



CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE

JANUARY - JULY, 2021

**ARCHITECTURAL RESOURCE SURVEY OF
CROISSANT PARK AND POINCIANA PARK**



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INTRODUCTION

ACKNOWLEDGEMENTS

01

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FORT LAUDERDALE HISTORICAL SOCIETY

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FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES



BACKGROUND

02

An Intensive Level Architectural Resource Survey was conducted of Croissant Park, Poinciana Park, a portion of Downtown, and a portion of Tarpon River.

OVERVIEW

The City of Fort Lauderdale Intensive Level Architectural Resource Survey has been made possible through funding provided by the Florida Department of State, Division of Historical Resources.

The City of Fort Lauderdale Intensive Level Architectural Resource Survey was conducted to identify potential historic resources in the City of Fort Lauderdale and record their current conditions through the development of this report. From this survey and report, Florida Master Site File Forms for structures and resource groups were compiled and submitted to the State of Florida to be added and catalogued in their database. This Report was compiled and written by Laura Weinstein-Berman, Principal Investigator, of LW Associates, Inc.; Ellen Uguccione, Historic Preservation Consultant, of the Fort Lauderdale Historical Society; and Trisha Logan, Historic Preservation Planner for the City of Fort Lauderdale; all whom meet the Secretary of the Interior's qualifications for professionals in historic preservation. Trisha Logan, Historic Preservation Planner for the City of Fort Lauderdale, reviewed and provided edits of the report prior to final submission to the State of Florida. Additional support was provided by staff at the City of Fort Lauderdale including: Suellen Robertson, Senior Administrative Assistant and Vasilya Allakhverdieva, Planning Assistant.

BACKGROUND

In 1975, the City of Fort Lauderdale passed Ordinance number C 75-29 establishing a historic district zoning classification and the Historic Preservation Board to promote continued enrichment of local heritage. Since the enactment of the Ordinance in 1975, the City has worked to preserve historical sites, buildings, landscapes, structures and archaeological sites, and in 2010 became a Certified Local Government (CLG), further enhancing the City's commitment to historic preservation.

Beginning in March 2018 and running through August 2018, a comprehensive analysis was conducted which reviewed past survey efforts and early development patterns, identified and prioritized city wide areas for future intensive survey efforts through a reconnaissance level Architectural Resource Survey. Throughout the City there are significant examples of architecture, both from earlier eras as well as later "mid-century" or "modern" times that have yet to be surveyed, recognizing the need for further study.

In May 2019 the City submitted a "Small Matching Grant" application to the Florida Department of State, Division of Historical Resources, to propose funding to conduct Intensive Level Architectural Resource Surveys. The request was approved in the State of Florida's Fiscal Year 2021 budget and is being facilitated through a grant in the amount of \$10,000 from the Florida Department of State. Since the City is a CLG, the grant did not require matching funds.

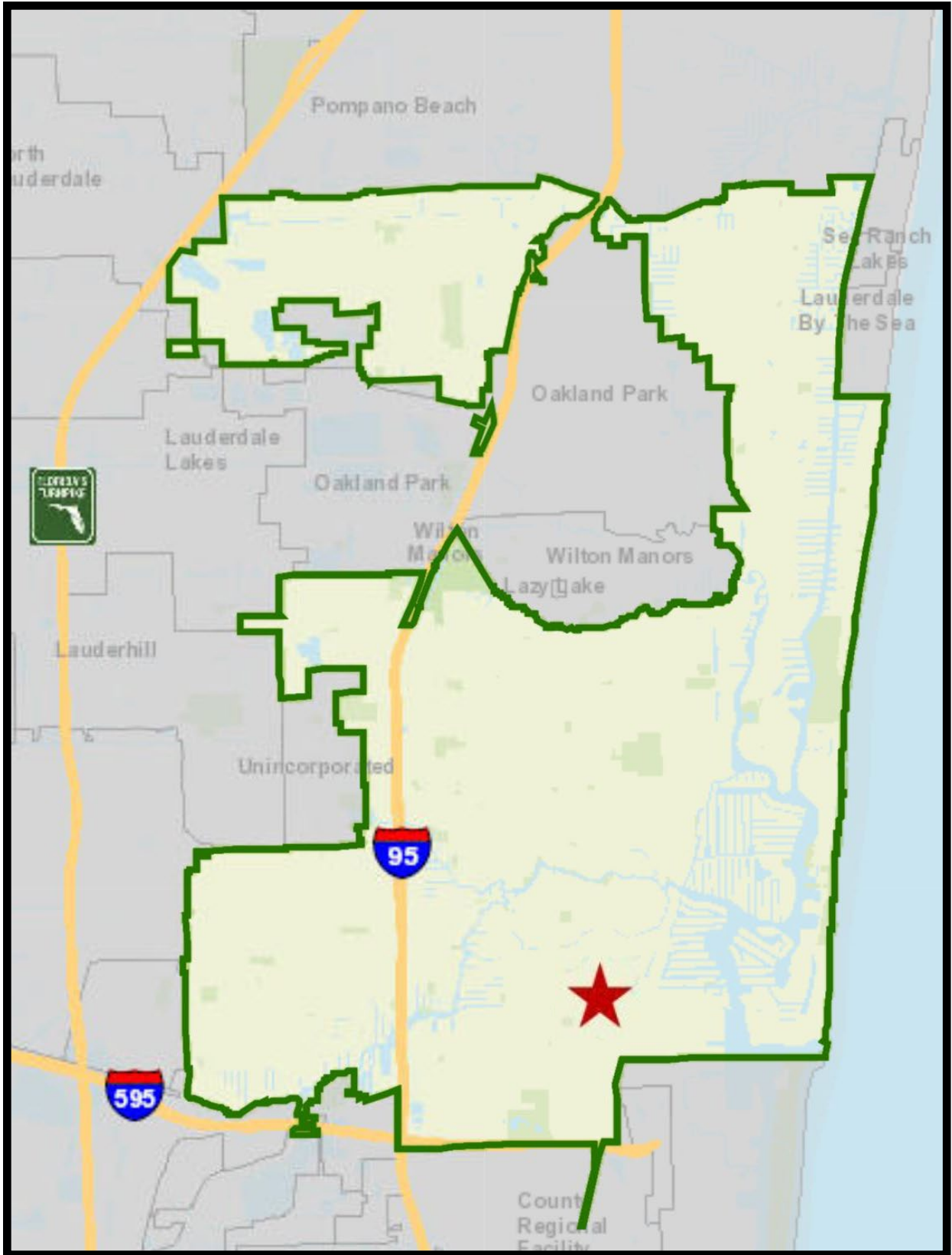
Grant funds were used to hire a historic preservation consultant to organize and conduct an Intensive Level Architectural Resources Surveys in the city. A final survey report that conforms to Chapter 1A-46, Florida Administrative Code, was produced.

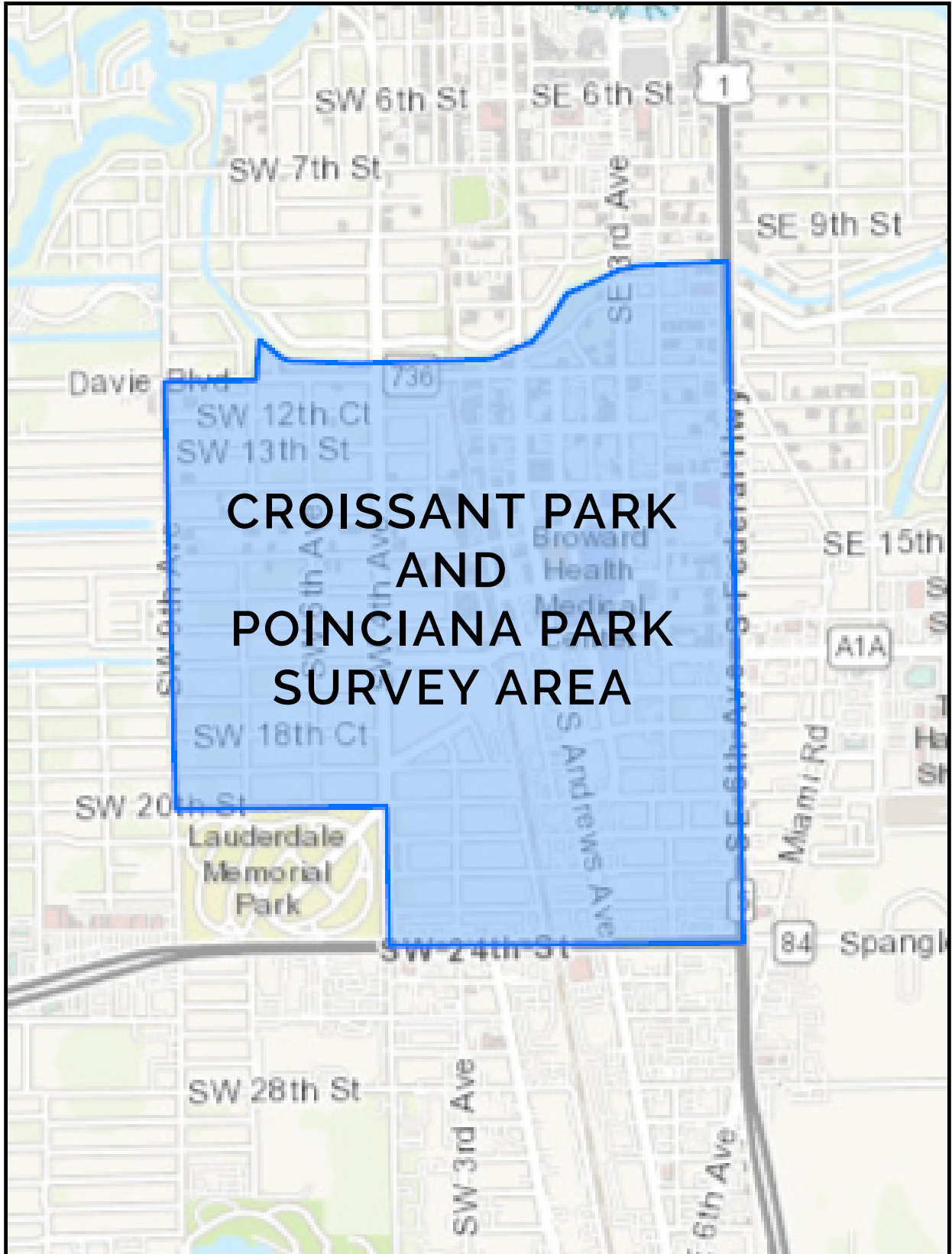
Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly document the city's history and contribute important data into a repository of historical information. Additionally, as a CLG there is a commitment by the City to protect its historic resources and to provide continuous improvement to historic preservation efforts, which includes the identification of historic properties within the jurisdiction.

GENERAL DESCRIPTION

An Intensive Level Architectural Resource Survey was conducted of Croissant Park, Poinciana Park, a portion of Downtown, and a portion of Tarpon River. The overall boundary of the survey area includes Tarpon River to the North, Southwest 9th Avenue to the west, State Road 84 to the south, and Federal Highway to the East.

Architectural Resource Surveys primarily act as a planning tool to provide adequate data to make informed decisions, but most importantly document the city's history and contribute important data into a repository of historical information. Additionally, as a CLG there is a commitment by the City to protect its historic resources.





RESEARCH DESIGN, METHODOLOGY, AND CRITERIA FOR EVALUATION

03

Field work often remains the most important step in the historic preservation process to locate, identify, record and evaluate resources of historic and architectural significance within thematic and/or geographic boundaries.

RESEARCH DESIGN

The objective of this Architectural Resource Survey was to conduct an intensive level review of the Croissant Park and Poinciana Park neighborhoods and to complete Florida Master Site File (FMSF) forms for historically significant areas and individual structures, as warranted. Initial review of dates of construction for these areas revealed 1,381 properties that were built in 1973 or earlier. It was expected that potential districts and individual historic resources would be further defined through additional archival research, expanding on the initial documentation and to provide a record through the creation of new FMSF Historic Resource Group and Historic Structure Forms.

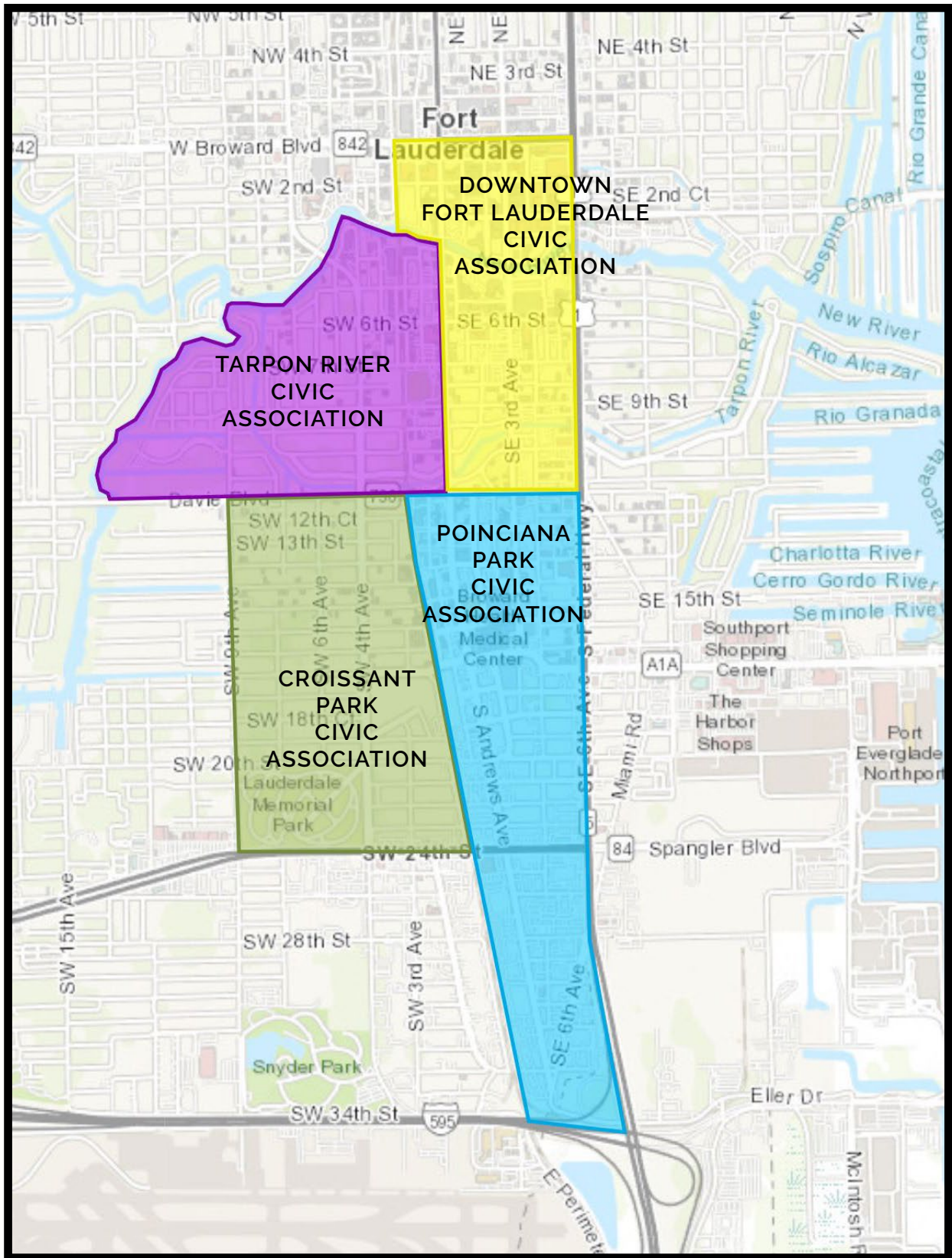
METHODOLOGY

For this Intensive-Level Survey, the City of Fort Lauderdale provided LW Associates, Inc. with preliminary survey areas. Focused districts were determined by a previous 2018 review of neighborhoods and past surveys to prioritize future survey efforts. The neighborhoods selected for this phase of work primarily were:

- Croissant Park
- Poinciana Park

The survey boundary extended north beyond each boundary of the above Neighborhood Association boundaries to capture structures located south of the Tarpon River in the collection of in-the-field data. A portion of Poinciana Park south of 24th Street was excluded from the survey area due to a limited number of structures that are 50 years or older within that area.

Prior to initiating the in-the-field survey, an email communication was sent to all Neighborhood Associations where the Architectural Resource



Survey would occur. This communication provided additional information concerning the survey effort, a document including frequently asked questions concerning architectural resource surveys, and a link to previous surveys on the City of Fort Lauderdale's website. Additionally, a meeting was held with the Fort Lauderdale Historical Society to review resources available in their archives.

An in-the-field survey for the identified survey area was undertaken by LW Associates, Inc. and City staff in February through March 2021. During this fieldwork, the team reviewed the current conditions of each area and identified potential historic districts and individual resources that appeared to meet the National Register Criteria. LW Associates, Inc. reviewed these findings and discussed the evaluation of resources and how to apply National Register Criteria to structures within the context of each neighborhood with the City of Fort Lauderdale before further documenting resources.

Working with the City of Fort Lauderdale, the team submitted five individual resource FMSF forms to the State of Florida Historic Preservation Office for review and approval. Once these forms were approved, the team began work on the remaining identified potential historic districts and individual resources. Initially, nine potential historic districts were identified for further study and evaluation. Following review of all nine potential historic districts, four potential historic districts were found to not be eligible due to existing conditions and loss of architectural integrity. Although these areas were not found to be eligible as historic districts, a Florida Master Site Form was completed for each structure included within these areas.

Evaluation of the other five potential historic districts determined that they are each eligible as potential historic districts. Within the eligible historic district, there are a total of 243 contributing resources and 63 non-contributing resources. An additional 23 individual structures were identified as potential historic landmarks. Three structures within the survey area are designated as local Historic Landmarks and are listed in the National Register of Historic Places.

ARCHIVAL RESEARCH

For each potential historic district, a context statement was prepared using archival research. Sources included a historic property survey that was conducted by Historic Property Associates in 1989 for a portion of this survey area. Historic newspapers, maps, previous surveys, census records, aerial photographs, and historic photographs were included in this research. Building specific research was also undertaken for each building located within the historic district to determine approximate date of construction, any known architects or builders associated with the building, and alterations. Local building permits, previous FMSF information, historic maps, and other building records were used to inform this process.

HISTORIC FIELDWORK

Areas identified to be included in this Architectural Resource Survey were selected through the initial reconnaissance survey and proposed as part of the application for the "Small Matching Grant" offered through the Florida Department of State, Division of Historical Resources, which provided funding for this project.

The Principal Investigator and City staff conducted in-the-field documentation of all properties included in the identified areas which contains a mixture of residential and commercial properties.

As a result, for each Historic Resource Group and each Individual Historic Resource that was identified through this process the following information was compiled:

- Historic Resource Group FMSF form;
- Map of the historic district was created showing the districts potential boundaries as well as the identification of contributing and non-contributing resources;
- A list of all historical resources within the survey area, including the Florida Master Site File number, with all identified resources plotted on a U.S. Geological Survey (1:24,000) 7.5 minute series topographic quadrangle map;
- Descriptions for all identified resources;
- Photographs of resources located in the project area;
- Information on any portions of the project area which were not investigated and a statement explaining the reason why investigation did not occur; and
- An explanation about those portions of the project area that were examined but that did not contain historical, architectural, engineering or cultural resources.

In addition, all contributing resources which were over 50 years old within the resource group boundary, an individual FMSF form was completed documenting the building's location, current condition, style, material, alterations, and history.

CRITERIA FOR EVALUATION

Properties identified in this Intensive-Level Survey appeared to meet one or more of the three National Register Criteria for listing. These Criteria are¹:

- Criteria A: That are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criteria B. That are associated with the lives of persons significant in our past; or

- Criteria C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criteria D. That have yielded, or may be likely to yield, information important in prehistory or history.

Properties of all types significant under Criterion A or B should ideally retain integrity of location, design, setting, materials, workmanship, feeling, and association. They should ultimately be recognizable as the properties that they were during their periods of significance. Properties significant under Criterion C should retain the features that characterize their type or style. The historic districts should retain sufficient historic integrity as a whole that it still possesses its feeling as a historic environment, even if individual elements of the historic district may be undistinguished.

Historic districts typically contain both contributing and non-contributing resources. While the districts were evaluated as a whole, evaluations of significance for each property within the district was conducted using data gathered through field observations. This included analysis of existing conditions, the date of construction, the physical integrity of the structure, and the ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below:

METHODOLOGY FOOTNOTES

¹"How to Apply the National Register Criteria for Evaluation," National Register Bulletin (Washington, D.C.: U.S. Department of the Interior, National Parks Service, Cultural Resources, 1995), 2.

HISTORIC CONTEXT

Each property is evaluated for its relationship to the historic context established for this Intensive-Level survey for the neighborhood in which the district is located and the historic context for the district itself.

DATES OF CONSTRUCTION

A majority of the dates of construction were determined utilizing data included within the Broward County Property Appraiser (BCPA) website. In select instances, further research was conducted utilizing Sanborn Maps as well as past permits to determine whether the property was constructed at an earlier date.

PROPERTY TYPES

Within the neighborhoods surveyed, the majority of the properties were residential (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community.

INTEGRITY

“Integrity” as used in the context of historic preservation refers to the physical character of a property. If the original characteristics of a building have been compromised (by additions or alterations) to the degree that the original design is no longer present, the building is deemed to have lost its integrity. National Register Bulletin #15, published by the National Park Service, which describes the “Seven Aspects of Integrity” was used to judge the level of integrity for buildings. The “Seven Aspects of Integrity” are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

SUMMARY AND CONCLUSIONS

04

The survey identified five historic districts that are potentially eligible for listing in the National Register of Historic Places including Croissant Park South, Madrid Street, Reed-Marion-Byron, Pinehurst, and West River Croissant Park.

SUMMARY

For this Intensive Level Architectural Resource Survey, the neighborhoods selected for this phase of work were Croissant Park and Poinciana Park. The survey boundary extended north beyond each boundary of the Civic Association to capture structures located south of the Tarpon River in the collection of in-the-field data. As part of the survey effort, LW Associates, Inc. prioritized the identification of potential historic districts within each neighborhood and potential individual resources.

Below is a brief description of the results and conclusions of the historical and architectural investigations. In the “Neighborhood Details” (Sections 7a-7e) a full description for each potential historic district provides the following information:

- An assessment of the integrity of evaluated sites;
- Methods used to apply National Register criteria for a determination of eligibility and historic context;
- The National Register property boundaries depicted on a scaled site plan sketch;
- Conclusions and analysis of the findings;
- A discussion of the manner in which the resources contribute to an understanding of local, regional, state, or national

history and/or architectural history;

- Recommendations of contributing or non-contributing status for properties within an eligible historic district or for an individual historic resource;
- A description of flood vulnerability for each potential historic district; and
- A bibliography of those sources used.

Select potential historic districts that were identified are outlined below. For each of these areas, the boundaries have been delineated to include properties that exhibit a cohesive pattern in design, scale, and siting, and retain a high degree of integrity. Additional potential historic districts were not identified due to a loss of the historic setting of most streets by the inclusion of modern infill redevelopment and extensive alterations to older buildings that altered the original scale, design, and feeling of the original streetscape.

CONCLUSIONS

The survey identified five historic districts that are potentially eligible for listing in the National Register of Historic Places including Croissant Park South, Madrid Street, Reed-Marion-Byron, Pinehurst, and West River Croissant Park. The survey also determined that there are 24 potential historic landmarks located within the boundary of the architectural resource survey. These potential historic landmarks range in date of construction between 1922 to 1963 and represent a variety of architectural styles. Additionally, there are three locally designated historic landmarks that are also listed on the National Register of Historic Places within the boundary of the architectural resource survey. We recommend working with residents and property owners to determine public support for historic designation, with the goal of formally designating these potential historic districts and these potential historic landmarks in the National Register of Historic Places as well as consideration for local designation.

OVERALL MAP OF POTENTIAL HISTORIC DISTRICTS

CROISSANT PARK SOUTH

Boundaries of the potential Croissant Park South Historic District follow the triangular boundaries of West Park Drive to the north, Park Lane to the east, Southwest 19th Street to the South, and closes at the intersection of West Park Drive and Southwest 19th Street to the west. The potential Croissant Park South Historic District contains 17 contributing resources and 4 non-contributing resources and the Period of Significance is 1948 through 1953.

MADRID STREET

Boundaries include selected parcels of the potential Madrid Street Historic District which follow the rectilinear boundaries of the north and south side of Southwest 20th Street, bounded by Southwest 3rd Avenue to the east and Southwest 4th Avenue to the west. The potential Madrid Street Historic District contains 10 contributing resources and 1 non-contributing resource and the Period of Significance is 1925 through 1939.

REED-MARION-BYRON

Boundaries of the potential Reed-Marion-Byron Multiple Property Submission follow the rectilinear boundaries of Southwest 18th Street to the north, Southwest 4th Avenue to the east, the south side of Southwest 19th Street to the south, and Southwest 6th Avenue to the west. The potential Reed-Marion-Byron Multiple Property Submission contains 15 contributing resources and 0 non-contributing resources and the Period of Significance is 1925 through 1939.

PINEHURST

Boundaries of the potential Pinehurst Historic District follow the rectilinear boundaries of the north side of Southwest 18th Street, Southwest 6th Avenue to the east, Southwest 20th Street to the south, and Southwest 9th Avenue to the west. The potential Pinehurst Historic District contains 113 contributing resources and 29 non-contributing resources and the Period of Significance is 1946 through 1958.

WEST RIVER CROISSANT PARK

Boundaries of the potential West River Croissant Park Historic District follow the rectilinear boundaries of the north side of Southwest 12th Court to the north, Southwest 4th Avenue to the east, the south side of Southwest 14th Street to the South, and Southwest 8th Avenue to the west. The potential West River Croissant Park Historic District contains 89 contributing resources and 29 non-contributing resources and the Period of Significance is 1946 through 1958.



CITY OF FORT LAUDERDALE HISTORIC CONTEXT

05

This historic context of the City of Fort Lauderdale was developed by Erica Mollon Consulting for the preparation of intensive level surveys in 2020.¹

Modern European development of Fort Lauderdale began in earnest in the mid-1890s when Frank Stranahan and his wife Ivy began operating a trading post and ferry across the New River, just west of what would eventually become Colee Hammock. In 1895 the Intercoastal Waterway connected to the New River, creating a waterway highway. This was followed in quick succession with the expansion of Henry Flagler's railroad which spurred a flurry of new development along the east coast of Florida. By 1911 the city of Fort Lauderdale was incorporated, primarily of land reclaimed by the draining of the Everglades and had approximately 145 residents. Most early residents were drawn to the area because of the warm climate and the ability to grow crops year round without the threat of a deep freeze. In 1915 Broward County was delineated and Fort Lauderdale selected as the county seat.

During this same decade, Fort Lauderdale began to attract tourists. While the tourism industry faltered with World War I, the infrastructure had been put in place to support larger-scale growth. At the beginning of the 1920s visits by filmmaker D. W. Griffith, who used Fort Lauderdale as a stand-in for more far-flung exotic locations, and president-elect Warren G. Harding, who came to play golf, bolstered the area's appeal. For the early agricultural land-owners, it became clear that their land would earn them higher profits through subdivision and development, leading to the Florida Land Boom of the early 1920s.

The first Federal Census of Fort Lauderdale was taken in 1920 and counted 2,065 inhabitants. By 1930, the city experienced a 319.7% increase in population, to a total of 8,666. Development was abruptly halted by the destruction of the 1926 hurricane, which struck on September 17, 1926. The storm devastated the area, killing 240 people, destroyed 3,500 structures, and caused \$159,000 in damage. It brought the construction boom and

real estate market to a halt and effectively brought the economic stagnation of the Great Depression to Fort Lauderdale three years early. Despite these hardships, the population of Fort Lauderdale alone doubled between 1930 and 1940 from 8,666 to 17,996.

In the 1940s, the local chamber of commerce successfully campaigned to establish new wartime industries to bolster the local economy. Boatyards like Dooley's Basin and Dry dock were contracted to construct various small military craftlike minesweepers, air-rescue boats, and submarine chasers. The H.A.K. Corporation, founded by Dr. Elliot Hendricks in 1939, produced ammunition and projectiles. The Gate City Sash and Door Company which had been established during Fort Lauderdale's pioneer era produced awning windows and doors for military uses around the world. Other wartime companies included Rex Basset Inc. and the Florida Aircraft Radio Corporation. The U.S. Navy constructed the Fort Lauderdale Naval Air Station in 1942 at the site of Merle Fogg airport, which brought in young men from around the country as well as Britain, Australia and Canada.

In 1944, the National Housing Agency estimated that 12.6 million non-farm dwellings would be needed within the ten years following the war. This wave of former GIs looking to start a family in the resort-like atmosphere of Fort Lauderdale led to the second real estate boom in the area. Between 1940 and 1950, the population of Fort Lauderdale increased 109.1% from 18,332 to 36,328. While single-family houses were still constructed throughout Fort Lauderdale, the intense need for housing shifted the focus to include more modern-style multifamily dwellings.

The population grew more rapidly between 1950 and 1960, with an increase of 130.3% from 47,320 to 83,648. Fort Lauderdale also grew in area, having annexed unincorporated parts of Broward County. The population increase between 1950 and 1960 within the 1950 boundaries of Fort Lauderdale was more than double, from 36,328 to 77,008. In 1960, the annexed areas accounted for a 6,640 increase in residents. In the 1960s, the population increased 66.9% to 13 139,590.

FOOTNOTES

¹ Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

HISTORY AND DEVELOPMENT OF CROISSANT PARK AND POINCIANA PARK

06

An architectural resources survey provides a preliminary foundation to continue historic preservation efforts and decision-making in the City of Fort Lauderdale. Further research and designation of historically significant resources is critical to integrate these efforts in the Comprehensive Plan.

Guidelines provided by the National Park Service within National Register Bulletin 16A, How to Complete the National Register Registration Form, provides a definition: Historic context is information about historic trends and properties grouped by an important theme in prehistory or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property. Built resources are connected to the historic context by their shared physical or associative characteristics.

According to National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, in order to decide whether a property is significant within its historic context, the following must be determined:

- That facet of prehistory or history of the local area, State, or the nation that the property represents.

- Whether that facet of prehistory or history is significant.
- Whether it is a type of property that has relevance and importance in illustrating the historic context.
- How the property illustrates that history.
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

Included in this Architectural Resource Survey area are the neighborhoods of Croissant Park and Poinciana Park, including parcels located north of David Boulevard and South of the Tarpon River. This is a geographically contiguous area that is interconnected through its overall developmental history which is significant in the formation of Fort Lauderdale beyond the original town limits.

A Statement of Significance is provided in the neighborhood details of Section 7 of this report for each area identified as a potential historic district. Within each neighborhood detail sub-section, a specific Period of Significance is identified.

Included in this Architectural Resource Survey area are the neighborhoods of Croissant Park and Poinciana Park, including parcels located north of Davie Boulevard and South of the Tarpon River. This is a geographically contiguous area that is interconnected through its overall developmental history which is significant in the formation of Fort Lauderdale beyond the original town limits.

HISTORY AND DEVELOPMENT OF CROISSANT PARK AND POINCIANA PARK

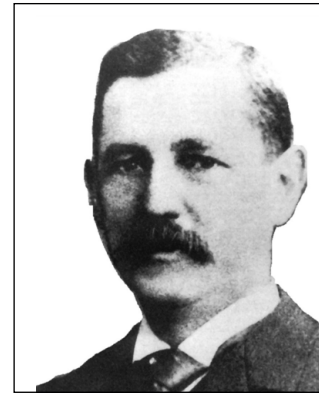
PREHISTORY

Typically Native American settlements in Florida developed along waterways for ease of transportation and access to food sources. One known archaeological site is located within the survey area along the banks of Tarpon River where an intact midden has been identified which indicates prehistoric habitation occurred in this location. There have been no further investigations at this archaeological site to provide additional information as to which prehistoric period the land was inhabited.

TERRITORIAL FLORIDA

Hamilton Disston, a saw manufacturer from Philadelphia is the first known owner of property within this area south of the Tarpon River. Disston first visited Florida in 1877 at the request of Henry Sanford, an American diplomat and businessman who would later found Sanford, Florida. Upon visiting Florida, Disston became interested in its agricultural potential and in 1879 had the idea of draining the swampland throughout the southern portion of the State, including the Everglades, in order to reclaim land for agriculture and settlement.

By 1881, Disston had formed the Atlantic and Gulf Coast Canal and Okeechobee Land Company and a drainage contract was signed with the State of Florida. Once land was reclaimed, the State sold Disston four million acres of land which included what is now Croissant Park and Poinciana Park; the sale was reported by the New York Times on June 17, 1881.¹ Purchased lands were held by the Florida Land and Improvement Company where Disston served as president.²



University of South Florida Library of Special Collections
Knetsch, Joe (1998) "Hamilton Disston and the Development of Florida,"
Sunland Tribune: Vol. 24 , Article 3.

TRANSITION FROM 19TH CENTURY TO EARLY 20TH CENTURY

From the beginning (without the advantage of scientific data) the Everglades represented a barrier to development, and their drainage became a priority. In 1905, Napoleon Bonaparte Broward from Duval County and for whom Broward County was named) was elected Governor. He initiated a campaign to drain the wetlands by a system of canals which would empty into the Atlantic Ocean and Gulf of Mexico. Thousands of acres of land were opened to development and the building of canals would become a practical way of enlarging Florida's land mass.³

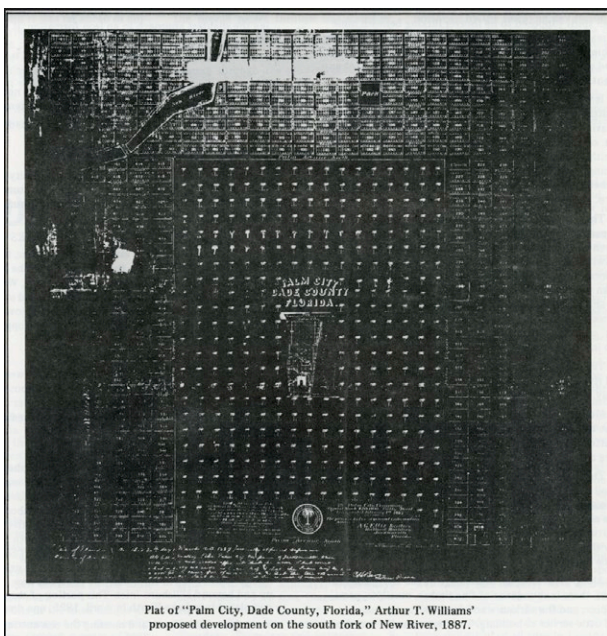
As greater opportunities for traveling to what was considered an exotic land were made available by the development of the railroads and a new federal program for constructing roads, Florida became ripe for discovery and development. The first two decades of the 20th century saw a whirlwind of speculation and development. It would set the scene for a meteoric rise and ultimately catastrophic failure in the building of southeast Florida.

EARLY PLATTING OF FORT LAUDERDALE AND PALM CITY

Arthur T. Williams, originally from Fernandina, Florida, was the son of Marcellus A. Williams, a

Deputy United States Surveyor for the State of Florida. In 1870, Marcellus A. Williams was assigned to survey southeast Florida “from the North end of Biscayne Bay to the South end of Lake Worth and between the Everglades and the Atlantic Ocean.”⁴ While Arthur T. Williams traveled throughout South Florida with his father, Arthur recalls staying in a “very pretty tropical hammock which lay between the [New River] Sound and the present Lake Mabel [located to east of Port Everglades].”⁵ In the 1870s, Lake Mabel was named by Arthur T. Williams for his wife Mabel White in a map he made of the State of Florida.

Later, in 1887, Williams and James A. Harris, purchased land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called “Palm City” consisting of 500 city blocks. At the time, “a 50’ by 100’ lot had a \$10 price estate tag, and one could buy a whole block, 200’ by 400’, for \$200.”⁶



Plat of “Palm City, Dade County, Florida,” Arthur T. Williams’ proposed development on the south fork of New River, 1887.

Williams, Arthur T. “Memories: Surveying South Florida in the late 1870s.” Broward Legacy. Winter/Spring 1986. Pages 2-10.

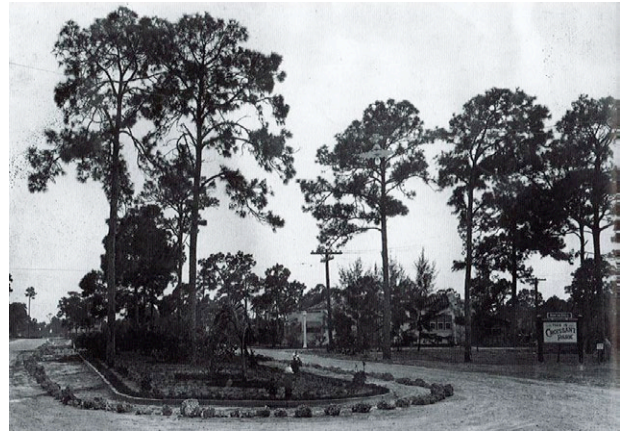
THE ROARING 20S AND A DEVELOPMENT BOOM IN FORT LAUDERDALE

PLACIDENA

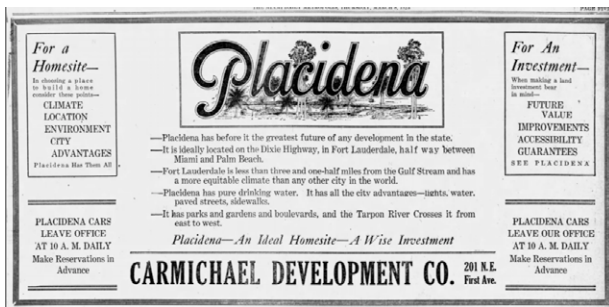
Located just north of Croissant Park is Placidena which extended from Southeast 9th Street on the north to Southeast 17th Street on the south, and Southeast 3rd Avenue on the east to Flagler Avenue (now Southeast 1st Avenue/Florida East Coast Railway) on the west. This area was purchased in 1920 by Ross Clark and J.L. Turner of New York. Clark and Turner owned the Placidena Corporation, the origin of the name of this plat. In 1922, this land was then sold to William H. Carmichael, a local developer who owned the Carmichael Development Company. Carmichael platted this area as the Placidena subdivision between 1922 and 1924 in three phases.

As part of the Placidena development, streets were laid out as parkways with center medians, and included improvements such as the “White Way Lights” along Andrews Avenue. Dubbed “White Way Lights,” the inspiration came as a result of the “City Beautiful” movement originating in England in the late 19th century with the work of Ebenezer Howard. In a reaction to the Dickensian conditions in London, Howard promoted ideas that led to the beautification of cities with wide boulevards, public art, a provision for parks and green spaces, and the promotion of a more pastoral environment. The United States adopted those ideals in the creation of some of its biggest cities such as Boston and New York. Its greatest expression came with the 1893 World’s Columbian Exhibition in Chicago celebrating the discovery of the Americas by Christopher Columbus. Led by architect Daniel Burnham, acres of land were transformed into an idyllic “White City” featuring an enormous lagoon with equally imposing sculptures and illuminated by hundreds of decorative lights. The lagoon area became known as the “Court of Honor” and the lighted passages around it called the “Great White Way.”

In Placidena, Carmichael heavily advertised the availability of parcels in the Miami News and arranged special promotions to attract buyers. The Ladies Aid of the Methodist Episcopal Church hosted “Placidena Days” and were rewarded with a seven and one-half percent commission on each sale made.⁷ Carmichael staged “Placidena Days” for groups of up to 300 people⁸, who were provided with lunch and entertainment.



HISTORIC IMAGE OF CROISSANT PARK Bothel, Todd L. *Legendary Locals of Fort Lauderdale*. Arcadia Publishing. Charleston, South Carolina. 2015. P.28



Advertisement. The Miami News. March 8, 1923. Miami, Florida. Page 33.

THE DEVELOPMENT OF CROISSANT PARK

In 1925, five hundred and seventy acres of the former Placidena development was purchased and replatted by Gilbert F. Woods, Thomas E. Hoskins, and Joseph P. Young. The area was renamed “Croissant Park” for G. Frank Croissant. Croissant was then the general manager of Woods, Hoskins, and Young, a large land development firm in Chicago. Croissant was selected to lead the development of this area. In the re-plot, the center medians were retained as well as the original street names including one named for the previous plat - Placidena Parkway. Although the original “White Way Lights” installed by Carmichael are no longer in place, the parkway design acts as a prominent landscape feature today.



CURRENT PHOTO OF CROISSANT PARK PARKWAY Photo By Trisha Logan

Woods, Hoskins, and Young were active in South Florida and purchased areas surrounding Croissant Park, although the Croissant Park plat was the largest. Re-plats were aptly named variations of the name Croissant Park including “River Section of Croissant Park,” “Park Section of Croissant Park,” “South River Section of Croissant Park,” and “West River Section of Croissant Park.”

In 1928 the firm purchased additional areas that are immediately adjacent to Croissant Park; however these plats were not named for Croissant and were plainly named variations of "Resubdivision of Lauderdale."

Joseph P. Young of Woods, Hoskins, and Young, was the most accomplished in the development of lands in South Florida as the founder and developer of Hollywood, Florida. Hollywood was platted around a primary boulevard with a series of three large circles placed intermittently along the boulevard; one of these circles is now a public park named Young Circle.

G. Frank Croissant was an experienced developer, originally from Brooklyn, with connections to automobile magnate Henry Ford having served as his real estate buyer. His previous projects included the large homesite areas of Ford's Dearborn, Michigan, plant, Markham and Lansing in Illinois; Lorain Cromwell Gardens, Ohio; and Calumet City for Henry Ford in 1924.⁹ It is thought that Henry Ford, whose Florida home is located in Fort Myers, was the inspiration for Croissant's arrival in Florida.

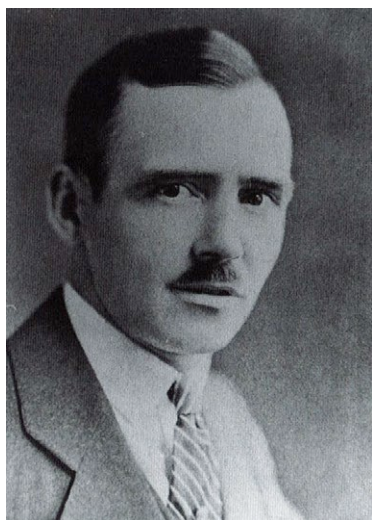


PHOTO OF FRANK CROISSANT Bothel, Todd L. *Legendary Locals of Fort Lauderdale*. Arcadia Publishing. Charleston, South Carolina. 2015. P.28

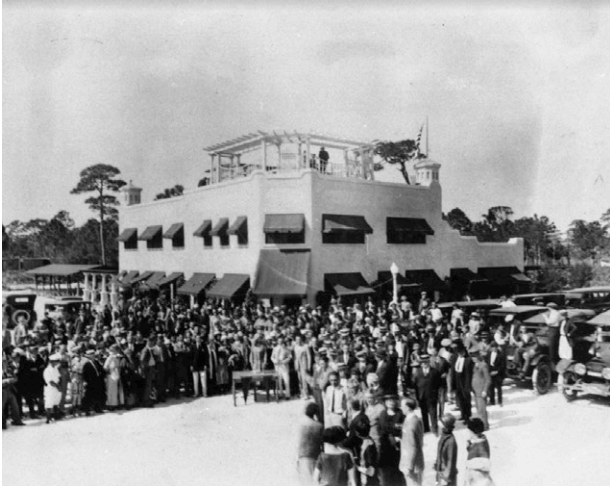
Continuing in the trend begun by Carmichael of advertising to potential buyers, Croissant constructed the Croissant Park Administration Building to welcome and entertain those visiting the area. Eugene Wiley's 1982 article in the *New River News* provided this description:

Florida knew G. Frank Croissant during the "roaring twenties, and the world was loosening up. Women were smoking openly for the first time and went around with "bobbed" hair and peek-a-boo knees; thin was in-and so were diets to get that way; college football was the game, and one attended with a raccoon coat and a hip flask. There were coonskin hats and bathtub gin and radio. It was the time for convertibles and touring cars, and the dance was the Charleston. It was a wild era.

It was also the time of swampland at high prices and a sucker born every minute, everyone hypnotized by everyone else's sales pitch. Bank loans were easy, the collateral was good (what could be more firm than the good old terra firma?). Land was bought with borrowed money, sold at a profit, and the loan paid off, all in a few days.

The real estate advertising business began in earnest. Every way under the Florida sun was used to attract people to a particular parcel of land: bands, bugles, elephants, sky-writers. There were subdivisions everywhere one looked, each one with an ad scheme to promote its sale. Croissant posed some bathing beauties on Fort Lauderdale's beach, even though his property was several miles away from the ocean.¹⁰

Several home builders were active within the Croissant Park area, these included Orr



CROISSANT PARK ADMINISTRATION BUILDING PHOTO
Courtesy of the Fort Lauderdale Historical Society

Construction, Frank C. Smith, B. Frank Taylor, Loomis and Mitzel, and F.A. McCormick Construction Company. Orr Construction and Frank C. Smith were attributed to building on the east side of the Florida East Coast railway while the others were attributed to building to the west.

Although these builders were actively constructing homes between 1925 through 1926, Croissant Park was sparsely developed and there are a few physical reminders of this time period. Notable structures that survive include the Croissant Park Administration Building (1411 S. Andrews Avenue), the Sam Gillam House (11 SW 15th Street), and the home of Frank Croissant (1313 S. Andrews Avenue) designed by famed local architect, Francis Abreu. The Administration Building and Sam Gillam House are listed in the National Register of Historic Places and are designated as local Historic Landmarks by the Fort Lauderdale City Commission. Located just north of Croissant Park in the

River Section of Croissant Park is the Williams House (119 Rose Drive), the home of William Carmichael constructed in 1926, also listed in the National Register of Historic Places and is also designated as a local Historic Landmark.

In 1926, South Florida was hit with a hurricane (later classified as a Category 5) that signalled the end of the “boom time” development. Property loss was estimated at between eight to ten million dollars. Eight Hundred and sixty-eight homes in Fort Lauderdale were completely destroyed. This devastation came to South Florida three years prior to the Great Depression, further slowing development for several years to come. Census records show that despite the hardships created by the hurricane and the depression, there was still growth in Fort Lauderdale - the first Federal Census of Fort Lauderdale was taken in 1920 and counted 2,065 inhabitants. By 1930 the population totaled 8,666.¹¹

Between 1926 and the end of World War II, there was very little development activity within this area with only a few reminders of pre-1926 development left. Croissant Park and



CROISSANT PARK BATHING BEAUTIES PHOTO
Courtesy of the Fort Lauderdale Historical Society

Poinciana Park would wait until the late 1940s to again see growth.

FEDERAL HOUSING ADMINISTRATION (FHA) HOUSING

Created during Franklin Delano Roosevelt's administration, the Federal Housing Administration (FHA) was designed to boost the housing inventory for so many veterans returning from WW II. By guaranteeing the lender's investment, the FHA assumed responsibility for the loan in the event of a default. FHA financed homes were almost formulaic as the agency published its own design guidelines specifying such things as the maximum number of square feet the home could include and the layout of the living spaces. The FHA program met with enormous success as many a veteran found his/her "dream house" on their way towards the "American Dream."

The FHA created national guidelines and in 1936 published "Planning Small Houses." The guidelines illustrated acceptable floor plans and elevations, suitable for funding. The plans represented the austerity of the designs which eschewed ornament, non-essential places or any other feature that would add to the cost of the housing. The FHA's philosophy was to "provide maximum accommodation within a minimum of means."¹²

As a result of the government's influence as a guarantor of loans, this minimal approach was embraced as a model plan for houses throughout the nation. There are hints of regionalism in the designs, but they are minimal. In architectural parlance, this "stripped down" model became known as "Minimal" and "Minimal Traditional" when there are discernible features of traditional design (e.g. the addition of shutters and strictly symmetrical order of parts, indicative of Colonial Revival styles.)¹³

Talk of the town

Mrs. Broward: Have you heard? Each of the new Gill Construction Company homes in Pinehurst has five rooms?

Mrs. Lauderdale: Yes, and won't that make a big difference for folks like us with large families. I appreciate room enough in my new home to swing a cat. And imagine a new home for only \$995 down!

MODEL HOME
OPEN FOR
INSPECTION DAILY
801 S. W. 17th St.

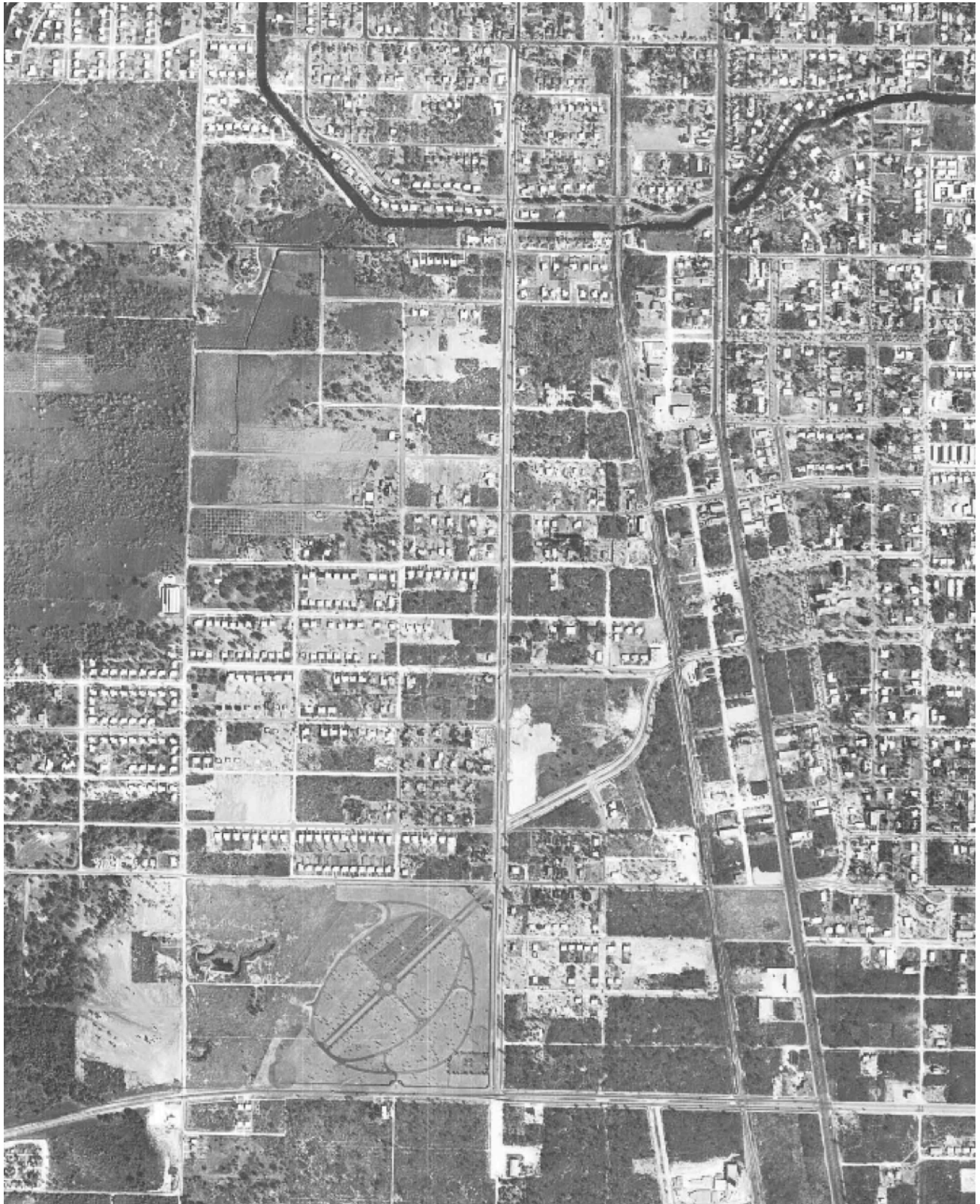
Gill Construction
OFFICES 105 E. LAS OLAS PH. 4688

NEWSPAPER CLIP - TALK OF THE TOWN
"Talk of the Town." Fort Lauderdale News (Fort Lauderdale, Florida).
29 Jan 1949, Saturday. Page 9.

Within today's Croissant Park, several FHA developments, including Lauderdale Pines and Pinehurst, were initiated by Gill Construction Company, a development company managed locally by George and Bob Gill. Gill Construction was responsible for the construction of the Escape Hotel, a locally designated Historic Landmark in Fort Lauderdale's North Beach Village.

A newspaper article from April 2, 1949, in the Fort Lauderdale News announced that Gill Construction was the "first local building company to win approval of the Veterans Loan Guarantee department in recent years..."¹⁴ with homes available to veterans starting with a down payment of \$50 and a payment of \$51.85 per month.¹⁵ The same article states that Gill Construction also built the first FHA financed home in Chicago. FHA homes constructed

The 1947 and 1955 aerial maps of present day Croissant Park show the impact of development during this time period, specifically the Federal Housing Administration homes built in this area.



1947 AERIAL MAP
Broward County



1955 AERIAL MAP
Broward County



TYPICAL HOME — Constructed by the Gill Construction Co. is that of Dorothy Lofstedt, pictured above. The company has completed hundreds of such houses in the Northwest section of the city and plans to continue building at a rapid rate. Homes are sold to veterans and others at low down payment and under FHA approved mortgages. The section chosen is convenient to both the beach and the downtown section of the city.

NEWSPAPER CLIP - Typical Home
 "Low Cost Housing Need Here Rapidly Met By Huge Projects Undertaken by Gill Co." Fort Lauderdale News (Fort Lauderdale, Florida). 29 Dec 1949, Thursday. Page 28.

during this time were modest two to three bedroom residences "with individual and attractively modern exteriors..." and "features include cement tile roof, asphalt tile flooring, millmade kitchen cabinets, and steel casement windows..."¹⁶

In late 1949, a landscaping competition was announced by Gill Construction for property owners in their Fort Lauderdale FHA developments. As part of their participation, each homeowner would receive a free shrub and would be eligible for cash or merchandise prizes.

CURRENT CONTEXT OF CROISSANT PARK AND POINCIANA PARK

Areas discussed in the historic context include the current Neighborhood Associations of Croissant Park, Poinciana Park, a portion

of Tarpon River, and a portion of Downtown Fort Lauderdale. Croissant Park and the portion of Tarpon River that was surveyed are primarily residential including both single-family and multi-family residences. Properties immediately adjacent to the Florida East Coast (FEC) railway, Davie Boulevard, South Andrews Avenue, and Southwest 17th Street that are more industrial or commercial in nature.

Poinciana Park and the portion of Downtown Fort Lauderdale contain more commercial properties, but also include a mixture of single-family and multi-family residential properties. Many of the structures that were originally constructed as single-family offices have now been converted to office space. Within Poinciana Park, Andrews Avenue is the primary commercial corridor with a mixture of restaurant, retail, and office space. Additionally, a large parcel in the center of Poinciana Park is used as the main campus for the Broward Health Medical Center.

Dividing Croissant Park and Poinciana Park is the Florida East Coast (FEC) railway that provides for more industrial and warehouse type uses immediately adjacent to the rail line.

FOOTNOTES

- 1 Kneisch, Joe (1998) "Hamilton Disston and the Development of Florida," Sunland Tribune: Vol. 24 , Article 3.
- 2 Ibid.
- 3 Logan, Trisha and Ugucconi, Ellen. "Central Beach Architectural Resource Survey." City of Fort Lauderdale, Department of Sustainable Development. Fort Lauderdale, Florida. 2017
- 4 Williams, Arthur T. "Memories: Surveying South Florida in the late 1870s." Broward Legacy. Winter/Spring 1986. Pages 2-10.
- 5 Ibid.
- 6 Wiley, Eugene E. "G. Frank Croissant 'America's Greatest Salesman'" by 7 Eugene E. Wiley. New River News. Summer 1982. Pages 4-12.
- 7 "Historic Properties Survey of the Southwest and Northwest Quadrants of Fort Lauderdale, Florida." Historic Properties Associates, Inc. St. Augustine, Florida. September, 1989.
- 8 Ibid.
- 9 Wiley, Eugene E. "G. Frank Croissant 'America's Greatest Salesman'" by Eugene E. Wiley. New River News. Summer 1982. Pages 4-12.
- 10 Ibid.
- 11 Logan, Trisha and Ugucconi, Ellen. "Sailboat Bend Historic District Architectural Resource Survey Update." City of Fort Lauderdale, Department of Sustainable Development. Fort Lauderdale, Florida. 2020.
- 12 Ibid.
- 13 Ibid.
- 14 "Homes Offered Vets for \$50 Down Payment." Fort Lauderdale News (Fort Lauderdale, Florida). 2 Apr 1949, Saturday. Page 9.
- 15 Ibid.
- 16 "Low Cost Housing Need Here Rapidly Met By Huge Projects Undertaken by Gill Co." Fort Lauderdale News (Fort Lauderdale, Florida). 29 Dec 1949, Thursday. Page 28.

HERE ARE THE PRIZE WINNERS! IN THE FIRST ANNUAL GILL LANDSCAPING CONTEST

GRAND PRIZE WINNERS



This is the charming home of Mr. and Mrs. Franklin E. Calhoun at 722 S. W. 18th Street which was judged the best in the contest. The couple used a wide selection of shrubs, flowers and trees to beautify their grounds. In the rear garden, the Calhouns have a fine bed of cress.



FIRST PRIZE \$100
Mr. and Mrs. Franklin E. Calhoun
722 S. W. 18th Street
Mr. Calhoun is proprietor
of Sunlight Supply Co.



SECOND PRIZE \$75
Mr. C. Ben Martson
843 S. W. 16th Court
Mr. Martson is yard manager
at Park East Co.



THIRD PRIZE \$50
Mr. and Mrs. Buckles Norstrom
1323 N. Andrews Avenue
Mr. Norstrom is a mechanic at
H & H Golf Service Station

A total of 101 owners of Gill-Built homes took part in the First Annual Gill Construction Company Landscaping Contest and the home of each entrant was given careful inspection by the panel of three expert judges. Each home was judged on a point basis used in approved garden club contests.

Each of the winners was interviewed at the close of the contest and asked the secret of growing thick, rich lawns, strong healthy plants and bright, colorful flowers. It was the unanimous opinion of the entire group that the three most important ingredients were: constant care and attention, careful, consistent watering, and the judicious use of plenty of fertilizer.



FOURTH PRIZE \$25
Mr. and Mrs. Richard S. McKittrick
709 S. W. 16th Court
Mr. McKittrick is proprietor of the
West Inward Package Store

DIVISION PRIZE WINNERS

PINEHURST



FIRST PRIZE \$50
MR. and MRS. BRANDON B. WEAVER
821 S. W. 18th Court

SECOND PRIZE \$25 Mr. and Mrs. Frederick M. Roach
823 S. W. 18th Street

THIRD PRIZE \$10 Mr. and Mrs. Dan C. Wilson
432 S. W. 18th Street

Honorable Mention \$5 Each

Mr. and Mrs. Louis Hartig III
821 S. W. 18th Court

Mr. and Mrs. Albert R. Stephens
824 S. W. 18th Court

Mr. and Mrs. Henry W. Good
822 S. W. 18th Court

Mr. and Mrs. Angela J. Conrad
812 S. W. 18th Court

LAUDERDALE PINES



FIRST PRIZE \$50
MR. and MRS. FRANKLIN E. CALHOUN
and daughter Carol J.
722 S. W. 18th Street

SECOND PRIZE \$25 Mr. and Mrs. C. Ben Martson
843 S. W. 16th Court

THIRD PRIZE \$10 Mr. and Mrs. Richard S. McKittrick
709 S. W. 16th Court

Honorable Mention \$5 Each

Mr. and Mrs. Louis R. Grubis
722 S. W. 18th Street

Mr. and Mrs. Charles T. Kinross
728 S. W. 18th Court

Mr. and Mrs. Magdon A. Lintner
629 S. W. 16th Court

Mr. and Mrs. Henry G. Feller, Jr.
821 S. W. 17th Street

N. E. FIRST AVE



FIRST PRIZE \$50
MR. and MRS. GEORGE A. SUTTON
and daughter, Betty
1421 N. E. First Avenue

SECOND PRIZE \$25 Mr. and Mrs. Edward Calkin
1515 N. E. First Ave.

THIRD PRIZE \$10 Mr. and Mrs. Guy Blankinship
1289 N. E. First Ave.

Honorable Mention \$5 Each

Mr. and Mrs. William J. Doherty
1328 N. E. First Ave.

Mr. and Mrs. Elmer L. Felder
1428 N. E. First Ave.

Mr. and Mrs. Ralph E. Walsh
1284 N. E. First Ave.

Mr. and Mrs. Jeanne D. Duncan
1525 N. E. First Ave.

NORTH ANDREWS



FIRST PRIZE \$50
MR. and MRS. HAAKON SANVEIK
1229 N. Andrews Avenue

SECOND PRIZE \$25 Mr. and Mrs. Edwin H. Spencer
1422 N. Andrews Ave.

THIRD PRIZE \$10 Mr. and Mrs. Bob Wall
1423 N. Andrews Ave.

Honorable Mention \$5 Each

Mr. and Mrs. James W. Row
1322 N. Andrews Ave.

Mr. and Mrs. Edwin S. McGill
1528 N. Andrews Ave.

Mr. and Mrs. Otto Roberts
1512 N. Andrews Ave.

Mr. and Mrs. Edward G. Smith
1525 N. Andrews Ave.

N. W. 2nd and N. W. 3rd AVE.



FIRST PRIZE \$50
MR. and MRS. JOHN S. TRASTY
1221 N. W. Second Avenue

SECOND PRIZE \$25 Mr. and Mrs. Cecil L. Warberry
1528 N. W. Third Ave.

THIRD PRIZE \$10 Mr. and Mrs. Nicholas B. Ballantine
1225 N. W. 2nd Ave.

Honorable Mention \$5 Each

Mr. and Mrs. Robert O. Winkquist
1524 N. W. Third Ave.

Mr. and Mrs. Fred W. Roberts
1522 N. W. Third Ave.

Mr. and Mrs. Milton H. Long
1618 N. W. 2nd Ave.

Mr. and Mrs. Donald S. Forte
1528 N. W. 2nd Ave.

JUDGES

Our many thanks go to the distinguished judges: Mrs. William C. Knox, President of the Federated Garden Club of Fort Lauderdale; Miss Margaret Twigg, society editor of the Fort Lauderdale Daily News and Mr. Robert Hess, secretary of the Fort Lauderdale Chamber of Commerce.

The officials of Gill Construction Company wish to congratulate the winners in this, the First Annual Landscaping Contest to be sponsored by the company, and to say to those contestants who did not win prizes this year that their efforts did not go unrewarded. We believe that through beautification of our homes, we all contribute toward improving our neighborhood and Fort Lauderdale as a whole. That is why Gill Construction Company has adopted as its slogan . . .

BETTER HOMES for BETTER LIVING

Gill Construction

FORT LAUDERDALE'S MOST PROGRESSIVE BUILDER

POTENTIAL HISTORIC DISTRICTS DETAILS

CROISSANT PARK SOUTH

07a

The Croissant Park South Historic District represents a portion of the Park Section of Croissant Park platted in 1925 delineated in the triangular segment on the southern portion of the plat. In the original plat, this section was bound by West Park Boulevard to the north, Park Lane to the East, and Byron Street to the South.

OVERVIEW AND BOUNDARY

DESCRIPTION

Croissant Park South is identified as a potential historic district located within the Croissant Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries of the Croissant Park South follow the triangular boundaries of West Park Drive to the north, Park Lane to the east, Southwest 19th Street to the south, and closes at the intersection of West Park Drive and Southwest 19th Street to the west. The potential Croissant Park South Historic District was located outside of the town limits of Fort Lauderdale which was then in Dade County. Eventually this area was annexed into Broward County and the City of Fort Lauderdale.

STATEMENT OF SIGNIFICANCE

The proposed Croissant Park historic district appears eligible for listing on the National Register of Historic Places under Criterion A in the area of community development as an intact example of early suburban development in Fort Lauderdale and under Criterion C in the area of architecture as a cohesive neighborhood of mid-twentieth century residential design. The district represents a local example of the minimal housing design typology

established by the Federal Housing Administration (FHA) in post World War II development and the beginnings of an evolution in home design through representations of a Transitional Ranch Style. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The Period of Significance is from 1948 to 1953.

DEVELOPMENT CONTEXT

EARLY PLATTING OF FORT LAUDERDALE AND PALM CITY

Arthur T. Williams, originally from Fernandina, Florida, was the son of Marcellus A. Williams, a Deputy United States Surveyor for the State of Florida. In 1870, Marcellus A. Williams was assigned to survey southeast Florida “from the North end of Biscayne Bay to the South end of Lake Worth and between the Everglades and the Atlantic Ocean.”¹ While Arthur T. Williams traveled throughout South Florida with his father, Williams recalls staying in a “very pretty tropical hammock which lay between the [New River] Sound and the present Lake Mabel [located to east of Port Everglades].”² In the 1870s, Lake Mabel was unnamed but later became Lake Mabel, in a tribute to Williams’ wife.



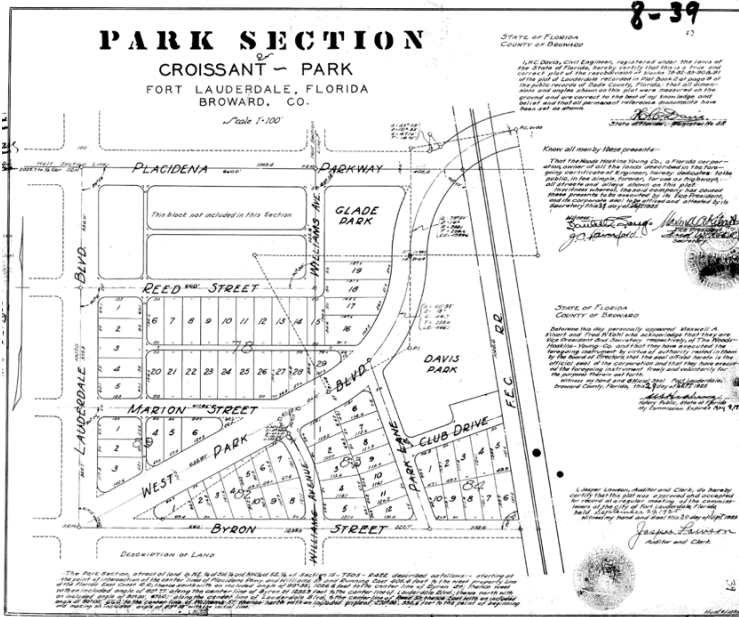
Later, in 1887, Williams and James A. Harris, purchased land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called “Palm City” consisting of 500 city blocks. At the time, “a 50’ by 100’ lot had a \$10 price estate tag, and one could buy a whole block, 200’ by 400’, for \$200.”³

Between 1926 and the end of World War II, there was very little development activity within this area with only a few reminders of pre-1926 development left. Croissant Park and Poinciana Park would wait until the late 1940s to again see growth.

CROISSANT PARK

In 1925, five hundred and seventy acres of the former Placidena development was purchased and replatted by Gilbert F. Woods, Thomas E. Hoskins, and Joseph P. Young. The area was renamed “Croissant Park” for G. Frank Croissant. Croissant was then the general manager of Woods, Hoskins, and Young, a large land development firm in Chicago. Croissant was selected to lead the development of this area.

Woods, Hoskins, and Young were active in South Florida and purchased areas surrounding Croissant Park, although the Croissant Park plat was the largest. Re-plats were aptly named variations of the name Croissant Park including “River Section of Croissant Park,” “Park Section of Croissant Park,”



Davis, H.C. Park Section of Croissant Park. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 8, Page 39. September 1925.

“South River Section of Croissant Park,” and “West River Section of Croissant Park.”

The Croissant Park South Historic District represents a portion of the Park Section of Croissant Park platted in 1925 delineated in the triangular segment on the southern portion of the plat. In the original plat, this section was bound by West Park Boulevard to the north, Park Lane to the East, and Byron Street to the South. Today, the area to the north of this section is utilized as a public school and a public park.

POST WORLD WAR II DEVELOPMENT

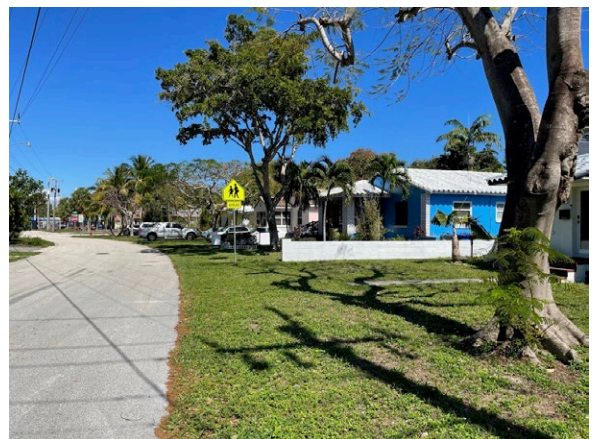
Development within the Croissant Park South Historic District did not occur until 1948. Majority of the homes within the Croissant Park South Historic District were designed by architect Courtney Stewart and were constructed between 1952 to 1953 and are representative of the Transitional Ranch Style.

ARCHITECTURAL CONTEXT

ARCHITECTURAL STYLE DESCRIPTIONS

Within Croissant Park South Historic District all of the properties are residential. Each residence was originally constructed as a single-family home and is one-story in height. Clad in stucco, each residence is constructed using concrete masonry units and sits on a poured concrete slab foundation with some embellishments which most often included brick veneer framing openings, presence of simple columns supporting small entrance porticos, and wide roof eaves.

Architectural styles represented within Croissant Park South include Minimal Traditional and Transitional Ranch. Below these Architectural Styles are defined for Croissant Park South which are from the Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify



View looking north along SW 3rd Avenue in the Croissant Park South Historic District. Photo by Trisha Logan

specific stylistic features found within the Croissant Park and Poinciana Park neighborhoods.⁴

MINIMAL TRADITIONAL: The Minimal Traditional style exemplified the Depression-era and Post World War II ‘instant communities.’ During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these



1836 SW 3rd Avenue

impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.

TRANSITIONAL RANCH: The Transitional Ranch (sometimes “minimal Ranch”) style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. They bridge the gap between the small Minimal Traditional style of the 1930s and 1940s and the sprawling Ranch homes of the 1950s and 1960s. Their small scale is a vestige of the planning and financing guidelines developed by the FHA during the Great Depression and World War II, but incorporate modern design elements of the Ranch style. The Transitional Ranch is one story high with a low-pitched or flat roof and typically features moderate or wide eave overhangs, large picture windows, and sheltered entrances. The type does not typically have a garage, but is often accompanied by a carport which is



225 SW 19 Street

frequently integrated into the roofline of the house.

SELECT ARCHITECTS BIOGRAPHIES

LESTER AVERY (1891-1973) Avery was born in Montana and graduated from St. John’s Academy in British Honduras where he studied architecture. His career began in Clearwater, Florida, but later moved to South Florida, actively designing in building types within various modern styles. He is primarily known for single-family residences in the modern vernacular and minimal traditional styles, and later in his career, he designed several mid-century modern and modern vernacular motels, hotels, and apartment buildings, including the Carmen Apartments located in the Birch Estates survey area.⁵

COURTNEY STEWART JR. (1879-1964) Stewart graduated from the University of Florida in 1929. He was the youngest and first Florida trained architect in Broward County and opened an office in Fort Lauderdale in 1934. Stewart’s early work contains many Mediterranean style buildings. He worked as a draftsman for the City of Fort Lauderdale on maps and drawings for the Schermerhorn 1926- 27 City plan. He also has a property listed on the National Register, the Coca Cola Bottling Plant in Ocala, Marion County (identical to the one located in Fort Lauderdale).⁶

FOOTNOTES

1 Williams, Arthur T. “Memories: Surveying South Florida in the late 1870s.” Broward Legacy. Winter/Spring 1986. Pages 2-10.

2 Ibid.

3 Wiley, Eugene E. “G. Frank Croissant ‘America’s Greatest Salesman’” by Eugene E. Wiley. New River News. Summer 1982. Pages 4-12. Broward Legacy. Winter/Spring 1986. Pages 2-10.

4 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mallon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

5 Ibid.

6 Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Historic District Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.

FLOOD ZONE ANALYSIS

Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Of the 22 total properties, 18 total, are within the 100-year flood SFHA, labeled as the AH flood zone. There are 4 properties within the 0.2-percent flood zone, with 2 of these properties also within the SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/

AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).



CONTRIBUTING STATUS MAP AND PROPERTY INFORMATION



SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD07764	324 W PARK DR	Transitional Ranch	Contributing	504215170020
BD07765	320 W PARK DR	Transitional Ranch	Contributing	504215170030
BD07766	316 W PARK DR	Transitional Ranch	Contributing	504215170040
BD07767	317 SW 19 ST	Transitional Ranch	Contributing	504215170050
BD07768	315 SW 19 ST	Transitional Ranch	Contributing	504215170060
BD07769	312 W PARK DR	Transitional Ranch	Contributing	504215170070
BD07770	304 W PARK DR	Transitional Ranch	Contributing	504215170080
BD07771	1827 SW 3 AVE	Transitional Ranch	Contributing	504215170090
BD07772	1845 SW 3 AVE	No Style	Non-Contributing	504215170100
BD07773	305 SW 19 ST	Transitional Ranch	Contributing	504215170110
BD07774	246 W PARK DR #1-2	Transitional Ranch	Contributing	504215170120
BD07775	1832 SW 3 AVE	Transitional Ranch	Contributing	504215170130
BD07776	1836 SW 3 AVE	Minimal Traditional	Contributing	504215170140
BD07777	1840 SW 3 AVE	Minimal Traditional	Non-Contributing	504215170150
BD07778	1844 SW 3 AVE	Minimal Traditional	Contributing	504215170160
BD07779	1827 PARK LN #1-3	No Style	Non-Contributing	504215170170
BD07780	1831 PARK LN #1-4	No Style	Non-Contributing	504215170171
BD07781	1835 PARK LN	Transitional Ranch	Contributing	504215170180
BD07782	1839 PARK LN	Transitional Ranch	Contributing	504215170190
BD07783	1843 PARK LN	Mid-Century Modern	Contributing	504215170200
BD07784	225 SW 19 ST	Transitional Ranch	Contributing	504215170210

MADRID STREET HISTORIC DISTRICT

07b

The district represents the Florida land boom of the 1920s through the 1930s and represents the Mediterranean Revival Style. The Period of Significance is from 1925 through 1939.

OVERVIEW AND BOUNDARY

DESCRIPTION

Madrid Street is identified as a potential historic district located within the Croissant Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries include selected parcels of the Madrid Street Historic District which follow the rectilinear boundaries of the north and south side of Southwest 20th Street, bounded by Southwest 3rd Avenue to the east and Southwest 4th Avenue to the west. Originally, the potential Madrid Street Historic District was located outside of the town limits of Fort Lauderdale which was then in Dade County. Eventually this area was annexed into Broward County and the City of Fort Lauderdale.

STATEMENT OF SIGNIFICANCE

The proposed Madrid Street Historic District appears eligible for listing on the National Register of Historic Places under Criterion A in the area of community development as an intact example of early suburban development in Fort Lauderdale and under Criterion C in the area of architecture as a cohesive neighborhood of early twentieth century residential design. The district represents the Florida land boom of the 1920s through the 1930s and represents the Mediterranean Revival

Style. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The Period of Significance is from 1925 through 1939.

DEVELOPMENT CONTEXT

EARLY PLATTING OF FORT LAUDERDALE AND PALM CITY

Arthur T. Williams, originally from Fernandina, Florida, was the son of Marcellus A. Williams, a Deputy United States Surveyor for the State of Florida. In 1870, Marcellus A. Williams was assigned to survey southeast Florida “from the North end of Biscayne Bay to the South end of Lake Worth and between the Everglades and the Atlantic Ocean.”¹ While Arthur T. Williams traveled throughout South Florida with his father, Williams recalls staying in a “very pretty tropical hammock which lay between the [New River] Sound and the present Lake Mabel [located to east of Port Everglades].”² In the 1870s, Lake Mabel was unnamed but later became Lake Mabel, in a tribute to Williams’ wife.

Later, in 1887, Williams and James A. Harris, purchased land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called



“Palm City” consisting of 500 city blocks. At the time, “a 50’ by 100’ lot had a \$10 price estate tag, and one could buy a whole block, 200’ by 400’, for \$200.”³

CROISSANT PARK

In 1925, five hundred and seventy acres of the former Placidena development was purchased and replatted by Gilbert F. Woods, Thomas E. Hoskins, and Joseph P. Young. The area was renamed “Croissant Park” for G. Frank Croissant. Croissant was then the general manager of Woods, Hoskins, and Young, a large land development firm based in Chicago. Croissant was selected to lead the development of this area.

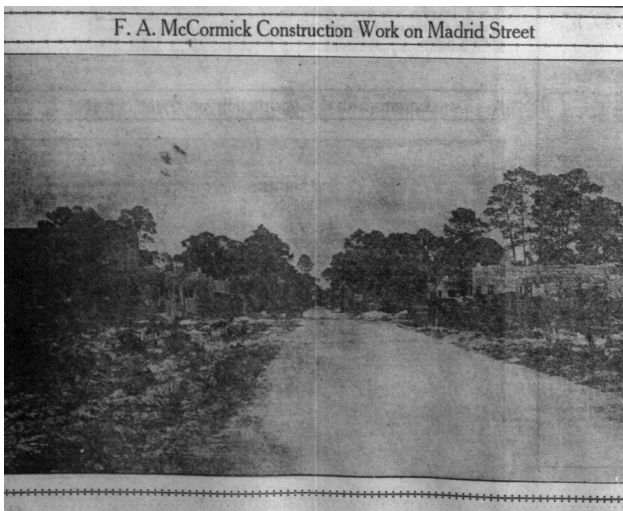
Woods, Hoskins, and Young were active in South Florida and purchased areas surrounding Croissant Park, although the Croissant Park plat was the largest.

Re-plats were aptly named variations of the name Croissant Park including “River Section of Croissant Park,” “Park Section of Croissant Park,” “South River Section of Croissant Park,” and “West River Section of Croissant Park.” In 1928 the firm purchased additional areas that are immediately adjacent to Croissant Park; however these plats were not named for Croissant and were plainly named variations of “Resubdivision of Lauderdale.”

In 1925, the F.A. McCormick Construction Company of Cincinnati developed a portion of the Park Section of Croissant Park. Behind this development was Frank A. McCormick who purchased 42 lots to construct a series of what were described as bungalows and two-family homes that were referred to as “St. Louis Apartment type houses.” The F.A.

McCormick Construction Company boasted that “all will be genuine “McCormick Built” houses, a term that has come to be synonymous in Cincinnati with all this is satisfactory in building construction.”⁴ Frank McCormick’s nephews, Robert McCormick and Lester McCormick primarily managed local operations.⁵

A full page advertisement in the Fort Lauderdale News featured a series of photos of properties that were under construction throughout Croissant Park. One photo within this advertisement was labeled “F.A. Construction Work on Madrid Street.” Madrid Street is now SW 20th Street, which is the location of the Madrid Street Historic District.



“Croissant Park Sales Are In Excess of \$700,000 Since January 1st.” Fort Lauderdale News (Fort Lauderdale, Florida). 19 February 1926, Friday. Page 20.

ARCHITECTURAL CONTEXT

ARCHITECTURAL STYLE DESCRIPTIONS

Within the Madrid Street Historic District all of the properties are residential. Each residence was originally constructed as a single-family home and is one-story in height. Clad in stucco, each residence typically has a flat roof with a parapet. Each structure possesses several characteristics of Mediterranean Revival structures which most often included sculpted wing walls, rounded arches, and decorative barrel

tile detailing at the parapet coping.

Architectural styles represented within the Madrid Street Historic District include the Mediterranean Revival Style which is described below and comes from the architectural Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify specific stylistic features found within the Croissant Park and Poinciana Park neighborhoods.⁶

MEDITERRANEAN REVIVAL: The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler in his grand hotels constructed along the path of his Florida East Coast Railroad, one of which was the Hotel Ponce de Leon in St Augustine completed in 1888. The style was adapted to include a more regional dimension by local architects Maurice Fatio and Addison Mizner. The Mediterranean Revival style is noted for the combination of one and two story sections, a plan shape that included an interior courtyard, arcades and loggias, flat roofs, terracotta barrel-tile coping, columns, decorative door surrounds, decorative tiles, and ornate iron work.



327 SW 20 Street

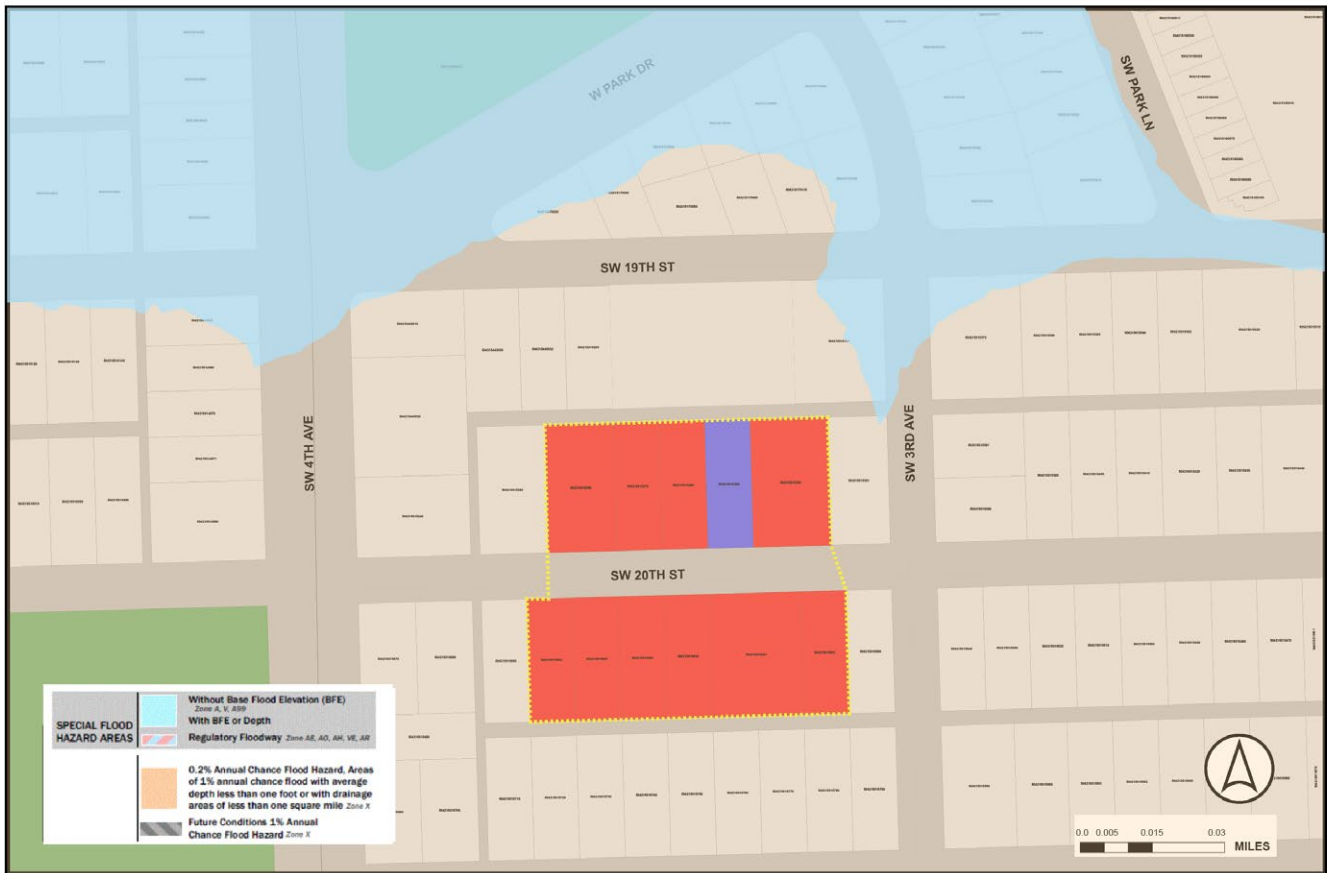
FLOOD ZONE ANALYSIS

Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

All 14 total properties are within the 100-year flood SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled

as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.



FOOTNOTES

- 1 Williams, Arthur T. "Memories: Surveying South Florida in the late 1870s." Broward Legacy. Winter/Spring 1986. Pages 2-10.
- 2 Ibid.
- 3 Wiley, Eugene E. "G. Frank Croissant 'America's Greatest Salesman'" by Eugene E. Wiley. New River News. Summer 1982. Pages 4-12.
- 4 Advertisement. Fort Lauderdale News (Fort Lauderdale, Florida). 1 September 1925, Tuesday. Page 9.
- 5 "Home Building Gets A Boost in Croissant Park." Fort Lauderdale News (Fort Lauderdale, Florida). 29 July 1925, Tuesday. Page 9.
- 6 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

CONTRIBUTING STATUS MAP AND PROPERTY INFORMATION



Site Number	Address	Architectural Style	Contributing or Non-Contributing	Folio
BD02056	314 SW 20 ST	Mediterranean Revival	Contributing	504215015601
BD02057	316 SW 20 ST #1-2	Mediterranean Revival	Contributing	504215015610
BD02058	322 SW 20 ST	Mediterranean Revival	Contributing	504215015620
BD02059	328 SW 20 ST	Mediterranean Revival	Contributing	504215015630
BD02060	330 SW 20 ST #1-3	Mediterranean Revival	Contributing	504215015640
BD02061	327 SW 20 ST #1-4	Mediterranean Revival	Contributing	504215015260
BD02062	323 SW 20 ST	Mediterranean Revival	Contributing	504215015270
BD02063	319 SW 20 ST	Mediterranean Revival	Contributing	504215015280
BD02064	309 SW 20 ST #1-3	Mediterranean Revival	Contributing	504215015300
BD07756	315 SW 20 ST	No Style	Non-Contributing	504215015290
BDO2055	304 SW 20 ST	Mediterranean Revival	Contributing	504215015591

REED-MARION-BYRON HISTORIC DISTRICT MULTIPLE PROPERTY SUBMISSION

07c

The district represents the latter years of the Florida land boom of the 1920s through the 1930s and reflects the corresponding shifts in construction methods and architectural expression.

OVERVIEW AND BOUNDARY

DESCRIPTION

Reed-Marion-Byron is identified as a potential Multiple Property Submission (MPS) located within the Croissant Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries of the potential Reed-Marion-Byron MPS follow the rectilinear boundaries of Southwest 18th Street to the north, Southwest 4th Avenue to the east, the south side of Southwest 19th Street to the south, and Southwest 6th Avenue to the west. Originally, the Reed-Marion-Byron MPS was located outside of the town limits of Fort Lauderdale which was then in Dade County. Eventually this area was annexed into Broward County and the City of Fort Lauderdale.

STATEMENT OF SIGNIFICANCE

The proposed Reed-Marion-Byron Historic District appears eligible for listing in the National Register of Historic Places under Criterion A in the area of community development as an intact example of early suburban

development in Fort Lauderdale and under Criterion C in the area of architecture that represents a cohesive neighborhood of early twentieth century residential design. The district represents the latter years of the Florida land boom of the 1920s through the 1930s and reflects the corresponding shifts in construction methods and architectural expression. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The Period of Significance is from 1925 through 1939.

A Multiple Property Submission was identified as a more appropriate listing for this selection of structures rather than a traditional historic district due to the non-contiguous relationship between each structure representative of the early development in western Croissant Park. Within the Reed-Marion-Byron Multiple Property Submission geographic boundaries there are 15 residential structures representative of modest one-story Mediterranean Revival and Mission Revival styles. In evaluating the Reed-Marion-Byron Multiple Property Submission the other structures located within the now defined boundaries and within the



immediate area were examined; however, the clear architectural relationship established by these early structures and the purposeful development phase in this specific location could not be linked to the other buildings within its immediate historic context.

DEVELOPMENT CONTEXT

EARLY PLATTING OF FORT LAUDERDALE AND PALM CITY

Arthur T. Williams, originally from Fernandina, Florida, was the son of Marcellus A. Williams, a Deputy United States Surveyor for the State of Florida. In 1870, Marcellus A. Williams was assigned to survey southeast Florida “from the North end of Biscayne Bay to the South end of Lake Worth and between the Everglades and the Atlantic Ocean.”¹ While Arthur

T. Williams traveled throughout South Florida with his father, Williams recalls staying in a “very pretty tropical hammock which lay between the [New River] Sound and the present Lake Mabel [located to east of Port Everglades].”² In the 1870s, Lake Mabel was unnamed but later became Lake Mabel, in a tribute to Williams’ wife. .

Later, in 1887, Williams and James A. Harris, purchased land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called “Palm City” consisting of 500 city blocks. At the time, “a 50’ by 100’ lot had a \$10 price estate tag, and one could

buy a whole block, 200' by 400', for \$200.”³

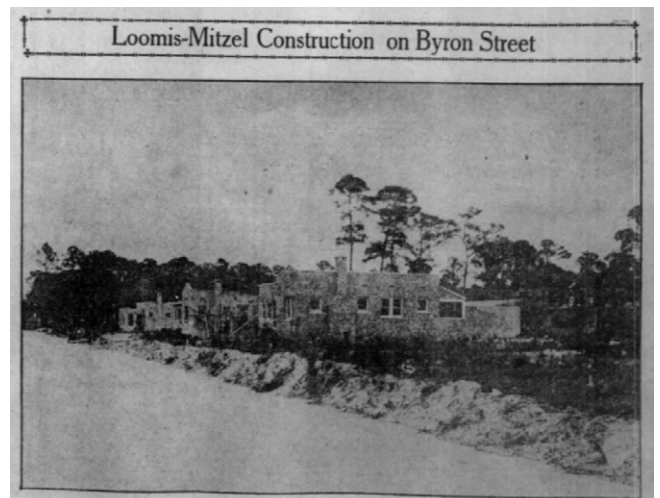
CROISSANT PARK

In 1925, five hundred and seventy acres of the former Placidena development was purchased and replatted by Gilbert F. Woods, Thomas E. Hoskins, and Joseph P. Young. The area was renamed “Croissant Park” for G. Frank Croissant. Croissant was then the general manager of Woods, Hoskins, and Young, a large land development firm based in Chicago. Croissant was selected to lead the development of this area.

Woods, Hoskins, and Young were active in South Florida and purchased areas surrounding Croissant Park, although the Croissant Park plat was the largest. Re-plats were aptly named variations of the name Croissant Park including “River Section of Croissant Park,” “Park Section of Croissant Park,” “South River Section of Croissant Park,” and “West River Section of Croissant Park.” In 1928 the firm purchased additional areas that are immediately adjacent to Croissant Park; however these plats were not named for Croissant and were plainly named variations of “Resubdivision of Lauderdale.”



“Croissant Park Sales Are In Excess of \$700,000 Since January 1st.” Fort Lauderdale News (Fort Lauderdale, Florida). 19 February 1926, Friday. Page 20.



“Croissant Park Sales Are In Excess of \$700,000 Since January 1st.” Fort Lauderdale News (Fort Lauderdale, Florida). 19 February 1926, Friday. Page 20.

Properties included in the Reed-Marion-Byron Historic District are located on present day Southwest 18th Street, Southwest 18th Court, and Southwest 19th Street. Within the Croissant Park neighborhood - Southwest 18th Street was named Reed Street, Southwest 18th Court was named Marion Street and Southwest 19th Street was named Byron Street.

A full page advertisement in the Fort Lauderdale News featured a series of photos of properties that were under construction throughout Croissant Park. Two photos within this advertisement show development progress on Byron Street, one identified Loomis-Mitzel as the developer in the image. Although the design and scale of the structures that appear in the images are similar to those that are within the Reed-Marion-Byron Historic District.

ARCHITECTURAL CONTEXT

ARCHITECTURAL STYLE DESCRIPTIONS

Within the Reed-Marion-Byron Historic District all of the properties are residential. Each residence was originally constructed as a single-family home and is one-story in height. Clad in stucco, each residence typically has a flat roof with a parapet. Each structure possesses several characteristics of the Mission Revival or Mediterranean Revival structures which most often included sculpted

wing walls, rounded arches, and decorative barrel tile used for the coping at the parapet.

Architectural styles represented within the Reed-Marion-Byron



419 SW 18 Ct

Historic District include Mission Revival and Mediterranean Revival. The styles found in the Reed-Marion-Byron Multiple Property Submission are described below and come from the architectural Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify specific stylistic features found within the Croissant Park and Poinciana Park neighborhoods.⁴

MISSION REVIVAL: The Mission Revival style rose in popularity beginning in the 1890s and continued being used into the 1920s. The style, which was used less frequently in Florida than Spanish and Italian Renaissance-revival styles, began in California as a reflection of that area's colonial past. Although plan books often included examples of the Mission style, it was rarely used outside of the southwestern states. Within Victoria Park, typical features of the style include decorative roof parapet, prominent coping, bell-tower

inspired chimney caps and roof scuppers.

MEDITERRANEAN REVIVAL: The Spanish Revival style and the Italian Renaissance Revival style are often referred to collectively as the Mediterranean Revival style and were the most popular styles during the Florida land boom of the 1920s. In Florida, the Spanish Revival style was introduced by Henry Flagler in his grand hotels constructed along the path of his Florida East Coast Railroad, one of which was the Hotel Ponce de Leon in St Augustine completed in 1888. The style was adapted to include a more regional dimension by local architects Maurice Fatio and Addison Mizner. The Mediterranean Revival style is noted for the combination of one and two story sections, a plan shape that included an interior courtyard, arcades and loggias, flat roofs, terracotta barrel-tile coping, columns, decorative door surrounds, decorative tiles, and ornate iron work.



505 SW 19 Street

FOOTNOTES

1 Williams, Arthur T. "Memories: Surveying South Florida in the late 1870s." Broward Legacy. Winter/Spring 1986. Pages 2-10.

2 Ibid.

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

4 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

FLOOD ZONE ANALYSIS

Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

All 15 total properties are within the 100-year flood SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30,

Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.



CONTRIBUTING STATUS MAP AND PROPERTY INFORMATION



SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD02065	517 SW 19 ST	Mediterranean Revival	Contributing	504215014890
BD02067	505 SW 19 ST	Mediterranean Revival	Contributing	504215014870
BD02068	411 SW 19 ST #1-2	Masonry Vernacular/Mediterranean Revival	Contributing	504215014840
BD02071	411 SW 18 CT	Mediterranean Revival	Contributing	504215014680
BD02072	410 SW 18 CT	Mediterranean Revival	Contributing	504215014940
BD02073	418 SW 18 CT	Mediterranean Revival	Contributing	504215014930
BD02074	419 SW 18 CT	Mission Revival	Contributing	504215014690
BD02075	504 SW 18 CT	Mediterranean Revival	Contributing	504215014920
BD02077	520 SW 18 CT	Mediterranean Revival	Contributing	504215014900
BD02078	521 SW 18 CT	Mediterranean Revival	Contributing	504215014720
BD02080	418 SW 18 ST	Mediterranean Revival	Contributing	504215014770
BD02081	504 SW 18 ST	Mediterranean Revival	Contributing	504215014762
BD02082	512 SW 18 ST	Mediterranean Revival	Contributing	504215014750
BD02083	520 SW 18 ST	Mediterranean Revival	Contributing	504215014730
BD08112	1811 SW 4 AVE	Mediterranean Revival	Contributing	504215014650

PINEHURST

07d

The district represents a local example of the minimal housing design typology established by the Federal Housing Administration (FHA) in post World War II development, one of the earliest FHA housing developments in the City of Fort Lauderdale and the beginnings of an evolution in home design of the Transitional Ranch Style.

OVERVIEW AND BOUNDARY

DESCRIPTION

Pinehurst is identified as a potential historic district located within the Croissant Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries of the Pinehurst follow the rectilinear boundaries of the north side of Southwest 18th Street, Southwest 6th Avenue to the east, Southwest 20th Street to the south, and Southwest 9th Avenue to the west. The potential Pinehurst Historic District was located outside of the town limits of Fort Lauderdale which was then in Dade County. Eventually this area was annexed into Broward County and the City of Fort Lauderdale.

STATEMENT OF SIGNIFICANCE

The proposed Pinehurst Historic District appears eligible for listing on the National Register of Historic Places under Criterion A in the area of community development as an intact example of early suburban development in Fort Lauderdale and under Criterion C in the area of architecture as a cohesive neighborhood of mid-twentieth century residential design. The district represents a local example of the minimal housing design typology established by the Federal Housing Administration (FHA) in post World War II development, one of the

earliest FHA housing developments in the City of Fort Lauderdale and the beginnings of an evolution in home design through representations of a Transitional Ranch Style. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The period of significance is from 1946 to 1958.

DEVELOPMENT CONTEXT

EARLY PLATTING OF FORT LAUDERDALE AND PALM CITY

Arthur T. Williams, originally from Fernandina, Florida, was the son of Marcellus A. Williams, a Deputy United States Surveyor for the State of Florida. In 1870, Marcellus A. Williams was assigned to survey southeast Florida “from the North end of Biscayne Bay to the South end of Lake Worth and between the Everglades and the Atlantic Ocean.”¹ While Arthur T. Williams traveled throughout South Florida with his father, Williams recalls staying in a “very pretty tropical hammock which lay between the [New River] Sound and the present Lake Mabel [located to east of Port Everglades].”² In the 1870s, Lake Mabel was unnamed but later became Lake Mabel, in a tribute to Williams’ wife.

Later, in 1887, Williams and James A. Harris, purchased



land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called “Palm City” consisting of 500 city blocks. At the time, “a 50’ by 100’ lot had a \$10 price estate tag, and one could buy a whole block, 200’ by 400’, for \$200.”³

FEDERAL HOUSING ADMINISTRATION

(FHA) HOUSING

Pinehurst was developed as a Federal Housing Administration development by Gill Construction Company, a development company managed locally by George and Bob Gill. Gill Construction was responsible for the construction of the Escape

Hotel, a locally designated Historic Landmark in Fort Lauderdale’s North Beach Village.

In 1938, Pinehurst was platted at the Pinehurst Redevelopment by Alropa Corporation and a portion of Pinehurst was re-subdivided by Gill Inc. in 1949.

A newspaper article from April 2, 1949, in the Fort Lauderdale News announced that Gill Construction was the “first local building company to win approval of the Veterans Loan Guarantee department in recent years...”⁴ with homes available to veterans starting with a down payment of \$50 and a payment of \$51.85 per month.⁵ The same article states that Gill Construction also built the first FHA financed home in Chicago. FHA homes constructed during

this time were modest two to three bedroom residences “with individual and attractively modern exteriors...” and “features include cement tile roof, asphalt tile flooring, millmade kitchen cabinets, and steel casement windows...”⁶

In late 1949, a landscaping competition was announced by Gill Construction for property owners in their Fort Lauderdale FHA developments. As part of their participation, each homeowner would receive a free shrub and would be eligible for cash or merchandise prizes.

ARCHITECTURAL CONTEXT

ARCHITECTURAL STYLE DESCRIPTIONS

Within Pinehurst, all of the properties are residential. Each residence was originally constructed as a single-family home and is one-story in height. Clad in stucco, each residence is constructed using concrete masonry units and sits on a poured concrete slab foundation with some embellishments which most often included brick veneer framing openings, presence of simple columns supporting small entrance porticos, and wide roof eaves.

Architectural styles represented within Pinehurst include Mid-Century Modern, Minimal Traditional, and Transitional Ranch. Below these Architectural Styles are defined for Pinehurst which are from the Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and



1812 SW 9 AVE

edited to identify specific stylistic features found within the Croissant Park and Poinciana Park neighborhoods.⁷

MID-CENTURY MODERN: The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this, architects employed large expanses of glass and open floor plan to maximize the interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida’s domestic architecture there was a proliferation of ranch style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that living included backyard space.

Raw materials such as brick and wood were featured in many of the designs, sometimes in geometric patterns, and often in abstract patterns. Mass production standardized



614 SW 18 ST

many of the options in house design and led to an affordability in home ownership illustrating the prosperity of the new middle class.

MINIMAL TRADITIONAL: The Minimal Traditional style exemplified the Depression-era and Post World War II ‘instant communities.’ During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the

maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.

TRANSITIONAL RANCH: The Transitional Ranch (sometimes “minimal Ranch”) style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. They bridge the gap between the small Minimal Traditional style of the 1930s and 1940s and the sprawling Ranch homes of the 1950s and 1960s. Their small scale is a vestige of the planning and financing guidelines developed by the FHA during the Great Depression and World War II, but incorporate modern design elements of the Ranch style. The Transitional Ranch is one story high with a low-pitched or flat roof and typically features moderate or wide eave overhangs, large picture windows, and sheltered entrances. The type does not typically have a garage, but is often accompanied by a carport which is frequently integrated into the roofline of the house.

SELECT ARCHITECTS BIOGRAPHIES

LESTER AVERY (1891-1973) Avery was born in Montana and graduated from St. John’s Academy in British Honduras where he studied architecture. His career began in Clearwater, Florida, but later moved to South Florida, actively designing building types within various modern styles. He is primarily known for single-family residences in the modern vernacular and minimal traditional styles, and later in his career, he designed several mid-century modern and modern vernacular motels, hotels, and apartment buildings.⁸

GUY PLATT JOHNSON (1888-1958) Johnson was born in Tampa, Hillsborough County, Florida. When he was about 12, he is known to have lived for a time with his paternal grandparents in Michigan. He is later noted as

working as an “engineering architect” for the “General Baking Co.” in Tampa on his draft registration form in 1917. In 1920 Johnson was living with his wife and son in Cleveland, Ohio, where he is listed as working as a “structural engineer”. By 1930, he was working as an “architect” for a rubber mill (Goodyear) in Akron, Ohio. Johnson is first mentioned as working as an architect in Fort Lauderdale in 1938. He is noted as the architect for the Maxwell Hotel, Fort Lauderdale, in an article in the Fort Lauderdale Times in 1940. Johnson died in Fort Lauderdale.⁹

ROBERT MURRAY LITTLE was born in Uniontown, Pennsylvania in 1903 and studied architecture at the prestigious Beaux Arts School of architecture in Philadelphia. He moved to Miami in 1925 to work at an architectural firm designing buildings during the Land Boom era. The modern Solomon G. Merrick Building on the University of Miami’s campus was one of his most significant achievements. In 1950, he designed this International style building around the frame of the proposed Mediterranean Revival building that was begun in 1926. He was instrumental in designing the Lowe Art Gallery and the Ring Theater in 1951 with Marion I. Manley. Little had a very practical and economical approach to design and function. His simple designs used bare concrete walls and inexpensive materials. For the University, Little also designed the Eaton Residence College, Varsity Locker Room, School of Music Group, School of Law, Graduate School Dormitory, and Science Building, and renovated the Student Union and Student Health Center. Starting in the mid-1950s, local architect Frank Watson worked with Little on the University’s projects. In 1980, following a lifetime of design, the American Institute of Architects (AIA) awarded him their highest honor—the gold medal.¹⁰

JOHN B. O’NEILL AIA O’Neill appeared on the local architectural scene in 1950.¹¹

JOHN M. PETERMAN (1886-1972) was born in Iowa in 1886. Peterman enrolled in the School of Architecture

at the University of Colorado and had an apprenticeship with the Chicago architecture firm Graham and Burnham. Once qualified, Peterman specialized in designs for affordable housing in Columbus, Ohio. After ten years in Ohio, the Petermans came to Miami to take advantage of the work to be had in the 1920s housing boom; but, dissatisfied with Miami, they soon moved on to Fort Lauderdale. In 1922, Peterman was commissioned by the Broward County School Board to design the new South Side Elementary School, one of three commissions that Peterman received from the board that year. The second commission was for the West Side School and the third design was for Old Dillard School in the northwest section. The three commissions jump started Peterman's career in Fort Lauderdale. He was the first resident architect to open an office in

Fort Lauderdale. Over the next five years, Peterman was the most successful architect of commercial buildings working in Broward County. Among his commissions was the second county courthouse built in 1927. John Peterman retired in 1962.¹²

COURTNEY STEWART JR. (1879-1964) Stewart graduated from the University of Florida in 1929. He was the youngest and first Florida trained architect in Broward County and opened an office in Fort Lauderdale in 1934. Stewart's early work contains many Mediterranean style buildings. He worked as a draftsman for the City of Fort Lauderdale on maps and drawings for the Schermerhorn 1926- 27 City plan. He also has a property listed on the National Register, the Coca Cola Bottling Plant in Ocala, Marion County (identical to the one located in Fort Lauderdale).¹³

FOOTNOTES

1 Williams, Arthur T. "Memories: Surveying South Florida in the late 1870s." Broward Legacy. Winter/Spring 1986. Pages 2-10.

2 Ibid.

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

4 "Homes Offered Vets for \$50 Down Payment." Fort Lauderdale News (Fort Lauderdale, Florida). 2 Apr 1949, Saturday. Page 9.

5 Ibid.

6 "Low Cost Housing Need Here Rapidly Met By Huge Projects Undertaken by Gill Co." Fort Lauderdale News (Fort Lauderdale, Florida). 29 Dec 1949, Thursday. Page 28.

7 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

8 Ibid.

9 Ibid.

10 Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Historic District Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020.

11 Ibid.

12 Ibid.

13 Ibid.

FLOOD ZONE ANALYSIS

Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Of the 119 total properties, 45 properties are within the 100-year flood SFHA, labeled as the AH flood zone. The remaining 74 properties are within the 0.2-percent flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE,

and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).



CONTRIBUTING STATUS MAP AND PROPERTY INFORMATION



SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD07961	600 SW 18 ST	Transitional Ranch	Contributing	504215360010
BD07962	601 SW 18 ST	Minimal Traditional	Contributing	504215260170
BD07963	604 SW 18 ST	Transitional Ranch	Contributing	504215360020
BD07964	605 SW 18 ST	Minimal Traditional	Contributing	504215260160
BD07965	608 SW 18 ST	Transitional Ranch	Contributing	504215360030
BD07966	609 SW 18 ST	Transitional Ranch	Contributing	504215250010
BD07967	614 SW 18 ST	Transitional Ranch	Contributing	504215360040
BD07968	615 SW 18 ST	Transitional Ranch	Contributing	504215260150
BD07969	620 SW 18 ST	Transitional Ranch	Contributing	504215360050
BD07970	621 SW 18 ST	Transitional Ranch	Contributing	504215260130
BD07971	700 SW 18 ST	Transitional Ranch	Contributing	504215360060
BD07972	701 SW 18 ST	Mid-Century Modern	Contributing	504215260120
BD07973	704 SW 18 ST	Transitional Ranch	Contributing	504215360070
BD07974	707 SW 18 ST	Transitional Ranch	Contributing	504215260110

SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD07975	708 SW 18 ST	Transitional Ranch	Contributing	504215360080
BD07976	713 SW 18 ST	Transitional Ranch	Contributing	504215260100
BD07977	720 SW 18 ST	Transitional Ranch	Contributing	504215360090
BD07978	721 SW 18 ST	Transitional Ranch	Contributing	504215260091
BD07979	800 SW 18 ST	Minimal Traditional	Contributing	504215270090
BD07980	801 SW 18 ST	Minimal Traditional	Contributing	504215270080
BD07981	804 SW 18 ST	Minimal Traditional	Contributing	504215270100
BD07982	807 SW 18 ST	Transitional Ranch	Contributing	504215250070
BD07983	808 SW 18 ST	Minimal Traditional	Contributing	504215270110
BD07984	811 SW 18 ST	No Style	Contributing	504215250060
BD07985	813 SW 18 ST	Minimal Traditional	Contributing	504215270070
BD07986	814 SW 18 ST	Transitional Ranch	Contributing	504215250080
BD07987	817 SW 18 ST	Minimal Traditional	Contributing	504215270060
BD07988	818 SW 18 ST	Minimal Traditional	Non-Contributing	504215250090
BD07989	821 SW 18 ST	Minimal Traditional	Contributing	504215270050
BD07990	825 SW 18 ST	Minimal Traditional	Contributing	504215270040
BD07991	826 SW 18 ST	Transitional Ranch	Contributing	504215250100
BD07992	829 SW 18 ST	Minimal Traditional	Contributing	504215270030
BD07993	830 SW 18 ST	Transitional Ranch	Contributing	504215250110
BD07994	832 SW 18 ST	Minimal Traditional	Contributing	504215270120
BD07995	835 SW 18 ST	No Style	Non-Contributing	504215260250
BD07996	1800 SW 9 AVE	Transitional Ranch	Contributing	504215260260
BD07997	1808 SW 9 AVE	Transitional Ranch	Contributing	504215250130
BD07998	1812 SW 9 AVE	Mid-Century Modern	Contributing	504215250140
BD07999	600 SW 18 CT	No Style	Non-Contributing	504215250170
BD08000	601 SW 18 CT	Transitional Ranch	Contributing	504215360190
BD08001	603 SW 18 CT	Transitional Ranch	Contributing	504215360180
BD08002	606 SW 18 CT	No Style	Non-Contributing	504215260270
BD08003	609 SW 18 CT	Transitional Ranch	Contributing	504215360170
BD08004	610 SW 18 CT	Transitional Ranch	Contributing	504215260280
BD08005	614 SW 18 CT	Transitional Ranch	Contributing	504215260290
BD08006	615 SW 18 CT	Transitional Ranch	Contributing	504215360160
BD08007	618 SW 18 CT	Transitional Ranch	Contributing	504215260300
BD08008	621 SW 18 CT	Transitional Ranch	Contributing	504215360150
BD08009	700 SW 18 CT	Transitional Ranch	Contributing	504215260310
BD08010	701 SW 18 CT	No Style	Non-Contributing	504215360140
BD08011	704 SW 18 CT	Transitional Ranch	Contributing	504215260320
BD08012	705 SW 18 CT	Transitional Ranch	Contributing	504215360130
BD08013	708 SW 18 CT	Transitional Ranch	Contributing	504215260330
BD08014	709 SW 18 CT	Transitional Ranch	Contributing	504215360120
BD08015	712 SW 18 CT	Transitional Ranch	Contributing	504215260340
BD08016	715 SW 18 CT	No Style	Non-Contributing	504215360110
BD08017	716 SW 18 CT	Transitional Ranch	Contributing	504215260350
BD08018	721 SW 18 CT	Transitional Ranch	Contributing	504215360100
BD08019	800 SW 18 CT	Minimal Traditional	Contributing	504215270210
BD08020	801 SW 18 CT	Minimal Traditional	Contributing	504215270200
BD08021	804 SW 18 CT	Minimal Traditional	Contributing	504215270220
BD08022	805 SW 18 CT	Minimal Traditional	Contributing	504215270190

SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD08023	808 SW 18 CT	Minimal Traditional	Contributing	504215270230
BD08024	809 SW 18 CT	Minimal Traditional	Non-Contributing	504215270180
BD08025	812 SW 18 CT	Minimal Traditional	Contributing	504215270240
BD08026	813 SW 18 CT	Minimal Traditional	Contributing	504215270170
BD08027	816 SW 18 CT	Minimal Traditional	Contributing	504215270250
BD08028	817 SW 18 CT	Minimal Traditional	Contributing	504215270160
BD08029	820 SW 18 CT	Minimal Traditional	Contributing	504215270260
BD08030	821 SW 18 CT	Minimal Traditional	Contributing	504215270150
BD08031	824 SW 18 CT	Minimal Traditional	Contributing	504215270270
BD08032	825 SW 18 CT	Minimal Traditional	Non-Contributing	504215270140
BD08033	828 SW 18 CT	Minimal Traditional	Contributing	504215270280
BD08034	829 SW 18 CT	Minimal Traditional	Contributing	504215270130
BD08035	836 SW 18 CT	Transitional Ranch	Contributing	504215250200
BD08036	841 SW 18 CT	Transitional Ranch	Contributing	504215250150
BD08037	847 SW 18 CT	Minimal Traditional	Non-Contributing	504215250160
BD08038	1832 SW 9 AVE	Minimal Traditional	Non-Contributing	504215270290
BD08039	1836 SW 9 AVE	Minimal Traditional	Contributing	504215270300
BD08040	600 SW 19 ST	No Style	Non-Contributing	504215260640
BD08041	601 SW 19 ST	No Style	Non-Contributing	504215260440
BD08042	606 SW 19 ST	Transitional Ranch	Contributing	504215260650
BD08043	609 SW 19 ST	Minimal Traditional	Contributing	504215250190
BD08044	610 SW 19 ST	Transitional Ranch	Contributing	504215260660
BD08045	613 SW 19 ST	Transitional Ranch	Non-Contributing	504215260430
BD08046	616 SW 19 ST	Transitional Ranch	Contributing	504215260670
BD08047	619 SW 19 ST	No Style	Non-Contributing	504215250180
BD08048	620 SW 19 ST	Transitional Ranch	Contributing	504215260680
BD08049	700 SW 19 ST	Transitional Ranch	Contributing	504215260690
BD08050	704 SW 19 ST	Transitional Ranch	Contributing	504215260700
BD08051	705 SW 19 ST	Transitional Ranch	Contributing	504215260410
BD08052	708 SW 19 ST	No Style	Non-Contributing	504215260710
BD08053	709 SW 19 ST	Transitional Ranch	Non-Contributing	504215260400
BD08054	712 SW 19 ST	Transitional Ranch	Contributing	504215260720
BD08055	713 SW 19 ST	Transitional Ranch	Contributing	504215260390
BD08056	716 SW 19 ST	Minimal Traditional	Contributing	504215260730
BD08057	717 SW 19 ST	Transitional Ranch	Contributing	504215260380
BD08058	720 SW 19 ST	No Style	Non-Contributing	504215260740
BD08059	721 SW 19 ST	Transitional Ranch	Contributing	504215260370
BD08060	800 SW 19 ST	No Style	Non-Contributing	504215260470
BD08061	801 SW 19 ST	Minimal Traditional	Contributing	504215270380
BD08062	804 SW 19 ST	Transitional Ranch	Contributing	504215260480
BD08063	805 SW 19 ST	Minimal Traditional	Contributing	504215270370
BD08064	808 SW 19 ST	Transitional Ranch	Contributing	504215260490
BD08065	809 SW 19 ST	Minimal Traditional	Contributing	504215270360

SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD08066	812 SW 19 ST	Transitional Ranch	Contributing	504215260500
BD08067	813 SW 19 ST	No Style	Non-Contributing	504215270350
BD08068	816 SW 19 ST	No Style	Non-Contributing	504215260510
BD08069	817 SW 19 ST	Minimal Traditional	Contributing	504215270340
BD08070	820 SW 19 ST	Transitional Ranch	Contributing	504215260520
BD08071	821 SW 19 ST	Minimal Traditional	Contributing	504215270330
BD08072	824 SW 19 ST	Transitional Ranch	Contributing	504215260530
BD08073	825 SW 19 ST	No Style	Non-Contributing	504215270320
BD08074	828 SW 19 ST	Transitional Ranch	Contributing	504215260540
BD08075	829 SW 19 ST	Minimal Traditional	Contributing	504215270310
BD08076	840 SW 19 ST	Transitional Ranch	Contributing	504215250220
BD08077	843 SW 19 ST	Mid-Century Modern	Contributing	504215250210
BD08078	1906 SW 9 AVE	Mid-Century Modern	Contributing	504215250230
BD08079	1914 SW 9 AVE	Minimal Traditional	Contributing	504215260550
BD08080	601 SW 20 ST	Minimal Traditional	Contributing	504215260850
BD08081	605 SW 20 ST	Minimal Traditional	Contributing	504215260840
BD08082	609 SW 20 ST	Minimal Traditional	Contributing	504215260830
BD08083	615 SW 20 ST	Minimal Traditional	Contributing	504215260820
BD08084	619 SW 20 ST	Minimal Traditional	Contributing	504215260810
BD08085	701 SW 20 ST	No Style	Non-Contributing	504215260800
BD08086	705 SW 20 ST	Minimal Traditional	Contributing	504215260790
BD08087	709 SW 20 ST	Minimal Traditional	Contributing	504215260780
BD08088	715 SW 20 ST	Minimal Traditional	Contributing	504215260770
BD08089	719 SW 20 ST	Minimal Traditional	Contributing	504215260760
BD08090	723 SW 20 ST	Minimal Traditional	Contributing	504215260750
BD08091	801 SW 20 ST	No Style	Non-Contributing	504215260570
BD08092	805 SW 20 ST	Transitional Ranch	Contributing	504215260580
BD08093	809 SW 20 ST	No Style	Non-Contributing	504215260560
BD08094	813 SW 20 ST	Transitional Ranch	Contributing	504215260590
BD08095	817 SW 20 ST	No Style	Non-Contributing	504215260600
BD08096	821 SW 20 ST	No Style	Non-Contributing	504215260610
BD08097	825 SW 20 ST	Transitional Ranch	Contributing	504215260620
BD08098	829 SW 20 ST	Transitional Ranch	Contributing	504215260630
BD08099	839 SW 20 ST	Transitional Ranch	Contributing	504215250240
BD08100	843 SW 20 ST	No Style	Non-Contributing	504215250250
Not Applicable	720 SW 18 CT	No Style	Non-Contributing	504215260360
Not Applicable	625 SW 19 ST	No Style	Non-Contributing	504215260421

WEST RIVER CROISSANT PARK

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The district represents a local example of the minimal housing design typology established by the Federal Housing Administration (FHA) in post World War II development.

OVERVIEW AND BOUNDARY

DESCRIPTION

West River Croissant Park is identified as a potential historic district located within the Croissant Park neighborhood in the southwest quadrant of Fort Lauderdale. The boundaries of the West River Croissant Park follow the rectilinear boundaries of the north side of Southwest 12th Court to the north, Southwest 4th Avenue to the east, the south side of Southwest 14th Street to the south, and Southwest 8th Avenue to the west. The potential West River Croissant Park Historic District was located outside of the town limits of Fort Lauderdale which was then in Dade County. Eventually this area was annexed into Broward County and the City of Fort Lauderdale.

STATEMENT OF SIGNIFICANCE

The proposed West River Croissant Park historic district appears eligible for listing on the National Register of Historic Places under Criterion A in the area of community development as an intact example of early suburban development in Fort Lauderdale and under Criterion C in the area of architecture as a cohesive neighborhood of mid-twentieth century residential design. The district represents a local example of the minimal housing

design typology established by the Federal Housing Administration (FHA) in post World War II development and the beginnings of an evolution in home design through representations of a Transitional Ranch Style. The structures retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The period of significance is from 1946 to 1958.

DEVELOPMENT CONTEXT

EARLY PLATTING OF FORT LAUDERDALE AND PALM CITY

Arthur T. Williams, originally from Fernandina, Florida, was the son of Marcellus A. Williams, a Deputy United States Surveyor for the State of Florida. In 1870, Marcellus A. Williams was assigned to survey southeast Florida “from the North end of Biscayne Bay to the South end of Lake Worth and between the Everglades and the Atlantic Ocean.”¹ While Arthur T. Williams traveled throughout South Florida with his father, Williams recalls staying in a “very pretty tropical hammock which lay between the [New River] Sound and the present Lake Mabel [located to east of Port Everglades].”² In the 1870s, Lake Mabel was unnamed but later became Lake Mabel, in a tribute to Williams’ wife.



Later, in 1887, Williams and James A. Harris, purchased land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called “Palm City” consisting of 500 city blocks. At the time, “a 50’ by 100’ lot had a \$10 price estate tag, and one could buy a whole block, 200’ by 400’, for \$200.”³

Between 1926 and the end of World War II, there was very little development activity within this area with only a few reminders of pre-1926 development left. Croissant Park and Poinciana Park would wait until the late 1940s to again see growth.

CROISSANT PARK

In 1925, five hundred and seventy acres of the former Placidena development was purchased and replatted by Gilbert F. Woods, Thomas E. Hoskins, and Joseph P. Young. The area was renamed “Croissant Park” for G. Frank Croissant. Croissant was then the general manager of Woods, Hoskins, and Young, a large land development firm in Chicago. Croissant was selected to lead the development of this area.

Woods, Hoskins, and Young were active in South Florida and purchased areas surrounding Croissant Park, although the Croissant Park plat was the largest. Re-plats were aptly named variations of the name Croissant Park including “River Section of Croissant Park,” “Park Section of Croissant Park,” “South River

Section of Croissant Park,” and “West River Section of Croissant Park.” The West River Croissant Park Historic District contains portions of two of these plats - the West River Section of Croissant Park and the South River Section of Croissant Park. At the time, this location was home to a large nursery that provided plants to other parts of Croissant Park.

POST WORLD WAR II DEVELOPMENT

In 1946, the West River Section of Croissant Park was replatted as the Revised Plat of the West River Section of Croissant Park. This replat included multiple parties including: W.T. Kennedy and Dora M. Kennedy; John D. Kennedy and Elma R. Kennedy; James F. Kirk and Dorothy Noble Kirk; and D.W. Dunworth and Mary E. Dunworth.

Majority of the homes within the West River Croissant Park Historic District were designed by architect Guy Platt Johnson. A large portion of the homes within the district did not have an architect of record listed and were most likely constructed by local builders.

ARCHITECTURAL CONTEXT

ARCHITECTURAL STYLE DESCRIPTIONS

Within West River Croissant Park all of the properties are residential. Each residence was originally constructed as a single-family home and is one-story in height. Clad in stucco, each residence is constructed using concrete masonry units and sits on a poured concrete slab foundation with some embellishments which most often included brick veneer framing openings, presence of simple columns supporting small entrance porticos, and wide roof eaves.

Architectural styles represented within West River Croissant Park include Mid-Century Modern, Minimal Traditional, and Transitional Ranch. Below these Architectural Styles are defined for West River Croissant Park. These architectural style descriptions are from the Intensive Level Architectural Resource Survey of Fort Lauderdale completed in 2020 and edited to identify specific stylistic features found within the Croissant Park and Poinciana Park neighborhoods.⁴



517 SW 12 CT

MID-CENTURY MODERN: The architecture of the period, which spans the years directly after WWII and the beginning of the 1970s (1945-1970) began a new aesthetic which capitalized on minimalism and the rejection of ornament. In its place, architects turned to the design of geometric and angular forms and their relationship to one another and the illusion of the outdoors brought inside. To do this architects employed large expanses of glass and open floor plan to maximize the interior light.

Following on the heels of the likes of Frank Lloyd Wright and Mies van der Rohe flat planes and clean lines became the desirable aesthetic. In Florida’s domestic architecture there was a proliferation of ranch style and Minimal Traditional homes which emphasized the connection between the interior and exterior spaces, acknowledging that living included backyard space.

Raw materials such as brick and wood were featured in many of the designs, sometimes in geometric patterns, and often in abstract patterns. Mass production standardized many of the

options in house design and led to an affordability in home ownership illustrating the prosperity of the new middle class.



521 SW 13 ST

MINIMAL TRADITIONAL: The Minimal Traditional style exemplified the Depression-era and Post World War II 'instant communities.' During the 1930s and 1940s, the Federal Housing Administration (FHA) limited the maximum sales price of houses they would insure. The houses, defined by simplicity, needed to maximize floor plans and minimize ornamentation, as both of these impacted costs. The style often featured a small house, typically one-story, with minimal architectural details, and often featured a gabled roof and was popularized by a flood of house plans and pattern books published between 1935 and 1950.



621 SW 12 Ct

TRANSITIONAL RANCH: The Transitional Ranch (sometimes "minimal Ranch") style is represented by the earlier houses in the neighborhood built in the late 1940s and early 1950s. They bridge the gap between the small Minimal Traditional style of the 1930s and 1940s and the sprawling Ranch homes of the 1950s and 1960s. Their small scale is a vestige of the planning and financing guidelines developed by the FHA during the Great Depression

and World War II, but incorporate modern design elements of the Ranch style. The Transitional Ranch is one story high with a low-pitched or flat roof and typically features moderate or wide eave overhangs, large picture windows, and sheltered entrances. The type does not typically have a garage, but is often accompanied by a carport which is frequently integrated into the roofline of the house.

SELECT ARCHITECTS BIOGRAPHIES

LESTER AVERY (1891-1973) Avery was born in Montana and graduated from St. John's Academy in British Honduras where he studied architecture. His career began in Clearwater, Florida, but later moved to South Florida, actively designing in building types within various modern styles. He is primarily known for single-family residences in the modern vernacular and minimal traditional styles, and later in his career, he designed several mid-century modern and modern vernacular motels, hotels, and apartment buildings, including the Carmen Apartments located in the Birch Estates survey area.⁵

ROBERT JAHELKA (1906-1981) Jahelka was born in New York City and graduated from Columbia University in 1934. He moved to Fort Lauderdale in 1935. Jahelka designed the Church-By-The-sea on Mayan Drive in southeast Fort Lauderdale but was also notable for his architectural contributions in Deerfield Beach. He was chairman of Fort Lauderdale's Housing Codes Committee and also served on the Deerfield Beach Planning and Zoning Board.⁶

GUY PLATT JOHNSON (1888-1958) Johnson was born in Tampa, Hillsborough County, Florida. When he was about 12, he is known to have lived for a time with his paternal grandparents in Michigan. He is later noted as working as an "engineering architect" for the "General Baking Co." in Tampa on his draft registration form in 1917. In 1920 Johnson was living with his wife and son in Cleveland, Ohio, where he is

listed as working as a “structural engineer”. By 1930, he was working as an “architect” for a rubber mill (Goodyear) in Akron, Ohio. Johnson is first mentioned as working as an architect in Fort Lauderdale in 1938. He is noted as the architect for the Maxwell Hotel, Fort Lauderdale, in an article in the Fort Lauderdale Times in 1940. Johnson died in Fort Lauderdale.⁷

WILLIAM T. VAUGHN, AIA Vaughn is noted as having opened an architecture office in Fort Lauderdale in 1940.⁸

FOOTNOTES

1 Williams, Arthur T. “Memories: Surveying South Florida in the late 1870s.” Broward Legacy. Winter/Spring 1986. Pages 2-10.

2 Ibid.

3 Wiley, Eugene E. “G. Frank Croissant ‘America’s Greatest Salesman’” by Eugene E. Wiley. New River News. Summer 1982. Pages 4-12.

4 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mallon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

5 Ibid.

6 Logan, Trisha and Ugucconi, Ellen. “Central Beach Architectural Resource Survey.” City of Fort Lauderdale, Department of Sustainable Development. Fort Lauderdale, Florida. 2017.

7 Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mallon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020.

8 Logan, Trisha and Ugucconi, Ellen. “Sailboat Bend Historic District Architectural Resource Survey Update.” Fort Lauderdale, Florida. 2020.

FLOOD ZONE ANALYSIS

Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Of the 104 total properties, a majority of 70 properties are within the 100-year flood SFHA, labeled as the AH flood zone. There are 34 properties within the 0.2-percent flood zone, with 6 of these properties also within the SFHA, labeled as the AH flood zone.

The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/

AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by 1 percent annual chance shallow flooding where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).



CONTRIBUTING STATUS MAP AND PROPERTY INFORMATION



SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD07820	1217 SW 4 AVE	Minimal Traditional	CONTRIBUTING	504215012020
BD07821	400 SW 12 CT #1-2	No Style	NON-CONTRIBUTING	504215210200
None	1231 SW 4 AVE	No Style	NON-CONTRIBUTING	504215210202
BD07822	1237 SW 4 AVE #1-2	No Style	NON-CONTRIBUTING	504215210201
None	403 SW 12 CT	No Style	NON-CONTRIBUTING	504215012030
None	407 SW 12 CT	No Style	NON-CONTRIBUTING	504215012031
None	412 SW 12 CT	No Style	NON-CONTRIBUTING	504215210360
BD07823	413 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215012040
BD07824	416 SW 12 CT #1-2	Minimal Traditional	CONTRIBUTING	504215210350
BD07825	417 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215012050
BD07826	421 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215012060
BD07827	500 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215210340
BD07828	501 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215012070
BD07829	505 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215012080
BD07830	509 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215012090
BD07831	513 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215012100

SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD07832	516 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215210330
BD07833	517 SW 12 CT	Mid-Century Modern	CONTRIBUTING	504215012110
BD07834	520 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215210320
BD07835	521 SW 12 CT	Minimal Traditional	CONTRIBUTING	504215012120
BD07836	600 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240020
BD07837	601 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215230110
BD07838	604 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240030
BD07839	605 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215230100
BD07840	608 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240040
BD07841	609 SW 12 CT	No Style	NON-CONTRIBUTING	504215230090
BD07842	612 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240050
BD07843	613 SW 12 CT	No Style	NON-CONTRIBUTING	504215230080
BD07844	617 SW 12 CT	No Style	NON-CONTRIBUTING	504215230070
BD07845	621 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215230150
BD07846	700 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240060
BD07847	701 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215230140
BD07848	704 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240070
BD07849	705 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215230130
BD07850	708 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240080
BD07851	709 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215230120
BD07852	712 SW 12 CT	Transitional Ranch	CONTRIBUTING	504215240090
BD07853	1243 SW 4 AVE	Mid-Century Modern	CONTRIBUTING	504215210210
BD07854	1247 SW 4 AVE	Minimal Traditional	CONTRIBUTING	504215210220
None	400 SW 13 ST	No Style	NON-CONTRIBUTING	504215210690
None	404 SW 13 ST	No Style	NON-CONTRIBUTING	504215210691
BD07855	1307 SW 4 AVE	Transitional Ranch	CONTRIBUTING	504215210700
BD07856	1311 SW 4 AVE	Minimal Traditional	CONTRIBUTING	504215210710
BD07857	412 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215012500
BD07858	413 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215210230
BD07859	417 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215210240
BD07860	420 SW 13 ST	No Style	NON-CONTRIBUTING	504215012480
BD07861	421 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215210250
BD07862	500 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215012470
BD07863	501 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215210260
BD07864	504 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215012460
BD07865	505 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215210270
BD07866	508 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215012450
BD07867	509 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215210280
None	512 SW 13 ST	No Style	NON-CONTRIBUTING	504215012440
BD07868	513 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215210290

SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
None	514 SW 13 ST	No Style	NON-CONTRIBUTING	504215012441
BD07869	516 SW 13 ST	No Style	NON-CONTRIBUTING	504215012430
BD07870	517 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215210300
BD07871	520 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215012420
BD07872	521 SW 13 ST	Minimal Traditional	CONTRIBUTING	504215210310
BD07873	600 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240180
BD07874	601 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240170
BD07875	604 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240190
BD07876	605 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240160
BD07877	608 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240200
BD07878	609 SW 13 ST	No Style	NON-CONTRIBUTING	504215240150
BD07879	612 SW 13 ST	No Style	NON-CONTRIBUTING	504215240210
BD07880	613 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240140
BD07881	700 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240220
BD07882	701 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240130
BD07883	704 SW 13 ST	No Style	NON-CONTRIBUTING	504215240230
BD07884	705 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240120
BD07885	708 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240240
None	709A SW 13 ST	No Style	NON-CONTRIBUTING	504215240110
None	709B SW 13 ST	No Style	NON-CONTRIBUTING	504215240111
BD07886	711 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240100
BD07887	712 SW 13 ST	Transitional Ranch	CONTRIBUTING	504215240250
BD07888	1315 SW 4 AVE	No Style	NON-CONTRIBUTING	504215210720
BD07889	1407 SW 4 AVE #1-2	No Style	NON-CONTRIBUTING	504215030020
BD07890	400 SW 14 ST #1-2	Minimal Traditional	CONTRIBUTING	504215030010
BD07891	401 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215210730
None	412 SW 14 ST	No Style	NON-CONTRIBUTING	504215030230
BD07892	413 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012330
BD07893	416 SW 14 ST	No Style	NON-CONTRIBUTING	504215030220
BD07894	417 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012340
BD07895	420 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215030210
BD07896	421 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012350
BD07897	500 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215030200
BD07898	501 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012360
BD07899	504 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215030190
BD07900	505 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012370
BD07901	509 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012380
BD07902	510 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215030180
BD07903	512 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215030170
BD07904	513 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012390
BD02089	516 SW 14 ST	Mission	NON-CONTRIBUTING	504215030160
BD07905	517 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012400
BD07906	520 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215030150
BD07907	521 SW 14 ST	Minimal Traditional	CONTRIBUTING	504215012410
BD07908	1313 SW 6 AVE	Mid-Century Modern	NON-CONTRIBUTING	504215240331
BD07909	600 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240340
BD07910	601 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240330

SITE NUMBER	ADDRESS	ARCHITECTURAL STYLE	CONTRIBUTING STATUS	FOLIO
BD07911	604 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240350
BD07912	605 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240320
None	608 SW 14 ST	No Style	NON-CONTRIBUTING	504215240360
BD07913	609 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240310
BD07914	612 SW 14 ST	No Style	NON-CONTRIBUTING	504215240370
BD07915	613 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240300
BD07916	700 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240380
BD07917	701 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240290
BD07918	704 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240390
BD07919	705 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240280
BD07920	708 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240400
BD07921	709 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240270
BD07922	712 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240410
BD07923	713 SW 14 ST	Transitional Ranch	CONTRIBUTING	504215240260

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