REQUEST: **Historic Designation as a Historic Landmark, of the Property Commonly Known as the "Frank Croissant House," Located at 1313 South Andrews Avenue**

Case Number	UDP-HPD24003	**FMSF**	BD02041
Applicant	Broward Trust for Historic Preservation, Michaela M. Conca, President		
Owner	1313 South Andrews Corporation		
Address	1313 South Andrews Avenue		
General Location	Approximately 150 feet south of the southwest corner of South Andrews Avenue and Southwest 13th Street		
Legal Description	A PARCEL OF LAND BEING ALL OF LOT 7, AND 8, TOGETHER WITH PORTON OFLOT 9 BLOCK 22, CROSSANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7: THENCE ON AN ASSUMED BEARING OF N. "00.00.00" W., ALONG THE EAST LINE OF SAID LOTS, 7,8, AND 9, A DISTANCE OF 118.9 FEET THENCE N. "89. 40. 19" W., A DISTANCE OF 125.00 FEET, TO A POINT OF THE WEST LINE OF SAID LOT 9; THENCE S. "00.00.00" E., ALONG THE WESTLINE OF SAID LOTS7, 8, AND 9, A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CONER OF LOT 7; THENCE N. '90.00.00' E., ALONG THE SOUT LINE OF SAID LOT 7 A DISTANCE OF 125.00 FEE TO THE POINT OF THE BEGINNING. SAID LANDS SITUATED AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.342 ACRES, (14,881 SQUARE FEET) MORE OR LESS.		
Existing Use	Office		
Zoning	SRAC-SAe		
Applicable ULDR Sections	*47-24.11.C.*		
Section 166.033, Florida Statutes	**180-day Expiration Date**	**Extension Date (s)**	
	July 5, 2025	Not Applicable	
Authored By	Vasilya Allakhverdieva, Urban Planner II		

This staff memorandum was prepared using excerpts from the attached designation report that provides further information on the history and significance of this property.

Property and Application Background:

The parcel that contains 1313 S. Andrews Avenue is comprised of two structures, a three-story commercial office building on the northern side of the parcel (1301 S. Andrews Avenue) and the two-story Frank Croissant House which is currently utilized as a law office. The property is divided into six condominium units, with five of the unit owners representing the commercial structure on the north side of the parcel, and one corporation with three owners representing the Frank Croissant House.

At its July 11, 2023, meeting, the Historic Preservation Board (HPB) made a motion to consider the initiation of a Historic Landmark Designation Application for the property located at 1313 S. Andrews Avenue on the following month's HPB agenda. Following the July HPB meeting, a letter was sent to all property owners inviting them to attend the August HPB meeting.

On August 7, 2023, Case No. UDP-HPD23001, titled "Consideration to Initiate a Historic Landmark Designation Application for Frank Croissant Residence at 1301 S. Andrews Avenue (also known

as 1313 S. Andrews Avenue)," was presented to the HPB for discussion. A concern stated by property owners present at the August HPB meeting, was that the property at 1301 S. Andrews Avenue comprises of two structures, with the building in question located at 1313 S. Andrews Avenue and that the property shares parking facilities through a condominium structure. The condominium owners representing the three-story commercial structure opposed the designation of the entire site, citing potential impacts on the parking lot and their building. The property owners of the corporation that owns the Frank Croissant House stated that they were planning to submit a Historic Landmark Designation application for the southern half of the parcel. No further action was taken by the HPB.

A complete application from the Broward Trust for Historic Preservation for historic landmark designation of the Frank Croissant House stated was received on December 6, 2024. In the present application, a sketch and legal description was provided that only pertains to the southern portion of the parcel that contains the Frank Croissant House. Additionally, the initial address was updated from 1301 S. Andrews Avenue to the more specific 1313 S. Andrews Avenue.

Photo of Existing Structure

Location Map

Description of the Frank Croissant House:

The property, known as Frank Croissant House, is significant due to its historical associations with developer G. Frank Croissant and architect Francis L. Abreu.

The building originally served as the residence of G. Frank Croissant, a prominent public figure and developer who made a notable impact on the history and development of Fort Lauderdale. Croissant arrived in Fort Lauderdale in 1924 and played a pivotal role in the platting and development of hundreds of acres of land adjacent to his home, which eventually became known as the Croissant Park subdivision. Over the decades, Croissant Park has maintained its charm and sense of community through tree-lined streets and well-preserved parks, attracting residents who value its historical significance and close-knit neighborhood ambience.

Frank Croissant, originally from Brooklyn, was an experienced developer connected to automobile magnate Henry Ford. He served as Ford's real estate buyer, working on projects such as the large homesite areas of Ford's Dearborn, Michigan plant, Markham and Lansing in Illinois, Lorain Cromwell Gardens in Ohio, and Calumet City for Henry Ford in 1924. It is believed that Ford, whose Florida home is in Fort Myers, inspired Croissant's arrival in Florida.

The subject house was originally constructed for G. Frank Croissant and designed by renowned local architect Frances L. Abreu in 1925. The Spanish style buildings he designed during the 1920s greatly contributed to the city's character and history. This house is a notable example of Mediterranean Revival, or Spanish Revival architecture, which combines Spanish and Middle Eastern architectural elements found in states with Spanish colonial heritage.

Key architectural features of the house include multi-level roofs consisting of a gable roof unit with barrel tile surfacing, a chimney capped with a barrel tile surfaced hip roof, cluster canales, and elaborate entrance detailing. Also typical to this style are a flat roof unit with parapets, second-story balcony, linear canales, symmetrical decorative curvilinear buttresses, and a single-story unit with flat roof and pent overhand clad in barrel tile and symmetrical decorative buttresses. The exterior wall fabric is stucco throughout the complex.

Built in 1925, this house withstood the devastation of the 1926 hurricane. Despite some modifications, the main house structure and many ornamental elements remain intact today. A second-floor addition was completed at the rear of the building around 1996, and the windows have been replaced to replicate the original design. Key design elements such as arched windows, entry door features, second-floor balconies, and mosaic tile are still prevalent. Originally built as a residence, this building has been adaptively reused as a commercial property and is currently utilized as a law office for Attorney Ira Marcus and Associate

Criteria for Historic Designation

Pursuant Section 47-24.11.C.7 of the ULDR, the criteria for the designation of property as a landmark, landmark site or historic district shall be based on one (1) or more of the criteria and evaluated in conjunction with guidance provided within the National Register Bulletin series published by the National Park Service.

ULDR, Section 47-24.11.C.7
c. Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
Applicant Response *The building served as the home for Fort Lauderdale developer G. Frank Croissant who was 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. It is thought that Henry Ford, whose Florida home is located in Fort Myers, was the inspiration for Croissant's arrival in Florida. He came to Fort Lauderdale in 1924 and was responsible for plating and development of hundreds of acres of land adjacent to the house which came to be known as the Croissant Park subdivision.*
Staff Response: Application meets this criterion.
d. Its identification as the work of the architect whose individuals work influenced the development of the city.
Applicant Response *Francis L. Abreu designed the building. Francis Abreu set up his architectural practice in Ft. Lauderdale in 1924. The son of Spanish and American parents, he grew up in Cuba and graduated from Cornell University. Abreu's work reflected the influence of Mediterranean culture. Abreu developed his own style, featuring elegant use of detail. He is remembered today primarily for his residential design, although he also performed considerable commercial work in the 1920s. Abreu later left Fort Lauderdale but continued throughout the 1930s to design homes in the city. There are approximately only forty Abreu designed structures left in the city today.*

Staff Response: Application meets this criterion.
e. Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
Applicant Response *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, Henry Flagler introduced the Spanish Revival style to help promote tourism and was adapted by Addison Mizner and Maurice Fatio to give it a more regional flair. The Mediterranean Revival style is noted for having terracotta barrel-tile roofing, spiral columns, decorative door surrounds, arcading, decorative tiles, and ornate iron work.*
Staff Response Application meets this criterion.
f. Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
1313 S. Andrews Avenue contains multiple architectural characteristics of the Mediterranean Revival styling expressed by its multi-level roofs consisting of a gable roof unit with barrel tile surfacing, chimney capped with barrel tile surfaced hip roof, cluster canales, and elaborate detailing around the entrance including a coach lamp; flat roof unit with shaped parapets, second-story balcony, linear canales, and symmetrical decorative curvilinear buttresses; and a single-story unit with flat roof and pent overhand clad in barrel tile and symmetrical decorative buttresses. Mediterranean Revival, Spanish and Mission style designs display this style as the popular architectural trend during the early 1920's.
Staff Response While the Frank Croissant House represents the Mediterranean Revival architectural style and maintains architectural integrity to represent the style and design intent, staff finds that the application does not meet this criterion due to recorded alterations to the building, such as the replacement windows and doors throughout the structure, and an addition of the second floor in 1996. The structure also does not employ unique construction techniques that would distinguish it from other structures of the same time period or use of specific materials that uniquely available within this geographic region.

Public Notice

A mail notice for this public hearing was sent to all property owners on December 6, 2024. In addition, sign notices were posted in front of the property (15) days in advance of the Historic Preservation Board meeting, and a newspaper notification for this public hearing was in the Sun-Sentinel on December 24, 2024.

Summary Conclusion:

Staff finds that the application for Historic Landmark Designation located at 1313 South Andrews Avenue under case number UDP-HPD24003 meets criteria (c), (d), and (e) as outlined in Section 47-24.11.C.7 of the ULDR. Unless otherwise specified by the approving body, each designation of a landmark shall automatically include the designation of the site upon which the landmark exists as a landmark site. In this case, the applicant is requesting to designate the southern half of the parcel per the legal description.

Historic Preservation Board Suggested Motion:

I move to recommend to **(approve) (deny) (approve with conditions) (continue)** the request for Historic Landmark Designation located at 1313 South Andrews Avenue under case number UDP-HPD24003 based on a finding this request **(meets) (does not meet)** criteria (c), (d), (e) and (f) as outlined in Section 47-24.11.C.7. of the ULDR.