

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.



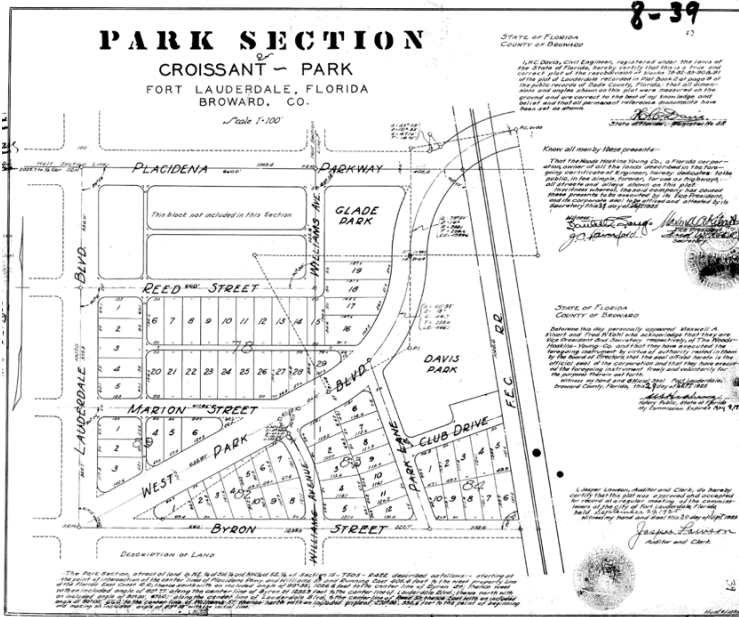
Later, in 1887, Williams and James A. Harris, purchased land within the present Croissant Park and Poinciana Park Neighborhoods in Fort Lauderdale from the Florida Land and Improvement Company. From this purchase, Williams and Harris platted an early residential development called “Palm City” consisting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

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POST WORLD WAR II DEVELOPMENT

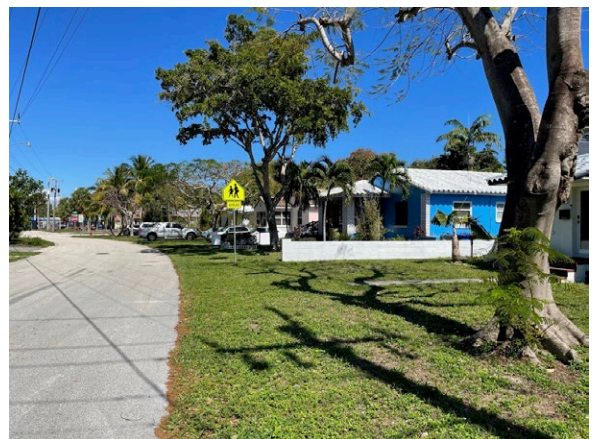
Development within the Croissant Park South Historic District did not occur until 1948. Majority of the homes within the Croissant Park South Historic District were designed by architect Courtney Stewart and were constructed between 1952 to 1953 and are representative of the Transitional Ranch Style.

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

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Davis, H.C. River Section of Croissant Park. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 7, Page 50. May 1925.

Davis, H.C. South River Section of Croissant Park. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 7, Page 50. July 1925.

Davis, H.C. Lauderdale Pines. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 8, Page 27. August 1925.

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