NPS Form 10-900
(Rev. 10-90

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NAT. REGISTER OF HISTORIC PLACES

319

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name DEAN PARK HISTORIC RESIDENTIAL DISTRICT

other names/site number Hyde Park; FMSF# LL2625

2. Location

street & number Bounded by First Street, Palm Avenue, Michigan Avenue, Evans Ave N/A ☐ not for publication

city or town Fort Myers N/A ☐ vicinity

state FLORIDA code FL county Lee code 071 zip code 33916

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara E. Mattick / DSHPO 4/5/2013
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register
☐ See continuation sheet
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ See continuation sheet.
☐ removed from the National Register.
☐ other, (explain)

for Edson W. Beall
Signature of the Keeper

Date of Action 5-28-13

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ buildings
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
58	42	buildings
0	0	sites
0	0	structures
0	0	objects
58	42	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling
DOMESTIC/Secondary Structure

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling
DOMESTIC/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS
LATE 19TH 7 20TH CENTURY AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation Concrete
walls Wood
Stucco
roof Asphalt Shingle
other

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

8. Statement of Significance

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1915-1928

Significant Dates

1915

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown
Blder: Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

☐ recorded by Historic American Engineering Record
#

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of Repository

10. Geographical Data

Acreage of Property 38

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	414320	2947903
2	17	414731	2948132
3	17	414808	2947988
4	17	414809	2947690

☒ See continuation sheet

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

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

11. Form Prepared By

name/title Karin S. Wolfe, Consultant/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date March 2013

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

SUMMARY

The Dean Park Historic Residential District is a residential neighborhood located about a mile northeast of the Fort Myers Downtown Commercial District (NR 1/26/90). The district encompasses 100 resources, of which 58 buildings (58 percent) contribute to the historic character of the neighborhood and 42 (42 percent) do not contribute to historic character of the district. Ten of the contributing resources are secondary residences, garages, or sheds. Of the 42 noncontributing buildings, 17 are secondary resources. Most of the noncontributing resources were constructed after 1950, and the majority are secondary buildings. The historic district is bordered by First Street on the north, Palm Avenue on the east, Michigan Avenue on the south, and Evans Avenue on the west. The district is comprised entirely of single- and multi-family homes, and apartments constructed between 1915 and 1928. Contributing and noncontributing properties are intermingled and comprised mainly of bungalows and revival style houses built during the 1920s. The streets are narrow and lined with native palm trees, banyans, a variety of pines, and other vegetation (Photos 1-2). The homes are set close to the street and are fronted with concrete sidewalks. The majority of the homes have retained a high level of integrity, therefore, maintaining their significance to the area. This area contributed to the development of the city of Fort Myers mainly during the real estate boom of the 1920s.

SETTING

Fort Myers is the county seat and commercial center of Lee County, Florida, United States. Its population was 62,298 in the 2010 census, a 29.23 percent increase over the 2000 figure. The city is one of two major cities that make up the Cape Coral-Fort Myers Metropolitan Statistical Area, the other being Cape Coral.
Dean Park is a small neighborhood located within walking distance of downtown Fort Myers, a city located on the southern west coast of Florida. The main streets associated with the neighborhood include Rhode Island, Providence, Michigan and First Street between Palm and Evans. A popular favorite of the community, nearby Centennial Park boasts a fishing pier, seawall, bulkhead, river walk with innovative exhibits, children's play and picnic areas, and a number of pavilions. This exclusive area was home to many of Fort Myers' most prominent families of the time. Many of the original homes have been restored and are set against a backdrop of sweeping palms and lush landscapes.

DESCRIPTION

The district maintains significance in community planning and development. The buildings have retained a high level of integrity and have maintained their significance. It is a mix of revivals including Colonial, Mediterranean, Mission, and Bungalow style homes built in the 1920s. The majority of the houses are bungalows. Although they vary by details, they all contain the same characteristics that make this style identifiable: low pitched roof, wide overhangs, exposed rafter tails, and triangular knee braces. Interspersed are

noncontributing ranch homes built in the 1940s-1950s. A small percentage of the homes underwent alterations stripping them of their integrity prior to the area becoming a local historic district on April 7, 1997.

The most common exterior materials are wood siding and stucco. Some brick veneer siding can also be found. Pine and cypress, was widely used in home building. The roof styles are mainly hip and gable with asphalt shingle, metal and ceramic tile as the prominent materials. The condition of the buildings is very good. The homes have been well cared for and maintained. The area is governed by local ordinances which require any repairs to conform to specific regulations. Each owner is required to present their repairs, additions, and alterations to the Historic Preservation Commission for approval prior to starting any work. The landscaping has gone through minor changes, is in good condition, and still consists of some of the original palm trees. Vegetation is still a main component of the landscape as it was in the 1920's. Huge banyan trees are also present which add to the character and integrity of the area. Some Australian pines and royal palms planted during the development stage have been lost. These have been replaced with more native trees and shrubs.

Frame Vernacular Houses

The Frame Vernacular style was the most popular form of residential architecture in Florida from the Territorial Period to the present. "Frame Vernacular" is defined as the standard wood construction techniques of lay or self-taught builders. Local builders relied on readily available materials and their own designs and experience during the construction process. Many popular vernacular building forms were used by builders during the late-nineteenth and early twentieth century.

Frame Vernacular residential buildings were generally one or two stories in height and utilize a wood frame structural system situated upon brick or concrete pier foundations. A variety of plans were employed including rectangular, ell, and irregular footprints. However, one of the most popular plans consisted of a rectangular central unit with projecting room extensions. Earlier forms generally exhibit steeply pitched pyramidal, hip, or gable roofs clad with either wood shingles or metal surfacing such as standing seam or 3V crimp; however, many of the roofing materials have been replaced with composition shingle. Common exterior wall surfaces included weatherboard, wood shingles, drop siding, and board and batten. Windows were generally double-hung with a 2/2-light configuration being most popular prior to the Civil War. While later forms also exhibit the 2/2-light configuration, 1/1-light windows also gained popularity. Additional features generally included front or wrap-around porches. Exterior decoration was sparse and limited to ornamental woodwork, balustrades, knee braces, purlins, and exposed rafter ends under the eaves.

The Dean Park Historic District has 20 examples of contributing examples Frame Vernacular houses, and some of those exhibit some Bungalow details. The two-story residence at 1525 Palm Avenue (Photo 3), constructed in 1925, has an irregular ground plan, a concrete pier foundation, a multi-level hip roof sheathed in V-crimp metal sheeting and a hip dormer overlooking the north elevation of the house. The exterior walls are

weatherboard, and the house features a brick chimney with a corbelled cap. The fenestration mixes 9/1-light double-hung wood sash windows on the first story, 9/9-light double wood casement windows on the second story, and a few other noncontributing types on other elevations. The houses exhibits two screened porches enclosed with wooden knee walls at the side elevations of the. The main entrance to the house is accessed via history wood and mesh screen door on the south porch.

The residence at 2658-2660 Michigan Avenue (Photo 4), constructed in 1922, is one story in height and has a hip roof surfaced with asphalt shingles. The building rests on concrete piers, but the full-width front porch has a concrete deck. The integrated porch roof is supported by square wooden posts that rest directly on the deck, which is a later addition. The exterior fabric is asbestos shingles, and the fenestration of the main facade is 4/1-light double-hung wood sash windows. The house exhibits exposed rafter tails and a shed roof attic vent found on the front slope of the main hip roof. The non-historic front door is wood and glass jalousie. There is a small non-historic wood frame vernacular residence, constructed in 1951, located at the rear of the property. Nearby is a wood frame garage constructed in 1970.

Craftsman/Bungalow Houses

The Craftsman style originated in southern California with architects Charles and Henry Greene, who practiced from 1893 to 1914. Heavily influenced by the English Arts and Crafts movement and Oriental and Indian architecture, they designed numerous landmark examples commonly referred to as the "ultimate bungalows." These houses were given widespread publicity in numerous magazines and journals such as Ladies' Home Journal, Architectural Record, Bungalow Magazine, The Craftsman, and House Beautiful. As a result, pattern books across the country offered plans for Craftsman style buildings, especially the small, one-story Bungalows featuring Craftsman elements. The Bungalow form was originally imported from East Asia where it was used as a wayside shelter for British travelers in India during the eighteenth and nineteenth centuries. At the height of its popularity, Sears and Roebuck, along with several other companies, sold pre-fabricated buildings ordered from their catalog. These "kits" were shipped by railroad and assembled on-site. During the first three decades of the twentieth century, the Craftsman Bungalow was the most popular design for small residential buildings in the United States. During the 1920s, developers used the Craftsman Bungalow as tract housing in neighborhoods across Florida.

Often highly detailed, the Craftsman style residence was typically one- or one-and-one-half stories topped by a low-pitched gable or hip roof with wide, overhanging eaves. In Florida, several forms were common with the most elaborate including the side-gable subtype and the Airplane Bungalow. Within the eaves, structural elements such as rafter ends, beams, and brackets are left visible. A partial or full length porch is usually located on the main facade and is supported by tapered, square columns on pedestals that extend to the ground. The most common wall cladding is wood clapboard; however, wood shingles are also common. Craftsman style windows are typically double-hung sash with vertical lights in the upper sash. Decorative features include

louvered vents in the gable ends, exposed rafter ends often carved in decorative patterns, knee braces, and tapered chimneys.

The simple, one-story vernacular examples are generally referred to simply as Bungalows. Lacking the detailed ornamentation of the Craftsman style, the Bungalow is typically a small, one-story rectangular residence with a gable roof and a front porch. The house is generally set upon a pier or continuous foundation so that the narrowest side faces the street. Porches are an important element of the Bungalow with most defined by short wood columns which rest on massive brick piers. Weatherboard, shingles, and stucco are the most common types of exterior cladding found on the Bungalow. Decorative features include louvered vents in the gable ends, exposed rafter ends, and tapered chimneys.

The bungalow represents the most numerous house type in the historic district, with 24 examples the majority of which were built between 1920 and 1928. There does not seem to be a clear distinction between what is classified as Craftsman style residence and what is usually just called a bungalow. Craftsman houses tend to be larger, usually two stories, and elaborately detailed. The modest bungalow had the basic construction characteristics and stylistic details but in many cases had just the distinctive gable-front porch with battered columns. The residence at 2781 Rhode Island Avenue (Photo 5), constructed in 1926, feature a variety of exterior siding materials, including brick, a variation of wood drop siding, and a coursed rubble stone knee wall balustrade on the front porch. The first story roof is a fanciful "flying wing" gable whose outer edges are tilted slightly tilted to the horizontal. The second story roof repeats this feature. Both roofs exhibit the typical wooden brackets. The second story is the "airplane" or "camelback" type, meaning that its outer walls are not flush with the ones below. The house has a porte-cochere with a flat roof supported by brick piers. The passageway led to a small guest cottage that was constructed at the same time as the main house but which is no longer extant. It was replaced by a one-story brick residence constructed in 1976. The main fenestration of the first story is the almost universal 3/1-light double-hung wood sash windows. The second story features a variety of smaller 1/1-light double-hung wood sash windows.

The one-story residence at 2727 Providence Street (Photo 6), constructed in 1919, is not as elaborate as the house at 2781 Rhode Island Avenue and should be classified just as a bungalow. The residence has a rectangular ground plan, a side-gable main roof and a front-gable porch that extends the width of the main facade. The building rests on a concrete pier foundation, the spaces between which have be fitted with wood lattice screens. The exterior fabric is wood novelty siding, and the fenestration is single and paired examples of double-hung wood sash windows. The porch retains its wooden deck, and the porch roof is supported by quadruple wood posts that stand on brick piers that rest directly on the ground. A molded wooden balustrade connects the piers on the porch. The porch is accessed by a flight of concrete steps that may not be original. Wooden brackets extend beneath the eaves of the roofs, and gable of the porch roof is filled with novelty siding and a lattice vent. The roof of the house is surfaced with asphalt shingles, as is the bottom of the gable, which extends beyond the edge of the porch.

Mission Revival Houses

Mission Revival style architecture originated in California during the 1880s and 1890s and has been referred to as "the California counterpart" to the Georgian-inspired Colonial Revival of the Northeastern states. Popular in Florida during the economic prosperity of the 1920s, the style can be found on a variety of buildings, including churches, train stations, government buildings, and private residences. The style fell out of favor after World War II. Typical Mission style architecture features an irregular plan with a building height of one or two stories topped by a flat roof with a shaped parapet or dormer. Stucco is the primary exterior wall material with decorative accents of terra cotta barrel tile. Additional identifying features include casement windows and quatrefoil plaster designs or windows. There are only four examples of Mission Revival style residences in the historic district. They were all constructed in the early 1920s,are one and two stories in height and are constructed of concrete block with smooth or textured stucco-covered exterior walls. The fenestration varies from double-hung wood sash windows to metal casement. All of the examples have flat roofs with shaped parapets. The ground plans may be rectangular or irregular.

The two-story residence at 2632 Providence Street (Photo 7), constructed in 1925, has an irregular ground plan, a multi-level flat roof with a shaped parapet, arched and rectangular windows. The building rests on a continuous concrete foundation, The exterior of the concrete block walls are covered with smooth stucco. The main decoration on the facade is a bas-relief frontispiece that frames a 16-light metal casement window.. The main entrance is located in a one-story pointed-arch porch covered by a flat roof. A concrete chimney with a flat cap rises near the front parapet of the second story. A noncontributing carport is located near the rear of the lot.

The one-story residence at 2716 Providence Street (Photo 8), constructed in 1926, has an irregular ground plan, a flat roof with a shaped parapet, and an enclosed front porch. The building rests on a continuous concrete block foundation. The exterior of the concrete block walls is surfaced with smooth stucco. The fenestration consists of 6/6-light double-hung wood sash windows and metal casement windows with transom lights in the enclosed porch. Shed roof consoles covered with clay tile supported by wooden brackets are found above French doors leading into the enclosed porch and a nearby family room. Individual squares of blue ceramic tile are found distributed as accents on the main facade. The house does not have a garage or carport.

The two-story apartment building at 2716 Michigan Avenue (Photo 9), constructed in 1926, has a rectangular ground plan, a flat roof with a shaped parapet on the main facade. The building rests on a continuous concrete block foundation. The exterior of the concrete block walls is surfaced with textured stucco. The fenestration consists of multi-light wood casement windows on the main facade and paired 1/1-light double-hung wood sash windows on the side elevations. The four first floor and second floor apartments that open onto the verandas have single-leaf wood and glass panel doors. Central hall doorways on both floors feature single-leaf wood and glass doors with sidelights. The three-bay verandas have solid balustrades above which are shallow-

arched friezes. Concrete steps flanked by short concrete piers lead to the concrete porch deck on the first floor. The main facade divisions are defined by four rectangular piers with concrete caps. At the rear of the property is a noncontributing two-story apartment building reportedly dating from 1907 but rehabilitated c. 2003 (Photo 10).

Mediterranean Revival Houses

The Mediterranean Revival style is most commonly found in states with a tradition of Spanish Colonial architecture, including California, Arizona, New Mexico, Texas, and Florida. In Florida, the origins of the Mediterranean Revival style can be traced to the 1880s, when Henry Flagler and others were developing the east coast of Florida. As a result of this development, many churches and hotels were constructed using Spanish, Italian Renaissance, and Moorish Revival styled elements. Collectively known as the Mediterranean Revival style, these influences were later applied to a variety of buildings. The style gained popularity throughout the United States as a result of the Panama-California International Exposition held in San Diego in 1915. The style swept through the American Southwest and Florida within a few years. Mediterranean Revival style buildings typically feature an irregular plan and are set upon a continuous foundation. Perhaps the most identifying features of these one- and two-story residences are the clay tile roofs, exterior stuccoed walls, and arched windows. Additional exterior features include decorative window grilles, niches, cast and wrought iron elements, arcaded porches, casement windows, carved stonework, towers, ceramic tile decoration, barrel tile accents, and raised parapets.

French Colonial Revival Cottage Style

The residence at 2750 Rhode Island Avenue (Photo 11), built in 1925, is the single example of a French Colonial Revival Cottage style house in the Dean Park Historic Residential Historic District. The designs for French Revival style homes are often tend to be square and symmetrical on both sides of the home and may have arched windows and French doors on the main facade. Exterior features of French Colonial homes remain modest, simple and elegant. The facade has two projecting wings at the sides whose fenestration consists of two round arched metal casement windows with fanlights, between which are three sets of French doors. The one-story house has a T-shaped ground plan, a hip roof with a hip dormer on the front slope of the roof. The eaves of the roof feature modillions. The building rests on a continuous poured concrete foundation and has concrete block walls surfaced with smooth stucco. The shed dormer exhibits a pair of fixed single-light windows, and a tall concrete chimney surfaced with stucco with a cap that rises above the side slope of the hip roof.

Colonial Revival, Dutch Colonial Revival

Interest in the colonial architectural heritage of the United States and the subsequent Colonial Revival style resulted from the Philadelphia Centennial Exposition of 1876. Heavily influenced by Georgian, Federal, Post-

medieval English, and Dutch Colonial styles of the Atlantic Seaboard region, many of the exhibition buildings were designed to interpret historic "colonial" structures. The earliest examples of Colonial Revival buildings are loose interpretations of earlier prototypes. However, this trend eventually shifted toward more exact copies of colonial buildings when careful research was conducted to replicate proportions and detail. After the Great Depression and World War II, the style became more simplified, with buildings merely suggesting their historical precedents.

Generally applied to residential architecture, the Colonial Revival style gained popularity in Florida during the early twentieth century and remained popular through the 1940s. Earlier buildings are typically two-story, while later examples generally are one-story in height. These houses were generally symmetrical in form with a rectangular or square plan topped with a gable or hip roof. Set upon piers or a continuous foundation, Colonial Revival style residences in Florida were most commonly clad with horizontal wood siding or shingles. High-style examples are generally brick or brick veneer following the 1920s. A one-story porch, sometimes extending across the full facade, often accentuated the entrance. Double-hung sash windows featuring 1/1-, 6/1-, or 6/6-lights were the most common window types. The main entrance consisted of a decorative transom, fanlight, or pediment, pilasters, sidelights, and ornamental woodwork accentuated by a one-story porch. Defining details include columns, balustrades, dormers, modillions, and dentils. Although similar to the Colonial Revival style residence, the Dutch Colonial Revival featured a gambrel roof often incorporating dormer windows.

The one-story residence at 2624 Providence Street (Photo 12), constructed in 1926, has an irregular ground plan, a side-gable main roof with two shed roof dormers on the front slope of the roof. The house rests on a continuous concrete foundation, and its exterior walls as sheathed wood drop siding. The main facade features a one-story portico with a pediment supported by square columns that rest on a concrete deck that extends the width of the facade. Three sets of French doors open onto the concrete deck. The French doors and the corners of the facade are framed with wooden pilasters. A short concrete internal chimney is found at the west corner of the roof. Short one-story wings extend from the side elevations of the house. The main fenestration for the remainder of the house is 6/6-light double-hung wood sash windows. A one-story porte-cochere is found on the east side of the house. The shed dormers each have four small fixed light windows.

The two-story residence at 2643 Providence Street (Photo 13), constructed in 1922, is the sole example of a Dutch Colonial style residence in the historic district. It has an extended rectangular ground plan and a gambrel roof with a large shed dormer. The house rests on a continuous brick foundation, and its exterior walls are sheathed in weatherboard siding. The main facade features a one-story, one-bay portico with an arched pediment supported by Doric columns that rest on a brick deck. The main fenestration consists of 6/1-light double-hung wood sash windows framed by louvered wooden blinds. An enclosed porch is found at the east end of the house, which also features a raised wooden deck accessed by a wooden stairway and a doorway from the second floor of the house.

Tudor Revival Houses

Largely influenced by the architecture of early sixteenth century Tudor England and late Medieval English designs, the Tudor Revival style became popular during the early twentieth century. Period designs varied from thatched-roof, vernacular cottages to grand manor homes. In the United States, elements of these styles were freely mixed to achieve the Tudor Revival. The earliest examples were typically large, architect-designed landmark buildings. However, with improved masonry veneering techniques perfected after World War I, the Tudor Revival style soared in popularity throughout the United States with numerous middle- and upper-class suburbs favoring the Tudor Revival style developed during the 1920s. Although less popular in Florida than the Mediterranean Revival and Craftsman styles, Tudor Revival style residences were built throughout Florida during the 1920s. The style is most often defined by a steeply pitched cross-gabled roof and wall surfaces clad with brick or stucco featuring a half-timbered design. Additional features included casement windows set in groupings of two or more and large, exterior chimneys often located on the front facade.

The two-story residence at 2644 Providence Street (Photo 14), constructed in 1925, is the is the best of the two examples of a Tudor Revival style residences in the historic district. It has an irregular ground plan and a stepped side gable roof. The house rests on a continuous poured concrete foundation, and its exterior concrete block walls are covered with smooth stucco. The main facade features a one-story concrete stoop framed by a label arch over the single-leaf solid door with a small 6-light window in its center. The main fenestration consists of pairs and groups of four wood casement multi-light windows. A half-timber motif dormer rises above the center of the roof on the main block of the residence. The half-timber decoration embraces a pair of wood casement window set in the second story wall. A contributing Wood Frame Vernacular garage is found near the rear of the building lot.

English Cottage Style

Compared with the large Tudor-style country residences that appeared in the late 19th century that echoed medieval English styles, modern English cottages were much smaller and more streamlined. Characteristics commonly incorporated included the steeply pitched roof and cross-gables, large stone or brick chimneys often at the front of the house, and small-paned bands of casement windows. Entries were often front-facing gables with a catslide roof that was steep and straight on one side and artistically curved on the other. Doorways were often arched or half-round with ornate hardware and exterior lighting. Occasionally "thatched" roofing is seen. Composition is rolled at the edge to simulate straw thatch.

The one-story residence at 2721 Rhode Island Avenue (Photo 15), constructed in 1920, is the sole example of an English Cottage style house in the historic district. It has an irregular ground plan and an over-size hip roof with wide eaves to simulate thach.. The house rests on a continuous poured concrete foundation, and its exterior concrete block walls are covered with smooth stucco. The main facade features a one-story concrete

stoop and an arched single-leaf solid door. The main fenestration consists of paired 4/4-light double-hung wood sash windows. A notable feature of the house is the large stepped concrete chimney that dominates the main facade.

NONCONTRIBUTING HOUSE TYPES

Ranch

Developed on the west coast during the mid-1930s, the Ranch style dominated residential construction during the mid-twentieth century. Loosely based on Spanish Colonial architecture, the popularity of the Ranch house was directly related to the increasing dependence on the automobile following World War II. During this era, commercial districts expanded resulting in higher land costs forcing new construction to the fringes of cities. A booming post-war economy encouraged the purchase of larger homes. Additionally, with reasonably priced automobiles and increased wealth, Americans were able to move farther from congested commercial centers into the suburbs where large building lots could accommodate "rambling" Ranch houses. Ranch style homes are generally asymmetrical, one-story in height and set parallel to the street. The most common roof form is generally a low-pitched hip; however, cross gabled and side-gabled forms were also popular. Although early examples featured wood, brick, or a combination of both as exterior cladding, by mid-century the concrete block was widely used and either covered with stucco or left exposed as an exterior surface. Ribbon window, often featuring casement windows, and large picture windows were the most typical window forms. Additional features included widely overhanging eaves, decorative iron or wooden porch supports, decorative shutters, and partially enclosed courtyards or patios.

The majority of the Ranch style house in the historic district were constructed in the 1950s. The one-story residence at 1524 Palm Avenue (Photo 16) has an L-shaped ground plan, a long hip roof, and rests on a continuous concrete block foundation. The exterior concrete block walls are covered with smooth stucco and faux stone blocks on the foundation and surrounding the 6/6-light metal sash windows. An incorporated carport flanked by a tool room passes through the house. A large concrete block chimney rises above the middle of the roof which is sheathed in composite shingles.

Minimal Traditional

The Minimal Traditional style originated during the Great Depression as a low-cost alternative to high-style residences. The small, usually one-story simplified form of the Minimal Traditional building is loosely based on the preceding Tudor Revival and Colonial Revival styles. It is characterized by a dominant front gable and large chimney. Additional features include a low-pitch roof, lack of traditional detailing, and eaves with little overhang. The Minimal Traditional style became popular in Florida's larger cities such as Orlando, Tampa, Miami, and Jacksonville during the 1930s. At this time, Florida, like most of the rest of the country, was

experiencing the effects of the Great Depression. Florida architects embraced this style as a means to address the housing needs of a constricted economy. Catalogs and architectural magazines helped to promote the Minimal Traditional style as an affordable alternative to the elaborately detailed house designs of the 1920s. Minimal Traditional style houses dominated the large tract housing developments of this period and remained popular until 1950 and the advent of the Ranch style.

The house at 2761 Rhode Island Avenue (Photo 17), constructed in 1958, has an irregular ground plan and rests on a continuous concrete block foundation. The exterior walls of the wood frame building are surfaced with asbestos shingles. The main hip roof is surfaced with asphalt shingles. The main fenestration consists of 1/1-light double-hung wood sash windows. There is also a plate glass picture window flanked by aluminum frame casement windows. The windows are sheltered by aluminum awnings. The small concrete stoop is shelterd by a small hip roof supported by wrought iron columns. The house has a small integrated carport supported by metal poles. An exterior brick chimney rises from within the carport above the front slope of the hip roof. The house has no specifice stylistic details, but exhibits some of the form of a simplified Colonial Revival style residence.

Noncontributing Historic Resources

The two-story Frame Vernacular style residence at 1576 Palm Avenue (Photo 18) has a rectangular ground plan and rests on a continuous poured concrete foundation. The original wood walls have been covered with art stone on the first story and vinyl siding on the second story. It has 5V-crimp metal covering on the roof, and the fenestration is 1/1-light metal sash windows. The eaves are also covered with vinyl siding. The house features a non-historic one-story, one-bay porch without a deck whose pent roof is supported by wood posts resting on brick piers. The main entrance is a multi-pane wood and glass door which is accessed by concrete slab pavers that lead to the unpaved alley that runs by the side of the house.

The two-story Queen Anne style residence at 2636 Michigan Avenue (Photo 19) has a very irregular ground plan and rests on a brick pier foundation. The original wood siding has been covered with aluminum siding. The original wrap-around porch has been replaced with a wooden deck, and the fenestration is now 1/1-light vinyl sash windows. The main entrance is wood and glass door flanked by sidelights found at the right side of the wood deck. The intersecting gable on hip roof is surfaced with metal. A modern flat-roofed carport is found at the rear of the residence.

CONTRIBUTING RESOURCES

Address	Present Use	Style	Date	FMSF #
Evans Avenue				
1530	Residence	Frame Vernacular	c. 1919	Pending
1538	Residence	Bungalow	c. 1920	LL00592
First Street				
2706	Residence	Bungalow	c. 1920	LL00514
2706A	Residence	Bungalow	c. 1920	LL00514
Michigan Avenue				
2610	Residence	Bungalow	c. 1922	LL00422
2616	Residence	Bungalow	c. 1918	LL00551
2622	Residence	Bungalow	c. 1922	LL00419
2630	Residence	Frame Vernacular	c. 1925	LL00420
2635	Residence	Bungalow	c. 1925	LL00549
2647	Multi-Family	Bungalow	c. 1928	LL00418
2647A	Garage	Frame Vernacular	c. 1928	LL00418
2657	Residence	Bungalow	c. 1926	LL00416
2658-2660	Residence	Frame Vernacular	c. 1922	LL00578
2675	Residence	Bungalow	c. 1921	LL00136
2716	Residence	Mission Revival	c. 1926	LL00421
2721	Residence	Bungalow	c. 1922	LL00550
2721A	Utility Building	Frame Vernacular	c. 1922	LL00550
2733	Residence	Frame Vernacular	c. 1920	Pending
2747	Residence	Bungalow	c. 1925	Pending
2747A	Utility Building	Frame Vernacular	c. 1925	Pending
2759	Residence	Bungalow	c. 1925	Pending
2775	Residence	Bungalow	c. 1925	Pending
Palm Avenue				
1511	Residence	Bungalow	c. 1923	LL00583

Palm Avenue (cont.)

1525	Residence	Frame Vernacular	c. 1923	LL00582
1525A	Garage	Frame Vernacular	c. 1923	LL00582

Providence Street

2624	Residence	Colonial Revival	c. 1925	LL00584
2632	Residence	Mission Revival	c. 1925	LL00585
2643	Residence	Dutch Colonial	c. 1922	LL00577
2644	Residence	Tudor Revival	c. 1925	LL00453
2644A	Garage	Masonry Vernacular	c. 1925	LL00453
2654	Residence	Bungalow	c. 1922	LL00440
2674	Residence	Frame Vernacular	c. 1919	LL00452
2716	Residence	Mission Revival	c. 1926	LL00587
2727	Residence	Bungalow	c. 1919	LL00588
2728	Residence	Bungalow	c. 1915	LL00451
2737	Residence	Bungalow	c. 1921	LL00459
2740	Residence	Bungalow	c. 1915	LL00455
2747	Residence	Bungalow	c. 1925	LL00454
2747A	Garage Apartment	Frame Vernacular	c. 1925	LL00454
2755	Residence	Bungalow	c. 1921	LL00589
2773	Residence	Bungalow	c. 1921	LL00586

Rhode Island Avenue

2673	Residence	Bungalow	c. 1920	LL00675
2673A	Garage Apartment	Frame Vernacular	c. 1920	LL00675
2685	Multi-Family	Tudor Revival	c. 1925	LL00456
2720	Residence	Colonial Revival	c. 1926	LL00554
2720A	Garage Apartment	Frame Vernacular	c. 1926	LL00554
2721	Residence	English Cottage	c. 1920	LL00558
2721A	Garage	Frame Vernacular	c. 1922	LL00558
2730	Residence	Mission Revival	c. 1926	LL00552
2730A	Garage	Mission Revival	c. 1926	LL00552
2740	Residence	Bungalow	c. 1915	LL00553
2740A	Residence	Frame Vernacular	c. 1915	LL00553
2750	Residence	Mediterranean Revival	c. 1925	LL00567

Rhode Island Avenue (cont.)

2750A	Residence	Masonry Vernacular	c. 1925	LL00567
2751	Residence	Bungalow	c. 1920	LL00557
2760	Residence	Bungalow	c. 1926	LL00567
2771	Residence	Bungalow	c. 1915	LL00558
2781	Residence	Bungalow	c. 1926	LL00559

NONCONTRIBUTING RESOURCES

Address	Present Use	Style	Date	FMSF #
Cranford Avenue				
1569	Residence	Minimal Traditional	c. 1956	N/A
1585	Residence	Ranch	c. 1957	N/A
1615	Residence	Frame Vernacular	c. 1939	N/A
Evans Avenue				
1531	Residence	Masonry Vernacular	c. 1955	N/A
1541	Residence	Ranch	c. 1955	N/A
Michigan Avenue				
2610A	Garage	Masonry Vernacular	c. 1986	LL00422
2615-2617	Residence	Masonry Vernacular	c. 1955	N/A
2627	Residence	Frame Vernacular	c. 1942	N/A
2632A	Utility Building	Masonry Vernacular	c. 1994	LL00585
2636	Residence	Queen Anne	c. 1910	LL00417
2645	Residence	Frame Vernacular	c. 1950	N/A
2642-2648	Residence	Ranch	c. 1957	N/A
2658-2660A	Residence	Frame Vernacular	c. 1951	LL00578
2658-2660B	Garage	Frame Vernacular	c. 1970	LL00578
2668-2674	Residence	Ranch	c. 1945	N/A
2705	Residence	Ranch	c. 1951	N/A
2716A	Residence	Masonry Vernacular	c. 2003	LL00421
2727-2729	Residence	Frame Vernacular	c. 1941	N/A

Michigan Avenue (cont.)

2739	Residence	Bungalow	c. 1940	N/A
2739A	Residence	Frame Vernacular	c. 1948	N/A

Palm Avenue

1511A	Garage Apartment	Frame Vernacular	c. 1957	LL00583
1511B	Apartment	Frame Vernacular	c. 1980	LL00583
1517	Residence	Minimal Traditional	c. 1949	N/A
1517A	Garage	Frame Vernacular	c. 1980	N/A
1517B	Carport	Frame Vernacular	c. 1980	N/A
1524	Residence	Ranch	c. 1954	N/A
1536	Duplex	Masonry Vernacular	c. 1947	N/A
1576	Residence	Frame Vernacular	c. 1925	LL00581

Providence Street

2610	Multi-Residential	Modern	c. 1977	N/A
2716A	Utility Building	Masonry Vernacular	c. 1977	LL00587
2654A	Residence	Ranch	c. 1980	LL00440
2762	Residence	Masonry Vernacular	c. 1955	N/A
2763	Residence	Ranch	c. 1948	N/A
2674A	Garage Apartment	Frame Vernacular	c. 1974	LL00452
2770	Duplex	Masonry Vernacular	c. 1969	N/A

Rhode Island Avenue

2685A	Garage	Masonry Vernacular	c. 1955	LL00456
2706	Residence	Ranch	c. 1956	N/A
2730A	Residence	Frame Vernacular	c. 1978	LL00552
2761	Residence	Minimal Traditional	c. 1958	N/A
2770	Residence	Frame Vernacular	c. 1942	N/A
2760A	Residence	Frame Vernacular	c. 1984	LL00567
2781A	Residence	Masonry Vernacular	c. 1976	LL00559

SUMMARY

The Dean Park Historic Residential District is locally significant under Criterion A in the area of Community Planning and Development as a planned residential neighborhood in Fort Myers, Florida. It is also significant under Criterion C in the area of Architecture. It was founded by John Morgan Dean in 1912. The subdivision is historically significant because it has maintained its level of historic physical integrity and the street layout which follows a modified grid pattern that has not changed since it was originally platted. Lush vegetation still lines the streets and fills the yards. Modern development has not encroached on this area and the context is still very much as it was in the early 1920s. The homes were built for Fort Myers' first permanent residents and winter visitors. The district's period of significance extends from c.1915 to 1928, and the houses represent the architectural tastes during the Florida Real Estate Boom of the 1920s. The architecture of Dean Park is historically significant because it has maintained its level of integrity and is an excellent example of early 20th Century Revivals and Craftsman style residences.

HISTORICAL CONTEXT

In November 1841, Captain H. McKavit established a new military post on the Caloosahatchee River named Fort Harvie. During the following month, Fort Harvie became the base of all Seminole War operations south of the Caloosahatchee River. Barracks, warehouses, and a small hospital were constructed. Roughly, the fort area extended along the river from what is now Hough Street on the east to Dean Street on the west and south to Second Street. An eyewitness account of Fort Myers by Captain F.A. Hendry in 1854 told of the orderly appearance of the fort with its vegetable gardens, grassy lawns, and orange groves. Captain Hendry also noted that there was "no sign of civilization" beyond the stockade.[1]

In March 1842, as the Second Seminole War (1835-1842) drew to a close, Fort Harvie was abandoned. Tensions and violent confrontation between white settlers and the Seminoles, however, continued, and on February 20, 1850, the fort was reactivated.[2] The fort was renamed Fort Myers after Colonel. Abraham C. Myers, who was stationed in Florida for seven years and was the son-in-law of the fort's establisher and commander.[3] During the first half of the 1850s, efforts were directed toward replacing the initial pioneer structures with more substantial ones. By 1854, some 57 buildings surrounded by a stockade. In 1855 Fort Myers became the base of operations against the Indian uprisings in the nearby Big Cypress area.
The third Seminole War took place from 1856 to 1858. Reinforcements were sent to Fort Myers, and Colonel Harvey Brown was assigned as the new commandant. In 1857, President James Buchanan ordered a peaceful settlement of the conflict. The Indians would receive a monetary compensation as an incentive for relocating to

[1] Karl H. Grismer, The Story of Fort Myers, St. Petersburg, 1949, p. 69.
[2] Charlton W. Tebeau, A History of Florida, Coral Gables: University of Miami Press, 1971, p. 169.
[3] Historic Fort Myers, Fort Myers Planning Department, Fort Myers, 1982, p. 10..

Western Great Plains. In 1858, after years of elusive battle, chief Billy Bowlegs and his warriors were persuaded to surrender and move west. Billy Creek, located just east of Dean Park, which flows into the Caloosahatchee River, was named after a temporary camp where Billy Bowlegs and his men awaited ships to take them west. The last 125 Seminoles to be transported west embarked from Fort Myers. Following this event, the military post was again abandoned. [4]

In 1863, the fort was reoccupied by Federal troops during the Civil War. In 1865 the fort was attacked unsuccessfully by a small group of Confederate soldiers. After the war, the fort was again deserted.[5] After the Civil War, settlers began to drift into the Caloosahatchee River region. The reopening of the Florida Railroad which had been constructed from Fernandina to Cedar Key where steamer connections to Fort Myers were available, made settlement easier. Promotion of the area by such land developers as Hamilton Disston who had purchased 4,000,000 acres of Florida land in 1881, including vast tracts in today's Lee and Hendry counties, encouraged settlement in the area.

The first settlers arrived in Fort Myers in 1866, but it was not until 1882 when the city experienced a significant influx of settlers. In 1873, Major James Evans came to Fort Myers with a valid homestead claim for all of the land in the old fort area. Homesteaders that had settled on Evans' land were allowed to remain.[6] The buildings in the old fort were disassembled, and some of the wood used in construction of some of the first buildings in what would become downtown Fort Myers. During the 1870's, two general stores, a school and a number of private homes were built. In 1876, Evans hired Julian G. Arista, Monroe County, Florida, Surveyor, to prepare a plat for the town.[7] By 1876 there were enough people living on properly surveyed land to justify creating the community officially. In that year, the plat for Fort Myers was recorded in Key West, the county seat for Monroe County, which then included all of what is now Lee County. In 1887, Lee County was created from Monroe County and Fort Myers became the official seat for the new government.[8] By 1886, when Fort Myers was incorporated, it was the largest settlement on Florida's west coast south of Cedar Key second only to Tampa.

Most settlers arrived with the intention of undertaking farming and shipping their products north or to such markets as Key West and Cuba. Farming and logging were early mainstays in the Fort Myers area. Others experimented with coconuts, pineapples, sugarcane and cattle. Herds of cattle were driven past the old fort grounds to Punta Rassa where they were loaded onto schooners and steamers and shipped to Cuba. Many pineapple plantations flourished inland along the river as settlers began to move away from the fort area.[9] Most

[4] Everglades Biographies, Chief Billy Bowlegs, http://everglades.fiu.edu/reclaim/bios/bowlegs.htm.
[5] Tebeau, p. 232.
[6] Grismer, p. 94.
[7] Ibid, p. 95.
[8] Historic Fort Myers, p. 11.
[9] History of Fort Myers, http://www.fortmyers.org/fort-myers-history.html.

of the growth during the remainder of the nineteenth century was in the vicinity of the old fort grounds, the present Downtown Fort Myers. Virtually all of the early construction was wood frame and very few of these structures remain.

The year 1885 saw many changes to Fort Myers. The settlement was incorporated as a town that year, a number of bridges were built, and the first steamer to serve Fort Myers arrived in May. The town's first livery stable, and first lumberyard. Only about a year earlier, Captain Manuel Gonzalez, who in the 1870s homesteaded a large area on the riverfront returned to town after having left for a few years and placed all of his Caloosahatchee riverfront property from Summerlin Place (now the Edison Home site) to Caloosa Drive on the market. The buyers immediately began on the property. By the end of 1885, the Fort Myers Press declared there was a "lively building boom at this place which is assuming interesting proportions."[10] A few hotels began to appear during the last two decades of the nineteenth century, the first being Keystone, at the foot of Park Street. By 1885, Fort Myers had a population of 349, the second largest town on Florida's Gulf Coast south of Cedar Key.

Also in 1885, That same year Thomas Alva Edison was cruising Florida's west coast and stopped to visit the village. Thomas A. Edison purchased property on McGregor Boulevard and built a winter home, Seminole Lodge, and laboratory on the banks of the Caloosahatchee River. He subsequently became Fort Myers' most famous resident and a strong force in its growth and development. Sports fishermen also discovered Lee County's plentiful supply of a variety of fish, most importantly tarpon. Gradually, an industry grew up around these recreational anglers. In 1894, Harvie Heitman, later one of the most energetic developers of Fort Myers, opened a general store which stocked marine supplies wanted by the sportsmen.

Before the arrival of the railroad, water-based transportation had the most important influence on the development of Fort Myers. The first regularly scheduled steamboats on the Caloosahatchee River were operated by Captain Fred J. Menge. He purchased two steamboats in 1889, the Gopher and the Nemie. These ships formed the core of what became the Menge Brothers Steamboat Line. The Menge Brothers Steamboat Line eventually operated eight ships. The line provided freight and passenger service to Punta Gorda, Tampa, and Cedar Key. They transported not only passengers but also citrus, furniture, supplies, mail, and livestock.[11]

The 20th century dawned with 943 residents in Fort Myers. The growth of the community was greatly facilitated in 1904 with the arrival of the Coast Railroad, with its terminus at a dock on Monroe Street. During the same year, construction began on the Bradford Hotel which still stands on First Street. A power plant, several banks, commercial ice plants and new hotels reflected the increased pace and growth during the first decade of the century. Between 1910 and 1914, Fort Myers experienced a new building boom. A decade

[10] Grismer, Karl H., The Story of Fort. Myers,) St. Petersburg: St. Petersburg Printing Co., 1982) p. 286.
[11] Fort Myers News Press, January 29, 1937.

earlier, Napoleon B. Broward sponsored a comprehensive law with the goal of draining the Everglades. A Board of Drainage Commissioners empowered a series of canals to drain and reclaim swamp and overflowed lands. The prospect of drainage prompted a boom in land sales, and Fort Myers became the gateway to the Everglades. Hopeful purchasers streamed into Fort Myers. Wooden buildings in the downtown area began to give way to new masonry ones. By 1914, the boom had ended as people had bought land in the Everglades became disenchanted with the mosquitoes and the realities of draining submerged lands.

During the U.S. participation in World War I from 1917-1918, Fort Myers, like other Florida cities subordinated nearly everything to winning the war. The 1920s brought the Real Estate Boom to Florida and Fort Myers shared in the phenomenon. Bungalows and Mediterranean Revival houses began to populate the new residential subdivisions, such as Edgewood, Wardwood Grove, and what came to be called Dean Park. Streets were paved downtown, and the famous palms were planted along McGregor Boulevard, which itself was improved to Whiskey Creek on the road to Punta Rassa. In addition to business buildings, hundreds of houses were constructed or lingered in the planning stage. The opening of the Tamiami Trail (U.S. 41) linking Fort Myers to Tampa and Miami, added more to the growth of the Big Boom in the 1920s. By mid-1925, however, there were indications of the end of the boom era. On August 15, 1925, the Florida East Coast Railway announced an embargo on shipments to Miami, except for fuel, petroleum, livestock, and perishable materials. The embargo was prompted by the use of freight cars as warehouses in response to the serious shortage of storage facilities.

A massive hurricane struck the east coast of Florida in 1926. On September 16, 1928, a second hurricane struck Palm Beach and moved inland. As a result of the economic problems exacerbated by these storms, Florida's economy sagged. Even the arrival of the Seaboard Air Line Railroad in 1927 could not prevent the collapse of the real estate boom in Fort Myers. When the New York stock market crashed in 1929, Florida was already deep in the throes of its own recession. Fort Myers suffered along with the rest of the nation during the Great Depression. Still, there was moderate progress as some of the more elegant buildings in Fort Myers were built during the 1930s. Fort Myers suffered along with the rest of the state when a combination of poor publicity, hurricanes, and inadequate planning brought a collapse to Florida's boom time.

The onset of the Depression brought development and growth to a virtual standstill all over the country. Still, there was some moderate progress. In response to the steadily worsening economy, the new administration of Franklin D. Roosevelt implemented numerous new programs known as the New Deal. Still, there was moderate progress as some of the more elegant buildings in Fort Myers were built during the 1930s. The Federal Building was completed; and the Edison Bridge was constructed, making travel to the north much more convenient. The construction of a new post office was completed on October 30, 1933. A new water plant with a capacity of two million gallons was completed in 1937. Other projects that were aided by the WPA included the county airport (Page Field), for which three runways were added in 1940; Lee Memorial Hospital, which opened in 1943; and the waterfront park and yacht basin begun in 1937 and completed in 1939.

In the early days of World War II, every county in Florida had air bases due to the advantageous flying weather. The Fort Myers area had Buckingham and Page Fields, and the city was home to thousands of servicemen, many of whom returned after the war to become permanent residents. In the years since World War II, the city has grown along with Lee County and the rest of Southwest Florida. Commercial and residential growth has pushed development in all directions to create Cape Coral, North Fort Myers and Lehigh, as well as adding to the coastal settlements of Fort Myers Beach, Pine Island, Sanibel and Captiva Islands, and Bonita Springs.

SIGNIFICANCE

Fort Myers saw its first planned residential real estate development completed in 1914. The developer was John Morgan Dean, a winter visitor from providence, Rhode Island. Dean was the founder of the John M. Dean Furniture Company and the Household Furniture Company, two successful enterprises. Dean had been coming to Fort Myers since 1899 when he arrived with a friend, Frank L. Budlong to go hunting. By 1900, Dean had moved to Fort Myers and began acquiring large parcels of land in Lee County. In 1901, Dean purchased 38 acres of low lying land along Billy's Creek for $8,500, from Peck Brothers of Chicago. The area required significant fill. He did not start development work at once since he realized that real estate prices in Fort Myers had not reached a high enough level to justify expensive improvements. The development began in 1912. Needing significant fill, Dean, purchased a dredge and filled the area with 150,000 cubic yards of spoil from the Caloosahatchee. By the turn of the century, real estate prices started to rise. The development work was completed by 1914 and the lots were ready for sale. By 1915, some homes had already been constructed in Dean's Subdivision. This exclusive area became known as "Dean Park" and was home to many of Fort Myers' prominent families of the time.[12]

John M. Dean was also the first developer to set restrictive covenants for the homes to be built in the subdivision. Setting a minimum requirement of $2,000 per home guaranteed that only up-scale quality homes would be built. Partially as a result of the intense, planned development and strict building requirements such as setbacks and minimum square footage, it attracted the wealthy residents of Fort Myers. This became a standard for development policies throughout southwest Florida and is evident today in planned communities. The homes in this small intimate neighborhood range in architectural style from Arts & Crafts Craftsman Bungalows, Mediterranean, Spanish, Dutch Colonial and Tudor. In compliance with the strict building restrictions insisted upon by the Dean Construction Company, the homes were built no less than 35 feet from the street and at a minimum building cost of $4,000. Carriage houses and cottages were constructed to the rear of the main residences to encourage winter visitors from the north and service lanes provided for off-street parking and pedestrian walkways.[13]

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[12] Grismer, p. 198.
[13] Fort Myers River District-Dean Park, http://www.myriverdistrict.com/dean-park.html.

In the deed covenants was the requirement that each home cost a minimum of $2,000, which prompted many prominent business leaders of the time to move to the neighborhood. The first two streets to be developed were appropriately named Providence Street and Rhode Island Avenue to acknowledge Dean's home town. During the height of the real estate boom, Rhode Island Avenue was commonly known as "Millionaire's Row." Though platted as Dean's Subdivision, the neighborhood was initially known as Hyde Park, only later to become known as Dean Park.[14]

In the 1920s, Dean Park was in its heyday. But the neighborhood , like many other areas in Fort Myers, fell on hard times after the depression and began to decline in value. High crime moved into the area and the homes were in the beginning stages of disrepair. The concerned neighbors soon formed a committed headed by Jeanie Gibson and Dinesh Sharma. Their goal was to revitalize the neighborhood and prevent it from further deterioration. They were successful and on April 7, 1997, Dean Park was granted local historic district status and continues to be well maintained.[15]

[14] Ibid.
[15] Dean Park Historic District, http://historicdeanpark.com/.

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Verbal Boundary Descripton

The Dean Park Historic Residential District is bordered by First Street on the north, Palm Avenue on the east, Michigan Avenue on the south, and Evans Avenue on the west.

Boundary Justification

The above boundaries are based on the plats of Dean Park established by developer John M. Dean beginning in 1912. The district boundaries are shown as a dashed line on the map of the district that accompanies this National Register Nomination.

UTM Coordinates

	Zone	Easting	Northing
1	17	414320	2947903
2	17	414731	2948132
3	17	414808	2947988
4	17	414809	2947690
5	17	414345	2947689

Dean Park Historic Residential District

Fort Myers, Lee County, Florida

Google earth feet 1000 meters 400 N

1) Zone: 17 Easting: 414320 Northing: 2947903
2) Zone: 17 Easting: 414731 Northing: 2948132
3) Zone: 17 Easting: 414808 Northing: 2947988
4) Zone: 17 Easting: 414809 Northing: 2947690
5) Zone: 17 Easting: 414345 Northing: 2947689

PHOTO LIST

1. Street View
2. Dean Park Historic District, Fort Myers (Lee County), Florida
3. Karen S. Wolfe
4. 2010
5. Digital Photo Files
6. Rhode Island Avenue, Looking Southwest
7. Photo 1 of 26

Items 2-5 are the same for the remaining photographs unless indicated.

1. Street View
6. Intersection of Rhode Island Avenue and Providence Street, Looking Northeast
7. Photo 2 of 26

1. 1525 Palm Avenue
6. Main (Southwest) Facade, Looking Northeast
7. Photo 3 of 26

1. 2658 Michigan Avenue
6. Main (North) Facade, Looking South
7. Photo 4 of 26

1. 2781 Rhode Island Avenue
6. Main (Southeast) Facade, Looking Northwest
7. Photo 5 of 26

1. 2727 Providence Street
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 6 of 26

1. 2632 Providence Street
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 7 of 26

1. 2716 Providence Street
6. Main (North) Facade, Looking South
7. Photo 8 of 26

1. 2716 Michigan Avenue
6. Main (North) Facade, Looking South
7. Photo 9 of 26

1. 2716A Michigan Avenue
6. Main (North) Facade, Looking Southwest
7. Photo 10 of 26

1. 2750 Rhode Island Avenue
6. Main (Northwest) Facade, Looking Southeast
7. Photo 11 of 26

1. 2624 Providence Street
6. Main (North) Facade, Looking Southeast
7. Photo 12 of 26

1. 2643 Providence Street
6. Main (South) Facade, Looking North
7. Photo 13 of 26

1. 2644 Providence Street
6. North Facade, Looking South
7. Photo 14 of 26

1. 2721 Rhode Island Avenue
6. Main (Southeast) Facade, Looking Northwest
7. Photo 15 of 26

1. 1524 Palm Avenue
6. Main (Northeast) Facade, Looking Southwest
7. Photo 16 of 26

1. 2761 Rhode Island Avenue
6. Main (Southeast) Facade, Looking Northwest
7. Photo 17 of 26

Noncontributing Historic Resources

1. 1576 Palm Avenue
6. Main (East) Facade, Looking West
7. Photo 18 of 26

1. 2636 Michigan Avenue
6. Main (North) Facade, Looking South
7. Photo 19 of 26

Additional Contributing Resources

1. 2730 Rhode Island Avenue
6. Main (Northwest) Facade Looking Southeast
7. Photo 20 of 26

1. 2635 Michigan Avenue
6. Main (South) Facade, Looking Northeast
7. Photo 21 of 26

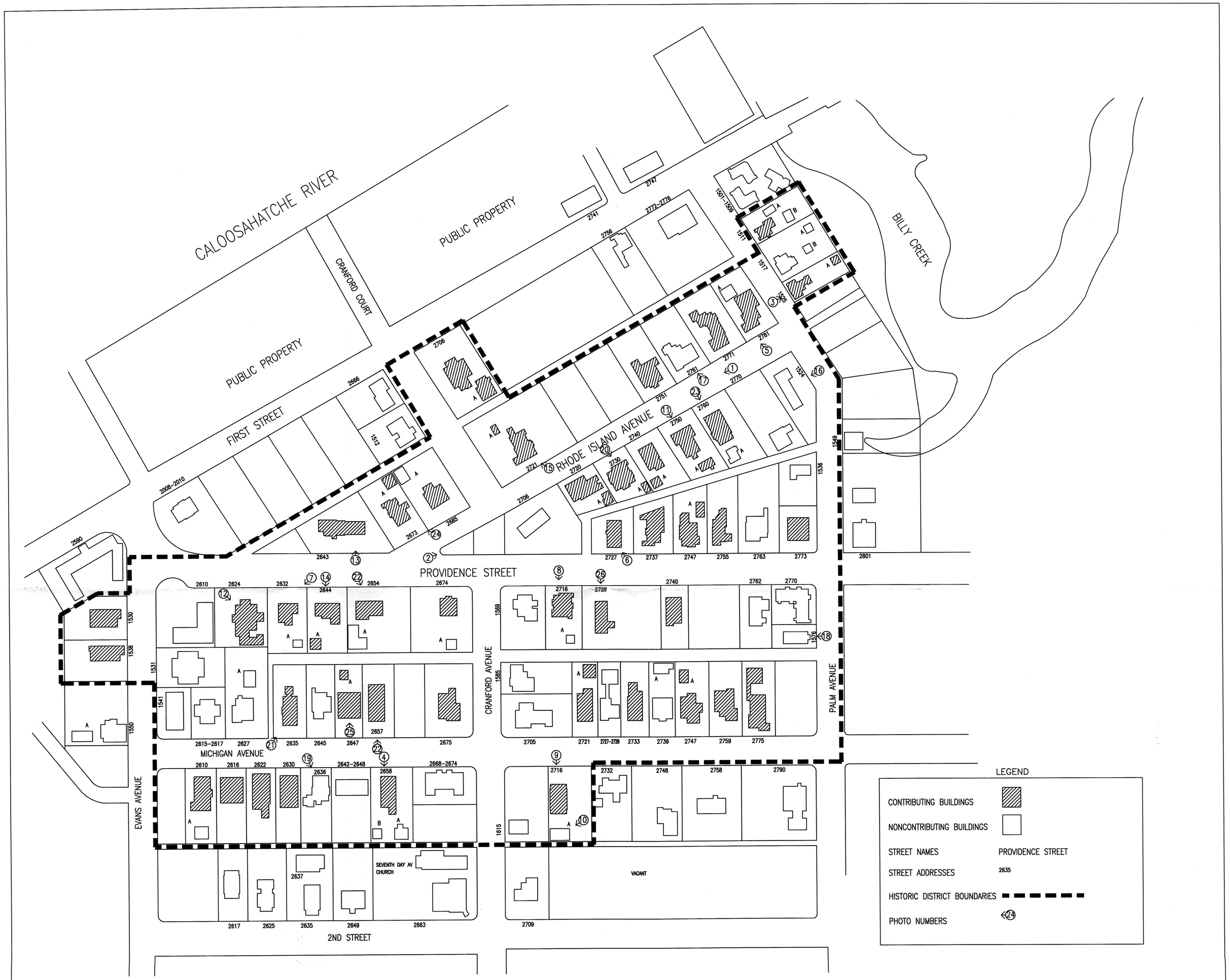
1. 2657 Michigan Avenue
6. Main (South) Facade, Looking North
7. Photo 22 of 26

1. 2760 Rhode Island Avenue
6. Main (Northwest) Facade, Looking Southeast
7. Photo 23 of 26

1. 2673 Rhode Island Avenue
6. Main (Southeast) Facade, Looking Northwest
7. Photo 24 of 26

1. 2647 Michigan Avenue
6. Main (South) Facade, Looking North
7. Photo 25 of 26

1. 2728 Providence Street
6. Main (North) Facade, Looking South
7. Photo 26 of 26



DEAN PARK HISTORIC RESIDENTIAL DISTRICT

FORT MYERS (LEE COUNTY), FLORIDA

ORIGINAL MAP PREPARED BY:

JARED BECK, PRINCIPAL PLANNER
CITY OF FORT MYERS PLANNING DEPARTMENT
1825 Hendry Street, Suite 101
Fort Myers, FL 33901

DRAWN BY: W. CARL SHIVER
DRAWING DATE: MARCH 2013

THE DEAN PARK HISTORIC RESIDENTIAL DISTRICT MAP WAS DRAWN IN AUTOCAD USING A VARIETY OF VISUAL RESOURCES INCLUDING PHOTOS AND BUILDING FOOTPRINTS DOWNLOADED FROM THE LEE COUNTY PROPERTY APPRAISER, GIS AND SANBORN FIRE INSURANCE MAPS, GOOGLE STREET VIEW, AND PHOTOS TAKEN ON SITE. THE MAP WAS DRAWN TO APPROXIMATE SCALE, BUT VARIATIONS WERE ALLOWED FOR THE PURPOSE OF CLARITY.

DRAWING NUMBER N/A

SHEET NO. 1 OF 1

MAP REVIEWED BY: CARL SHIVER
FLORIDA BUREAU OF HISTORIC PRESERVATION
R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET
TALLAHASSEE, FLORIDA 32399-0250
PHONE NUMBER (850) 245-6333
TOLL FREE NUMBER 1-800-7278
FAX NUMBER (850) 245-6439

PROVIDENCE

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