



Memorandum

Memorandum No: 22-123

Date: October 20, 2022

To: Honorable Mayor, Vice Mayor, and Commissioners

From: Greg Chavarria, City Manager 

Re: Follow-up to Discussion of Redevelopment of Wells Fargo – 1710 S. Andrews Avenue

A January 3, 2020, memorandum informed the City Commission that the Development Services Department (DSD) received a Development Review Committee (DRC) Site Plan application (UDP-S21051) for the redevelopment of the Wells Fargo located at 1710 S. Andrews Avenue (attached is Commission Memo 22-003). Included in the proposed redevelopment project is complete demolition of the existing structure, identified as a potential historic landmark through a recent Architectural Resource Survey, and construction of a new one-story bank building at the corner of the lot.

In response to the proposed new development, the Historic Preservation Board (HPB) provided a Communication to the City Commission, which was discussed at the June 6, 2022, City Commission Conference Meeting. At that meeting, Stephanie Toothaker, the legal representative for this project agreed to coordinate with the project team to provide a presentation to the HPB at an upcoming meeting.

At the October 17, 2022, HPB meeting, a presentation provided by the project architect, Tamara Peacock, gave an overview of the proposed redevelopment. Included in the presentation, Ms. Peacock outlined the history of the building, modifications to the structure over time, and elements that are to be incorporated into the new development that will reference the existing structure.

In the coming weeks, a HPB Communication to the City Commission will be available for the Conference Agenda discussion. This communication states that after taking a better look at the proposed new design, the majority board members were comfortable with what was brought forth and support the ideas to incorporate historic photos into the new lobby, placement of a wave-like design in the façade to pay homage to the canopy structure present in the existing building, and a plaque to commemorate the original bank. Additionally, color photos of the exterior and interior of the structure showing the existing conditions have been submitted and will be included in the Florida Master Site File documentation that is held by the State of Florida's Historic Resources Division.



Rendering Showing the Proposed Redevelopment of 1710 S. Andrews Avenue

Pursuant to State Statute 166.033, the DRC application for redevelopment must be deemed approved, approved with conditions, or denied within 120 days of completeness determination which occurred on February 22, 2022. The applicant has agreed to multiple extensions to this deadline; however, the current extension now expires on October 21, 2022. All comments from the DRC have been satisfied and incorporated into the final submittal and is ready for sign-off. Once final DRC is complete the applicant will be able to move forward with submitting building permit applications for the redevelopment, including the demolition of the existing Wells Fargo. Memo 22-003 (attached) provides additional information about actions that may be taken by the City Commission in response to a threat to a property that may be eligible for designation.

Attachment:

Commission Memo 22-003 - Proposed Redevelopment of a Potential Historic Landmark 1710 S. Andrews Avenue

- C: Anthony G. Fajardo, Assistant City Manager
- Susan Grant, Assistant City Manager
- Alain E. Boileau, City Attorney
- David Soloman, City Clerk
- Patrick Reilly, City Auditor
- Department Directors
- CMO Managers



Memorandum

Memorandum No: 22-003

Date: January 3, 2022

To: Honorable Mayor and Commissioners

From: Chris Lagerbloom, ICMA-CM, City Manager

A handwritten signature in blue ink, appearing to read "Chris Lagerbloom".

Re: Proposed Redevelopment of a Potential Historic Landmark – 1710 S. Andrews Avenue

This memorandum is to inform you that the Development Services Department (DSD) has received a Development Review Committee (DRC) Site Plan application (UDP-S21051) for the redevelopment of the Wells Fargo located at 1710 S. Andrews Avenue. Included in the proposed redevelopment project, is a complete demolition of the existing structure and construction of a new one-story bank building at the corner of the lot.

This property has been identified as a potential historic landmark in a recent Architectural Resource Survey of Croissant Park and Poinciana Park and has been documented through a Florida Master Site File Historic Structures Form (FMSF Number: BD08185). The described actions have been performed in accordance with the City of Fort Lauderdale's Comprehensive Plan, Volume I, Historic Preservation Element Objective 1.11, Policy 1.11.2.; and as per the Certified Local Government (CLG) Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, which states the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value within its jurisdiction.

The complete Croissant Park and Poinciana Park Architectural Resource Survey may be accessed at the following URL:

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/urban-design-and-planning/historic-preservation/architectural-resource-surveys/croissant-park-and-poinciana-park>

Comments have been provided to the applicant, asking that prior to demolition of this structure, to provide color photos of the exterior and interior of the structure to be included in the FMSF documentation that is held by the State of Florida's Historic Resources Division.

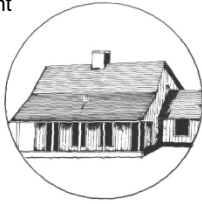
Pursuant to the Unified Land Development Regulations (ULDR) Section 47-24.11.D.8, the City Commission may call an emergency meeting to review a threat to a property that has not yet been designated by the City, but appears to be eligible for designation.

If you have questions or would like additional information on this initiative, please contact Anthony Fajardo, Development Services Director at AFajardo@fortlauderdale.gov.

Attachment: Florida Master Site File (FMSF) form for 1710 S. Andrews Avenue

C: Greg Chavarria, Assistant City Manager
Tarlesha Smith, Esq., Assistant City Manager
Alain E. Boileau, City Attorney
Jeffrey A. Modarelli, City Clerk
John C. Herbst, City Auditor
Department Directors
CMO Managers

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **BD08185**
Field Date 3-4-2021
Form Date 5-27-2021
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1710 S Andrews Avenue Multiple Listing (DHR only) _____
Survey Project Name Croissant Park Survey Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: 1710 S Andrews Drive
Cross Streets (nearest / between) _____
USGS 7.5 Map Name FORT LAUDERDALE SOUTH USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Fort Lauderdale In City Limits? yes no unknown County Broward
Township 50S Range 42E Section 15 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 504215450010 Landgrant _____
Subdivision Name Croissant Park Block _____ Lot _____
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1955 approximately year listed or earlier year listed or later
Original Use Residence, private From (year): 1955 To (year): 2021
Current Use Residence, private From (year): 1955 To (year): 2021
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: _____ Nature See additional sheet
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): WORTMAN, EDWARD S Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)
Original Owner: SOUTHEAST EVERGLADES BANK

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style Mid-Century Modern Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
Fixed

Distinguishing Architectural Features (exterior or interior ornaments)
See additional sheet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details)

See additional sheet

Porch Descriptions (types, locations, roof types, etc.)

See additional sheet

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

See additional sheet

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input checked="" type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input checked="" type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS) | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input type="checkbox"/> other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

See additional sheet

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

See additional sheet

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
- 2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Laura Weinstein, LW Associates, Inc Affiliation _____
Recorder Contact Information laura@lwassocinc.com
(address / phone / fax / e-mail)

Required Attachments

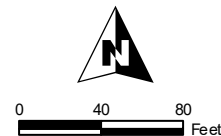
- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

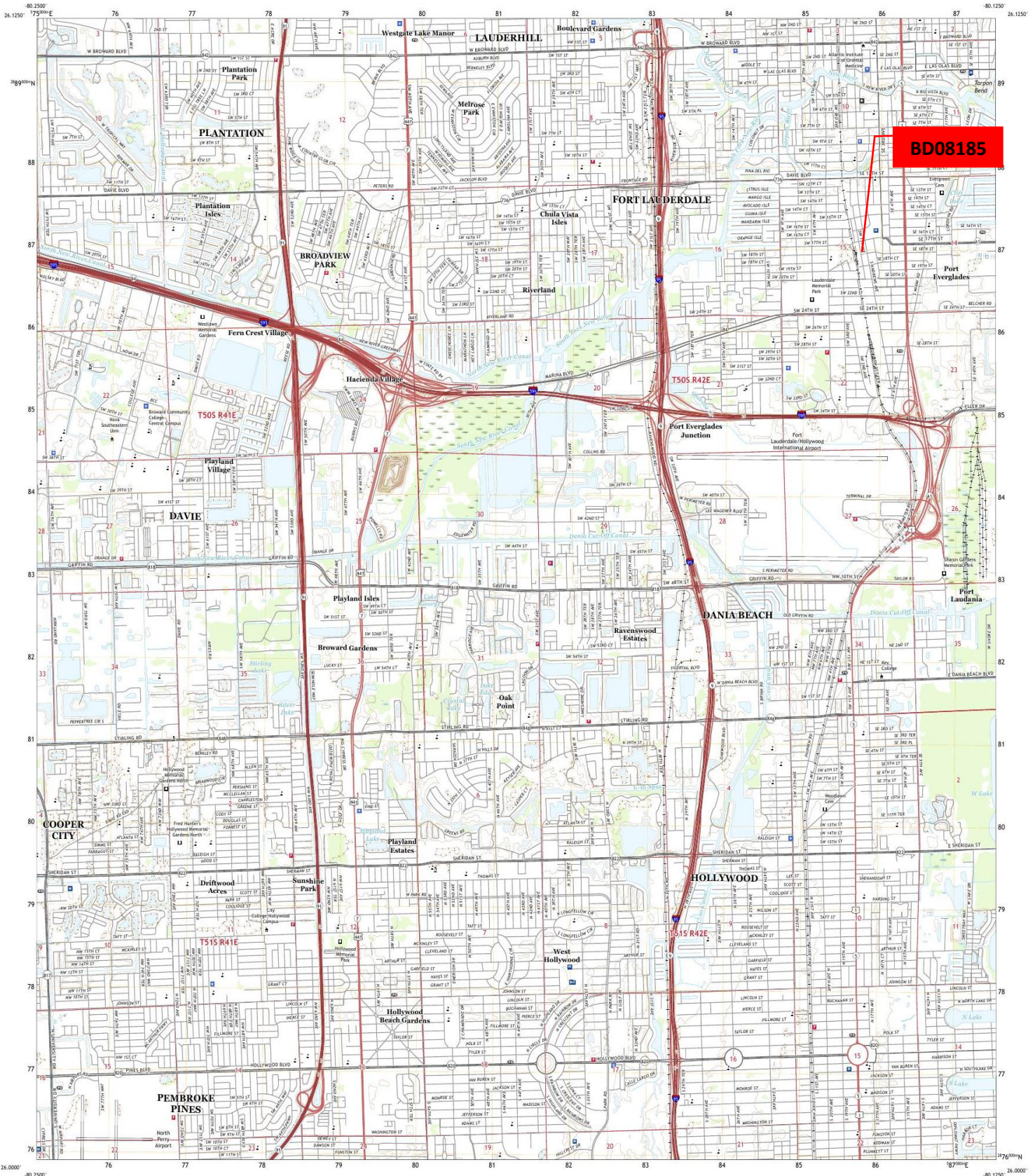
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





Property Reporter Map

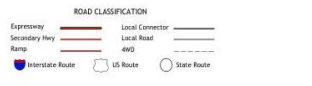
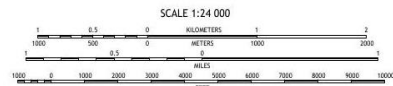




Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
North American Datum of 1983 (NAD83) Projection and
1 000 meter grid Universal Transverse Mercator, Zone 17R
This map is a legal document. Boundaries may be
generalized for this map scale. Private lands within government
territories may not be shown. Obtain permission before
entering private lands.

Imagery: NADP, October 2015 - February 2016
Roads: 2016
Names: U.S. Census Bureau, 2016
Hydrography: National Hydrography Dataset, 2002 - 2017
Contours: National Elevation Dataset, 1995 - 2011
Boundaries: Multiple sources, see metadata file, 2004 - 2016
Public Land Survey System: BIA, 2017
National Wetlands Inventory: 1972 - 2010



1	2	3
4	5	6
7	8	9

1 Cooper City NE
2 Fort Lauderdale North
3 Pompano Beach
4 Cooper City
5 Port Everglades
6 Gage Lake
7 North Miami
8 North Miami SE E



Site Number: BD08185

Address: 1710 S ANDREWS AVE

Folio: 504215450010

Date of Construction: 1962 (1955 in permit record)

Architect: EDWARD S WORTMAN

Original Owner: SOUTHEAST EVERGLADES BANK

Architectural Style: Mid-Century Modern

Narrative Description: 1710 S. Andrews Avenue is a one and one half story commercial structure with a rectangular plan. Its exterior is stucco with Roman brick veneer and a flat roof. Character defining features include modern style represented through its plain exterior facade segmented into two parts by a wave-like sculptural awning that lines the facade supported by a series of fanned columns. This awning creates a covered walkway along the side of the structure and a covered front entrance where the wave flips upward. The upper portion of the facade is unadorned and has the appearance of a large parapet. In 1961 the exterior of this structure was remodeled from its original 1955 appearance.

Alterations: Remodel second floor in 1971; Demolish bank teller booth in 1971; Remodel first floor; Alterations in 1961; Installation of new storefront for remodel in 2005

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.

Significance (Explanation of Evaluation) This property appears eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture as an intact example of its style. The house retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

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 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.”

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. It is thought that Henry Ford, whose Florida home is located in Fort Myers, was the inspiration for Croissant’s arrival in Florida.

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 8,666.⁴

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.

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 Logan, Trisha and Uguccioni, Ellen. “Sailboat Bend Historic District Architectural Resource Survey Update.” City of Fort Lauderdale, Department of Sustainable Development. Fort Lauderdale, Florida. 2020.

Bibliographic References

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

Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Historic District Architectural Resource Survey Update." City of Fort Lauderdale, Department of Sustainable Development. Fort Lauderdale, Florida. 2020.

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

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

4-G FT. LAUDERDALE SUNDAY NEWS, April 28, 1957



EVERGLADES DESIGN DRAWS LOTS OF ATTENTION

Everglades Glows

Bank Passes 7 Million In Year

A little more than a year ago, the Everglades Bank of Ft. Lauderdale opened its doors for business with assets of \$225,500. This week its assets had reached \$7,680,349. And it had deposits of \$6,500,000.

Thus Everglades — the only bank in Ft. Lauderdale south of New River — clearly illustrates the dramatic story of banking in Broward County.

There are other statistics reflecting the growth of the Everglades bank. Active officers have increased from 13 to 17 and there already are 4,100 customers.

The bank occupies a two-story building at 1710 South Andrews Ave. at the strategic western terminus of the Memorial Causeway extension to the ocean. It is just south of the North Broward General Hospital.

The huge Everglades Bank sign on the front—picturing native palm trees and giant wading birds of the Glades at rest and in flight—requires four transformers and 11 circuits to operate.

Herman C. Eberts, a veteran, third-generation banker, is president.

Byron F. Snyder, a road builder, is chairman of the board; Y. H. Philpott is vice-president; Warren L. Felner, cashier; Jack E. Frost, assistant cashier, and Robert V. Ruckman, assistant cashier.

Directors include J. J. Brown, of the Eli Witt Cigar and Tobacco Co.; August Burghard, president of August Burghard, Inc. advertising; Ted Cabot, Cabot & Cabot, attorneys; Herman C. Eberts; J. A. Harrington, vice-president and director, Automobile Transport, Inc.; H. Joe Hudson, apartment house owner; Lewis E. Moore, pioneer druggist; John H. Monahan, vice-president and general manager, Warren Laundry & Dry Cleaning, Inc.; J. H. Philpott of Philpott, Ross & Sarrinan, engineers; Mrs. Joseph T. Reese, former bank executive; Byron F. Snyder, president, S. P. Snyder and Son, Inc., road contractors, and Gene A. Willison, secretary-treasurer, Causeway Lumber Company.

The bank has a number of interesting customs and procedures. The Identiplate, a customer identification system similar to that used by department stores and oil companies, was evolved by Eberts and officials of the Addressograph Company.

Displays of products handled by business customers are featured regularly in the big lobby. Customers already have seen glass boats, outboard motors, oil company displays, jeeps and various manufactured goods.

Everglades Bank provides meeting rooms and facilities on its second floor that are used constantly by various groups and organizations of the South Side.

Special Attention TO THE SAVINGS PROBLEMS OF YOUNG EXECUTIVES

Friendly, personalized attention is given to the savings and business problems of the young businessman on his way to the top. South Florida's development and bustling economy is the work of young energetic men—men with ambition and foresight. It is to these men that we direct this message. "A savings program is one of the priceless ingredients of success, for it brings with it security and peace of mind." Open your account at a bank geared to your needs—**THE DANIA BANK**—you'll be glad that you did.

In Miami phone FRanklin 1-1391
All other points phone Hollywood 2-4501

3% interest paid on all savings accounts



THE DANIA BANK

Your Friendly Bank

Located in the friendly city of Dania just north of Hollywood on Dania Beach Boulevard

Telephone Figures Given

Banking involves conversation and talk involves telephones. Thus figures provided by Southern Bell have a bearing on banking.

Net credit losses suffered by retailers today are running at a lower figure than ever in modern history.

Credit bureau officials say that, with money on deposit in banks and savings institutions, most Americans could pay off all their installment debts almost immediately.

The long distance calls to and from Ft. Lauderdale on an average day have increased from 2,121 in 1946 to 10,259 last year.

The number of telephones in service jumped in the same period from 7,244 to 21,621.

In 1946 there were 4,880 alphabetical listings in the Ft. Lauderdale telephone directory. The 1956 directory contained 12,960 names.

RISING

Clipped By:



tlogan

Thu, May 13, 2021

