

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

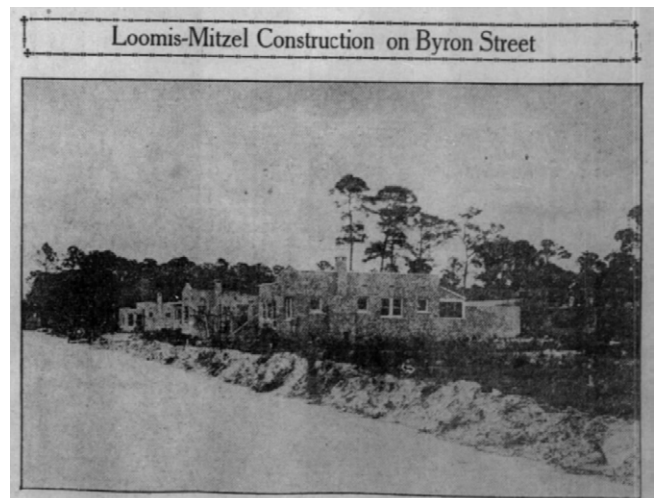
CROISSANT PARK

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

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

Announcement. Fort Lauderdale News (Fort Lauderdale, Florida). 23 January 1926, Tuesday. Page 8.

Adams, Jaimee; and Mattick, Barbara E. "Sam Gilliam House." National Register of Historic Places Nomination Form. Bureau of Historic Preservation. Tallahassee, Florida. June, 2001.

Biscayne Engineering Company. Revised Plat of Portions of Pinehurst. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 15, Page 50. August 1938.

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Davis, H.C. Croissant Park: Re-Subdivision of Placidena. Scale 1" = 100'. Fort Lauderdale, Broward County,

Florida. Plat Book 4, Page 28. December 1924.

Davis, H.C. Alta Vista Terrace. Scale 1" = 100'. Fort Lauderdale, Broward County, Florida. Plat Book 8, Page 31. September 1925.

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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.

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

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