

# ISLAND

THE JOURNAL OF LAUDERDALE LIVING

SUMMER 2021



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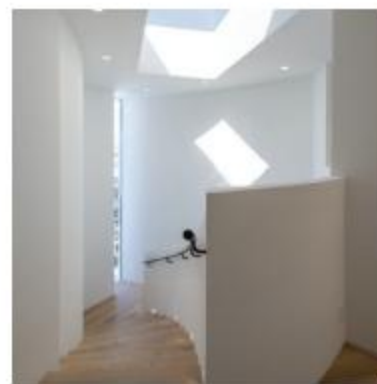


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# ISLAND

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**On the cover:** Rendering of pooldeck at Selene on Ft. Lauderdale Beach



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## AFTER...

It's been a long haul, but that light at the end of the tunnel they're always promising... it's pretty much here. After 16 months of sickness, death, the loss of jobs and entire businesses,



**Terrace-like balconies at Selene — this month's cover feature — under construction just off Fort Lauderdale Beach.**

we've finally turned a corner. The majority of us have now been vaccinated, and for this group the Centers for Disease Control has made the ubiquitous mask — in most cases — optional.

To be sure, this pandemic is not one just to be filed away on a shelf somewhere, but one to be learned from across the board. Because of hand washing, extensive sanitizing and social distancing, cases of the flu took a giant nosedive last year. How big a nosedive? At 98%, a pretty damn big nosedive. Pre-pandemic, a huge percentage of businesses were operating as if it were 1950, requiring all employees to commute to office buildings for some unknown reason. Covid taught us that, in many industries, the vast majority of employees work just as well — or even more productively — at home. And that, my friends, is a genie that is going to be impossible to stuff back into a bottle. Anyone want to buy an office building?

That, in turn, has had a huge impact on the real estate markets. If I'm going to be working from home, and if I might get stuck in another pandemic in the future (the thinking goes), where would I rather be? Do I really want to be sealed into a little one-bedroom apartment with no outdoor space in freezing cold New York or Chicago, or would I prefer a breezy, terraced, ocean-view condominium in Fort Lauderdale? I think we all know the answer to that one.

John T. O'Connor  
**Editor-in-Chief**

**Showcased here:** The paintings of Deborah Kerr



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## Everyone Under The Sun!

The Greater Fort Lauderdale Convention and Visitors Bureau announced its new brand as *Visit Lauderdale* last month along with the new destination tagline 'Everyone Under the Sun,' reflecting the diversity and welcoming nature of the Greater Fort Lauderdale region. One of the most exciting ways to experience the region's new look is outdoors, on the water. Hop on a Water Taxi where our flags whip in the wind as the boats cruise the New River and Intracoastal Waterway, making numerous stops at prime attractions and restaurants. Or go west to zoom *through the Everglades on an airboat ride* with Sawgrass Recreation Park; the boats proudly display the flags as they wind through the river of grass while guides point out native plants and active wildlife like alligators and birds. [www.evergladestours.com](http://www.evergladestours.com)

## AS PRIDE MONTH BEGINS, LAUDERDALE CELEBRATES YOU!

Visit Lauderdale celebrates diversity and inclusion in every way, each day. In Greater Fort Lauderdale's 31 municipalities, Pride is the daily way of life. Furthering the mantra of the organization's new brand, Visit Lauderdale embraces every segment of the LGBT+ community to make everyone feel welcome, comfortable and safe. The 'Celebrate You' message is the embodiment of the welcoming nature of the community awaiting visitors.

Events that celebrate the inclusiveness of the LGBT+ community include a major Pride event to be held in November, but on *Saturday, June 19th the Stonewall Wilton Manors Pride Parade* takes over Wilton Drive with a festival and street party beginning at 3PM and the parade at 7PM. [stonewallpride.lgbt](http://stonewallpride.lgbt)



## I'll take that, and that... and that and that...oh, and those.

Although Flagler Village's monthly art walk has been going on for well over a decade now, it never disappoints. It is like a wild, organic thing... constantly changing and offering visitors new experiences, new art, performances and more. It acts as one, giant open house for all of FATVillage as this area of town is known. Centered on a string of old warehouses that have taken on new life as work and exhibition space for artists of all varieties, the area has exploded with painters, sculptors, video artists, musicians, architects, landscape architects and more.

The next Art Walk will take place *Saturday, June 26th*. The event runs from 6PM to 10PM and there will be, of course, plenty of food and drink. Make a night of it!

As parking is limited, it is suggested to take Uber, Lyft or rideshare. For more info, go to [fatvillage.com/artwalk](http://fatvillage.com/artwalk)





# CELEBRATE YOU

With a vibrant collection of cultures and activities, Greater Fort Lauderdale is the destination where everyone comes together, under the warm embrace of the sun. All are welcome to fly your flag high, make an impact and radiate life - because who you are is worth celebrating.

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..."What distinguishes contemporary architecture from modern architecture is the fact that there is nothing that can hold back a great design". *Alex Penna*



REX NICHOLS ARCHITECTS



**Sculptural and drenched in natural sunlight, the new iteration of the home's staircase is as far away from the home's southwestern roots as humanly possible.**

I've covered the charismatic, exacting work of Zahn Development often in the past, showcasing specific examples of both new construction and renovation. To walk through and experience one of their finished projects is always a real treat for the perfectionist in me. Details are perfect down to the centimeter. The firm's attention to detail is truly amazing. A big part of that team is Rita Sosa-Zahn, the firm's resident architect and project manager. Sosa-Zahn works alongside Andrew Zahn. Both Rita and Andrew come from long family backgrounds in architecture and development, respectively... and it shows in every project. We spoke recently with Sosa-Zahn regarding a jaw-dropping renovation they recently completed for clients in Rio Vista.

*ISLAND: Can you tell us a little bit about how you collaborate at Zahn Development? Do you find you have to move clients toward your philosophy in design, or do renovation clients search you out specifically for the designs Zahn has produced over the years, both in terms of new construction and renovation?*

**SOSA-ZAHN:** Zahn Development has been in business forever. It started with Andrew's grandfather in 1953. Andrew is a third generation residential contractor. I am a 2nd generation architect. My dad, Rolando Sosa, started Architecture Studio in Ocala, Florida in 1998. As soon as I became a licensed architect, we opened our Fort Lauderdale office. Zahn Development and Architecture Studio share that office.

I really didn't seek out to marry a contractor, but that's what happened! Now, not only am I an architect, but also serve as a construction project manager. This has put me into a cool position to not only be able to design a home, but to build it too, in collaboration with my husband, Andrew. Collaborating with Andrew is easy. He is a design-oriented contractor and we have similar tastes and principles. We haven't had to do too much in terms of moving clients towards our design philosophy... If they don't know it, we explain it and it becomes a shared philosophy.

# SHAPESHIFTERS

The team at Zahn Development reimagines a Rio Vista home.

**text** John T. O'Connor

**photos** Island Studio Productions





The wide open kitchen has both a work island and a breakfast bar island. The finish work on the handle-free cabinets is exacting, as is the stonework.

*As the practicing architect on the team, who are some of the architects of the past – and present – who influenced you or whose work you admire?*

The most influential architect would be my Dad. His cool can-do attitude has been a huge influence for me as a professional architect. A more widely known architect that has influenced my design principles would have to be Mies — partly because he has such a good catch phrase that works every time, “less is more”.

**What the clients wanted... was to open it up to expansive views of the New River. They wanted a family home, and a home made for entertaining with multiple “hang out” spots inside and out, plus a soft, light interior.**

*Tell us about the Rio Vista project and how that came about. What were this structure’s defining characteristics when you were handed the job?*

The structure’s defining character was its southwest adobe style architecture. There were a lot of angles, curves, and thick plaster walls. I felt like a sculptor trying to cut away at the heaviness, and also a preservationist by keeping and accentuating the gentle curves.

What the clients wanted from our work was to open it up to expansive views of the New River. They wanted a family home, and a home made for entertaining with multiple “hang out” spots inside and out, plus a soft, light interior.

*The configuration or plan of this house was, shall we say, idiosyncratic. How did you deal with that challenge?*

A lot of drafts and trace paper! This house was a particular challenge because I had to design within a boomerang-like shape. In the end, the project came out with clean lines and everything looks simple and minimal. But it was a super chal-

lenging road to get there. Renovations are fun because you have some constraints to work with. And the before and after is super satisfying.

*How did the shape of the existing house lend itself to your changes? What were some of your biggest goals with the house?*

One of the biggest goals was opening up the back of the house to create a wide view of the New River. The existing house didn't have a great view of the 300-foot wide New River right in their backyard, so we changed that with a little demolition and structural engineering. We removed walls that were in the way, and reinforced the structure. We were then able to add wide, floor-to-ceiling sliding glass doors that really transformed the space. Another goal we had was to increase the covered outdoor space and design it in a way that the family would actually want to spend time outside.

**One of the biggest goals was opening up the back of the house to create a wide view of the New River. The existing house didn't have a great view... so we changed that with demolition and structural engineering.**

We achieved this by extending a balcony to create a large, covered space for sofas and lounging. We also built a 200 square foot, freestanding shade structure for their outdoor kitchen and bar. Then we added a lap pool. And to top it all off, we doubled their backyard by building a new concrete dock, 25 feet long by 90 feet wide. I'm happy to say that they have been using and enjoying their outdoor spaces.

*I love your treatment of the cabana bath with its sliver window. Can you tell us what you did there?*

The cabana bath has some of my favorite materials installed. The floor has a large chip, gray and white terrazzo tile that continues into the curved triangular shower. That, in turn, is accentuated by a 3-inch wide by 10-foot tall window — just enough to see the water view but private enough to shower in peace. The window company laughed at me when I told them I needed a 3" window. It turned out to be a really cool bathroom.





**By removing some rear walls and reinforcing the existing structure, the architect and builder were able to open up the home to incredible views of the New River.**

**The exterior and interior of the highly sculptural cabana bath, which features a three inch wide by ten foot high window. The floor in the bathroom is a terrazzo tile.**



*Much of what you have done here seems to be about discipline... about subtraction. Is that right? Can you explain this philosophy and how it relates to this particular renovation?*

With a renovation, you want to remove any excess that does not serve a purpose functionally or aesthetically. In our case, that excess meant a lot of demolition. We removed things like interior walls that were not load-bearing to create a more open great room. We removed a bulky fireplace and mantle and turned it into a kitchen appliance wall. We removed a walk-in pantry and gave the space to a larger kitchen with a 2nd island. We got rid of bulky ceiling soffits to increase the ceiling heights and connect important sightlines... the list goes on.

**With a renovation, you want to remove any excess that does not serve a purpose functionally or aesthetically. In our case, that excess meant a lot of demolition.**

When it came to materials and fixtures, everything had to be light and airy. Walls were white, woods were warm, and the materials were all earthy -- honed instead of polished. The light fixtures had to be white and minimal to blend into the walls, or delicate and airy so as to almost disappear. Or they needed to be trimless.

We were disciplined to stay aligned with the conceptual palette of materials and color tones that would be repeated throughout the house, to ensure a cohesive aesthetic in each space. When you come up with a concept at the beginning of the project, it can be tempting to stray when you are selecting the materials and finishes months later. It is important to keep the concept with you until the very end.



**Lauderdale By The Sea** | 1600 S Ocean Blvd Unit 503  
 Aquazul | Oceanfront | 3BR/4.5BA | Floor-Through Design  
 Contemporary Finishes | Duo Balconies | Resort Amenities  
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**Fort Lauderdale Beach** | 209 N Birch Road | Alhambra Place  
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 Wrap-Around Terraces with Ocean, Intracoastal and City Views  
 Custom Interiors | 3-Garage Spaces | Private Dock w/Lift | \$4,900,000



**Colee Hammock** | 12 SE 10 Avenue | Under Construction  
 The Beverley Las Olas | 3BR/3.5BA | 3,033 SF | Den  
 Elevator | Modern Finishes | 2 Terraces | Pool | 2-CG  
 Gated Entry | Steps to Las Olas | From \$1,375,000



**Coral Ridge** | 2724 NE 29 Court | Under Construction  
 4BR/3.5BA | Den | 3,106 SF | Den | 2-Covered Terraces  
 Dramatic Glassed Atrium Entry | Contemporary Interiors  
 Pool | 2-CG | \$1,975,000



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Newly Listed | 3025 Harbor Drive, 11 | Fort Lauderdale | \$369,000 | 1 BR, 1 BA | Stunning direct water views from this wonderful mid-century modern gem. Terrazzo floors, all-new kitchen with Big Chill retro appliances, washer and dryer and comes mostly furnished. Low dockage fees at \$300 per year. Small pets with approval. **Web# F10286363**



**CHANGES ON THE BARRIER ISLAND** that is Fort Lauderdale Beach have often been contentious. Legend has it that at the turn of the 20th century, early landowner Hugh Taylor Birch was annoyed by encroaching civilization on the beach, and used a rifle to shoot out new streetlights installed by the City at the edge of his property.

## TALL AND TAN AND YOUNG AND LOVELY SELENE RISES ON LAUDERDALE BEACH

**text** John T. O'Connor

A century later, each time a hotel or condominium of substantial size is proposed for this slender strip of land, pandemonium ensues. To be sure, those who live here are — and should be — protective of the gem they have. They remember what has happened in the past, when residents were less engaged. Back then, buildings rose with all attention paid to Atlantic Ocean views while the west sides of those buildings often turned their backs on the neighborhood beyond, snubbing them with giant stucco walls and unsightly service entrances.

Happily, the opposite is true of Kolter Urban's new condominium project, Selene, due to rise just south of Casablanca Café. Here, after an iteration that attempted to placate locals by keeping its height lower, architect Kobi Karp worked with residents to create something different. Why not, the team thought, create two





slender, 26-story towers and then jog them a bit, pushing one west just a bit while pulling the other east. They'd be taller, yes, but their slender design would allow more view corridors for buildings to the west, and keep Selene light and airy. Karp's design pays attention to *all* sides of the two towers, avoiding the monolithic appearance of some earlier hotels and condominiums that line the shore.

**Selene Oceanfront Residences, to use its full name, brings an opportunity that, believe it or not, is rare on Fort Lauderdale Beach. While this stretch of the beach has seen plenty of hotel development, oceanview condominiums are exceedingly rare.**

The dual-tower residence offered Karp's office the opportunity to use the space in between to create a 4th floor amenities deck connected to both buildings with two swimming pools, cabanas, pool bar and more. On the 2.6 acre landscaped site will be a 5,300 square foot restaurant open to the public, as well as a dog park for residents' use. At the ground level, each corner of the site is to be treated as an elegant, public plaza, connecting Selene and its restaurant to the fabric of the neighborhood.

Selene Oceanfront Residences, to use its full name, also brings an opportunity that, believe it or not, is rare on Fort Lauderdale's Central Beach. While the stretch between Las Olas and Sunrise Boulevards has seen plenty of hotel development, new, ocean-view condominiums are rare. In fact, Paramount, a 95-unit build-



**Above: Architect Kobi Karp and his team opted to jog the two towers of Selene slightly from east to west, making the most of views and allowing for an expansive, elevated pool deck that nests in between the structures. Located roughly halfway between the Ritz-Carlton (far left) and W (far right) Selene is, nevertheless, set further back from the shoreline, assuring it will not throw afternoon shadows across the sand. Right: Although the plan of each tower is rectilinear, the extending floor plates that create wrapping terraces are gently curved around the buildings' corners, softening its profile. As these terraces wrap both the east and west facades of both towers, they're perfect for watching the sun rise or set.**



ing near the Bonnet House, is the only oceanfront, exclusively condominium project to rise in the past decade.

Inside Selene, residences will have floor-to-ceiling, impact glass windows. A ceiling height of 9'8" should make Ocean and Intra-coastal views even more breathtaking. Balconies are planned to be a full ten feet deep and gently curved around the corners of the towers, their depth allowing them to truly function as outside rooms. Kitchens will feature European-style cabinetry and be finished with quartz countertops and stainless steel appliances.

Of the two towers, the south tower is slightly more square in plan than the elongated plan of the east tower. Sizes range from a line of 1,395 square foot 2-bedroom, 2-bath residences to an exceptionally spacious, 3-bedroom, 4-bath plus den model that boasts

wraparound terraces both east and west, offering residents fabulous sunrise and sunset views from higher floors. The Tiffany Residence, as this model has been branded, has completely open plan entertaining spaces facing the ocean, with private, family quarters to the west. It consists of 3,264 interior square feet, with an additional 746 square feet of terrace space. In all, there are nine different floor plans from which prospective buyers might choose.

Kolter Urban has tapped Douglas Elliman, the firm responsible for selling out 100 Las Olas, to handle sales at Selene. Construction has begun and the two towers are expected to welcome residents in 2024.

**One model, branded the Tiffany Residence, has completely open plan entertaining spaces facing the ocean, with private, family quarters to the west. It consists of 3,264 interior square feet, with an additional 746 square feet of terrace space.**

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## THE FORT LAUDERDALE STAYCATION TRIFECTA

### Rediscover your city three different ways

**text** Ed Salvato

Need an escape? Before heading to the (once again) crowded airport, first stretch those travel muscles right here in your own city. We all get stuck in our triangular groove of work, home, family — which for nearly a year were all in the very same spot! — and it's easy to miss the marvels surrounding us. You may be once again caught in traffic on the A1A or slaloming through the ever-growing crowds ambling along Las Olas making it easy to forget what brought us to Fort Lauderdale in the first place: the gorgeous waterways; the understated architecture; a delicious food scene; and many hidden gems. Here are three brief itineraries that will provide a hint of our city's recent and rich past; its contemporary bold signature; and unique treasures you can only find here.

#### **Retro: A rich history hidden in plain sight**

You can't understand today's Fort Lauderdale without knowing Hugh Taylor Birch, the imposing and foresightful Standard Oil attorney who fled the bustle of Chicago, arrived in Ft. Lauderdale and began snapping up miles of pristine oceanfront land for around a dollar per acre in 1903. Or a little about architecture. Unlike Miami which first started booming in the 20s and 30s --- hence all those gorgeous Art Deco gems along Ocean Drive ---



Fort Lauderdale began its heyday in the post-WW2 years coinciding with the rise of Mid-Century Modern architecture, producing a blessed abundance of buildings with pastel tones, weightless stairs and elegant curves reflecting that movement. Though many of these buildings have been neglected or torn down, there's a growing movement to renovate, preserve and highlight these precious assets.

**Do:** Visit the Bonnet House Museum & Gardens, a glorious, storied property chock full of significant artwork and delightful curiosities and surrounded by lush native flora and local fauna, including a small troop of monkeys. It started its life as a wedding gift to his daughter from Hugh Taylor Birch. **BonnetHouse.org** Just south of Bonnet House and west of the beach, meander around the fledgling North Beach Village, which both celebrates its collection of historic Mid-Century Modern buildings — many lovingly restored to their original splendor — and reaches forward with coffee shops, art galleries, boutiques and a charming food truck area. **NorthBeachVillageResort.com**

**Eat:** Lunch at Park & Ocean, a 2,700-square foot open-air restaurant with frosty craft beers on tap and garden set amidst



**Above: Lagoon at the Bonnet House & Gardens. Right: The beachfront malt shop in Birch State Park, C. 1959. Now open as Park & Ocean. Below: the classic, 1949 Escape Hotel, just restored and reopened as the Kimpton Goodland Hotel.**



a shady grove on the southeast side of historic Birch Park along A1A. This curving, single-story building operated for decades as a classic Mid-Century malt shop/burger joint with an only-in-South-Florida al fresco twist. It offers oceanfront seating and views and direct access to the beach and ocean. You can also rent jet skis, pedal boats and paddleboards.

**ParkandOcean.com**

**Stay:** Located in the ever-evolving North Beach Village neighborhood of Fort Lauderdale Beach, The Kimpton Goodland Fort Lauderdale's first incarnation was the Escape Hotel designed in 1949 by Lester Avery, an architect appreciated for his exceptional Mid-Century Modern designs. The structure was designated a landmark and has been stunningly and lovingly restored. Check in, grab a cocktail, settle by the lush, secluded courtyard pool, enjoy live music and

look forward to a delicious meal at Botanic, the locally inspired restaurant.

**GoodlandHotelFtLauderdale.com**

**FTL: A city continuously reinventing itself**

For most visitors thinking about Fort Lauderdale, the first thing that comes to mind is the beach. And pretty much the second and third thing. But we locals know better!

The newly rebranded NSU Art Museum epitomizes Fort Lauderdale's stealth art excellence with respect to the building, its collection and its super smart programming under the seasoned and enlightened guidance of new director Bonnie Clearwater. If you go inland just a bit, you'll be amazed to find burgeoning graffiti-splashed arts communities simply bursting with energy and creativity. The two best known, MASS District and FATVillage, are home to artists, musicians and other creative souls populating art galleries, studios, coffee houses and unique shops that showcase Fort Lauderdale's deep, broad but lesser-known arts and culture communities.

**Do:** Spend a few hours at NSU Art Museum, which is renowned for European Expressionist artists, an extensive collection of William Glackens, one of the founders of the Ashcan School, a fine Latin American collection and a postwar collection that includes pieces by Frank Stella and Andy Warhol. The museum is



also well known for its Modernist building with its massive and colorful mural, *Acid Free* by Miami-based artist Jen Stark. **NSUArtMuseum.org**

Download maps of FATVillage and MASS District, start exploring these unexpected, colorful urban arts districts, and get ready to go Instagram crazy. **FATVillage.com** and **MASSDistrict.com**. If you need a caffeine boost and a little nosh, pop into Circle House Coffee in Flagler Village minutes from these arts districts. **CircleHouseCoffee.com**

**Eat:** With outside seating for 100 (and inside seating for 60), Takato at the Conrad is all the rage with local foodies. The name translates to “in a state of extreme happiness,” which is pretty much guaranteed after indulging in the freshly prepared Japanese-Korean fusion dishes. If they’re on the menu, try the grilled Korean Short Rib, sprinkled with scallions and sesame seeds and the Wagyu Skirt Steak, served with a wasabi chimichurri. **TakatoRestaurant.com**

Thasos is a modern Greek restaurant that is truly exceptional. With its crisp white setting, casual bar seating, more formal tables and relaxed loggia seating it has become one of Fort Lauderdale’s, go-to spots with a vibe that will suit your mood. It offers friendly and attentive service and an extraordinary menu selection. We highly recommend the Day Boat Swordfish — about one and a quarter inches thick and grilled to perfection. Also consistently delicious is the Moussaka, a traditional ground lamb and eggplant casserole. No lie: The best we’ve ever eaten. **ThasosRestaurant.com**

**Stay:** The 24-story beachfront Conrad Fort Lauderdale resort with 181 elegantly appointed suites (each with a gallery kitchen and balcony with waterfront views) is one of the last designs by renowned architect Michael Graves, with signature Post-modern elements like porthole-style openings. Enjoy a workout at the gym, take one of the hotel’s bicycles for a ride along A1A or skip all that and indulge in liquid calories by the rooftop pool with a delicious refreshing signature frozen cocktail. Locals: Be sure to request the ‘Staycation Package,’ with waived resort charges, discounted valet fees and a 2PM late check out. **ConradFortLauderdale.com**

#### **Canals and one massive guitar: You’ll only find this here**

Tear yourself away from the beach: Fort Lauderdale offers up



**Above: The NSU Art Museum, showing Stark’s *Acid Free* mural, top left. Left: FATVillage is one of two arts districts perfect for exploration. Below: Circle House Coffee. Bottom left: Capiz chandeliers over dining tables at Thasos Restaurant.**





**Above: Massive swimming lagoons with swim-up suites at the Guitar Hotel where mid-century meets modern. Right: prime tenderloin grilled to perfection at Abiaka.**



unique experiences for those who venture a bit farther inland. Our other waterways — the Intercoastal and the network of canals — provide refreshing and exhilarating experiences. Futuristic human-made attractions also await, including the stunning new Seminole Hard Rock Hollywood.

**Do:** It's not called the Venice of America for nothing. Most visitors have no idea that the city is crisscrossed by canals. To travel these unique waterways is to transport yourself to a magical kingdom of mind-blowing celebrity-owned mansions and megayachts. Carrie B. Cruises offers 90-minute, narrated cruises five days a week. **CarrieBCruises.com** Another only-in-Lauderdale experience is a visit to a giant guitar, though it is definitely not kitsch. Just

ask Beyoncé (if she'll take your call). She's a frequent guest in one of the sky-high penthouses. The Hard Rock's iconic guitar-shaped glass tower — a marvelous high-tech architectural feat — is surrounded by a vast series of interconnected pools (miniature lakes, really) and meticulously landscaped grounds. There are numerous restaurants and shops and a high-tech and inviting gaming area. **SeminoleHardRockHollywood.com**

**Eat:** While you're at the Hard Rock, book a meal at Abiaka, a wood-fire grill restaurant overlooking the resort's extensive pool landscape. Offering both large-format entrees and small plates, the menu is made for sharing. The restaurant offers a wine list with up to 100 labels and a unique cocktail menu featuring a farmer's market-inspired approach, utilizing local produce, perfectly paired to the menu.

**SeminoleHardRockHollywood.com**

**Stay:** While the futuristic Guitar Hotel grabs your attention, we recommend staying at the Oasis Tower. While the understated seven-story building is dwarfed by the Guitar, its 168 guest rooms offer a much more intimate experience. We love the exclusive swim-up suites overlooking the gorgeous lagoon and private pool area. **SeminoleHardRockHollywood.com**

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*NYC-based Ed Salvato is a freelance travel writer, instructor at NYU and the University of Texas at Austin's NYC Center, and an LGBTQ tourism marketing specialist.*



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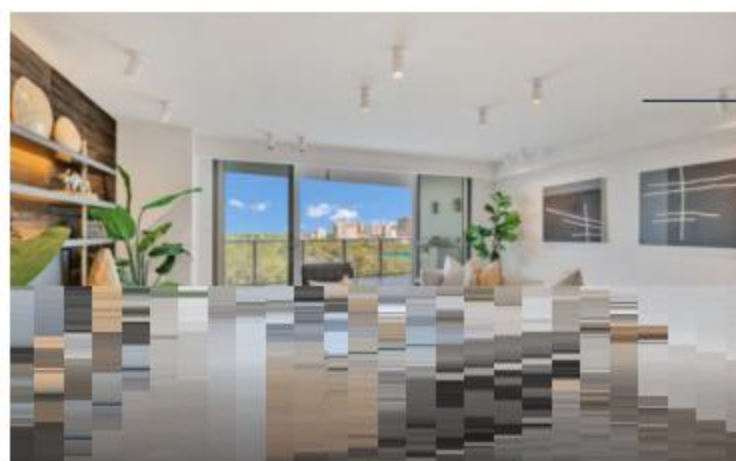
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# Living within art in Wynwood

The Carter Project at NSU Art Museum Fort Lauderdale

text Hilary Lewis  
photos Steven Brooke

WHEN ARTIST CHRISTOPHER CARTER and his wife Tracey Robertson Carter purchased property in Wynwood in 2016, what they acquired was just under four-tenths of an acre of land and a somewhat unremarkable three-bedroom house not far from I-95. This hardly sounds like the canvas for an artwork; but in the hands of Carter, a Miami-based sculptor, this real estate purchase turned into a platform for artistic expression that embraced the environmentally sensitive reclamation of materials, from shipping containers to spiral staircases. Carter, over several years, innovatively utilized existing objects to create something not only new, but very much his own. The Carters now inhabit an airy, light-filled architectural complex of over 8,700 square feet that combines studio and living space in a beautiful way. Despite the substantial size of the project, there are spaces that provide privacy, as well as large, high volumes perfect for entertaining and exhibiting art.

The project caught the attention of Bonnie Clearwater, director and chief curator of the NSU Art Museum Fort Lauderdale, who chose to celebrate it with an exhibition at the mu-



Even though part of the home is created from former shipping containers, its entirety nevertheless connects with the jungle-like nature of its surroundings.

seum, *The Carter Project*, which is on view through January 9, 2022. While Carter needed to create architecture, his intent was nonetheless a work of art, which Clearwater picked up on for this multi-media show that presents the project through video, photography, drawings and even a 3D-printed model. Similar to Carter's approach to sculpture, the house embraces found objects and existing materials, reimagined and reconfigured to breathe new life into what others might not have noticed or might even have discarded. Carter's eye sees possibilities in what others might miss and as he combines these materials and objects in new ways, the result is a signature environment.

Carter's approach echoes his art-making, which is marked by the use of wood, metal and glass, often integrating recycled or discarded pieces. So his entire practice is marked by respect for

sustainability. According to the museum, Carter's work references Afrofuturism and also the Japanese wabi-sabi aesthetic, an approach that celebrates imperfections. This attitude leads

**Similar to Carter's approach to sculpture, the house embraces found objects and existing materials, reimagined and reconfigured to breathe new life into what others might not have noticed or even discarded.**

to a celebration of uniqueness and the patina of use and age. Texture is key here, whether that be of a warped pane of glass, the natural grain of wood or the scratched surface of metal.

The complex is a home that fully connects with nature. Like many innovative house designs in Florida, the program inte-

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**With an expansive great room, complete with rolling, commercial-sized garage doors, the house may represent the zenith of the live-work movement.**

grates indoor/outdoor living. At purchase, the property already had plenty of mango, oak and avocado trees, so it was obvious that the landscaping should verge towards lush, tropical greenery. Just because you have easy access to the highway and the vibrant Wynwood art district doesn't mean you can't have your own personal jungle-inspired landscape — truly the best of both worlds. The Carters are protected from noise and city grit in their personal oasis. According to Carter, "I think of it as an adult treehouse or fort for the different facets of my art practice."

As an artist, Carter did reach out for architectural assistance to realize his vision, working with Gary Williams of Fort Lauderdale, an architect the Carters had met through the local Florida art

scene. Working jointly, Carter and Williams incorporated the existing containers that Carter had already placed on site, and went on to transform these into a more finished design that includes an extraordinary great room that is 26-feet high and a massive awning for needed shade.

Clearwater underscores that she is attracted to the way in which artists have engaged in architectural projects, citing Julian Schnabel and Frank Stella as renowned examples. So when she learned of the Carter house, she immediately considered how this could be presented as an exhibition. It's inspiring indeed to see how art can be infused not only *throughout* the home but quite literally as the home.

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This photo, taken soon after the building's completion, shows the angled glass panels that mirrored the angle of the base of the signage pylon. These windows were replaced with windows at a 90° angle in 2007, but could easily be restored.



# Castro Convertibles Showroom

A visual landmark for 62 years – is it finally time to protect McKirahan’s design?

**text** John T. O’Connor

**photo** Gene Hyde

In 1959, when asked to design a Castro Convertibles Showroom for owner Bernard Castro, Charles McKirahan was already a major name in South Florida design circles and a force to be reckoned with. Barely 40 years of age, McKirahan had completed dozens of projects, including the Coral Ridge Yacht Club, the Coral Ridge Country Club, and the Castaways hotel in Miami Beach. He was busy with construction on Fort Lauderdale’s 1st beach highrise, the sea foam green Birch Tower.

In the optimistic 50s, spanking new Fort Lauderdale was a modernist’s paradise, and McKirahan found himself at the center of a perfect storm. Just as Dinah Shore was singing to post-war American audiences to “See the USA in your Chevrolet,” little Bernadette Castro had become an early TV icon in New York, unfolding one of her father’s signature convertible sofas in her nightgown.

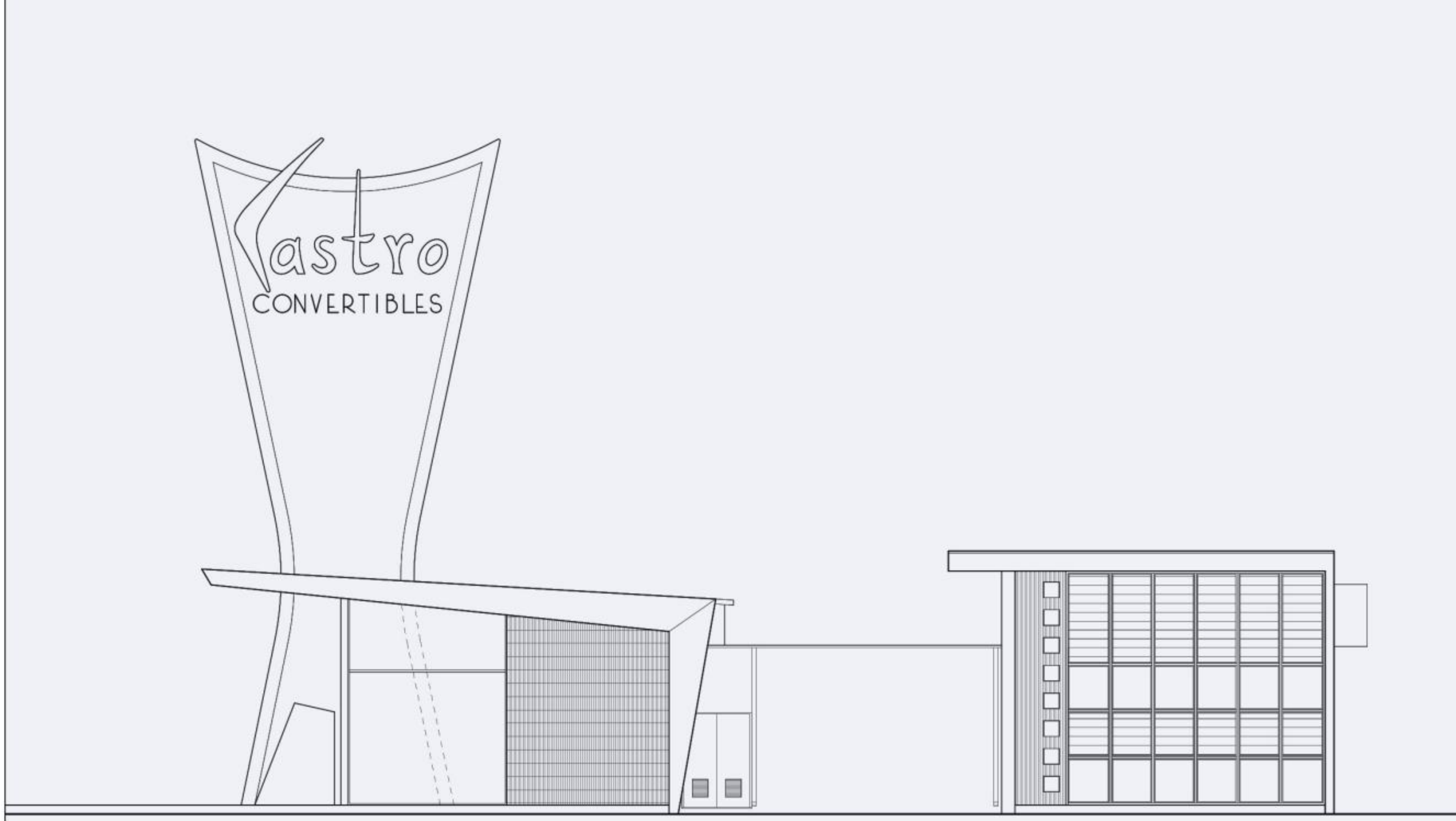
Starting in the mid 50s, Castro was a burgeoning enterprise and the family – like so many others – drove to Florida in the late 50s. “My father fell in love with Fort Lauderdale,” Castro told us, “Dad had worked so hard up north until the late 1950s. He only first discovered Florida around that time.” An early Florida retirement was the plan, but, according to his daughter, he loved his work too much. “He had intended to retire, but was really too young,” said Castro, “So he extended the Castro Convertibles business to Florida. Well, all the New Yorkers who were down here thought Castro had gone national!”

Bernard Castro built the family a home on the ocean at 2300 North Atlantic Boulevard, a home Bernadette believes was designed by McKirahan as well. “I think dad hired McKirahan to do the showroom at about the same time. It was really his pride and joy. In the rear [of the showroom] he had a large penthouse apartment built with a huge terrace. It was quite beautiful with imported Italian tile floors. My father really worked in that penthouse apartment behind the store.”

**Is it time to designate this architecturally significant landmark explicitly? In a city that has frittered away so many fine examples of Mid-Century Modernism, we say yes.**

As for the showroom’s cutting edge design, while Castro recalls a wonderful relationship between her father and the architect, she says creation of the final product was not the easiest for McKirahan. “My father, I think, was not an easy client for Chuck, as they used to call him,” says Castro, “Because, even though dad loved his work, he had his own design ideas. I mean, he left Italy when he was 15, but was smart enough to retain one of the best up and coming architects.” One of the items high on Bernard Castro’s list was the building’s enormous, hourglass-shaped signage pylon.

“That signage was absolutely my father’s input,” Castro explains,



**McKirahan's South elevation of the Castro Convertibles showroom shows the angled roofline and signage pylon. Castro's private quarters is seen on the right.**

"You see, you have to remember that, at the time, Federal Highway was not a major thoroughfare, and my dad was a firm believer in signage. When he had first started, decades earlier, my father had very little money. His first \$400 was put into signage. Eventually, we had that giant sign in New York's Times Square."

McKirahan was a stickler for detail, and on the original elevation drawings for the structure, he details materials from the stainless steel cladding on the north and south fascia, glass mosaic tile surfacing for the north and south walls and elongated, C-shaped handles for the two front doors. McKirahan chose a modified swash-style lettering for the Castro logo, similar to that used on the Birch Tower and the Bayview Building projects of the same year.

The architect had a bravura style that often threw caution to the wind in favor of visual excitement. What could have been a bland showroom took on life with windows canted at an 80-degree angle to match the bottom line of the hourglass-shaped pylon.

The repeated square motif by the front entrance echoes that used in McKirahan's design for the tiny Patton Insurance building on NE 4th Avenue, finished in 1958. All of these items added up to a showstopper. According to Castro, this would have certainly been in keeping with what her dad wanted for his Florida flagship. "He wanted cars to see this building!" Half a century before advertising would take over our phones and our lives, architecture actually played a role in bringing in customers.

When asked about her father's choice of an architect, one known for an innovative form of Modernism, Bernadette explains, "This was a big project and a significant investment at the time. My father was NOT afraid of change. He truly wanted to make a statement."

Recently sold by the family, the Castro Convertible Showroom's future is now uncertain. Is it time to designate this architecturally significant landmark explicitly? In a city that has frittered away so many fine examples of Mid-Century Modernism, we say yes.

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AS HISTORY TELLS US, the Mayflower and its unhappy boatload of disgruntled worshipers found the shores of what would become Provincetown Harbor in 1620 by following a copy of John Smith's map of 1614. But from that point on, P-town, as it is commonly called, would get a reputation for living on the edge, both literally and figuratively. Set at the very tip of Cape Cod this spiraling bit of sand dune which, from above, looks like nothing so much as a Robert Smithson land sculpture, earned its reputation early on.

"Helltown" it was called at one point, for the collection on its shores – like so much flotsam – of scofflaws, pirates, and raucous mariners. After a prosperous 19th century of Cod fishing and salt

# MY PROVINCETOWN

**text and photos** John T. O'Connor

production, (the tiny town once had over 70 salt-works) World War I and America's entrance into the European conflict had the odd side effect of funneling artists, writers and other bohemians to the tip of the Cape instead of to their preferred European haunts.

By the 1930s, the town once known for Portuguese fishermen and a rough and tumble lifestyle had re-blossomed as an artist's colony. Painter Hans Hoffman opened his Summer School of Art in the West End. Soon the town was host to Jackson Pollock, Robert Motherwell, Mark Rothko and other painters. Playwrights and authors swarmed to Provincetown as well and the ghosts of Tennessee Williams, Sinclair Lewis and Eugene O'Neill can still be sensed in the centuries-old houses. Known today as an extremely gay-friendly city, it continues to live life on the edge. The sight of a drag queen in evening gown and full make-up zip-ping by on a motorized scooter doesn't raise an eyebrow.

While its East End is filled with terrific art galleries, Provincetown's relatively quiet West End is a cobbled together little neighborhood. A mix of Greek Revival houses, shingle-sided cottages and gardens overflowing with flowers or vegetables, the bohemian spirit lives on as strong as ever. Locals do not look upon chipped paint and broken shutters as finable offenses. Rather, they are put up with as signs of authenticity. Neither East End nor West End aspires to pictorial perfection, and that's just fine to those who fill its streets with suntanned faces and wet dogs come August. As long as there's a place to pull up a chair and cool off with a tall Tom Collins in the late afternoon, all is right with the world.



**Chinese Lantern in bloom**



**July in the West End**



**Overstuffed lobster roll with coleslaw and fries at Pepe's Wharf**



**Tea Dance at the Boatslip**



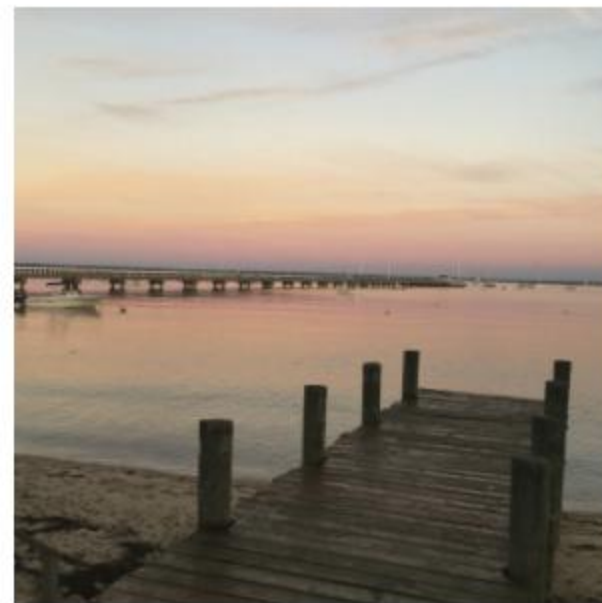
**Taking in an exhibit at PAAM**



**Jumbo shrimp at Ross' Grill**



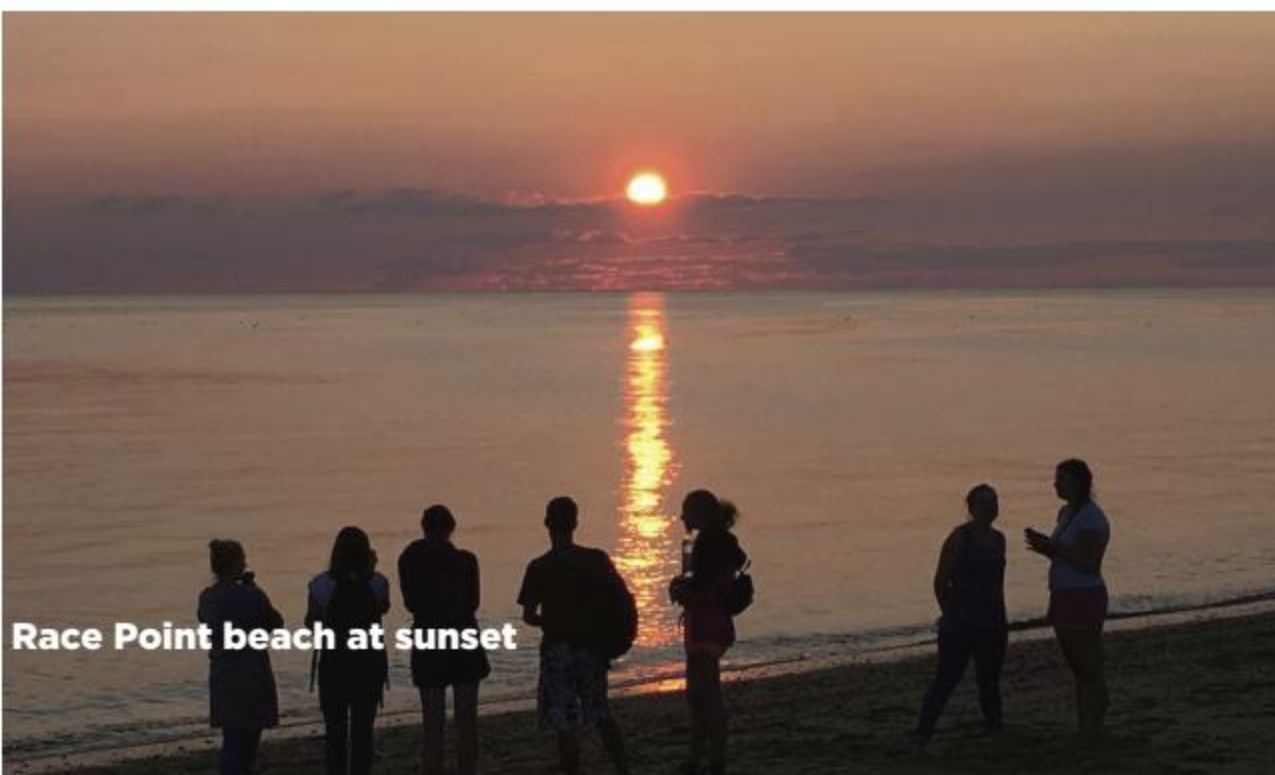
**White Party benefit**



**West End harborfront**



**Peony in June**



**Race Point beach at sunset**



**Trampolina Glenellen**



**Early morning dew**



**Tiny crab found at the moors**



**Insane sunset, West End moors**



**Allium in full bloom**



**Eggs Benedict at Liz's Café**



**Hilary Clinton campaigns**



**Whiskey Sour and kayaks**



**Happy visitors at The red Inn**



**Long Point Light Station**



**Trekking to Herring Cove Beach**



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**Hilary shortbread cookies**



**PAAM art museum**



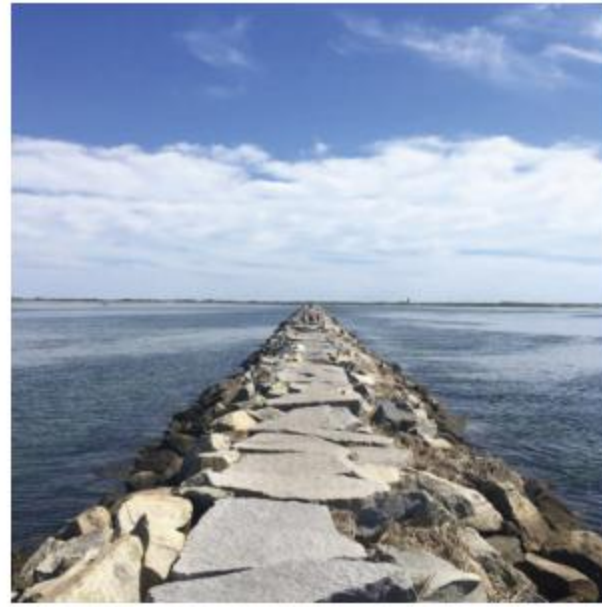
**Rose-covered entry in July**



**White Party patron**



**Provincetown Monument**



**Provincetown Causeway**



**Stacey Abrams by Jo Hay**



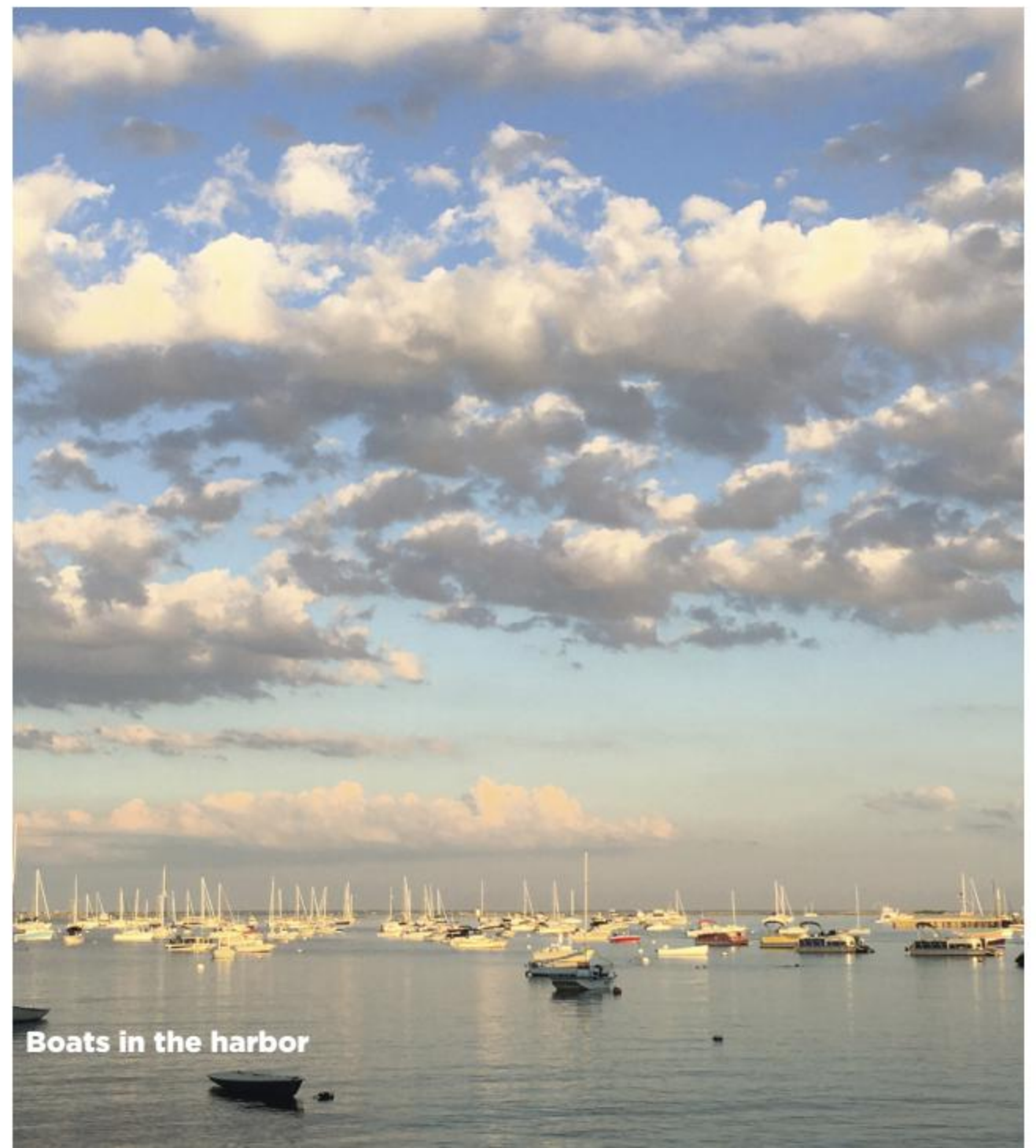
**Afternoon drink at the Red Inn**



**Wet dog at West End Racing Children's Community Sailing dock**



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**Boats in the harbor**



**Kayaking off the East End**



**Soup of the day**

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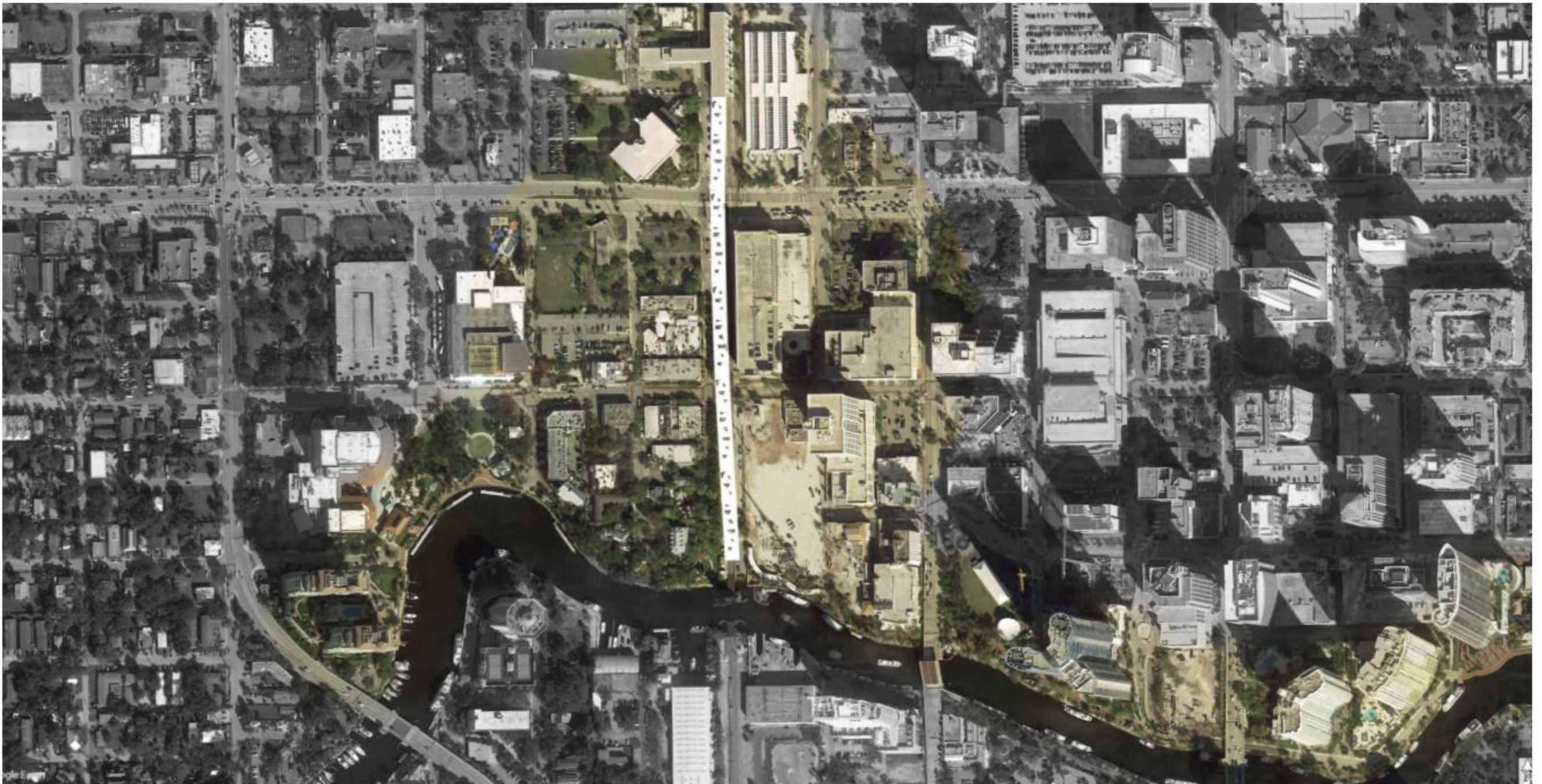
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# BRIGHTLINE TO RIVERWALK

Improving the pedestrian experience between our Brightline station and the downtown core.

**text** John T. O'Connor

WHEN BRIGHTLINE BEGAN ITS higher speed, three-stop service between Miami and West Palm Beach in 2018, South Florida cheered. With the pandemic halt in service almost over, and with an Orlando Station on fast track for construction and Tampa not far behind, that excitement grows. Around the West Palm Beach and Miami stations, high-rise development has taken place, and the same should happen shortly in Fort Lauderdale. But Fort Lauderdale has a little problem to overcome.

The station itself is on the north side of W. Broward Boulevard and the downtown core and Riverwalk are about a third of a mile away, south of W. Broward Boulevard. This means crossing six lanes of traffic and two turning lanes

just to get across that thoroughfare. Intimidating at best and maybe not the best “Welcome to Fort Lauderdale” moment... at least from a Visitors and Convention Bureau standpoint.

Enter the Urban Shade Competition, a design charrette launched by Grace Arts Center in late 2018 that was open to design professionals and non-professionals alike. It recognized this site would fast become our de facto Downtown Fort Lauderdale Mobility Hub, and was in search of a safe, comfortable, connection solution to the problem mentioned above.

One of the proposals we loved was submitted by the project team of Estefania Mayorga and Alessandro Pupillo. While the

**Above: Aerial view of proposed structure (center) leading from the Brightline station to the Riverwalk.**





two worked on this independently, Pupillo is now an architectural designer at SOW Design Studio and Mayorga is a land planner with Toothaker.org. The two agreed the current interconnection between the Brightline station and downtown core was incomplete and unsafe. They looked at the design of the Fort Lauderdale station (by Zyscovich Architects in association with Skidmore Owings & Merrill) for inspiration and created a 2,000 foot bridge structure that departs from the existing, elevated Brightline waiting lounge and stretches all the way to the Riverwalk, providing a streamlined connection to and from the New River with an access point on Himmarshee Street.

The design used the V-shaped framing/supports found on the Brightline station itself as more or less an aesthetic jumping off point. The end result is bright, open and exhilarating, with hanging gardens punctuating its roof and glass rails extending the view.

**This team's design was far more than just a pretty walkway. It featured a bicycle & scooter rental station, plus a series of leasable areas for public/private functions, pulling in needed income for upkeep.**

A series of vertically aligned openings scattered along the top and bottom platforms provide natural light and space for those hanging gardens. The structure's elevated nature protects against high tides and storms. The B2R, as the team named the project, attempted to create convenient and safe access for users of all abilities, both day and night. A system of steel trusses and platforms allowed the structure to span long distances, minimizing the need for ground supports. A protective coat of fiberglass prevents the steel from rusting over time while referencing the materiality of yachts and local maritime craftsmanship. But Mayorga and Pupillo's design was far more than just a pretty walkway. Their proposal featured a new terminal for the Brightline station, a bicycle/scooter rental station, plus a series of leasable areas for public/private functions, bringing activity to the space at all hours and pulling in needed income for upkeep.

For their efforts Mayorga and Pupillo were awarded 2nd prize in the Student/Open category, and 3rd prize in the Professional category. We applaud their efforts and hope this project might be built in the near future or at the very least, influence decision makers.



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**Clockwise from right: Chopped salad with grilled salmon and their creamy tomatillo ranch dressing. Tap 42 brews are on tap as well as brews from Funky Buddah, Wynwood Brewing and others. The incredible bacon and sweet corn guacamole served up with fresh, crisp chips. Southern fried chicken salad with chopped greens, charred corn, toasted sunflower seeds, edamame, carrots and a creamy tomatillo ranch dressing.**



YES, THERE MAY NOW BE A TAP 42 in eight South Florida cities from Coral Gables to Davie, but it's somehow satisfying that the flagship, the spot that started it all, is right here on South Andrews Avenue. It's hard to believe it has been a decade since this craft kitchen and bar opened in what was then an out of the way spot. But with a formula that includes consistently delicious foods in addition to a staggering menu of ales, lagers, stouts, and IPAs, throw in a setting that feels convivial and authentic, and it's no wonder the place is having babies right and left.

We love their bacon and sweet corn guacamole and chips to start. Then it's off to the races with Southern fried chicken and waffles or, if we're splurging a bit, the filet mignon served with truffle mac & cheese. Personally, I

## After all these years: **Tap 42**

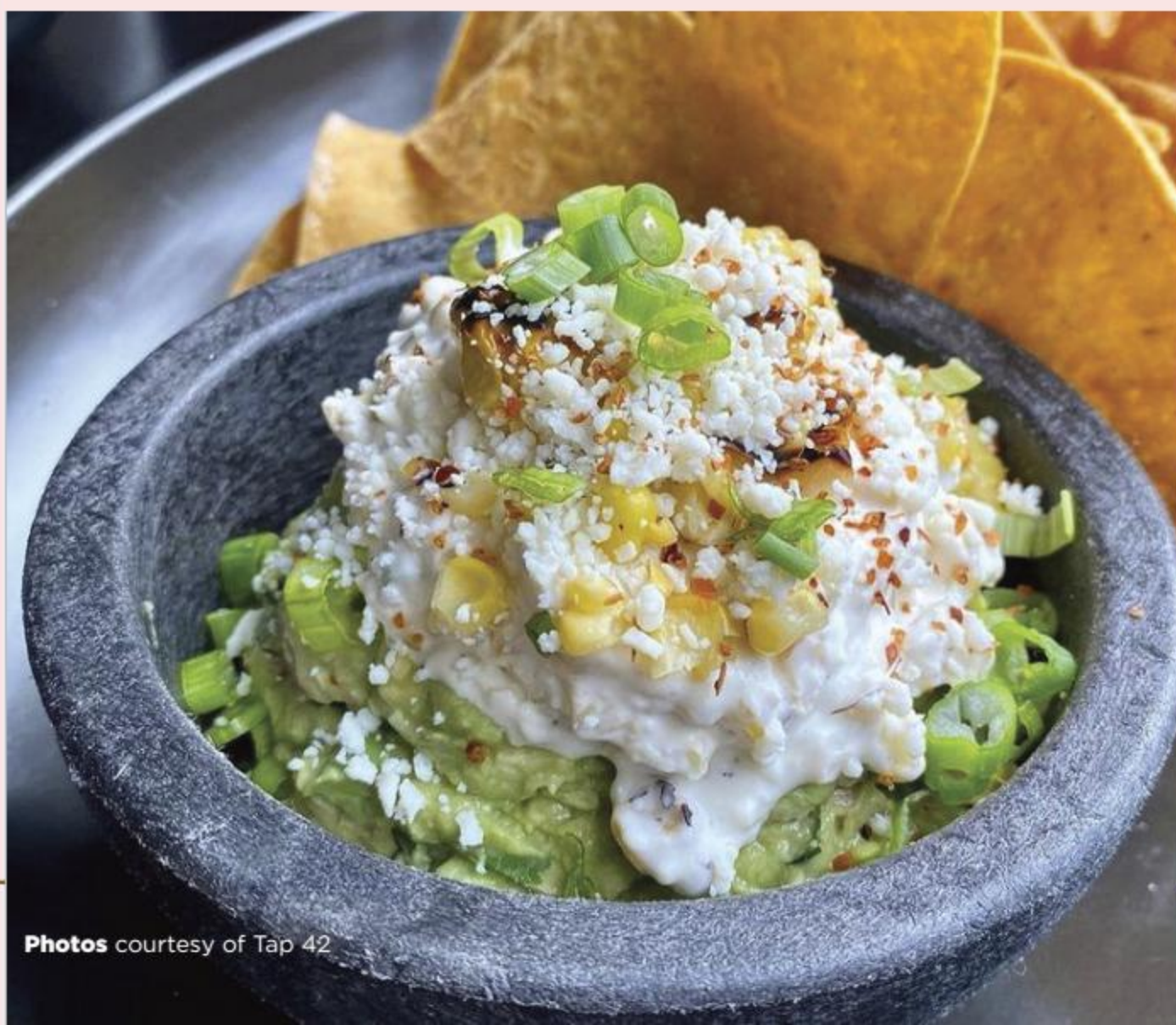
enjoy these with a cold La Rubia blonde ale from Wynwood Brewing. If you're un-

sure, why not try Tap 42's flight? That's four, five ounce pours of anything they have on draft.

Specials like half-off bottles of wine, half-off prohibition burgers, and of course their bottomless brunch where \$25 buys you bottomless Mimosas, Bloody Marys, Funky Buddah Floridian & 42 Hazy Daze. These keep the place hopping. Just check online to see what discount is offered on which day. Ten years in

**Tap 42**  
**1411 S. Andrews Ave.**  
**Fort Lauderdale**  
**954.463.4900**

and this is still the place to beat. Congratulations, Tap 42 and here's to ten more years!



# I think I'll have an Aperol Spritz

**Of course you could always order a Sidecar or a Manhattan, but at Provincetown's Red Inn, this mid-20th century update of the Spritz Veneziano seems just right.**

To sit in the yard of Provincetown's Red Inn in August is to be transported into another world. Here, at the very tip of Cape Cod you might find painters at work reinterpreting the landscape in oils under the leafy green canopy. Just inside, through rows of open windows, you might hear staff preparing for an evening full of diners lucky enough to snag a reservation at the Inn's dining room.

Beginning life as a single-family home built by Captain Freeman Atkins in 1805, the residence became an Inn just over 100 years ago. Its award-winning dining room is punctuated by a bar with limited seating. Fear not, this bar is augmented by plenty of outdoor seating, serving guests outside, overlooking the harbor. Guests are welcome to stroll the garden, drink in hand, should they prefer. And while bartender Tom makes a truly exceptional Spicy Margarita with jalapeño infused tequila, we always go for their *Aperol Spritzah* — its name spelled phonetically with a Boston accent just to keep you grounded.

Although the spirit Aperol has been around about as long as the Inn, it wasn't until the 1950s that the Spritz Veneziano was altered from simply white wine and soda water. Its mid-century turn is created from three parts Prosecco, two parts Aperol and a splash of soda water. The Aperol Spritz or in this case *Spritzah* is decidedly (and deliciously) bitter and arrives garnished with orange. Lighter than a Negroni but with a similar bittersweet bite, it lets you sit back, relax, and enjoy the sweet passage of time... Ptown style.





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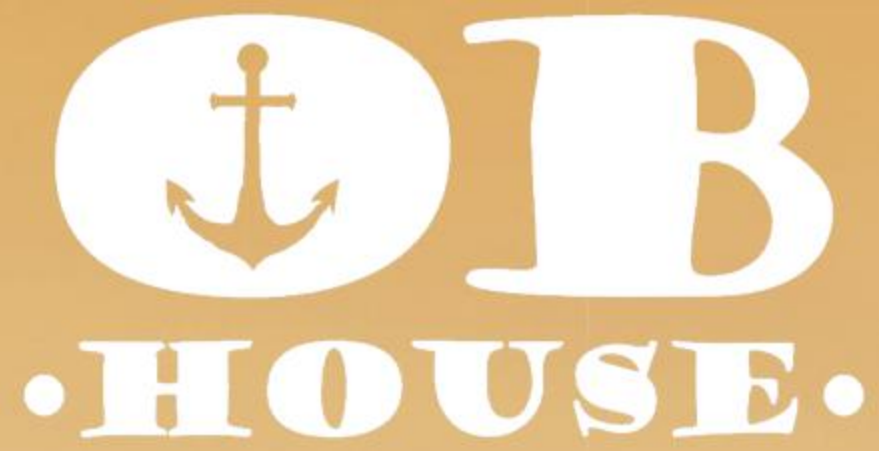


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# BEST BOOKS FOR SUMMER READING 2021

**selections** Jane Healy **illustration** Rollin McGrail

*ISLAND'S SELECTIONS* for what to read this summer are based on topics we know the readers of ISLAND are fond of: marvelous architecture, daring design, interior furnishings and the built environment in general. This season we've selected six of our newly published favorites, all fresh for 2021.

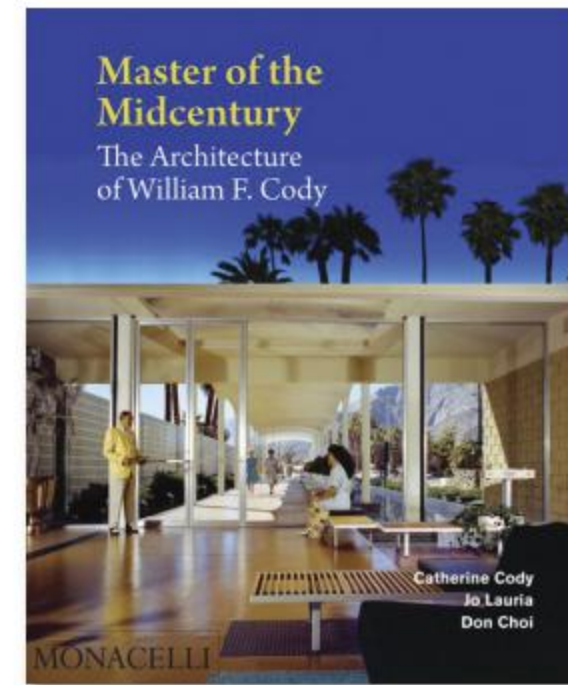
There is something for all of our readers here. Whether your interest is piqued by designing with renewable energy in mind, or how architects design cutting edge, Modernist houses that somehow work alongside the Victorian-era homes in Martha's Vineyard, you'll find it here. One of the books is an astonishing compendium of over 800 pages on the town of Seaside, Florida. Another is a visual stunner on architect William F. Cody, known for his Palm Springs, California work. The choice is yours... just turn the page to see what's in store.



## Master of the Midcentury: The Architecture of William F. Cody

By Catherine Cody, Jo Lauria, Don Choi  
The Monacelli Press \$50

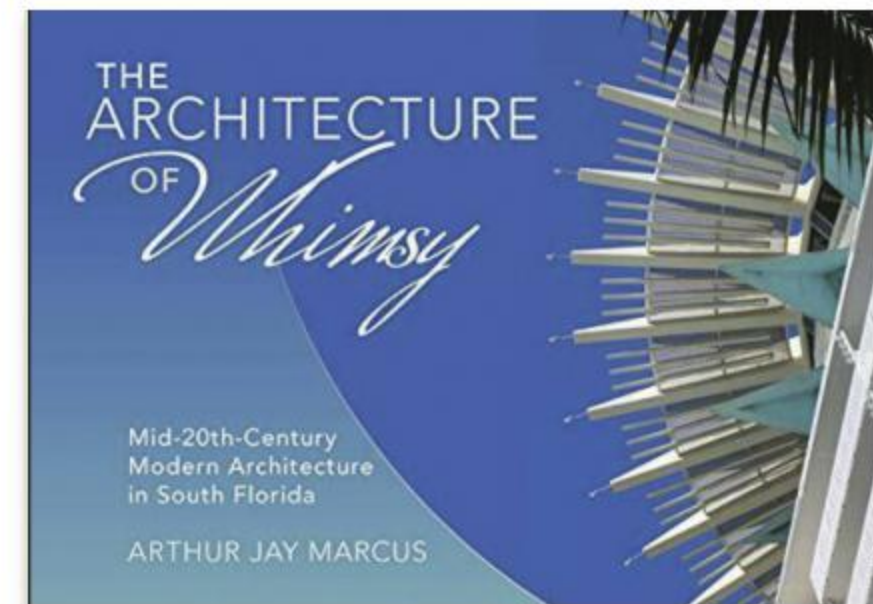
Alright, alright... We know this one won't be available until September 7th, but that still qualifies as Summer. Long awaited, this volume follows the complete career of the prolific — not to mention exceptional — architect. Cody and a half dozen others like Bill Krisel, Albert Frey and Donald Wexler used the 1950s and 60s expansion of Palm Springs as a springboard to create the language of California Modernism. This book covers his Palm Springs classics like the Del Marcos Hotel, Thunderbird Country Club, as well as now demolished works like the Spa Hotel, but then goes much further, covering work beyond California. The book includes exquisite period photography as well as a number of Cody's original color renderings. This is the book Cody's work deserves.



## The Architecture of Whimsey

By Arthur Marcus  
Schiffer \$25

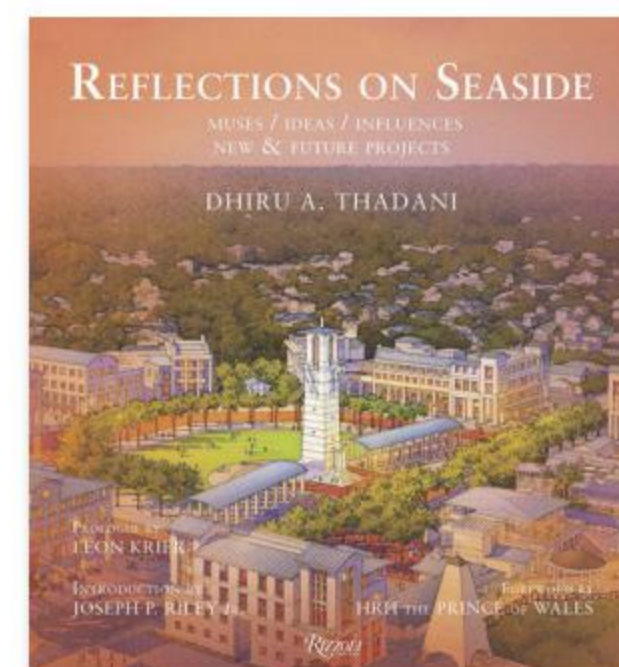
This fascinating lexicon examines the quixotic architectural expressions found on select mid-20th-century modern commercial buildings in South Florida. Showcasing the work of 13 noted architects from Miami Beach to Fort Lauderdale, it highlights the playful decorative details and gestures — swooping overhangs, brise soleil, cheese holes, arches, and screening — that expressed the era's shiny optimism and the region's care-free resort culture. With brief bios of the architects and street maps pinpointing the location of each building, this book offers tourists, architects, history buffs, and preservationists a new context and appreciation for these works of art, many of which are endangered. A South Florida "must have."



## Reflections on Seaside

By Dhuru A. Thadani  
Rizzoli International \$95

It's hard to believe it has been forty, yes *forty years* since a raft of ideas on paper became part of Florida's built environment. This 848-page (yes, you read that right) book is a 40th anniversary celebration of the town that brought the term "New Urbanism" to the forefront, influencing decades of architects and designers to this day. It contains some fascinating essays by Deborah Berke, Robert A.M. Stern, Elizabeth Playter-Zyberk among others. As a sort of sequel to the aptly named 2013 book, *Visions of Seaside*, *Reflections of Seaside* continues its job of influencing architects, developers and city planners worldwide. Doubt it has worldwide significance? Read the foreword by none other than HRH The Prince of Wales.

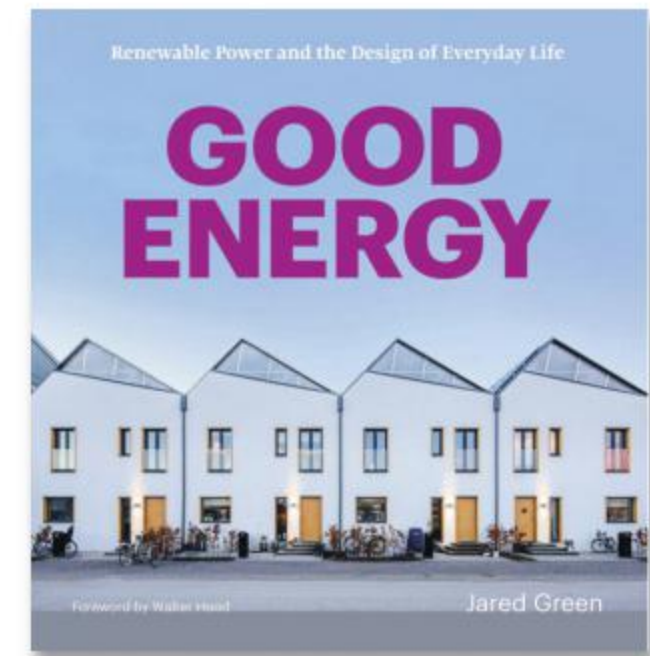


## Good Energy

By Jared Green

Princeton Architectural Press \$40

*Good Energy* delivers a declaration that renewable energy can be beautiful, affordable, and easy to implement. Jared Green highlights thirty-five case studies from around the world, featuring a wide array of designs and building types that achieve good energy, good design, and excellent cost-efficiency. Single-family homes, townhouses, community spaces, schools, offices, and even power plants demonstrate that relying on solar, wind, and geothermal energy doesn't have to cost more. Each inspiring design harmonizes nature, technology, and democratic space and shows that renewable energy can be appealing and accessible to everyone. Florida: land of omnipresent sunshine, time to take a hint?



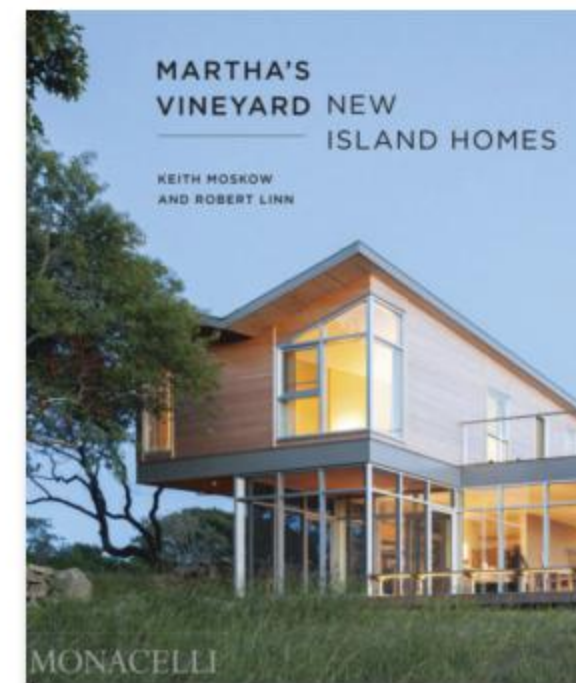
## Martha's Vineyard: New Island Homes

By Keith Moskow and Robert Linn

Monacelli \$95

Each year the pristine beaches, lush pine forests, and picturesque New England towns of Martha's Vineyard draw tens of thousands of admirers to this beautiful island. Some of these visitors have become part-time residents, building contemporary homes alongside the traditional Victorian cottages, sea captains' mansions, and colonial farmhouses that comprise the island's cultural and architectural heritage.

This book expands the authors' 2005 survey of Vineyard residential design to present twenty-five new houses that extend the traditional Vineyard vernacular of shingled houses and cottages. What links the houses is that they are all built to stand the test of time in the sometimes extreme marine environment, and they respectfully break with tradition.

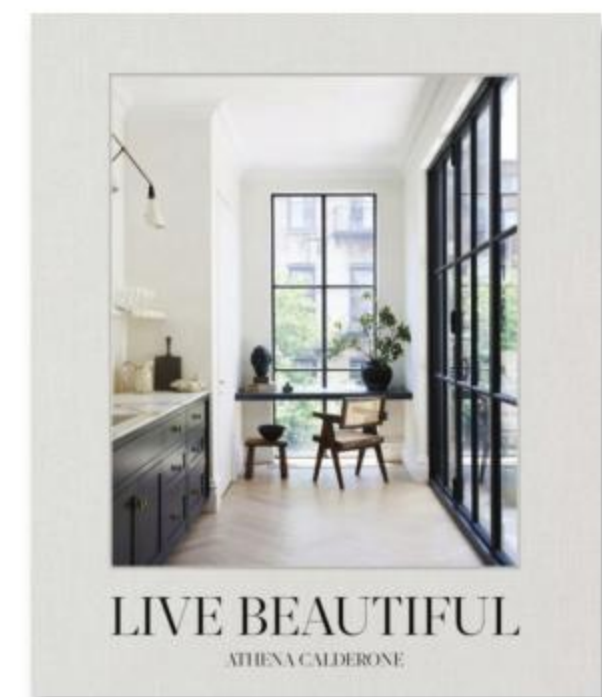


## Live Beautiful

By Athena Calderone

Abrams Books \$35

Beautiful design isn't just pleasant to look at; it improves the quality of our lives. In *Live Beautiful*, Athena Calderone taps into an international network of interior decorators, fashion designers, and tastemakers to reveal how carefully crafted interiors come together. With each homeowner, Calderone explores the initial spark of inspiration that incited their design journey. She then breaks down the details of the rooms—like layered textures and patterns, collected pieces, and customized vignettes—and offers helpful tips on how to bring these elevated elements into your own space. Filled with gorgeous photography by Nicole Franzen, *Live Beautiful* is both a showpiece of exquisite design and a guide to creating a home that's thoughtfully put together.



With roots deep in the South Florida community, we celebrate its diversity of people, cultures, and ideas. We strive to balance and harmonize a modern design sensibility with our local design heritage. While we respect tradition, we also seek to reimagine our cultural inspirations through a fresh lens that adapts and elevates them for a contemporary lifestyle.

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**Poinsettia Heights | Transitional Contemporary | \$1,099,500**  
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# From sleepy streets to vibrant, urban center: Downtown Fort Lauderdale is [finally] ready for its close-up.

**text** Maria Sanchez

**IT HAS FINALLY HAPPENED.** Fort Lauderdale has developed an urban core... and a formidable one at that. All around the country there has been a shift from a focus on suburban living to the excitement of living where the action is. Instead of getting in the car and driving for miles to pick up a quart of milk or have a good meal, people began returning to their city's core, where they could live, work and play... all while leaving the car in the garage.

This has been a tricky transformation for Fort Lauderdale, to say the least. There was the boom of 2003 to 2007 that saw massive building take place with towers like the Las Olas River House, the Las Olas Grand, Watergarden and Symphony sprouting up like weeds. The mortgage crisis and Great Recession that followed threw a big wrench in the wheels of progress here and elsewhere.

Many who lived through this period thought maybe that was as developed as our downtown might get... game over.

**Downtown is absolutely on fire in 2021. Whether you are looking for a fabulous condominium or a rental unit in a full service building, it's all here... anywhere you drop your toothbrush.**

Little did they suspect the new boom that was to take hold and is still going strong. The level of residential construction of the past few years has been astonishing, to say the least. Yes, there is the 44-story Icon Las Olas, the glamorous Amaray Las Olas and so forth, but it's only when you add in the giant Society Las Olas, 4 West Las Olas, 100 Las Olas, The Main, Laureat, Alluvion Las Olas

## On The Market Downtown



Address: **350 Las Olas Place #1220**  
 Description: **2 bed, 2 bath, pool**  
 Size: **1,202 Square Feet**  
 Asking Price: **\$425,000**  
 Listing Agent: **Echea Group**  
 Company: **Compass Florida LLC**  
 Contact: **954.980.2030**



Address: **100 E. Las Olas #1804**  
 Description: **2 bed, 3 bath pool**  
 Size: **1,867 Square Feet**  
 Asking Price: **\$1,295,000**  
 Listing Agent: **George Coloney**  
 Company: **The Keyes Company**  
 Contact: **954.801.7320**



Address: **347 New River Drive E. PH4**  
 Description: **2 bed, 2.5 bath**  
 Size: **2,000 Square Feet**  
 Asking Price: **\$1,200,000**  
 Listing Agent: **Salvo Mule**  
 Company: **Castelli Real Estate**  
 Contact: **954.563.9883**

and a half dozen more that you get the full picture. And just to be clear, in spite of what anyone might tell you, none of these is hurting for new residents.

Downtown is absolutely on fire in 2021. Whether you are looking for a fabulous condominium or a rental unit in a full service building, it's all here... anywhere you drop your toothbrush. And just to be clear, the development ain't over yet. Related Group had such success with Icon, they are building RD Las Olas, a slender, 47-story tower directly across the street. All these new residents mean new shopping and dining on Las Olas and nearby. It means downtown finally has its own Greenwise supermarket, so a pork tenderloin or a bottle of Cabernet is right around the corner. Feel like going out to eat? Try Salt7 or Lobster Bar or Java & Jam or Del Frisco's Grille. Just want a drink and a snack? Marlin Bar is open air at street level, and perfect for people watching. Or try Rooftop @ 1WLO or ELEV8 Pool Bar at the Hyatt Centric.

Downtown appears far more diverse now than a decade ago, when a large percentage of residents seemed to be empty nesters relo-

cating from places like Weston. Now, with the abundance of choices, from shared living apartments at Society Las Olas to sprawling condominiums at 100 Las Olas, the faces on the street have changed. Add to this an incoming group who've discovered that working from home is no longer an unattainable dream and you have a downtown core that is active pretty much 24/7.

**New residents mean new shopping and dining on Las Olas. It means downtown finally has its own Greenwise supermarket, so a pork tenderloin or a bottle of Cabernet is right around the corner.**

There are currently about 80 condominium residences on the market downtown, ranging from a 1,170 square foot, 2-bedroom, 2-bath residence at Las Olas by the River asking \$272,000 to an 8,329 square foot, 5-bedroom, 7.5-bath penthouse on the 42nd floor of the Las Olas River House with an asking price of \$9,995,000. The condominium market is now eclipsed by the activity in the rental market. With new rental towers coming online, this promises to continue.

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## Recently Sold Downtown



Address: **347 New River Dr. E. #3101**  
 Description: **2 bed, 2 bath, riverfront, pool**  
 Size: **1,615 Square Feet**

Asking Price: **\$869,900**  
 Sale Price: **\$830,000**  
 Listing Agent: **Carlie Jabbour**  
 Company: **Berkshire Hathaway**



Address: **333 Las Olas Way #2006**  
 Description: **2 bed, 2.5 bath, riverfront, pool**  
 Size: **1,869 Square Feet**

Asking Price: **\$749,000**  
 Sale Price: **\$749,000**  
 Listing Agent: **Bryan Gold**  
 Company: **Compass**



Address: **350 Las Olas Place #2540**  
 Description: **2 bed, 12 bath, pool**  
 Size: **1,200 Square Feet**

Asking Price: **\$440,000**  
 Sale Price: **\$425,000**  
 Listing Agent: **Nathalie Rousseau**  
 Company: **Keyes | Hollywood**

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### **Gorgeous Waterfront Home in Davie**

On one of the best waterfront lots at The Hamlet, attention to detail in this contemporary home is clear. Your eye is drawn past the high-ceilinged, open-concept living spaces through a wall of glass doors to the tropical oasis beyond. Enjoy lake views and stunning sunsets from the expansive, covered terrace, pool and hot tub, all of which are surprisingly private, wrapped on two sides by 350 feet of water. This 4,526-square foot, designer-decorated home has 5 bedrooms, 5 1/2 baths, a 2-car garage and a 3rd garage stall converted into a gym complete with sauna. Your search is over! Coming late May.

**Asking Price: \$1,400,000**

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**website:** [MarkWilliamsRE.com](http://MarkWilliamsRE.com)



Poinsettia Heights' northern edge includes a section facing the eastern peninsulas of Wilton Manors, known as Coral Point, at top of this image.

## Poinsettia Heights: The American dream... Florida style.

POINSETTIA HEIGHTS IS A 330-ACRE NEIGHBORHOOD just south of Wilton Manors' eastern section. It starts at the south fork of the Middle River and continues south to Northeast 13th Street be-

the mid 1940s, developers were looking for opportunities to build to help alleviate the nationwide housing shortage. In Poinsettia Heights, Gill Construction saw nothing but opportunity calling.

**This neighborhood is well regarded for its housing stock of 1950s and 1960s era homes and has long been a bastion of diversity. An uptick in new construction recently has meant a handful of homes now selling above the million dollar mark.**

Comprised of a father and son team, Gill wanted to build pretty, but modestly-scaled, middle-income housing for returning servicemen and their families. They also saw a lucrative opportunity in catering to existing residents moving north out of Fort Lauderdale's city center as amenities became available in newer neighborhoods nearby. Gill Construction was able to ramp up quickly with subdivisions it named Poinsettia Heights River, North Ridge, River Ridge, Wayside Park, Lakeland, Lauder-Gate, and Progresso, parts of which make up present day Poinsettia Heights.

tween North Federal Highway and the Florida East Coast Railway lines. First platted in 1925, Poinsettia Heights remained undeveloped after the hurricane of 1926 and the land bust that followed. It remained dormant for almost 20 years due to labor and materials shortages caused by the Great Depression and WWII. But by

Today, Poinsettia Heights offers 1,020 single-family homes, 11 per-

## On The Market in Poinsettia Heights



Address: **1633 NE 18th Avenue**  
 Description: **3 bed, 3 bath, pool**  
 Size: **2,022 Square Feet**  
 Asking Price: **\$1,159,000**  
 Listing Agent: **Alex Escobar**  
 Company: **Re/MAX Experience**  
 Contact: **954.873.0559**



Address: **1613 NE 18th Street**  
 Description: **3 bed, 2 bath, pool**  
 Size: **1,763 Square Feet**  
 Asking Price: **\$1,099,500**  
 Listing Agent: **Peter Barkin**  
 Company: **Compass**  
 Contact: **954.675.6656**



Address: **1609 NE 18th Avenue**  
 Description: **4 bed, 3.5 bath, pool**  
 Size: **2,621 Square Feet**  
 Asking Price: **\$1,265,000**  
 Listing Agent: **Michael Camardello**  
 Company: **Re/MAX Experience**  
 Contact: **954.649.6605**

cent of which enjoy waterfront lots along the South Fork of the Middle River and surrounding Lake Melva, a 16-acre strip of fresh water on the east side of the neighborhood. There are also more than 500 townhouse, condominium and multi-family units here, most commonly found along the FEC lines or bordering businesses along North Federal Highway. The neighborhood is well regarded for its housing stock of 1950s and 1960s era homes and has long been a bastion of diversity. A boom in the renovations

**Poinsettia Heights offers 1,020 single-family homes, 11 percent of which enjoy waterfront lots along the South Fork of the Middle River and surrounding Lake Melva, a 16-acre strip of fresh water on the east side of the neighborhood.**

began in earnest here a decade ago, only to be followed by an uptick in new construction in the past few years. This, in turn, has meant a handful of homes in the neighborhood now selling above the million dollar mark.

At only 8 blocks long and 13 blocks across, most residents of Poinsettia Heights are within walking distance of Bennett Elementary and Sunrise Middle Schools, not to mention countless shopping

and dining destinations along North Federal Highway and NE 13th Street, which continue to see quite a bit of re-development and new retail. Colohatchee Park is also nearby and offers a boat ramp on its east side, as well as elevated walkways through seven acres of pristine mangrove preserve on its west side leading to a secluded park featuring a pavilion with picnic tables, an outdoor fitness zone, and three gated dog runs. Permits and access key fobs for the dog park are available at the Hagen Park community center behind Wilton Manors City Hall.

For those who like to roll up their sleeves and study the numbers, the average price for single-family homes sold in Poinsettia Heights in the last 6 months was \$615,149 or \$381 per square foot. That figure jumps to \$916,250 (\$477 per square foot) for waterfront homes. Renovated pool homes have sold for an average of \$406 per square foot, but there is one currently on the market with an asking price north of \$711 per square foot. At press time there were 12 single-family homes on the market and not under contract, the least expensive with an asking price of \$369,000 for a 1,011 square foot, 2-bedroom, 1-bathroom home with carport, built in 1945. At the other end of the market is a 2,421 square foot, 3-bedroom, 2.5-bath, new construction pool home being offered at \$1,299,000.



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Saravá Açai Cafe 2213 N. Dixie Hwy.

The Mailbag 1314 E. las Olas Blvd.

Thasos Greek Taverna 3330 E. Oakland Park Blvd.

...and don't forget, we're online 24/7 at [IslandFTL.com](http://IslandFTL.com)

MIDCENTURY MOMENT



# Breezblock Bonanza

## Celebrating architect Louis Wolf's 2801 Club in Coral Ridge

**text** John T. O'Connor

**DESIGNED IN 1959 BY LOUIS WOLF** for client George W. Burkard and son, this multi-unit residential building on the shores of the Intracoastal became known as the 2801 Club. The word "Club" added to the end of a building name from that era is usually a signifier — at least in South Florida — that the residences were meant to be sold as cooperative apartments. The condominium form of ownership had not yet been introduced, making its debut in Fort Lauderdale on the Galt Ocean mile in the early 60s.

**Deep, tray balconies, filigree style breezblock and a fabulous entrance canopy of cantilevered, reinforced concrete are just some of the elements that mark the 2801 Club co-operative as one of Fort Lauderdale's classic, mid-century structures.**

Simple in form, this bilaterally symmetrical structure nonetheless boasts a number of superb examples of Mid-Century Modern detail specific to South Florida. Often referred to as MiMo — a syllabic acronym for Miami Modern — these details clearly define an architectural style specific to life in our sub-tropical environment. Drive down NE 14th Street east of Bayview Drive to see this structure on its point lot and you'll notice its distinctive canopy cantilevered over the entryway. Made of steel reinforced concrete, this canopy takes the form of a multiple folded plate with no visible means of support, and was meant to give residents a completely contemporary version of the 19th century porte cochere. The sense that you have arrived someplace special is underscored by the use of a natural Florida coral rock wall

that leads your eye to the entry door. The entry floor continues this use of natural materials with irregular flagstones.

On the facade, the building is sliced down the middle by a four-and-a-half story wall of decorative breezblock, another signature element of Florida's special take on Mid-Century Modernism. This perforated wall allows light and air to travel through to the structure's stair tower, and does it in an artful manner not matched since.

On either side of this vertical feature are tray balconies, another Mid-Century Modern invention. Finished with the same filigree-style breezblock, these "trays" are actually extensions of the floor planes on each level, but boxed in — awarding them the tray moniker. Deep-set, these balconies cut direct sun from the units during the hottest, midday hours, but also offer a shady place to just watch the world go by.

The Intracoastal side of this building is quite stark in comparison, but with jalousie-style windows facing west and awning windows facing east, these floor-through units were designed to be cooled by the flow-through effect of prevailing breezes. This window arrangement, along with the deep front balconies, became common for the practice of passive cooling, until the widespread introduction of central air conditioning a few years later.

The 2801 Club represents an era in which talented architects got people to engage with South Florida's unique environment — and often did so with signature, Florida style.

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*Doris! Isn't that a monkey  
in those coconut palms?  
I'd swear it was a monkey!*

Part of a long-running series of ads from the 1960s, this one and a dozen others appeared in magazines across the country, attempting to lure cold and tired Northerners to the Sunshine State. More importantly — at least to the Visitors and Convention Bureau which paid for the ads — it was meant to bring them right to Fort Lauderdale. With a new terminal completed at what was Broward International Airport in 1959, and new service from Delta, Eastern and National airlines, the city was chomping at the bit for its share of leisure tourists.

And by the look of it, they got it right with their “the place to go in Florida” series. While some of the ads promoted the golf course and cocktail party lifestyle, others promote Fort Lauderdale for skiing... the way nature intended of course, on water.

This particular ad saw Fort Lauderdale the way we see it: as a series of islands and peninsulas to be explored. *“You can cruise to countless islands in Fort Lauderdale,”* says the ad copy, *“And return to an evening of indispensable luxuries. A hot bath. A good meal. And no letdown at sundown.”*



**On this island-hopping holiday  
you never leave Fort Lauderdale**

Most island-hopping ventures have one disenchanting drawback. The farther you hop the more you sacrifice in creature comforts.

On the contrary, you can cruise to countless islands in Fort Lauderdale and return each evening to the indispensable luxuries. A hot bath. A good meal. And no letdown at sundown.

Paradoxically enough, there is more to see along the 165 miles of Lauderdale waterways than on a

sail to Samoa. And think of the savings. A few dollars a day rents a power boat like that in our picture.

Promise yourself at least one idyllic voyage on your visit. Glide past island homes that look like tropical arboretums. Sail on to less inhabited shores where alligators snooze. Where stilt-legged birds stalk the shallows. Where wild orchids grow on trees.

For colorful memories, bring your camera. For tasty pan fish,

just drop a line. For a thrill, steer out Port Everglades inlet to the ocean. Sidle up to a lonely beach and dangle your toes in the surf.

Island-hopping where each outing ends with *shore leave* in this gay resort makes delightful sense. Come, satisfy the urge for adventure and never leave the pleasures of . . .

**FORT LAUDERDALE**  
*the Place to go in Florida*

For FREE full-color booklet and planning aid, write: City Information Dept., P. O. Box 1181-G-16, Fort Lauderdale, Florida 33302

# Sapphire Fort Lauderdale

## Modern Sophistication



**303S - \$749,000** 3 Bedroom | 3 Bath | 1,888 SF

Beautiful 3+3+den boasts 1888 sf under a/c with a balcony of 180+ sf. The split bedroom plan affords privacy for all. Marble floors throughout, tons of closet space, great natural light and palm tree views from all impact windows are amongst the many features of this beautiful apartment.



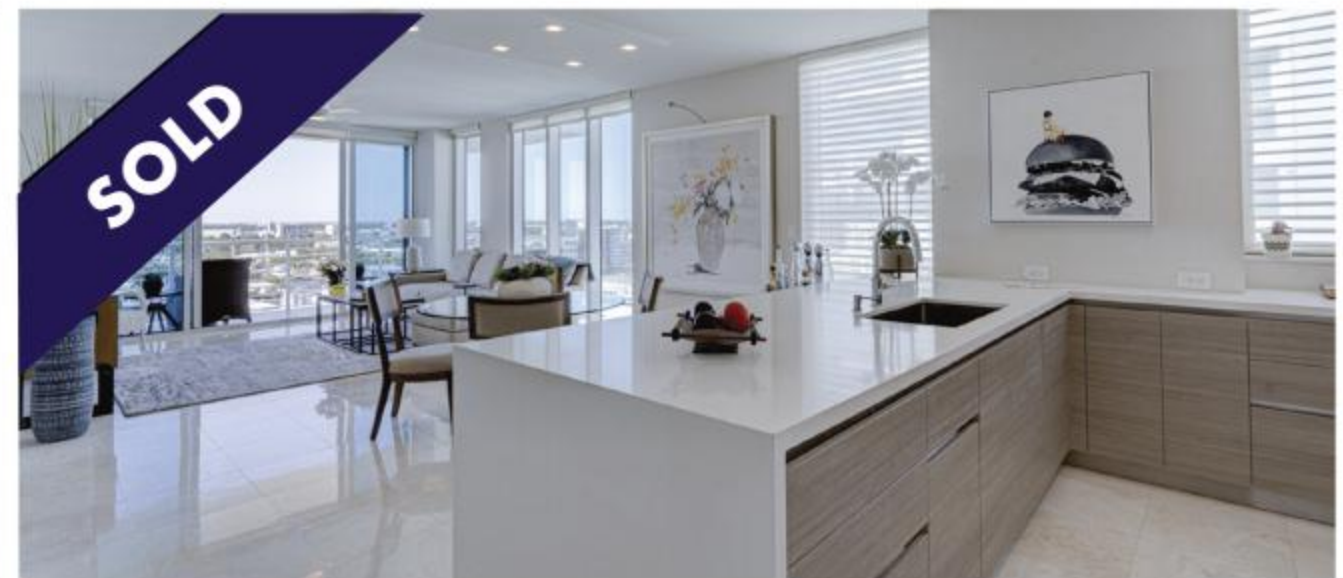
**403S - \$845,000** 3 Bedroom | 3 Bath | 1,888 SF

This well appointed, 3+3 has been re-imagined for entertaining! There is a partial ocean view from living room and master bedroom, the den was converted to formal dining area, newer KitchenAid appliances, updated master bath, 2 garage spaces and a storage unit. The apartment features 1888 sf under a/c + balcony.



**706N - \$619,000** 2 Bedroom | 2 Bath | Den | 1,274 SF

This 2+2+den is offered turn key. Enjoy ocean and Intracoastal views and breezes from a full width balcony. Marble floors throughout, motorized Hunter Douglas blinds, floor-to-ceiling impact sliders lead to the balcony from the living and bedrooms. Updated doors, lighting, built out closets and more, enjoy from day one!



**1101S - \$895,000** 2 Bedroom | 2 Bath | Den | 1,468 SF

High floor unit features dramatic vistas of the Intracoastal, city and sunsets along with a spectacular kitchen renovation with no expense spared. Marble floors throughout, custom lighting and blinds, move right in! True split bedroom floor plan, wraparound balcony, includes 2 parking spaces and a rare storage unit. Truly exceptional.



Experience the modern sophistication of Sapphire. True resort style, concierge living with infinity pool and cabanas, full fitness center with yoga room, business center plus conference room, 24 hour valet, security, a welcoming staff and so much more. Ownership grants private beach club membership with tennis and golf privileges.

**Kim Garvy, Broker-Associate 954.594.9348**

KimGarvy@gmail.com • 2422 Wilton Drive, Wilton Manors, FL 33305

Specializing in Eastern Broward





*Under Contract*

*Point of Americas 1 - #1712*

Totally renovated, Northeast corner, 2-bedroom, 2-bath residence with views that wrap around more than 180 degrees — Ocean, Intracoastal, Downtown and North to the Hillsboro Lighthouse! \$1,345,000



*Just Sold*

*Point of Americas 1 - #2205*

Come to the beach! This 22nd floor, 2-bedroom, 2-bath residence has direct Southeast Ocean and Beach views from the floor-to-ceiling windows in all rooms! \$785,000



*Just Sold*

*Point of Americas 1 - #1403*

This 2/2 split bedroom ocean view model is completely renovated for open spacious use, ready for the most discerning buyer. It features floor to ceiling impact windows/doors, hurricane shutters, Roberto Cavalli flooring, custom cabinetry, electric blinds, stainless Steel appliances. \$792,000



*Just Sold*

*Point of Americas 1 - #2212*

22nd floor, 2-bedroom, 2-bath, total contemporary renovation, large NE corner beauty offers direct eastern beach views that wrap around more than 180 degrees and showcase the ocean, Intra-coastal, downtown and north to the Hillsboro lighthouse. \$1,395,000



*Just Sold*

*Point of Americas 1 - #1808*

Live the Harbor Beach Life! Large renovated 2/2 southern Ocean facing beauty has floor to ceiling impact windows. Point of Americas I Luxury amenities include in building restaurant, attended cabana beach service, hotel rooms for guest, underground parking, guardhouse entry and much more. \$849,000



*Just Sold*

*Point of Americas 1 - #504*

22nd floor total contemporary renovation, large NE corner beauty offers direct eastern beach view that wrap around more than 180 degrees and showcase the ocean, Intracoastal, downtown and north to the Hillsboro lighthouse. \$875,000



YOU DESERVE THE BEST REAL ESTATE SERVICE.  
**I'M HERE TO PROVIDE IT.**



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LITTLE PALM ISLAND  
*Resort & Spa*  
A NOBLE HOUSE RESORT

THE ART OF  
*tropical*  
DISTANCING™