

Resilient Environment Department

URBAN PLANNING DIVISION • Historic Preservation Program

1 N. University Drive, Box 102 • Plantation, FL 33324 • T: 954-357-9731 • Broward.org/History

Application for Designation Historic, Architectural, Archaeological, or Paleontological Resource Site or District

All applications must include:

- ☐ Photographs (one minimum of each building elevation, two minimum for other designation types)
- ☐ Location map (required)
- ☐ Location aerial (if available)
- ☐ Site survey

This application will not be processed for review until all required information is received, accepted and determined “complete” by the Historic Preservation Officer. **All applicants should schedule a pre-application meeting with the Historic Preservation Officer before submitting this form.**

I. GENERAL INFORMATION			
A. Property Information			
Folio No. 5142 28 68 0030			
Historic Name(s) Villa Providence			
Other Name(s) Curci (or ‘Curcie’) House; Curci Mansion; Frank Anthony Curci House			
Owner’s Name City of Hallandale Beach			
Address 324 S.W. 2nd Avenue	City Hallandale Beach	St Florida	Zip 33009
Location (if no given address)			
Township 51S	Range 42E	Section 28	
Municipality City of Hallandale Beach			
Legal Description (required) Curci Village 174-189 B Parcel B			
Type (check all that apply) <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Landscape Feature <input type="checkbox"/> District <input type="checkbox"/> Other			
Prior Use (if known) Residence, Boarding House, Sanitarium, Yoga Institute			
Existing Use House Museum			
Land Use Historic			
Zoning RS-6 – Residential Single-family District			

I. GENERAL INFORMATION *(continued from page 1)*

A. Property Information

Construction

Concrete filled terra-cotta block walls, Dade County Pine floors, imported Italian & Cuban tiles, flat parapet roof, Italian colored glass, permastone façade treatment, rusticated block surrounds.

Date of Construction (if known)

1925

Architect and Builder (if known)

Architect and builder unknown but the structure was partially under owner Frank A. Curci who is said to have employed Italian immigrant laborers, mason and artisans in the construction of Villa Providence.

Statement of Significance

The Curci House is an outstanding example of a South Florida "Boom" residence resembling a Mediterranean-inspired villa of Italian Renaissance style. The residence includes two stories, a flat parapet roof with balustrades, porch with 5 arched bays, porte-cochere, simulated rustic block, ornamental masonry urns, blue ceramic tiles combined with quarry tile steps, set within a property of grove trees (now well-landscaped lawn and garden areas).

B. Property Owner Information

Property Owner(s)

City of Hallandale

Address

400 South Federal Highway

City

Hallandale Beach

St

Florida

Zip

33009

Phone

954-458-3251

Mobile Phone

Email

NOTE: If the Owner is the Applicant, please sign below in the Applicant Information section.

C. Applicant Information

Applicant is:

☐ Owner

☐ County
Commission

☐ Municipality

☐ Historic
Preservation Officer

☐ County Historic
Preservation Board

Applicant's Name & Title (if different than the owner)

Rick A. Ferrer, Historic Preservation Officer

Address

Broward County
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 102

City

Plantation

St

Florida

Zip

33324

Phone

954-357-9731

Mobile Phone

N.A.

Email

rferrer@broward.org

Signature



Date

April 16, 2025

II. SITE CRITERIA (if additional space needed use SUPPLEMENTAL INFORMATION page)

A. Period(s) of Significance

1924 -1955

B. Has this site been previously surveyed, reviewed or recorded as a historical resource? (reference prior recordings or surveys if known)

The Curci House was first recorded and added to the State's inventory of historic sites ('Florida Master Site File') under State File No. 8BD122 in 1974.

The Curci House was revisited and updated for the State's inventory of historic sites ('Florida Master Site File') under State File No. 8BD2443 in 1992.

The Curci House was included in the study titled "*Historic Properties Survey of Hallandale, Florida*" in 1993.

The Curci House was initiated for municipal historic designation by the City of Hallandale's Historic Preservation Board on July 21, 2008.

The Curci House was added to the United States, Department of the Interior, National Park Service's National Register of Historic Places in 2013.

C. Has this site been recorded in the Florida Master Site File? (reference the FMSF recording number if affirmative)

Yes. The Curci House (also known as 'Villa Providence') was first recorded in 1974 under FMSF No. 8BD122. The Curci House record was updated under FMSF No. 8BD2443 in 1992.

D. Is this site listed (or eligible for listing) in the National Register of Historical Places? (reference the date of the certification of the nomination if known)

Yes. The Curci House ('Villa Providence') was listed in the United States, Department of the Interior, National Park Service's National Register of Historical Places under NR No. 13000962 on December 24, 2013.

E. Is this site potentially eligible for local designation? (if so, please reference the criteria for designation that apply under Broward County Ordinance 2014-32)

The Curci House ('Villa Providence') is eligible for Broward County historic resource designation based on meeting the following criteria of Broward's Historic Preservation Ordinance No. 2014-32:

Sec. 5-533.(a)(1) Any site, building, structure, object, or district that is listed in the National Register of Historic Places may be designated.

Sec. 5-533 (a)(4) A resource must be at least fifty (50) years of age or, if less than fifty (50) years old, must possess exceptional significance.

F. If the site is potentially eligible for designation, what local government issues construction or work-related permits for the property?

City of Hallandale Beach.

III. SITE CONTEXT (if additional space needed use SUPPLEMENTAL INFORMATION page)

Description of the existing area context of the site:

Before its modern development began, at the turn of the 19th/20th century, southeastern Florida consisted of a wilderness dominated by slash pine trees, palmetto scrub, sawgrass, live oaks, mangroves and various subtropical and tropical plants and understory. The vegetation that once covered what is now the mainland part of Hallandale Beach was, in the early years of the 20th century, removed when the land was prepared for agricultural use. A ridge of oolitic limestone runs along the coastline of southeastern Florida, forming the only 'high' ground found in the area that reaches roughly from the Atlantic coastline to the nearby Everglades. This rock substrate found approximately two feet below surface underlays the soil of much of the lower eastern coast. Only a few miles inland, the coastal ridge gives way to the Everglades, a slow-moving freshwater swamp approximately thirty miles wide and one hundred miles long that stretches across the lower part of the peninsula. Reclamation or drainage of the swamp in the early 20th century extended farm, grazing and habitable land beyond the coast and coastal ridge at an environmental cost that only in recent years has begun to be fully acknowledged.

Additional site context information incorporated by reference from:

National Register Registration Form – Villa Providence
- *Summary & Setting (Section 7; Pages 1 & 2)*

IV. SITE HISTORY (if additional space needed use SUPPLEMENTAL INFORMATION page)

Description of the history of the site, including prior owner(s)

Located in the Villa Providence Subdivision, the Curci House, also known as Villa Providence, embodies architectural characteristics of the Italian Renaissance style, a style used as inspiration during the Florida Land Boom of the 1920s in other locales but largely absent in Hallandale Beach and Broward County in general. The residence was built by Frank Anthony Curci (Franco Antonio Curcio), Sr. Curci was a native of Bordeaux, France, of Italian descent who had emigrated to the United States in 1881. Prior to arriving in Hallandale in 1908, Curci had been a violinist playing throughout America. He briefly lived in Cuba as a merchant before leaving in 1898 to own a grocery store and rooming house in Key West. He also served as an interpreter of foreign languages for the U.S. government while in Miami. In 1907, Curci purchased 15 acres of land in Hallandale to develop citrus groves and live as a farmer. He built the Curci Villa in the middle of his grove in what was then a very small South Florida town. The Villa was built to accommodate the needs of his large family that included 11 children. Some of the tiles used in Villa Providence came from Cuba, others were imported from Italy. Design elements and masonry techniques were of Italian inspiration. Curci came to be involved with real estate in addition to his citrus and pineapple plantation. He opened the first nursery in the area (Bellvue Nursery) and had his own packing house.

Additional historical information incorporated by reference from:

National Register Registration Form – Villa Providence
- *Summary (Section 7; Page 1)*
- *Summary & Historic Context & Architectural Context (Section 8; Pages 1,2,3,4)*

V. ARCHITECTUREAL DESCRIPTION (if additional space needed use SUPPLEMENTAL INFORMATION page)

Description of the architecture, construction, design, or physical elements of the site

Villa Providence is a two-story masonry structure located at 324 Southwest 2nd Avenue. The Italian Renaissance styling used in the building is expressed by a flat parapet roof, arches with stone surrounds, balustrades, recessed entrance. Windows were originally double hung sash, wood frame windows which were later replaced by jalousie windows only to be returned to their original make by subsequent restoration efforts. Italian Renaissance Revival buildings are based on earlier architectural revivals, most recently the Italianate, which was popular in the U. S. before the Civil War. The Italian Renaissance style got its start in the Villard Houses designed by renowned architects McKim, Mead and White in New York in 1883. With the improvement of simulated masonry exteriors after the turn of the 19th century, Italian Renaissance motifs were adapted to simpler domestic designs. The style remained popular until the 1930s 'Great Depression' period.

Although South Florida has a number of fine examples of the style, Italian Renaissance was not as common or popular as the contemporary eclectic Spanish style known today as Mediterranean Revival. Most of Florida's Italian Renaissance style buildings were built in the decade preceding the collapse of the 1920s Florida Land Boom. Identifying features of the style include low-pitch gable or flat parapet roofs; application of decorative ceramic tiles in stair risers, fireplaces, kitchens, bathrooms; wide overhanging, boxed eaves commonly including decorative wood brackets underneath; symmetrical facades; second story windows that are generally smaller in proportion and less elaborate than windows on the ground floor level; a recessed central entrance, usually with an arched opening, sometimes accentuated by small classical columns or pilasters.

Additional architectural and design information incorporated by reference from:

National Register Registration Form – Villa Providence

- *Summary (Section 7; Page 1)*
- *Summary & Historic Context & Architectural Context (Section 8; Pages 1,2,3,4)*

VI. Attachment Descriptions

A. Photographs (required: one minimum of each building elevation, two minimum for other designation types) – provide number of photographs attached, brief description of what the photographs are displaying

See attached ('Attachment A – Photographs')

B. Location map (required) – provide brief description of attachment

See attached ('Attachment B – Location Map')

C. Location aerial (if available) – provide number and date of image(s) attached, or “None attached”

See attached ('Attachment C – Location Aerial')

D. Site survey (if available)

N.A.

To mail this application, attach all supporting documents to:

Broward County Urban Planning Division
Attention: Rick Ferrer, Broward County HPO
1 North University Drive, Box 102
Plantation, Florida 33324

To email, include digital copies of all supporting documents to:

HPB@Broward.org

Questions? Please call (954) 357-9731

SUPPLEMENTAL INFORMATION

Please check all the appropriate sections of continued information from above first, then fill in the text box below. For additional or continued text attach additional sheets.

☐ I. General Information

☐ II. Site Criteria

☐ III. Site Context

☐ IV. Site History

☐ V. Site Physical Description

☐ VI. Attachment Descriptions

Supplemental Information

(incorporated by reference as part of this Application):

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form
Villa Providence (Frank Anthony Curci House)

Broward County, Florida
Resilient Environment Department
Urban Planning Division – Historic Preservation Program
Application for Historic Resource Designation

Attachment A – Photographs



Figure 1. Curci House (Villa Providence) – East or front façade as viewed today.



Figure 2. Curci House (Villa Providence) – View from southeast corner of the property.

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Attachment A – Photographs



*Figure 3. - Early view of the Villa Providence when under Curci family ownership.
(date unknown)*



Figure 4.- Curci Family with patriarch Frank A. (dark jacket) and Rosina (dark dress) Curci at front and center-right.

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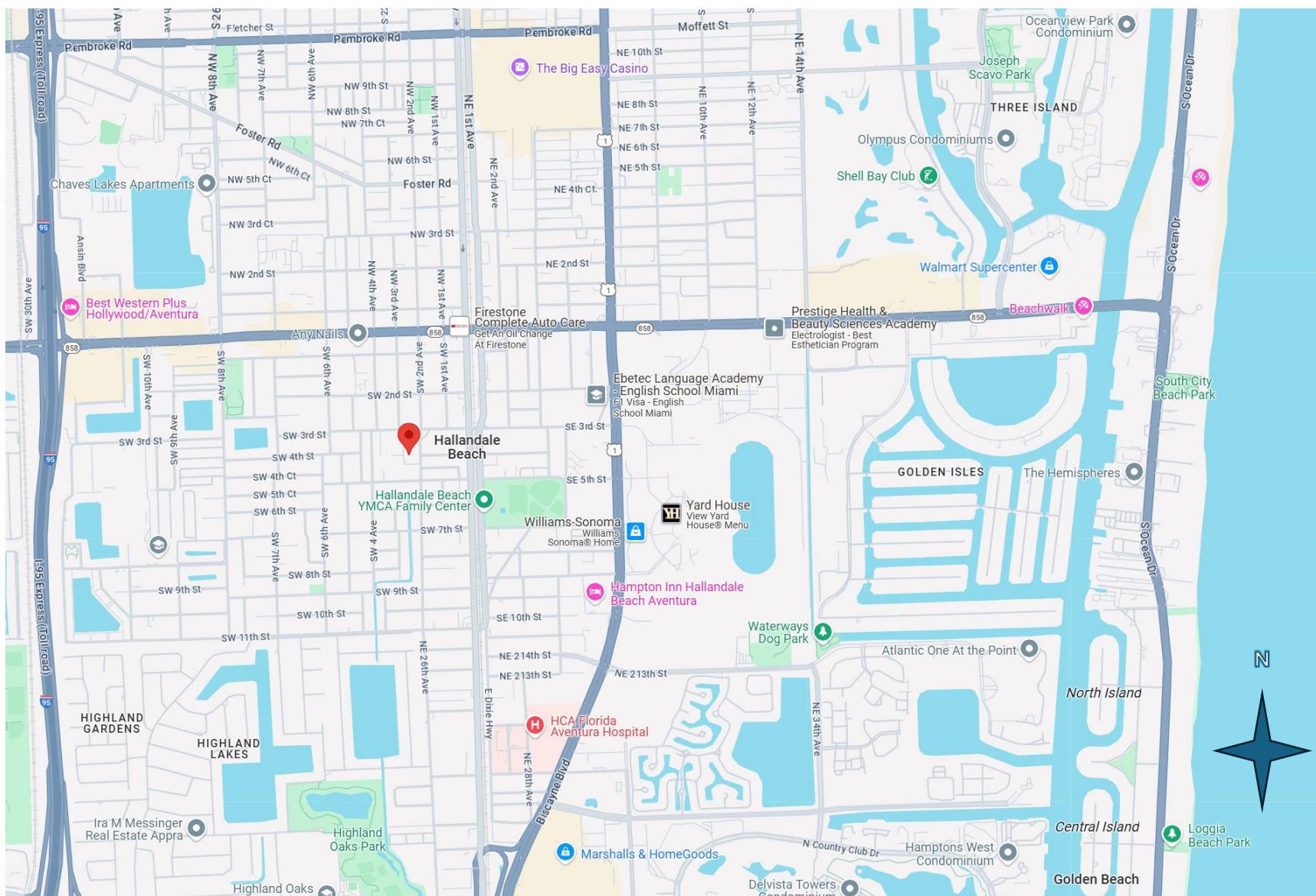
Attachment A – Photographs



Figure 5. Curci House front parlor with fireplace on the north wall. Note the tile inlay work on brick fireplace and artistic tile work above the mantle depicting the European discovery of the New World.



Figure 6. Frank A. Curci in a rocking chair in front of his fireplace (date unknown).



Attachment B - Location Map

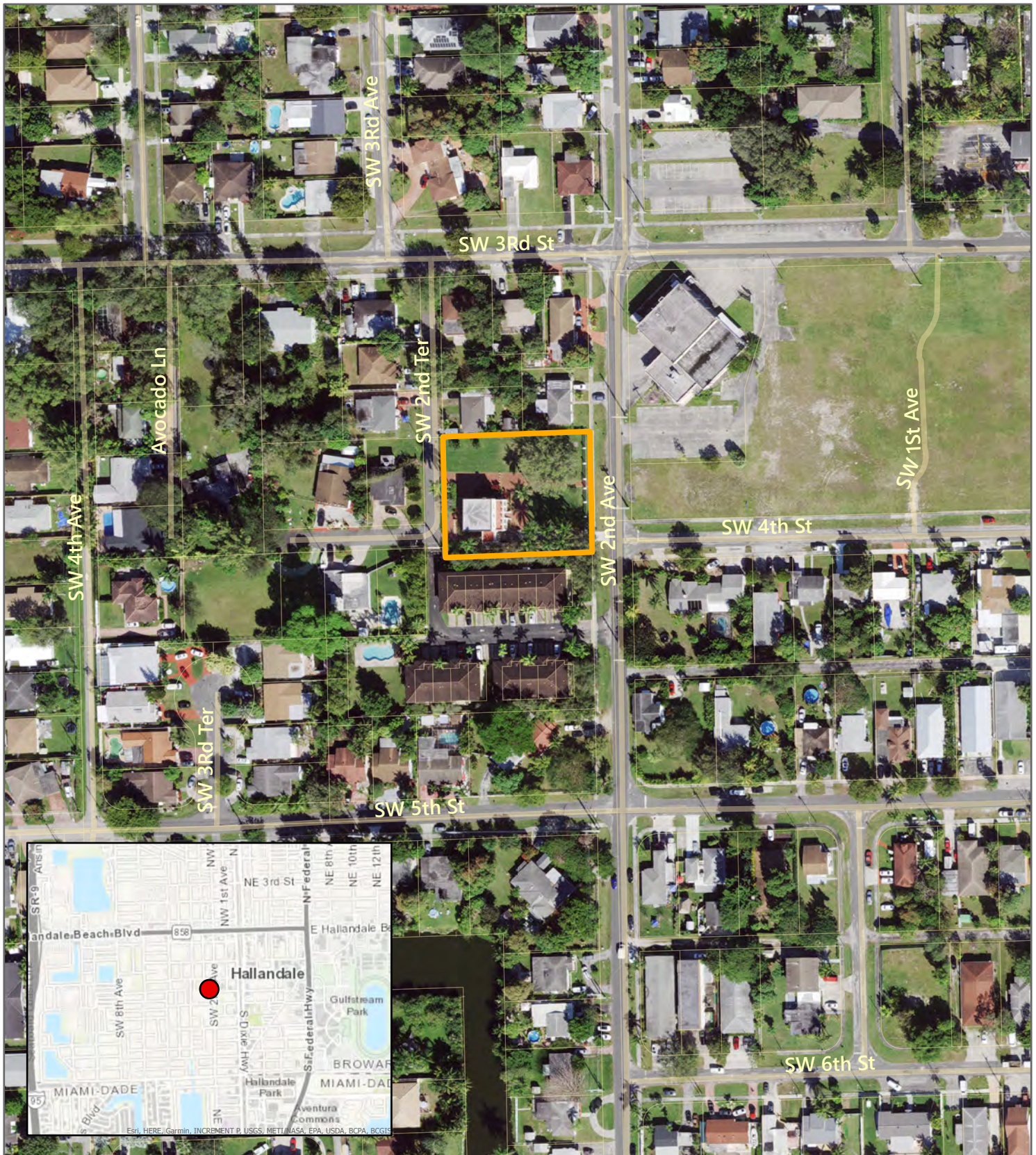
Map indication location of the Curci House within the City of Hallandale Beach.



General Location Aerial Map

Curci House

Broward County Historic Resource Designation



This map for conceptual purposes only and
is not intended for legal boundary determinations



Prepared By:
GIS Section
Urban Planning Division
Resilient Environment Department



0 80 160 Feet

#14987 nbarrrieta 04/03/2023