposition of these angles to articulate interesting architecture and create unique spaces.

Entering into the house, it's apparent the design tips its hat to the best of the Modernist era greats like Mies van der Rohe, Philip Johnson and Paul Rudolph. So much of this house seems to have expanded on and perfected ideas like the floating staircase.

Wow, I'm humbled by your comparison here, thank you! This three-story cantilevered-tread staircase is a key element in the home's design. The open stairwell, of course, makes evident

the residence's tri-level height, but it also acts as the node for the design's massing angles.

The interior is absolutely alluring, without veering into opulence. But it's not until you push away the stacking sliders in the living room that the home's celebration of its prized, waterfront setting becomes fully apparent.

Well, as you can see, this home was designed to offer real, inside-outside connections. The client

Unique architecture is possible when a great team comes together. We were given the privilege of working with a great client.

wanted an intimate, covered outdoor space surrounded by water and lush landscape. The solution was a sunken lounge within the covered patio intertwined with the pool design. Once seated in the sunken lounge, your eye-level view of the pool's infinity edge blends seamlessly into one tranquil backdrop with the Intracoastal.

Even the bedrooms in this house have a satisfying yin and yang, a headboard wall boasting a surface of rough concrete, while facing a wall of sliding teak screens hiding closets. No paintings on the walls, just the Intracoastal views as art.

Unique architecture is possible when a great team comes together. We were given the privilege of working with a great client. Her lighting industry background and eye for design brought another level of positive design feedback during the architectural design phase. The client and R-method were able to complement each other with great ideas through all phases of the project. Her exquisite taste was the driving force, inside and out. We also had a great contractor by our side on this project. Double P and their construction team took

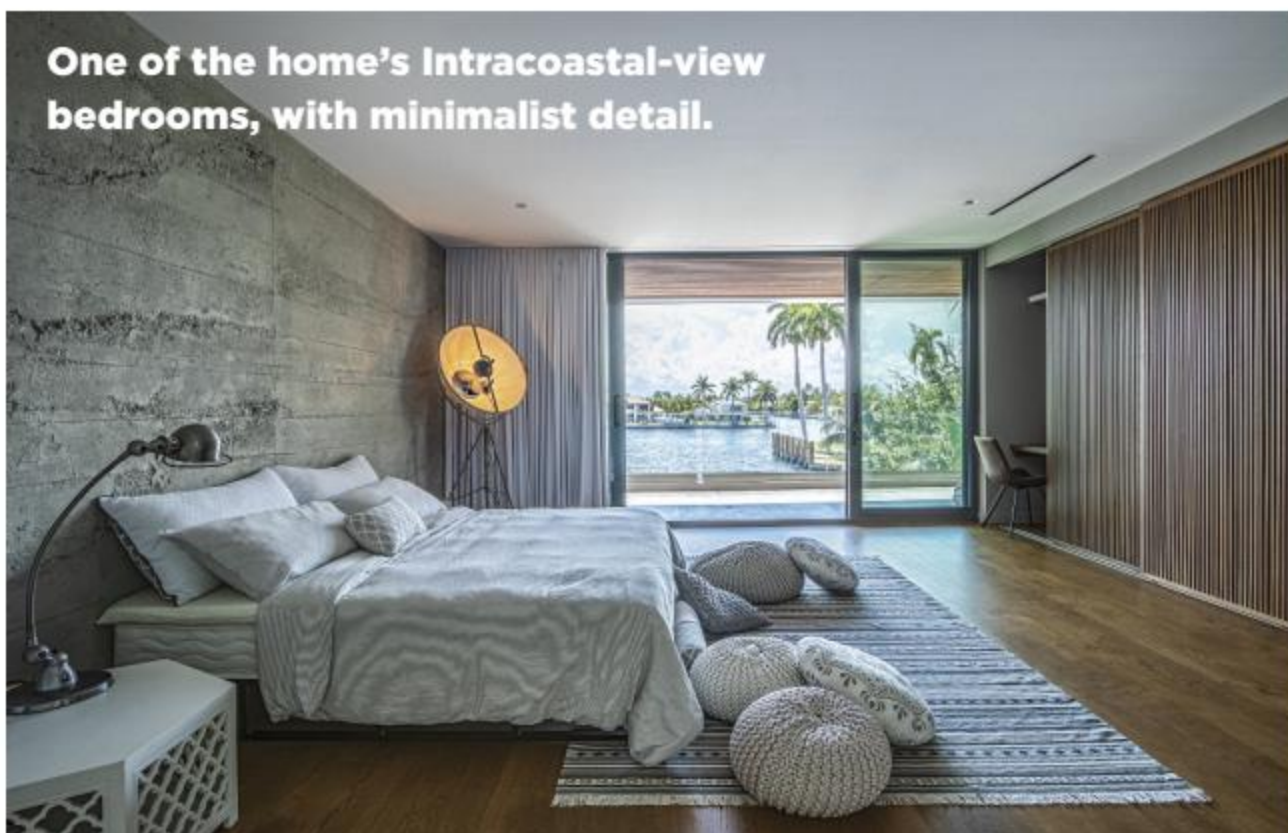
The pool and sunken lounge stretch from just outside the living room, past the house and towards the Intracoastal. Stacking glass sliders, when pushed aside, expand the living space almost exponentially.



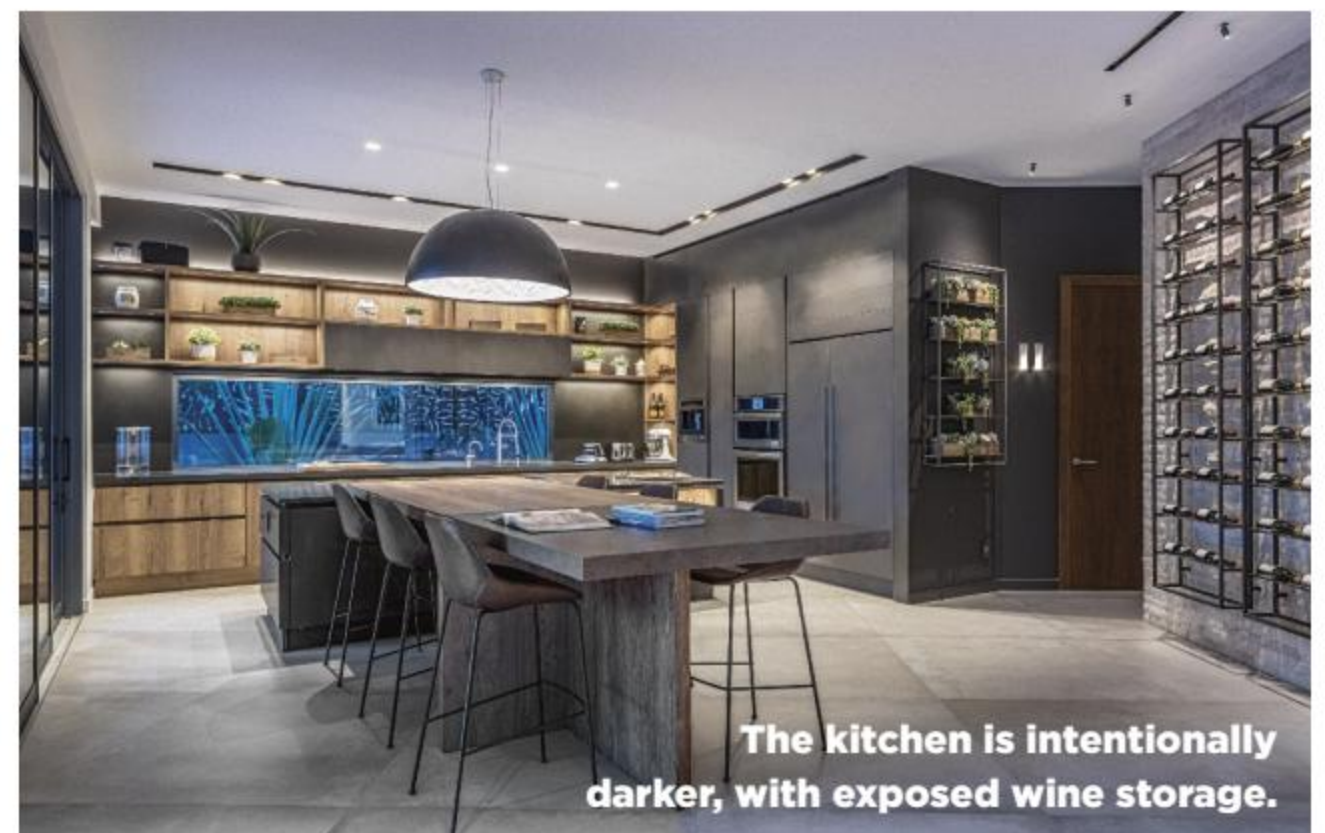




Leisurely spaces open directly to the sheltered pool and its fireplaced lounge.



One of the home's Intracoastal-view bedrooms, with minimalist detail.



The kitchen is intentionally darker, with exposed wine storage.

special care in the execution in the multitude of details and particulars that came about in this very unrepeatable design. The coincidental architect/client/general contractor team for this project was very atypical and the final result of that successful collaboration, I think, is very much evident.

ISLAND: Double P Construction has built some absolutely stunning homes, including some excruciatingly exacting minimalist homes in recent years. When responsible for such exacting detail how do you get it so consistently perfect?

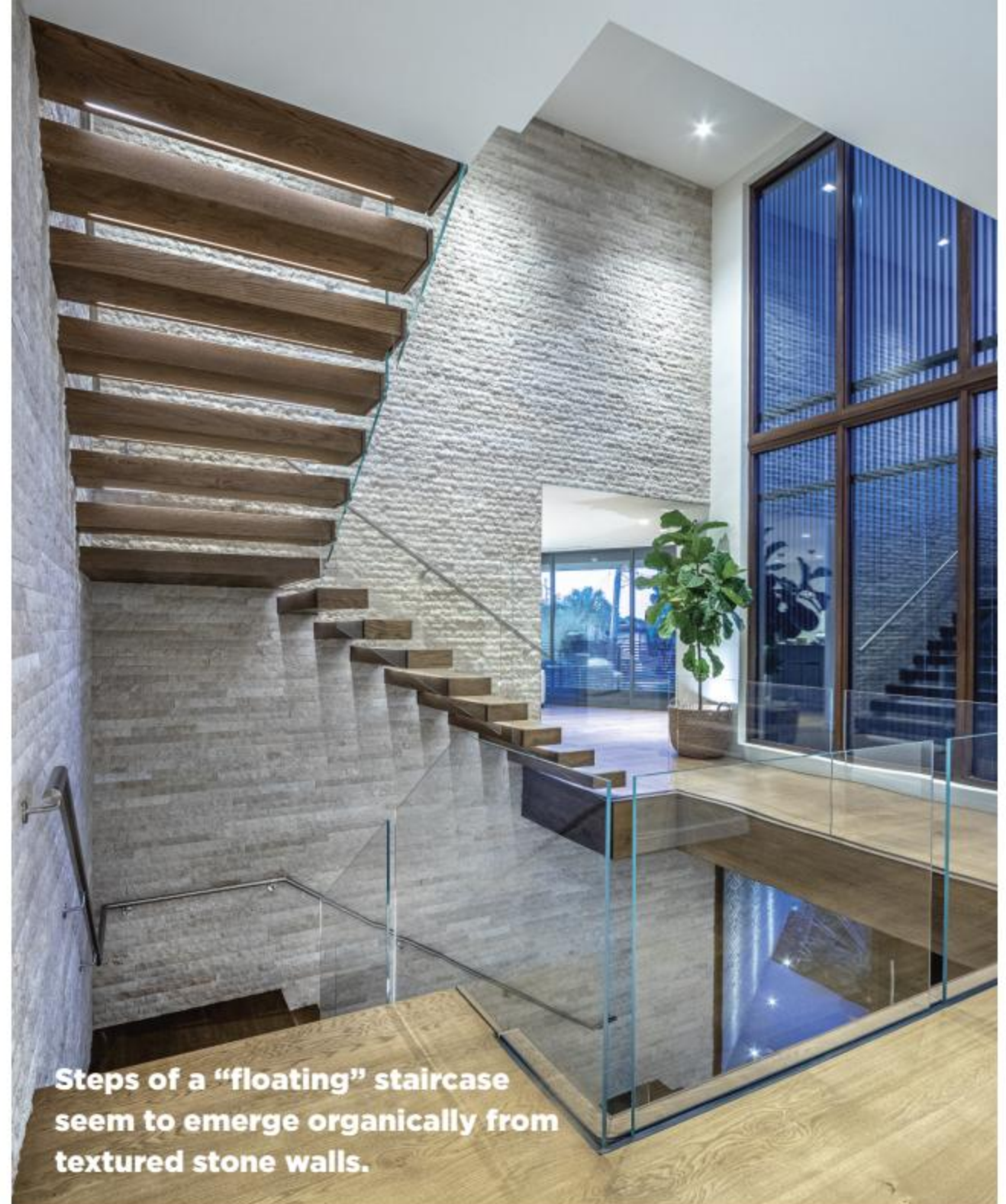
NICK TERZIEV: Well, we take pride in understanding our client, their visions and we always try to collaborate to find the best execution of work that will stand the test of time. Sometimes the client leaves all the design and aesthetic de-

In this residence, it was the owner who made final design decisions. We worked with the client day and night to get the details just right, with the help of our artisanal craftsmen.

cisions to the architect. In this residence, the owner was making those final design decisions. This meant that both myself as well as Double P field and office staff were working with the client at all hours of the day and night to get the details just right, with the help of our various artisanal craftsmen. Ms. Combrouze also worked diligently with us to get the lighting details executed for optimal effect.

Even though in a job like this the architect is responsible for design, there seems to develop — on rare occasion — a synergy between the person who put ideas on paper and the team that has to make sure those ideas come to fruition..

Oddly enough, this project became a symbiosis just like that... All teams working together to perform the job within a budget for the outcome we see today. Originally, the job cost was much higher, and we were able to greatly reduce this by using alternate methods of construction and design, saving over 20% of the original design cost. Having an architectural background helps us understand and respect the designer's intentions, while years of construction experience helps us find ways to save without compromise of that final design.



Steps of a “floating” staircase seem to emerge organically from textured stone walls.

Now that this project has come to life, what part of the residence makes you most happy and why?

When the project first came to us, we knew the pool was an integral — and complex — part of the design. Due to the complexity of the elements coming together, we employed Tim Van Kirk and the team from Van Kirk Pools to assist. Van Kirk's designer, Mark Crew, Laurence, and I had several meetings designing the pool to get the details just right.

The intent was to stand inside, look out across the lounge and give the effect that the water of the pool and Intracoastal merged into one element. All of this was rendered to allow Laurence to see what the final outcome would look like. The final photograph taken from the living room looking out across the lounge with gas lanterns and fire feature in the pool is nearly identical to our rendering. A testament that we were able to make what was essentially a dream design a constructed reality, not only for the pool, but the house as well!

MYRO ROSKY

ARCHITECTURAL PHOTOGRAPHY



I'll take economic recovery for \$600, Alex. *And the answer is...*

For decades, cities across the globe have been reclaiming space from an onslaught of cars. For some cities, this claw-back has been limited, for others it has been extreme... and extremely successful. From Milan to Copenhagen, cities in Europe have been busy reclaiming streets for people since 1962, turning dismal, dangerous city centers coated in exhaust filth into vibrant spaces where small businesses thrive.

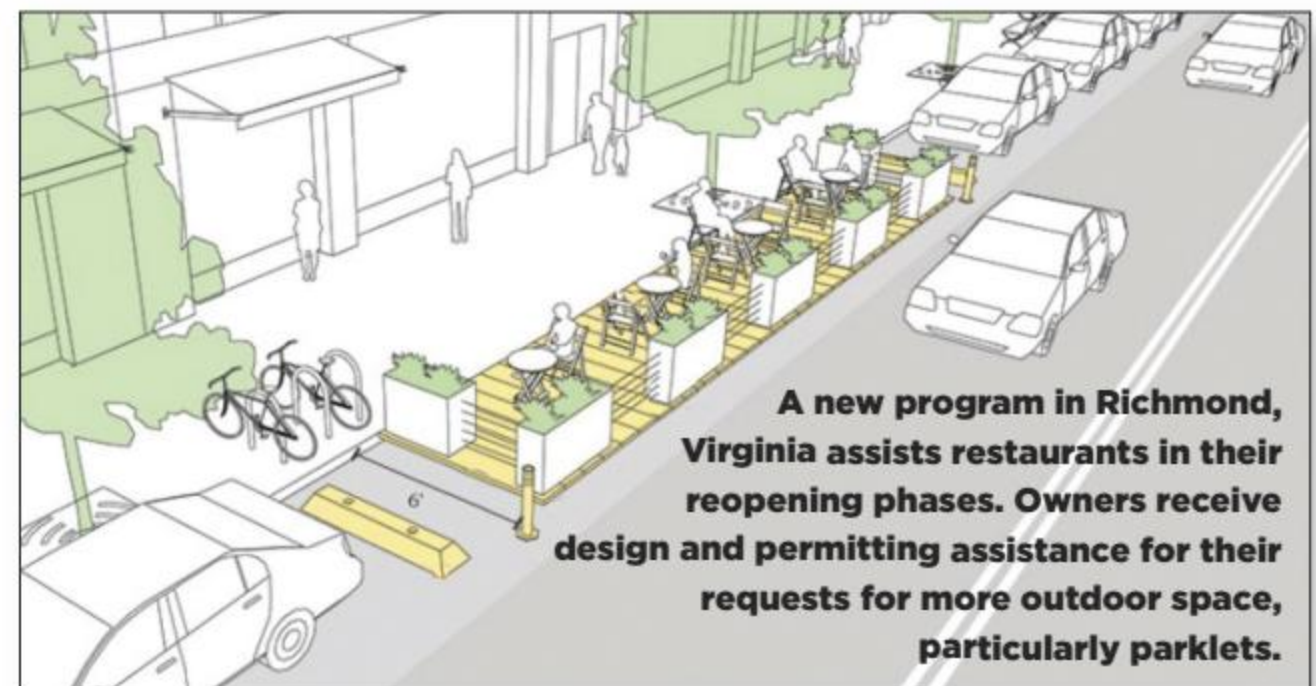
The point is, freed from total submission to the automobile, these spaces have come alive... becoming in many cases their own engines... engines of the *economic* variety. Restaurants and cafés once hidden behind sealed glass walls, have spilled onto sidewalks and former parking spaces allowing residents and visitors to truly enjoy city life. With COVID-19 killing off dining establishments, this is more important than ever.

Parklets repurpose parking spaces for outdoor dining. They enhance our urban experience while creating economic stability for restaurants struggling during these turbulent times.

Maybe we cannot ban auto traffic as they've done elsewhere, but we *can* use ingenuity to enhance our outdoor experience... and create economic stability in turbulent times.

Since COVID-19 has proven hard to shake in the U.S., a lot of smart reinvention has been going on to help small businesses survive. One successful example of that is how Cape Cod's Provincetown relaxed — and sometimes erased — its requirements for parking at local restaurants as, with indoor dining off limits this summer, many were ready to throw in the towel. Some restaurants reconfigured parking lots for outdoor dining and did so brilliantly. Others were allowed to

make the most of any outdoor area they had or to which they were adjacent. What could have been a dismal summer of unemployment littered with “closed” signs instead saw restaurants hold on, some even finding business to be brisk as diners love an *outdoor* dining experience... especially now.



As greater Fort Lauderdale enters its glorious winter season, doesn't it make sense to greatly relax sidewalk dining rules, even turn over a few parking spaces to be used as al fresco dining “parklets”? These are installed on parking lanes, usually going over 2 or more spaces, surrounded in a strong barrier of planters, and are perfect at extending the width of the sidewalk... especially valuable in this time of social distancing.

If you're listening, Wilton Manors, this idea applies especially to you. Small restaurants along Wilton Drive are withering on the vine as diners are not ready to eat in sealed spaces with recirculated air. This pandemic dictates we throw the old rule-book away and *think creatively*. How can we help businesses survive? How can we *activate the street* for those who live nearby, creating an urban vibrancy at the same time? The answer is right in front of us... in the parking lane.

**HIRAME EDAMAME TAKATO
TEMPURA KIMCHI OPENS AT
SHIKOKU THE
TATAKI CONRAD
MAGURO**

text Jane Healy

The ocean-view restaurant at the Conrad Hotel has changed things up completely since last season, becoming Takato, a Japanese & Korean fusion establishment offering 100 outdoor seats, overshadowing its 60 indoors. Careful to keep the best details of its interior, Takato was renovated to showcase its line-up of sushi chefs constantly making edible art from seafoods like salmon, tuna, octopus, shrimp and blue crab.

With a menu built on the “small dish” concept, Takato is overseen by Chef Taek Lee, formerly executive sushi chef at Zuma in Miami and Makoto in Bal Harbour. Lee has organized a line-up of talented sushi chefs along the west wall, while diners feast on a terrace cooled by sea breezes.

On a recent visit, we began with appetizers that included a garlic-laden Edamame, crispy Brussels Sprouts with a Kimchi vinaigrette, as well as Duck Bao Buns. The Dragon Roll, an artful preparation of tempura-style shrimp, eel and avocado was my main event, while my dining partners raved over the grilled Korean Short Rib, sprinkled with scallions and sesame seeds, as well as the Wagyu Skirt Steak, served with a wasabi chimichurri so good it was pretty much assured the plate would return to the kitchen cleaned of every morsel.

A welcome addition to our barrier island, the foodies at *ISLAND* give Takato two thumbs up!

Takato

551 N Fort Lauderdale Beach Blvd.
Fort Lauderdale, FL
954.414.5160



Above: Breezy, “socially distanced” dining overlooks the Atlantic.



Above: Goyza dumplings. Below: Salmon Tataki.





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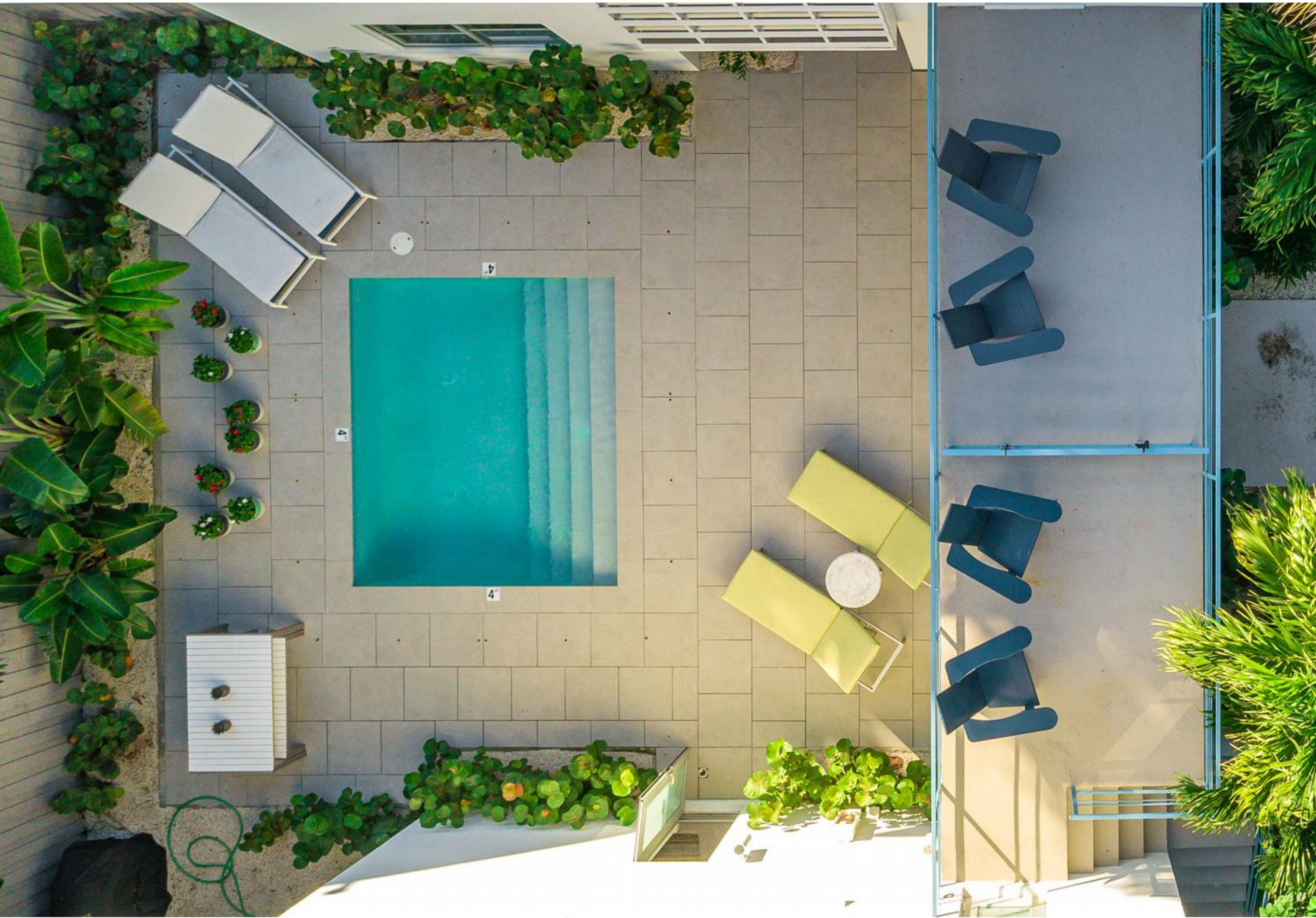
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www.LRRoF.org



Duke, Adopted March 2018





In this drone shot taken from directly above the courtyard shows the finished courtyard with plunge pool, the restored bridge, now serving as two, separate parkview decks, as well as the lawn facing Holiday Park.

PARK REVIVING A '50S 4-PLEX ON HOLIDAY PARK PLACE

text John T. O'Connor

THERE WAS A TIME IN FLORIDA'S history when big was not necessarily better. A time in the 1950s and 60s when folks from the frigid North would pack the Plymouth Satellite and head down the open road or take one of National or Northeast Airlines DC6 jets from Chicago or Washington to their getaway in Sunny Florida. While sometimes that getaway meant say, a house in Coral Ridge, often times it meant an efficient co-op or apartment perfect for anything from a month to the full, 5-month "snowbird" season.



Fort Lauderdale was a frenzy of building during that time, and neighborhoods specifically zoned for them saw a great number of multi-family developments built. Usually just one or two-stories, they have made today's developers who live by the "best and highest use" mantra absolutely salivate. Apparently — and sometimes unfortunately — a little development of say, four or five apartments on one or two floors can — depending on local zoning — be demolished to make way for four or five townhouses of three or even four stories crammed onto a site. For developers, it's hard to see beyond turning, say, 1,600 total square feet of saleable interior space into a lucrative 8,000 square feet.

Which is why we were so excited to come upon an owner/developer who could see the past decades of deferred maintenance and revive one of these special buildings that overlooks Holiday Park. Owner Adam Slone, by his own admission a fan of Mid-Century Modern design, brought this four-apartment complex back to life in a full renovation that is clean and timeless. The gut renovation, which included everything down to windows, doors, hardware, electrical and plumbing, pays homage to its original design, yet frees the residential building to become exactly what it wants to be in 2021.

This fourplex on the Park is a textbook example of design from the mid-century era. On its exterior are "floating" staircases, brought to you by way of steel-reinforced concrete. Born in the Industrial Revolution the creativity of this material reached its zenith in Mid-Century Modern's catwalks, folded plate roofs, eyebrows and biomorphic shapes. For this Victoria Park complex, Slone

was careful to restore what needed to be kept, like the simple, open steel railings on staircases. Where elements of the house needed replacing, he was vigilant to choose designs and materials that paid attention to the building's

THE GUT RENOVATION, WHICH INCLUDES EVERYTHING DOWN TO THE PLUMBING, PAYS HOMAGE TO ITS PAST, YET FREES THIS FOUR-PLEX TO BECOME EXACTLY WHAT IT WANTED TO BE IN 2021.

era. Case in point: Slone swapped out the windows and exterior doors in all four units, selecting operable, impact glass windows with a finish that emulates the brushed aluminum of the originals. While interior walls and trim are universally white, matte-finish, large format floor tile is a neutral, warm grey porcelain. As all of the units now have an open floor plan with kitchen and breakfast bar open to living and dining, countertops are of engineered quartz in a coordinating tone and finish.

To give the complex the outdoor amenities it deserved without going overboard, Slone had a plunge pool added to the courtyard between the two buildings and in a wide expanse of grassy lawn between the structures and Holiday Park, he added a 12-foot circle of pea gravel where guests slink back at night in Adirondack chairs to enjoy the peace and quiet punctuated by crackling logs in the fire pit.

Placed on the market with Tim Singer & Associates as a fourplex, the property was under agreement in seconds. It's no wonder why. With Slone's eagle eye for good design, and his unerring sense of what this building was crying out for, he developed a dream.



Belle Isle 3-Bed 3.5-Bath • 2,000 SF • Sold Price \$515,000



Urbana Lofts 3-Bed 2.5-Bath • 1,900 SF • Sold Price \$414,999



Coral Ridge CC 2-Bed 2-Bath • 2,004 SF • Sold Price \$828,000



Americas On The Park 2-Bed 2.5-Bath • 1820 SF • Price \$505,000



Marine Tower 2-Bed 2.5-Bath • 1,706 SF • Sold Price \$475,000

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Ocean Sunrise 2-Bed 1-Bath • 650 SF • Sold Price \$150,000



River Terrace 2-Bed 2-Bath • 943 SF • Sold Price \$257,500



Palm Aire 2-Bed 2-Bath • 1186 Square Feet
Sold Price \$144,000



Gulfstream 2-Bed 2-Bath • 895 SF • Sold Price \$234,500



Riva 2-Bed 2.5-Bath • 1,783 SF • Sold Price \$750,000



Solé 1-Bed 1-Bath • 670 SF • Sold Price \$185,000

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Perfecting the past:

Every inch now completed, this renovation on the Victoria Isles underscores its mid-century origins.

text John T. O'Connor **photos** Myro Rosky

BORN AND RAISED IN NEW YORK CITY, Robert Jahelka began practicing design in South Florida after receiving his degree in architecture from Columbia University Graduate School of Architecture in 1932. He moved from New York to Fort Lauderdale and received commissions to build the Spanish Revival style First Presbyterian Church in 1941. In 1953, Jahelka designed The Church

Walls surfaced in dry-stacked Italian limestone add dramatic shadowing under raking light, drawing attention to the walkway-wrapped courtyard and the massive, live oak at its center.

By The Sea, an only-in-South-Florida ecclesiastical-modern structure that, according to its history, includes a sanctuary roof created from the upside-down hull of a ship.

For Oscar Brunsted's waterfront home, built in 1951 in Victoria Isles, Jahelka

turned a corner, opting for an indoor/outdoor sanctuary that paid close attention to its dreamy site, North Gordon Road, a tiny, block-long island in between the Nurmi Isles and Victoria Park. The roughly H-shaped structure paid close attention to the tenets of the emerging, Modernist style. It presented itself as unassuming from the street and absolutely minimalist in detailing, but nevertheless was full of life, from its courtyard to the canal lapping at its west side. Florida, Jahelka seemed to say, was no place for a sprayed white, Corbusian "machine for living" but rather a place that urged you to live *with* nature, not *conquer* it.

Marla and Curtis Woodhouse understand this like no one else. They first encountered the house in 2002, and were taken by what made

Classics like Eileen Gray's *Adjustable Table E 1027* and Eero Saarinen's *Executive Armchairs* fit well with this home's open plan living and dining spaces. A dramatic, angled ceiling leads the eye to the pool, dock and waterfront beyond.






it special... what made it *Florida*. The couple, an architect and architectural illustrator, used this as their jumping off point in a series of renovations that have created a masterpiece. From its street frontage, covered walkways lined with stainless steel columns — ‘bean poles’, to use the Mid-Century Modern vernacular — wrap a lush courtyard. The Woodhouses incorporated a Modernist version of a traditional pergola for this house, creating a weather protected walkway and terrace surrounding a magnificent Live Oak, one that was no doubt just a sapling when the home was completed, 70 years ago. When they first came upon the house, it was this tree,

The home’s progression of spaces takes a cue from Frank Lloyd Wright, starting low at the entry, then exploding into brilliant, volumetric spaciousness.

and the home’s apparent connection to nature, that drew them to the house. The addition of these low-slung covered walkways, past the courtyard garden and into the front door that underscore that connection, but it’s the transition from exterior to interior, combining skillfully the ideas of the home’s original architect and its current custodians that seals the deal. Here, the home’s progression of spaces takes a cue from the work of Frank Lloyd Wright... starting low at the entry, then exploding into a brilliant, volumetric spaciousness that brings your eye to the glimmering pool and canal just beyond. The effect is nothing less than mesmerizing.

Recently, the couple embarked upon further renovations and, as they had years of experience with the house, they knew what to accentuate, and what to toss. The final result makes it evident that this couple has keen eye for both finishes and furnishings. While every inch of this 3,575 square foot, four-bedroom home has been meticulously renovated, the Woodhouses never made the mistake of ‘gilding the lily’ so to speak. The finish work is decidedly high-end, but never upstages the idea of the home or its incredible setting.



Wired for sound and protected from direct sun and the occasional downpour, the home's spacious, canal-facing, outdoor rooms allow its occupants to live outdoors much of the year.



Floors were 'floated' throughout to be exactly level, then finished in giant, 48" polished terrazzo tile. As the home transitions to its exterior terraces both front and back, this same material and size was used for continuity, yet here it was utilized in its rough, unpolished form.

In terms of accentuation, The Woodhouses removed a set of lower sliders from the pool and canal-facing façade, having stacking sliders fabricated in a ten-foot height. Slide these back and floor-to-ceiling, ripple-fold linen curtains waft in the breeze. Giant, *Alocasia* or "Elephant Ear" palms glow in the sunlight, while a line of coconut palms line the boat dock and canal just beyond a restored, kidney-shaped pool. To the right is a covered, outdoor kitchen and to the left is a terrace off the master suite, lined with lush greenery adding a modicum of privacy.

While the original house was innovative in many ways, its approach to food preparation areas was not one of them. Jahelka's original design called for a small, eight-foot by eight-foot space abutted by a cramped pantry/utility room. If the last few decades have seen the kitchen's

New, stacking sliders were custom fabricated for the home in a ten-foot height.

These now slide back, allowing floor-to-ceiling, linen curtains to waft in the breeze.

function morph from servant scullery to center of family life in general, the new kitchen here surely represents the pinnacle of that transformation. Satin-finished, quarter-sawn, white oak cabinetry lines the walls of this kitchen, which is open on one end to the den and living room, and open to the terrace at its opposite end, via corner stacking sliders. All of the appliances, from the integrated refrigerator/freezer to the quad installation of ovens, microwave and espresso station are top-of-the-line Miele. A long, work island and breakfast bar is crafted — waterfall style — from a new, solid surface material named Krypton, and is drenched in natural light during the day via skylight.



The Woodhouses have loved living in the house and all it now offers; swimming, boating, kayaking, and outdoor dining. Marla telling us at one point, "If it were up to me, I'd have no air conditioning, none at all. That's the way I grew up in Fort Lauderdale." The home's finishes and furnishings are a tribute to their way of life. Make no mistake, they show a design-savvy to be sure, but they highlight what I have come to call "the Lauderdale Lifestyle"... one of relaxed elegance. One where you take your shoes and socks off in the house, not for fear of messing something up, but because the cool of the terrazzo feels great against bare skin. This is a house of no fuss and no bother. A home of open spaces where "less" truly is "more".

The home's finishes and furnishings are a tribute to the owners' way of life... While elegant in the truest sense of the word, this house embraces the "less is more" mantra.



Their renovation efforts have allowed this home to now take full advantage of its indoor/outdoor nature. According to Tim Singer, of Tim Singer & Associates, who has now listed the property for sale, this Victoria Isles property has suddenly become an all-encompassing template, ticking off almost all the boxes of what today's buyer is looking for. "If the situation of the last 10 months has taught the Fort Lauderdale real estate community anything," Singer told us, "It's that our clients want their homes to meet their needs more than ever. They look for quality finishes, good indoor and outdoor living and work-at-home spaces as well as accessibility to retail services and social interaction."

As for the couple who "discovered" this little gem and whipped it into frothy perfection, fear not. They plan to move on to a new, roll-up-your-

Top: Miele appliances and Krypton surfaces finish the kitchen. Left: The spacious master bath connects directly to a dressing room lined with wardrobe closets.

sleeves adventure in domestic architecture. Given the exacting nature of this renovation and the couple's innate understanding of what the home wanted to be, I for one, can't wait to see what they create next.



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Old Ft Lauderdale Breakfast House

O-BHouse.com

Joan Crawford, Clark Gable and Marilyn Monroe, all stayed in the casitas at what is now known as the Avalon in Palm Springs.



ISLAND

NON-STOP DESTINATIONS FROM FLL

Palm Springs Escape

text Ed Salvato

THIS LUSH OASIS with a bone-dry desert climate 100 miles east of Los Angeles has drawn wellness visitors since the late 1880s. Its star-studded reputation began in the '20s with the arrival of Hollywood's silent picture titans followed by silver screen idols from the '30s and beyond who firmly established Palm Springs as a must-go for in-the-know travelers. Like any celebrity-driven destination, Palm Springs' appeal has waxed and waned, but it's on a sustained upswing and despite — and partially because of — the pandemic, it's hot again.

The desert getaway has long been popular with movie, media and design executives, including LA-based gay men and lesbians who've purchased and meticulously restored



The San Jacinto mountains act as a dramatic backdrop for Palm Springs' treasure trove of mid-century architecture.

gorgeous Mid-Century Modern second homes and established a vibrant gay culture permeating the city. The latest influx skews younger and even more diverse with tech and other workers who have fled overpriced, cramped urban studios to work remotely in socially distanced nirvana. On top of that social media influencers posting shots of stunning outdoor natural beauty and increasingly celebrated culinary and cocktail culture have lured even younger visitors.

Start your exploration downtown at the famous 1963 Visitor Center, (visitpalmsprings.com) a gloriously restored architectural masterpiece whose soaring roof marked Albert Frey's Tramway gas station. Snap your selfies, and pick up some

traveler information. You'll also find a spanking new development in the heart of downtown anchored by the fabulous Kimpton Rowan Hotel, (rowanpalmsprings.com) with an open-air cocktail bar and pool boasting panoramic views of the mountains: It's simply breathtaking at sunset. In winter

Whether you're seeking wellness, celebrity sightings, gorgeous outdoor social distancing or any combination, Palm Springs serves it up, just one JetBlue non-stop flight away.

months when day-time temps hover in the 70s, stroll around open-air artwork, galleries and shops. In the evening, grab a sweater and hit one of the many lively outdoor bars and restaurants. Two of our faves are family-owned and operated Las Casuelas Original (lascasuelasoriginal.com) for authentic Mexican and colorful retro-'60s LuLu California Bistro (lulupalmsprings.com) with classic American fare.

For natural social distancing, enjoy the area's abundant world-class outdoor activities. How about renting a bike or an e-bike? Both are very popular and safe, and the city is mostly flat. Next up, the Palm Springs Tramway, (pstramway.com) which ascends two and a half miles into the San Jacinto Mountains and offers spectacular views for the entire journey.

A mere half hour out of town you'll find one of our nation's most treasured natural resources, Joshua Tree National Park, (nps.gov/jotr) where the Mojave and Colorado deserts meet in an almost otherworldly display of flora sculpted by searing heat, intense winds and the occasional torrential downpour.

If you have the budget, book a private tour with Red Jeep, (red-jeep.com) whose tour teaches about the plants, animals, geology of the desert and more. Make sure your tour ends at night and you'll be floored by the carpet of shiny diamonds glittering in the inky sky above. Whether you're seeking wellness, celebrity sightings, gorgeous outdoor social distancing or any combination, Palm Springs serves it up, just a non-stop flight away.

NYC-based Ed Salvato is a freelance travel writer, professor of tourism & hospitality at NYU, and an LGBTQ tourism marketing consultant.

DESIGN YOUR STAY...

Before you go: Once you reserve your hotel, reserve a bike and your Palm Springs Aerial Tramway tickets as they tend to book up. pstramway.com

Getting there: Fly JetBlue's, Fort Lauderdale to Palm Springs new, non-stop service now through March 2021. jetblue.com

Avalon Hotel & Bungalows
Born in the 1930s, what was the Estrella Inn attracted stars like Clark Gable and Joan Crawford. Now revamped with interiors by Kelly Wearstler, the Avalon's 67 rooms are sleek and sexy. Book directly via the website to save 25%. Avalon-hotel.com



Korakia Pensione
This family-run, Moroccan-style villa built in 1924 that has hosted the likes of Rudolph Valentino and Winston Churchill and still hosts an eclectic mix of famous and not-so-famous guests attracted to its magical 1.5 acres. Korakia.com

Workshop Kitchen + Bar
Retrofitted in a 90-year old movie theater, this James Beard Award winning restaurant serves farm-to-table fare in a courtyard setting. For a leisurely meal under the sun, it's the perfect dining destination in the desert. Workshoppalmsprings.com



Norma's
Located at the south end of town on the grounds of the Parker Palm Springs, Norma's has been *the* place to breakfast or brunch for almost 20 years. Don't miss Norma's brioche French toast or, alternately, the short ribs Benedict! Parkerpalmsprings.com

Get Away to Palm Springs, California

Krisel Mid-Century Classic



Designed by famed California architect and landscape architect William Krisel AIA and built by the Alexander Construction Company, this historic gem is situated in the architecturally rich

Twin Palms area of Palm Springs. It's a great location on a quiet street. Enjoy the peacefulness of desert living in the large, secluded private back yard with mountain views. Or, put on your 50's bathing suit and live the dream with poolside cocktails. Quiet, peaceful, yet close to the action.

Restored in collaboration with William Krisel, this lovely home presents "the future as it was conceived of" in the 1950s—with the contemporary amenities of today. This home has been featured during Palm Springs Modernism Week multiple times and appears in *William Krisel's Palm Springs: The Language of Modernism* (2016).

Atomic Sunrise



You will be thrilled to spend your vacation in this beautifully decorated home — done in the Atomic Ranch style by H3K Design to be the ultimate Retro-Mod experience. Each piece of furniture and all the furnishings are fun, fascinating and Instagram ready. Comfort is combined with style from the smallest details to the king sized beds in each bedroom.

Atomic Sunrise has a spacious, open floor plan with plenty of light and mountain views. The large kitchen comes fully equipped and has new appliances. Each bedroom has its own private bath-



room and shower. Pour a drink in the Elvis cocktail lounge area, play a match on the foosball table, or watch cable on a giant flat screen TV. Atomic Sunrise has an abundance of room to relax and enjoy a visit to Palm Springs in the style you deserve.

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Bahia Cabana

text John T. O'Connor **renderings** Adache Group Architects



Reimagined

The Fort Lauderdale Beach of the late 1960s and 70s was an intricate puzzle of sorts. While establishments like The Button, Marlin Beach, The Candy Store, Elbo Room ruled the rest of the beach, on its south end The Yankee Clipper and Bahia Cabana held court. The Button would run through 100 kegs of beer a day at its zenith, while mermaids entertained packed crowds at the Yankee Clipper's Wreck Bar. While each club and hotel were entirely different, together they made up a whole that catered to several million different college kids during their reign. For years sandwiched between a fire sta-

Its first iteration, built in 1972, reflected an era of college student mischiefs perfectly. The new version, designed by Adache Group Architects envisions a very different future.

tion and a Mid-Century Modern co-op residence, the Bahia Cabana was indeed one of the hotspots of Fort Lauderdale's decades as a sort of Beach Blanket Babylon. Its three structures were simple and forgettable, but that did not matter to patrons, who were there for the camaraderie, the rum drinks and the location.

Then as now, location is key. On one side, the Bahia Cabana faced the New River and Bahia Mar Marina. On the other, it faced one of the deepest stretches of Fort Lauderdale's coconut palm lined beach. So, decades after the Spring Break crowds have departed and a hurricane damaged the hotel extensively, it was, most decidedly, time for a change... And what a change it is.



Designed by Adache Group Architects, the new mixed-use buildings proposed for Bahia Cabana's two adjacent parcels is perhaps best described as a nautically-inspired Modernism... one that takes the design of the yachts in the harbor behind it for inspiration. Its corners, like those on a yacht, appear curved or windswept. The building is designed with hints of an exoskeleton, a design feature brought to the forefront recently by Zaha Hadid at Miami's 1000 Museum Tower.

Here, the stretches of contrasting white exoskeleton underscore that connection to yacht design. The resulting form expresses a calm, refined stance that reflects the barrier islands move away from wet t-shirt contests to a stretch where the Conrad rubs shoulders with the Ritz-Carlton and a rapidly rising Four Seasons. Designed as both hotel and

residential building, the new Bahia Cabana's undulating, biomorphic shapes will house everything from ground level café to rooftop amenities deck with drop-dead ocean views.

The project is designed with hints of an exoskeleton, the sinuous detail underscoring the Bahia Cabana's connection to yacht design... Perfect for its site overlooking Bahia Mar.

A fitness center and spa will overlook the resort's pool and cabanas, open to guests from the hotel's 124 guestrooms as well as the six, residential, penthouse suites. Floor-to-ceiling glass and continuous balconies will offer a visual connection to the wide expanse of Fort Lauderdale's South Beach... a view the old hotel was never quite able to capitalize on.

Art and technology to light up three buildings

March 1-7, after sunset, in downtown Fort Lauderdale



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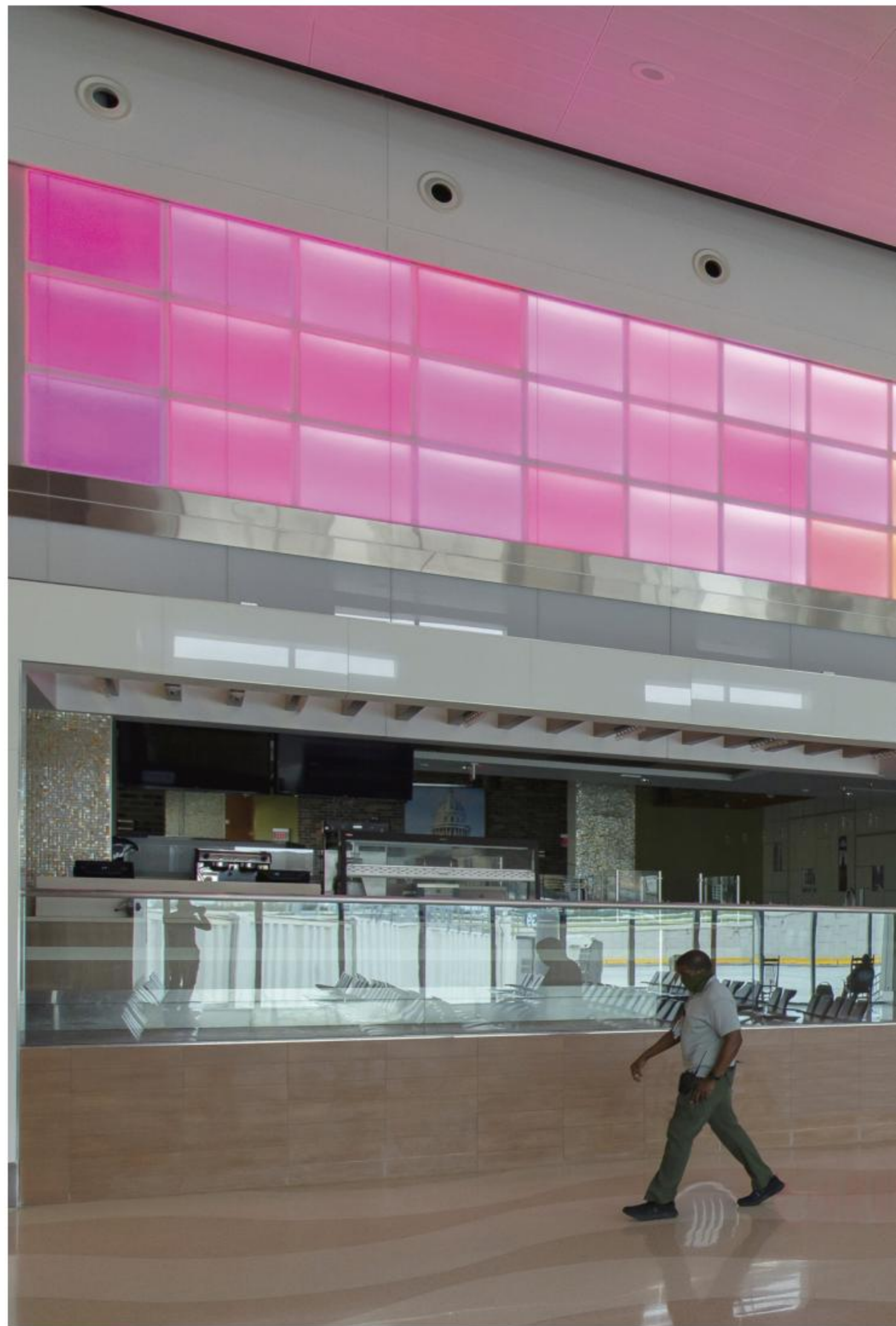
Time keeps on slippin', slippin', slippin' into the future...

Understanding Cameron McNall... and his exhilarating art installation at FLL's Terminal 4.

Cameron McNall is a design wonder. He takes what are normally very ordinary experiences and transforms them into immersive design experiences. This is true whether the architect /artist is designing a family residence, throwing figurative shadows on Hollywood studio walls or manipulating spaces with light at international airport. As an architect, he believes in the total design experience, in the way architects like Louis Sullivan, Charles Rennie Mackintosh and Frank Lloyd Wright often did... designing everything from house to furnishings to fabrics to dinner dishes and flatware.

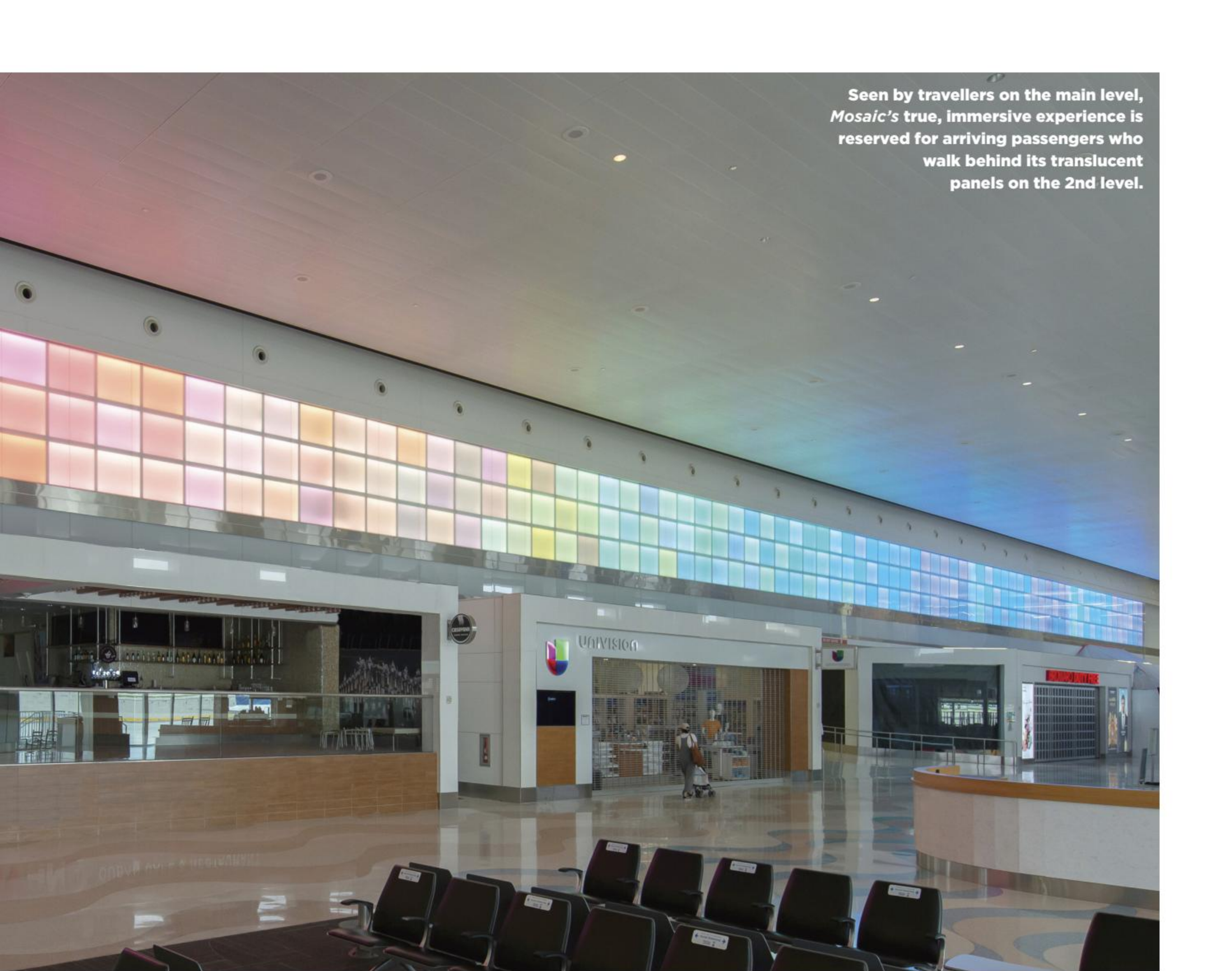
McNall approached the design of his own Los Angeles house in this manner, encasing it in a filigreed brise soleil of cut metal flowers. The effect on passersby is usually two-fold. While the first response is often "Hey, wait a minute... you can't do that. Can you?" The second response is more visceral... one of happiness, even a few giggles.

Educated at UCLA and the Harvard Graduate School of Design, McNall has never boxed himself into a career that begins and ends with architecture. McNall is most comfortable at the intersection where art and architecture overlap. Yes, he won the prestigious Prix de Rome in Architecture, but he also received a National Endowment for the Arts Fellowship in Sculpture. Leaning into that relationship with art, McNall formed Electroland with Damon Seeley (now at Google) in 2001. Working on both public art and private commissions,



McNall and Electroland have completed mind-blowing installations like *Metal Matisse*, a giant, visitor-activated sculpture placed in a Norfolk, Virginia park.

But it was perhaps McNall's idea for the DirectTV headquarters, *Aurora* — a hyperbolic paraboloid with its interior



Seen by travellers on the main level, *Mosaic's* true, immersive experience is reserved for arriving passengers who walk behind its translucent panels on the 2nd level.

sheathed in 47,000 LED light nodes under 600 curved, translucent panels — that relates most to his new installation, *Mosaic*, commissioned by the Broward Cultural Division and recently unveiled at Fort Lauderdale / Hollywood International Airport's new Terminal 4. For *Aurora*, McNall used unique software to map video files into a walkway. At FLL,

McNall literally expanded on that idea creating on its mezzanine-level, *Mosaic*, a 240' long interpretation of a linear clock where colors morph almost imperceptibly over time. *Mosaic* is experienced one way by those waiting at the gates below, while arriving passengers are bathed in its changing light close up in Terminal 4's enclosed mezzanine walkway.

RUM WITH A VIEW

FORGET THE MISHEGAS OF the election, for us, the real October Surprise was the closing (temporary, they claim) of Mai Kai, the 65-year old temple of tiki. Steeped in a rich history of American popular culture, this Charles McKirahan-designed mecca of madness probably sold enough rum over the decades to fill a small lake. Gone — for now — anyway, are Mai Kai's exotic specialties such as the Jet Pilot, Black Magic and of course their Barrel O' Rum.

After a month of wearing customary mourning clothes, we blew out the votives and decided to look for a couple places, outdoors, of course, where we could still order drinks made with that — quite literally — intoxicating liquid that arrived from the Caribbean islands centuries ago.

Kaluz, located at 3300 E Commercial Blvd, is positioned nicely during our era of the never-ending pandemic, as much of its seating is outdoors. And what an outdoors it is. Come

for dinner and enjoy a big plate of crispy calamari, sip a Fig Old Fashioned made with Ron Zacapa rum and fig liqueur and while the evening away watching yachts float by on the Intracoastal Waterway.

Rusty Hook Tavern at 125 N. Riverside Dr. in Pompano sits at the end of a sheltered harbor with long water views,

Dine on their covered terrace, the perfect spot for to sip the Trouble Maker: coconut rum, lime, fresh basil and banana liqueur.





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**THE PORCH IS THE TREE
IS THE WATERING HOLE**

Where We Gather - Black in Sistrunk

This dynamic exploration of space and community within the African Diaspora uses art, architecture, photography and poetry to examine concepts of community and life in Sistrunk, a historically Black neighborhood in Broward County, with works by Germane Barnes, Darius V. Daughtry, David I. Muir, Adler Guerrier, Olalekan Jeyifous, Adrienne Chadwick, Marlene Brunot, and George Gadson. Curated by Dominique Denis.

Free admission. Open to the public Thursdays and Saturdays 11AM - 2PM, on view through May 2021 with reservations.

African American Research Library & Cultural Center



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2650 Sistrunk Blvd, Fort Lauderdale

Reservations required: [ArtsCalendar.com/Sistrunk](https://www.artscalendar.com/Sistrunk)

#WhereWeGather

Sunrise Intracoastal: Secluded, yet close to more than you might think.

text Mary Dugan

FLY OVER FORT LAUDERDALE'S Sunrise Intracoastal neighborhood and you'll spy a grand piano-shaped neighborhood lined with idyllic waterfront homes, some facing the Intracoastal while others face the Middle River and Sunrise Key, just beyond. Less than 6 blocks wide and 4 blocks from north to south, most in Fort Lauderdale have no idea where this neighborhood is, or how it is entered. And believe us when we say, that is exactly how its residents like it. A 57-acre enclave of single-family homes, Sunrise Intracoastal has but one entrance and no through traffic. This translates into a set of dreamy, quiet streets where walking and biking does not mean taking your life into your own hands. Sunrise Intracoastal is undoubtedly one of the more serene neighborhoods in Fort Lauderdale, yet it is close to so much. Restaurants like Capitol Grill, Seasons 52 and BurgerFi are walking distance, as is the beach and the Galleria.

This peninsular parcel remained undeveloped until Hugh Taylor Birch bequeathed it to Antioch College in 1943 along with what is now known as North Beach Village. The vision was to create an enclave of luxurious, single-family homes both separate and distinct from the surrounding neighborhoods. By all accounts, this mission was achieved. The growing popularity of fiberglass boats in the early 1950s helped make the dream of carefree, waterfront living a reality in Fort Laud-

erdale just as development started here. It's no surprise that the fifty-six waterfront lots along Middle River Drive and Intracoastal Drive attracted the well-to-do. With no fixed bridges between these homes and the ocean, Sunrise Intra-



Tucked behind The Galleria, Sunrise Intracoastal is a roughly “Florida-shaped” peninsula, boasting 55 waterfront homes.

coastal's waterfront properties were desirable then and, if recent prices are any indication, they are now hotter than hot. Sunrise Intracoastal's location and perceived exclusivity have also helped to both push prices up and keep inventory low.

Single-family home sales in Sunrise Intracoastal averaged almost \$2,751,000 in the last 12 months (\$511 per square foot),

On The Market in Sunrise Intracoastal



Address: **501 Middle River Drive**
 Description: **5 bed, 4+ bath, waterfront**
 Size: **4,538 Square Feet**
 Asking Price: **\$4,495,000**
 Listing Agent: **Tim Elmes**
 Company: **Compass Florida, LLC**
 Contact: **954.557.0411**



Address: **555 Middle River Drive**
 Description: **7 bed, 8+ bath, waterfront, pool**
 Size: **8,919 Square Feet**
 Asking Price: **\$6,699,000**
 Listing Agent: **Jim Cunningham**
 Company: **ONE Sotheby's Intl.**
 Contact: **954.522.2831**



Address: **733 Middle River Drive**
 Description: **4 bed, 4+ bath, waterfront, pool**
 Size: **5,007 Square Feet**
 Asking Price: **\$4,795,000**
 Listing Agent: **E. Clay Shaw, III**
 Company: **Shaw & Company, Inc.**
 Contact: **954.779.3936**

but that figure jumps to \$5,494,000 for waterfront homes (\$732 per square foot). There were just 8 single-family homes on the market at press time, the least expensive being a dry lot home with an asking price of just over \$1,000,000 which gets you a 2,192 square foot, 4-bed, 3-bath with pool. At the

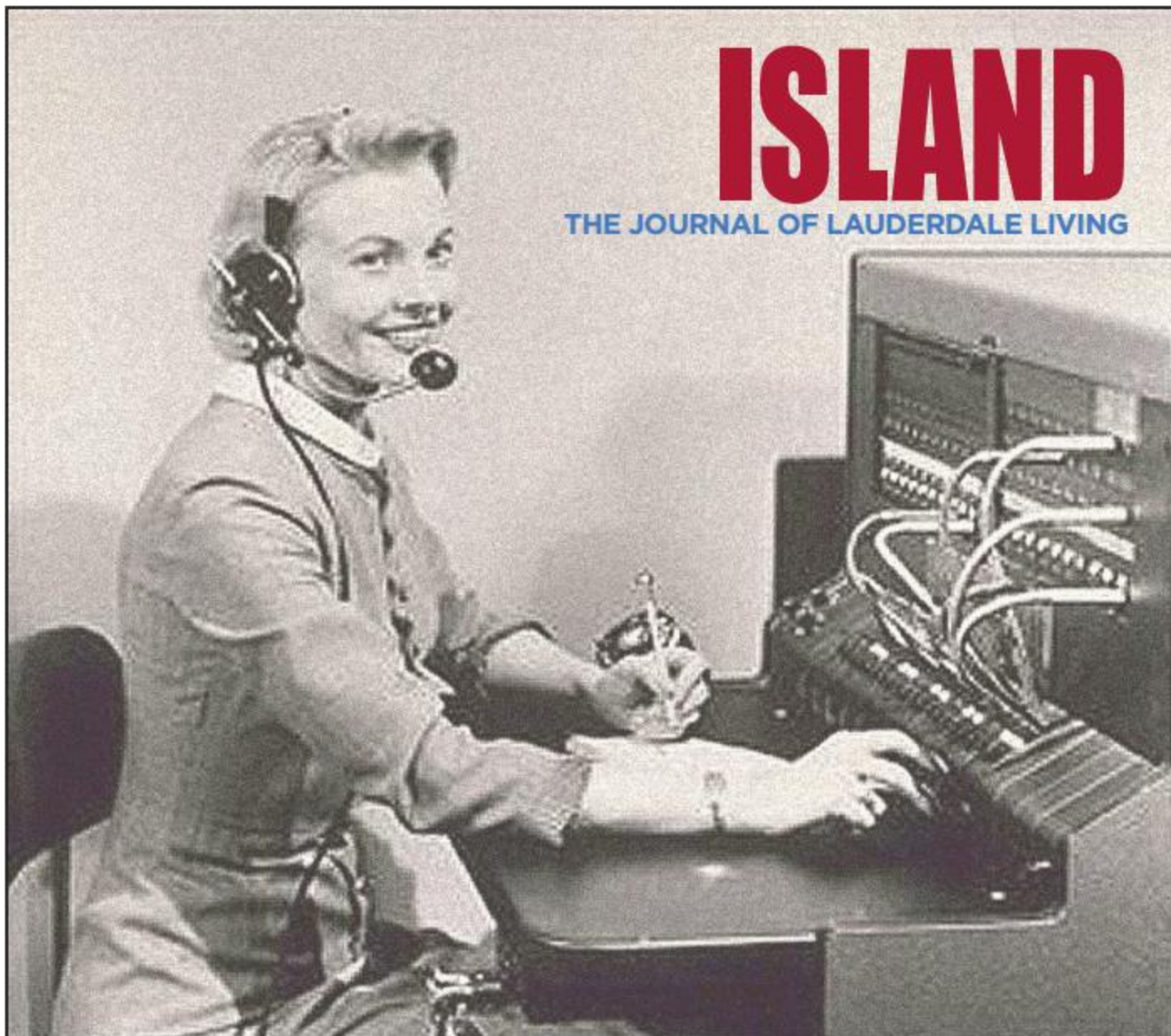
WHILE A 2,500 SQUARE FOOT, RANCH WAS COMMON HERE ORIGINALLY, THE TEARDOWN CRAZE HAS BROUGHT HOMES OF 7,500 SQUARE FEET AND MORE.

other end of the market is a sprawling, Post-Modern, waterfront pool home of 6,897 square foot with six bedrooms, seven and a half baths. Built in 2016 it boasts plenty of dockage and has an asking price of \$9,995,000.

Dry lot, single-family homes have sold between \$228 and

\$439 per square foot over the last year, but there are currently just four on the market with asking prices between \$382 and \$497 per square foot.

While a 2,500 square foot, single-story ranch on the water was common here until a couple decades ago, those last 20 years have seen a frenzy of teardowns on waterfront parcels. It seems the American dream of the mid-century era has succumbed to the seemingly inevitable pull to build ever-larger homes. Over 40% of the original, waterfront homes have been demolished here since 1980 to make way for larger homes. This trend hasn't taken hold on the interior lots, however, most of the landlocked homes instead being preserved and renovated, allowing Sunrise Intracoastal to evoke an 'updated vintage' charm. Most homes are lushly landscaped and meticulous maintenance completes the illusion of an effortless, tropical lifestyle for those lucky enough to call Sunrise Intracoastal home.



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Recently Sold in Sunrise Intracoastal



Address: **671 Middle River Drive**
Description: **6 bed, 7+ bath, waterfront, pool**
Size: **13,044 Square Feet**

Asking Price: **\$15,900,000**
Sale Price: **\$12,400,000**
Listing Agent: **Dov Stark**
Company: **Charles Rutenberg Realty**



Address: **623 Middle River Drive**
Description: **5 bed, 5+ bath, waterfront, pool**
Size: **7,463 Square Feet**

Asking Price: **\$7,195,000**
Sale Price: **\$6,800,000**
Listing Agent: **Tim Elmes**
Company: **Compass Florida, LLC**



Address: **730 Intracoastal Drive**
Description: **4 bed, 5 bath, waterfront, pool**
Size: **3,257 Square Feet**

Asking Price: **N.A.**
Sale Price: **\$2,465,000**
Listing Agent: **Lori Fein**
Company: **Coldwell Banker**

Coming Soon: Best Location in Wilton Manors

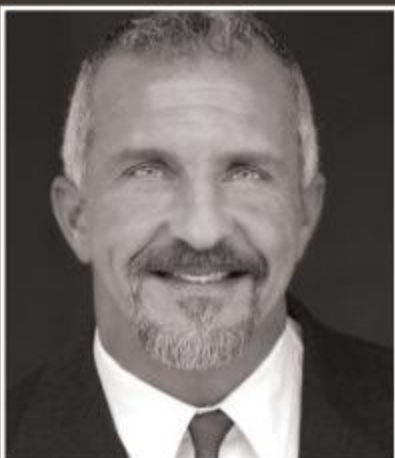
Walk to "The Drive." This 2-story townhouse features two master suites, each with en suite bathroom. Complex is located on quiet Townhouse Isle on the South fork of the Middle River. The owner has relocated the washer and dryer upstairs. Recently completed master bathroom. Nicely finished, this townhouse has a living room



with wood-burning fireplace, separate dining room, and half bath on the 1st level. New roof was installed in January, 2020. New wood deck off the primary bedroom and private patio downstairs. All impact windows and doors, plus updated kitchen, electrical and plumbing. Lots of guest parking, pet friendly and a great community.

Asking \$299,000

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Coral Point: Wilton Manors' peninsulas of pleasure.

text Mark Williams

THE SOUTHEAST CORNER OF Wilton Manors is a quiet neighborhood of mostly waterfront, single-family homes known affectionately as Coral Point. The few finger streets here begin at NE 26th Street and stretch south to the South Fork of the Middle River opposite Poinsettia Heights or east towards N Federal Highway. The South Fork of the Middle River also forms the eastern border of this slender, F-shaped neighborhood, which spans a mere 2 1/2 blocks west to the centerline of NE 19th Avenue. Despite its tiny, 31-acre footprint, Coral Point boasts almost 100 waterfront homes.

Originally platted in 1925, development stalled in the area after the great hurricane and resulting land bust and did not resume until returning World War II servicemen and their families helped fuel the building boom. By the time Wilton Manors was incorporated in 1947, celebrities, tourists, and new residents were already being drawn to greater Fort Lauderdale for its climate, beaches, and deep-sea fishing. As the population began moving out of Fort Lauderdale's urban core, suburban isles began to be built out with mid-century concrete block homes, including several developments along the South Fork of the Middle River and its finger canals.

In 1953, Joseph Taravella, president of the Coral Ridge Prop-

erties, took interest in this little corner of Wilton Manors dubbing it Coral Point and submitting development plans that same year. Following the lead of other developers as far



Coral Point consists of “finger isles” fronting on the waters of the Middle River, which in turn surrounds all of Wilton Manors.

back as the 1920s, Taravella — known for turning Coral Ridge into dozens of waterfront homes lined with pleasure craft — continued that trend here. With a bridge at N. Federal Highway finally opening in 1953, Coral Point sold quickly, its waterfront lots commanding between \$8,000 and \$9,000 each according to the Wilton Manors Historical So-

On The Market

Coral Point



Address: **2017 NE 21st Court**
 Description: **3 bed, 2 bath,**
 Size: **2,434 Square Feet**

Asking Price: **\$875,000**
 Listing Agent: **Natalia Selin**
 Company: **Florida Luxurious Properties**
 Contact: **954.648.2914**

Recently Sold

Coral Point



Address: **1916 NE 24th Street**
 Description: **3 bed, 2 bath,**
waterfront, pool
 Size: **2,450 Square Feet**

Asking Price: **\$959,000**
 Sale Price: **\$927,000**
 Listing Agent: **Kevin Wirth**
 Company: **Castelli Real Estate Services**



Address: **2216 NE 19th Avenue**
 Description: **3 bed, 3 bath,**
waterfront, pool
 Size: **2,0688 Square Feet**

Asking Price: **\$950,000**
 Sale Price: **\$950,000**
 Listing Agent: **Jane Wheatly, Gayle Borden**
 Company: **Coldwell Banker**

ciety. Residential developments like Coral Point and the growing popularity of fiberglass boats helped make the dream of waterfront living and ocean access a real possibility for residents moving into Wilton Manors.

By 1960, Wilton Manors had expanded in all directions to reach its current borders. As the building boom continued, Wilton Manors leaders worked tirelessly to provide their residents needed services and to create a livable community welcoming people from all walks of life. By the late 1990s, Wilton Manors was already becoming well known for the diversity of its residents, a population that helped fuel the real estate recovery here. As is the case in so many east-side neighborhoods, demand has outstripped the supply of real estate. However, Coral Point remains true to its original vision as a dreamy, languid community.

Coral Point owes much of this tranquility to its topography.

The concept of “through traffic” for many a Coral Point resident involves kayaks, paddle boarders and pleasure crafts floating past on the Middle River. The prevalence of waterfront activities notwithstanding, residents enjoy the nearby, 6.5-acre Colohatchee Park as well as restaurants along the N Federal Highway corridor or outdoor cafés a few blocks west. With a new Starbucks, the much-loved Stork’s Bakery as well as The Yard, a more bohemian dining enclave, options abound nearby for just about any mood or out-of town guest.

With ever increasing demand for the high quality of life possible here, the price tag on a slice of heaven in Coral Point is significantly higher than it was in the 1950s, averaging \$675,000 for a 2,075 square foot, dry lot home or \$800,000 for a 2,225 square foot, waterfront home. At press time there was only 1 property on the market in Coral Point, a 2,434 square foot, 3-bedroom, 2-bath home with a 2-car garage offered at \$875,000.



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*I got me a Chrysler, it seats about twenty
So hurry up and bring your jukebox money!*

PICTURE IT: THE YEAR, 1954... the place, Fort Lauderdale... the vibe: unmitigated fun. By the 1950s, America was more than ready for it. After decades darkened by the Great Depression and WWII, Fort Lauderdale found itself representing the epitome of America's relaxed informality, and Hertz was there to align itself with that attitude and freedom, made accessible to a great swath of the population via the automobile.

In this print ad for Hertz Rent-A-Car, we see that 65 years ago, in auto-centric America, it was perfectly acceptable to

drive one's car right onto the sand and cavort with newfound friends. One of the centers of beach life in that era, the Trade Winds hotel, plays best supporting actor in this ad, and why not? The Streamline Moderne hotel, built in 1939, was all machine-age glory, with curving bays, scalloped detail and bands of awning windows to let in the sea breeze. Commandeered by the U.S. government during WWII, the glamorous hotel morphed into a school for radar and range finding, finally returning to its original owners around 1946.

As Fort Lauderdale gained nationwide fame for being "Where The Boys Are," hotels became overrun with hoards of college youth. By that onslaught's torrid pinnacle in the 1980s, the grand lady that was the Trade Winds became associated with the wet t-shirt contests and drunken crowds of The Candy Store, which inhabited an extension of its ground floor in a kind of parasitic relationship. The hotel was demolished and in its place today stands the 200-room, Arquitectonica-designed Ritz-Carlton Hotel and Residences.



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International Construction

**Coral Ridge gut renovation and addition. Glavovic Studio, architect.
Photographed for *Tropic* magazine by Myro Rosky.
Highend International Construction, general contractors.**



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Granite and stone slab sales and fabrication • Plumbing and electrical upgrades • Project management**

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THASOS

greek taverna



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