

HIMMARSHEE HISTORIC DISTRICT

ARCHITECTURAL RESOURCE SURVEY



CITY OF
FORT LAUDERDALE



SEPTEMBER 2024

TABLE OF CONTENTS

I.	Acknowledgements and Overview
II.	Objectives and Definitions
III.	Himmarshee Historic District Background
IV.	Methodology and Criteria for Evaluation
V.	Architectural Resource Survey Map and General Boundary Description
VI.	History of the City of Fort Lauderdale
VII.	Statement of Significance and Historic Context
VIII.	Architectural Resource Survey Results and Option for Adoption
IX.	Bibliography
X.	List of Figures

APPENDICES

Appendix A:	List of Contributing and Non-Contributing Properties
Appendix B:	Architectural Resource Survey Forms
Appendix C:	Incentives for Designated Historic Resources

I. ACKNOWLEDGEMENTS, OVERVIEW, AND BACKGROUND

Acknowledgements

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Trisha Logan, Principal Urban Planner
Ellen Uguccioni, Historic Preservation Consultant
Simone Chin, Urban Planner II

The Architectural Resource Survey of the Himmarshee Historic District (HHD) was conducted to record current conditions and document properties in respect to historic patterns, themes, events, people, and trends identified within the historic context of the HHD area's history.

An in-the-field survey of the HHD was performed between August and October of 2023 by Trisha Logan, Principal Urban Planner, and Simone Chin, Urban Planner II. Current information and updates were then made to the initial in-the-field survey. This Architectural Resource Survey Report was compiled, written, and edited by Trisha Logan, AICP, Principal Urban Planner, Simone Chin, Urban Planner II, and Ellen Uguccione, Historic Preservation Consultant with History Fort Lauderdale, all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.

Overview

In 2023, discussions regarding the revitalization of Himmarshee Street and the HHD were initiated with a public outreach effort that included one-on-one meetings with stakeholders and an open house event. Using a variety of hands-on activities, tools, and media feedback from the community regarding strengths, opportunities, weaknesses, and opportunities for Himmarshee Street and the HHD.

Coinciding with the effort to initiate a Himmarshee Revitalization Plan was the preparation of an updated Architectural Resource Survey report to understand the changes that have occurred within the district since the area was originally designated. The findings identify contributing and non-contributing buildings, provide a background and history of the area, including a description of the historic context and statement of significance.

II. OBJECTIVES AND DEFINITIONS

Objectives

To implement the findings of this resurvey, the following objectives were set forth:

- Assign a "Contributing" or "Non-Contributing" status to all structures within the HDD; and
- Provide a background and history of the area, including a description of the historic context and statement of significance.

Definitions

The following definitions for a Contributing Property and a Non-Contributing Property are taken from Section 47-24.11 "Historic designation of landmarks, landmark site or buildings and certificate of appropriateness" of the City of Fort Lauderdale Unified Land Development Regulations (ULDR). Other words defined below are specific to the practice of historic preservation and are contained within the Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), as amended, and shall be applied within this report. Any other words not defined shall be interpreted by their common and ordinary meaning.

Contributing Property.

A building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district is significant due to any of the following reasons: it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; or it is capable of yielding important information about the period.

Non-contributing Property.

A building, site, structure, or object that does not add to the historical architectural qualities, historic associations, or archaeological values for which a landmark, landmark site, or district and is not significant for any of the following reasons: it was not present during the period of significance of the district; or through alterations and/or additions has lost its physical integrity; or it is not capable of yielding important information about the period.

Period of Significance.

The length of time when a property was associated with important events, activities, person, or its physical characteristics. The period of significance usually begins with a date when significant activities or events took place thereby giving the property its historic significance. This is frequently the actual construction date of the historic resource.

Vacant lots were identified by their present use: Park; Parking Lot; and Vacant Lot.

III. HIMMARSHEE HISTORIC DISTRICT BACKGROUND

In 1971, the first formal local historic preservation action was undertaken to move the King-Cromartie House from Smoker Park to a parcel just to the north of the New River Inn on SW 2nd Avenue. This location holds significance in the history of the development of the City of Fort Lauderdale as it lies directly on the north bank of the New River and immediately west of the Florida East Coast Railway. This location eventually became part of the HHD.

After several efforts over a number of years related to the preservation of the King-Cromartie house as well as a number of other surrounding properties, a proposal for the adoption of the City of Fort Lauderdale "H-1" Historic District was adopted in 1975 by the City's Planning and Zoning Board, and subsequently the City Commission under Ordinance Number C-75-29. This ordinance officially established the Historic Preservation Board and the "H-1" Historic District zoning classification, or the HHD, which was "designed to preserve the historical area and limit land use that which is compatible with this objective."¹ With the creation of the HHD, the City of Fort Lauderdale acknowledged the significance of the area and its beginnings.

Within the adopted ordinance the outlined purpose was:

"...to promote the cultural, economic, educational and general welfare of the people of the City of Fort Lauderdale and of the public generally, through the preservation and protection of historically or architecturally worthy structures in an area whose atmosphere reflects harmonious character and flavor..."²

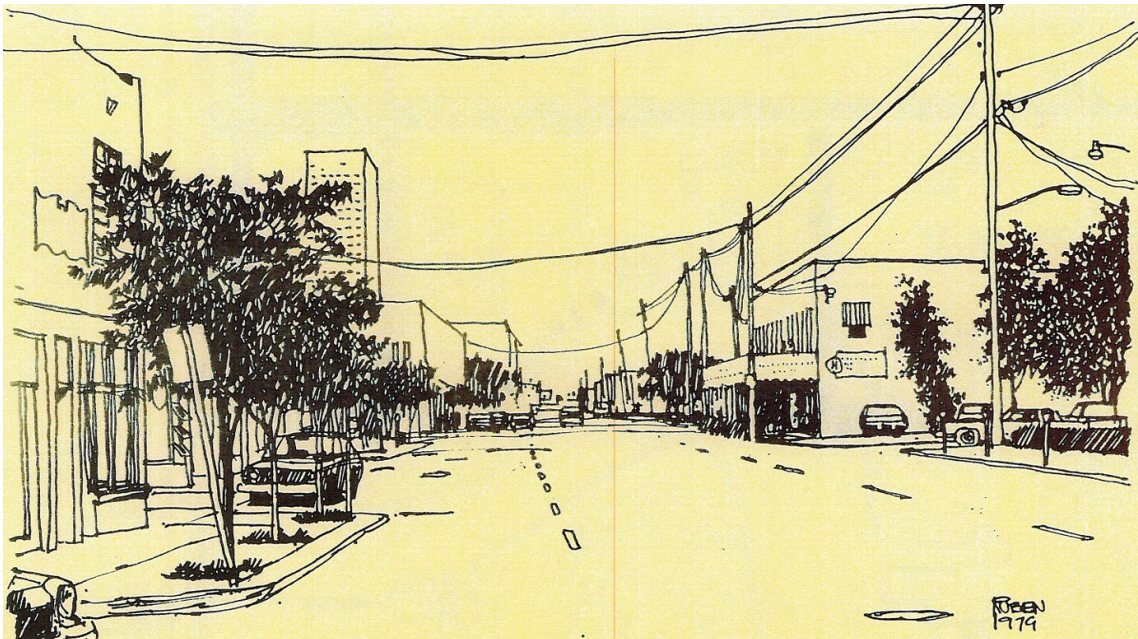


Figure 1: Sketch of Existing Conditions³

¹ City Commission Ordinance Number C-75-29. City of Fort Lauderdale. April 22, 1975.

² City Commission Ordinance Number C-75-29. City of Fort Lauderdale. April 22, 1975.

³ SB3/Preservation Urban Design Incorporated, A Joint Venture. "Fort Lauderdale Historic District Master Plan." Fort Lauderdale, Florida. June 1980.

At the time, the established language was added to Chapter 47 of the City's Code of Ordinances, adding a new section "47-23.13" to be utilized to designate and regulate all historic properties throughout the City of Fort Lauderdale. Properties identified as part of the historic district established by this ordinance were rezoned to the newly created H-1 Zoning District. As a zoning district, and not an overlay, the H-1 Zoning District also mandates uses within the area. Over time several different names were applied to the historic district, including "Fort Lauderdale Historic District," "H-1 Historic District," "Himmarshee Village Historic District," and the "Himmarshee Historic District." For the purposes of this report the historic district will be referred to as the "Himmarshee Historic District" or "HHD."

These actions by the City of Fort Lauderdale effectively created the foundation of the Historic Preservation Program. The district has been certified by the U.S. Department of the Interior but has not been listed in the National Register of Historic Places. This makes the qualifying properties eligible for Federal Rehabilitation Income Tax Credits, but avails no other benefits associated with National Register listing.⁴ Since the designation of the HHD in 1975, the area has been surveyed and studied several times.

Fisher and Shepard Report, 1977

Funded by the Housing and Community Development Action of 1974, a Historical and Architectural Survey was conducted by Fisher and Shepard, a Jacksonville based architecture and planning firm and completed in 1977. This report primarily focused on the history of the HHD and the existing buildings within its boundaries. It also outlined a series of recommendations including the expansion of the newly created Historic Preservation Board to cover the entire city and not just the HHD and the creation of a master plan for the historic district.

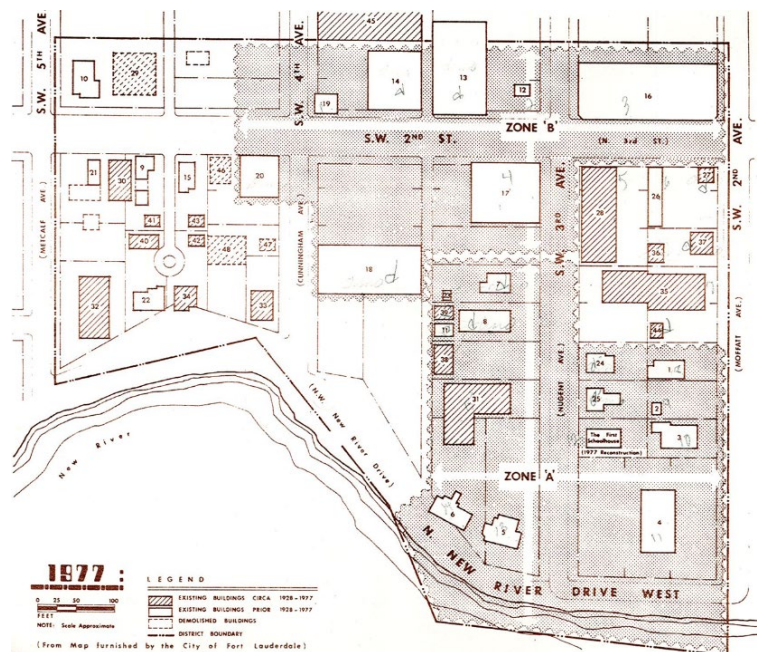


Figure 2: Map of 1977 Architectural Resource Survey Boundary¹

a frame of reference for the community for today and for the future."⁵ This survey serves as the primary research for the HHD and these structures were not re-surveyed in the subsequent surveys. Although they were not re-surveyed, the historic context developed in these later surveys adds to the overall history of the original Town of Fort Lauderdale.

Fort Lauderdale Historic District Master Plan, 1980

As recommended by the 1977 report from Fisher and Shepard, in 1980 a Historic District Master Plan was completed by SB3, Inc. and Preservation / Urban Design, Incorporated, a joint venture team. In order to move forward in preparing a master plan, the consultant organized a "goal-setting" session on October 16, 1978, that included the Historic Preservation Board and City staff. At this goal-setting session, a primary goal was agreed upon for the entire district which read: "To develop a historic district that is historically sound, economically and culturally viable, and aesthetically pleasing as

⁴ Florida Master Site File Form DB00181. August 1974.

⁵ SB3/Preservation Urban Design Incorporated, A Joint Venture. "Fort Lauderdale Historic District Master Plan." Fort Lauderdale, Florida. June 1980. Page 3.

Fort Lauderdale Neighborhood Survey, 1980

Funded by a grant from the Historic Preservation Section of the Florida Division of Archives, History, and Records Management, a study was conducted in 1980 to inventory a portion of the Black community's oldest residential and commercial sectors that are adjacent to the HHD. This survey documented twenty-three properties and made recommendations for designation which included a recommendation to expand the Himmarshee Historic District northward to Broward Boulevard and westward to SW 7th Avenue. Since the completion of this survey, most of the structures located within the proposed extended boundaries have been demolished.

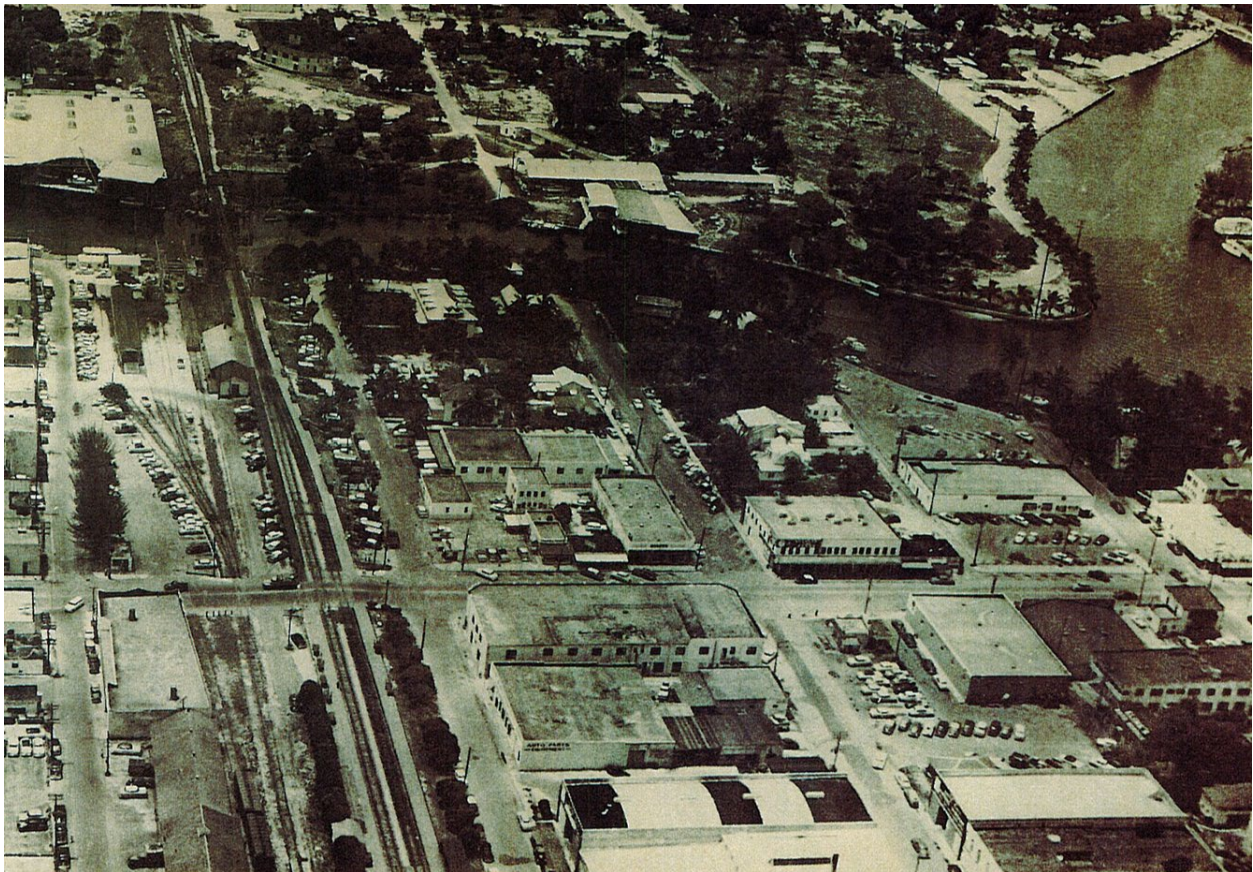


Figure 3: Aerial Photo of Himmarshee Historic District⁶

Architectural and Historical Survey of Fort Lauderdale: Original Town Limits, 1985

The Architectural and Historical Survey researched most pre-1937 buildings located within the original town limits. The properties that were previously surveyed in 1977 and in 1980 were not included in this study.

In 1997, the City's Unified Land Development Regulations (ULDR) were adopted under Ordinance Number C-97-19. With the adoption of the new zoning code, the H-1 Historic District section was moved to ULDR Section 47-16, and a new section was created in ULDR Section 47-24.11 to manage the designation process as well as the Certificate of Appropriateness review process. When ULDR Section 47-16 was created, the original text of the ordinance as it relates to the Himmarshee Historic District was not modified.

⁶ SB3/Preservation Urban Design Incorporated, A Joint Venture. "Fort Lauderdale Historic District Master Plan." Fort Lauderdale, Florida. June 1980.

The Himmarshee Historic District is located west of the East Coast Railway and north of the New River. Properties located within the historic district include the following:

- Northern parcels along SW 2nd Street (Himmarshee Street) between SW 4th Avenue and SW 2nd Avenue (Moffat Ave)
- Southern parcels along SW 2nd Street (Himmarshee Street) between SW 3rd Avenue (Nugent Avenue) and SW 2nd Avenue (Moffat Avenue)
- Eastern and western properties along SW 3rd Avenue (Nugent Avenue) between the New River and SW 2nd Street (Himmarshee Street)
- Western parcels along SW 2nd Avenue (Moffat Avenue) between SW 2nd Street (Himmarshee Street) and the New River.

The 1985 survey documents the 19 structures that are extant within the defined area that have all been recorded on the Florida Master Site File (FMSF). Several of the residential and commercial structures previously recorded have since been demolished. Architectural Resource Survey Forms are included in Appendix B for all Contributing structures and select Non-Contributing structures.

IV. METHODOLOGY AND CRITERIA FOR EVALUATION

Historic Fieldwork

Between June 2023 and August 2023 an in-the-field survey was conducted to review the current conditions of the HDD and to identify contributing and non-contributing structures.

An individual form documenting the building's location, current condition, style, materials, alterations, and history was completed for all contributing resources, which were over 50 years old, within the boundary of the historic district.

Archival Research

Sources for archival research included historic newspapers, maps, previous surveys, census records, aerial photographs, and historic photographs. Building-specific research was also undertaken for each structure located within the historic district to determine approximate date of construction, any known architects or builders associated with the building, and alterations. Local building permits, previous FMSF information, historic maps, previous surveys and other building records were used to inform this process. Research was challenging due to limited information and data, as well as the renumbering of buildings after the City had adopted a new street name system in 1927.

Criteria for Evaluation

Properties within this survey area were evaluated using criteria for historic designation found within ULDR Section 47-24.11. While the district was evaluated as a whole, evaluations of significance for each property within the district were conducted using data gathered through field observations. This included analysis of existing conditions, date of construction, physical integrity of the structure, and ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below.

Historic Context

Each property is evaluated for its relationship to the historic context established for the neighborhood in which the district is located and the historic context of the district itself.

Dates of Construction

Most of the dates of construction were determined utilizing data included within the Broward County Property Appraiser (BCPA) website. In select instances, further research was conducted utilizing Sanborn Maps as well as past permits to determine whether the property was constructed at an earlier date.

Property Types

Within the survey area, the majority of the properties are a mixture of commercial, civic, and residential.

Integrity

"Integrity" as used in the context of historic preservation refers to the physical character of a property. If the original characteristics of a building have been compromised (by additions or alterations) to the degree that the original design is no longer present, the building is deemed to have lost its integrity. National Register Bulletin #15, published by the National Park Service, which describes the "Seven Aspects of Integrity" was used to judge the level of integrity for buildings. The "Seven Aspects of Integrity" are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

Criteria for Evaluation

Historic districts typically contain both contributing and non-contributing resources. Evaluations of significance for each property are conducted using data gathered through field observations of existing conditions; data such as folio numbers, parcel IDs, and dates of construction that are in the City's GIS system; original permits (when available) and past permits, as well as consideration of the architectural integrity that is assessed for each structure. The evaluation of each structure was based on the overall analysis that combines the date of construction, the physical integrity of the structure, and the ability of the resource to convey the overall historic context of the setting. Each of these evaluation types are described further below:

Historic Context

Each property is evaluated for its relationship to the historic context established for the designation report and architectural resource survey for the HHD as described in Section VII, Statement of Significance and Historic Context below.

Dates of Construction

Most of the dates of construction were determined utilizing data included within the Broward County Property Appraiser (BCPA) website. In select instances, further research was conducted utilizing Sanborn Maps as well as past building permits to determine whether the property was constructed at an earlier date.

Property Types

The survey revealed that during the period of significance, the area was comprised of residential properties (either single-family or multi-family) as well as select civic and commercial properties that provided service to the residents of the neighborhood or the immediately surrounding community.

Integrity

"Integrity" as used in the context of historic preservation refers to the physical character of a property. If the original characteristics of a building have been compromised (by additions or alterations) to the degree that the original design is no longer present, the building is deemed to have lost its integrity. National Register Bulletin #15, published by the National Park Service, which describes the "Seven Aspects of Integrity" was used to judge the level integrity for buildings. The "Seven Aspects of Integrity" are: Location; Design; Setting; Material; Workmanship; Feeling; and Association.

V. ARCHITECTURAL RESOURCE SURVEY MAP AND GENERAL BOUNDARY DESCRIPTION

General Boundary Description

The boundaries of the HHD follow the New River to the south, and the northern property line of properties along Southwest 2nd Street to the north, the Florida East Coast (FEC) railway to the east, and Southwest 4th Avenue to the west. The property at the southeast corner of the intersection of Southwest 5th Avenue and Southwest 2nd Street is not part of the historic district.

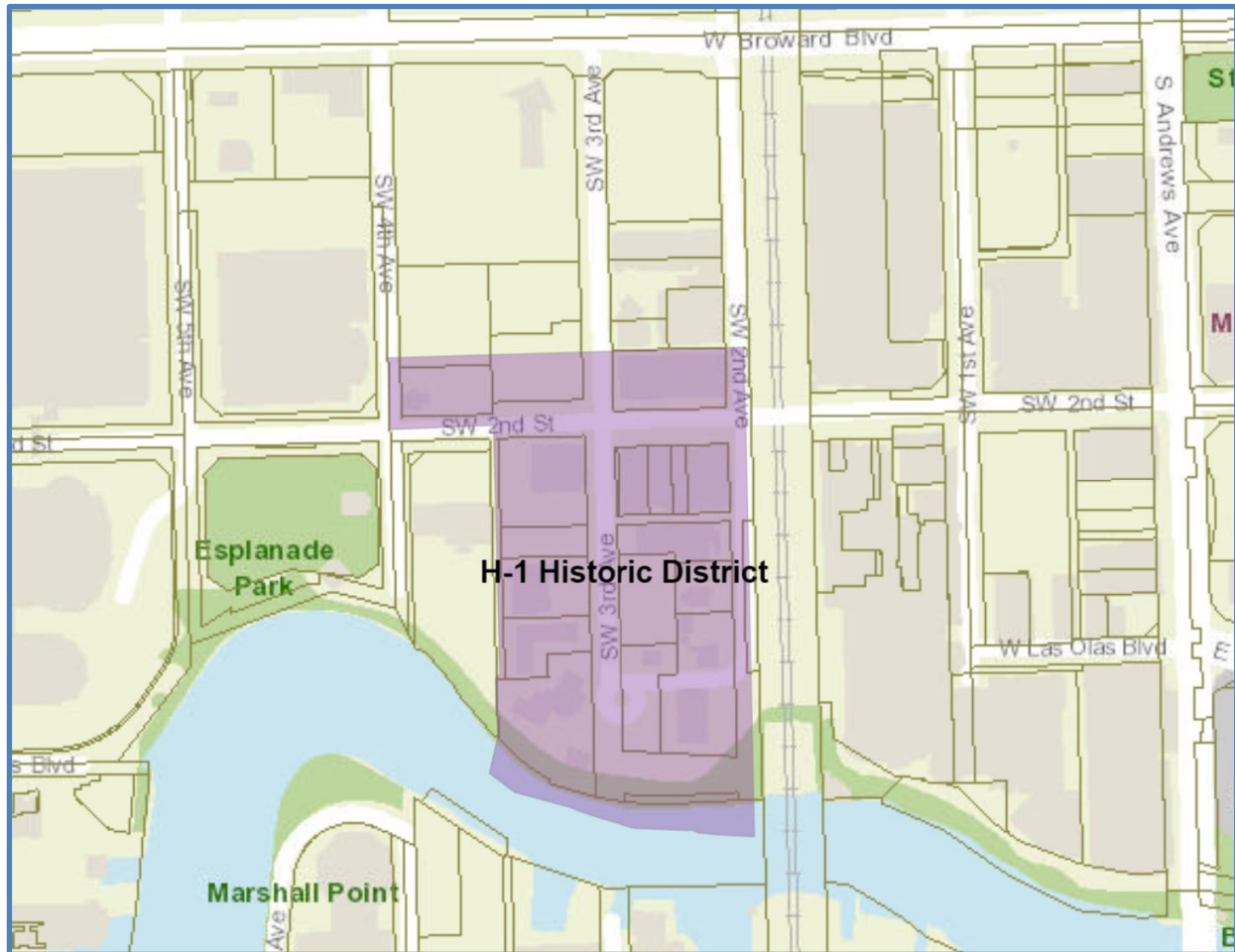


Figure 4: Map of Architectural Resource Survey Area and Current Himmarshee Historic District Boundary

VI. HISTORY OF THE CITY OF FORT LAUDERDALE

The original inhabitants, the Tequesta Indian tribe, settled along the banks of the New River in what was to become Fort Lauderdale. The tribe is known to have lived during the Glades Period, an archaeological culture in South Florida that describes the period between c. 750 BC until 1750 AD. The period ended when Europeans began to settle in the region and started to displace the Tequesta tribe. Typically, Native American settlements in Florida developed along waterways for ease of transportation and access to food sources.

The earliest documentation of non-native settlers is in 1788 within the vicinity of the New River. Here there is evidence of two Bahamian families of British descent – the Lewis Family and the Robbins Family. Located on the south bank of the New River was the plantation of the Lewis Family, in the vicinity of what is now known as Lewis Landing Park. The Lewis Family's home was located further east. As part of the Donation Act of 1824, Frankee Lewis received full title to 640 acres which encompassed present day Colee Hammock. In 1830, Richard Fitzpatrick of Key West purchased Frankee Lewis' Donation and established a plantation, primarily growing tropical plants. William and Mary Brickell then purchased the land in 1873, and later subdivided the parcels.

In 1821, the United States obtained Florida from Spain and in 1825 the first known government survey of what is now Broward County was completed by Colonel James Gadsen. As part of this survey, two other settlers were identified as occupying land in the vicinity of the New River - William Cooley and David Williams. Little is known of David Williams, other than he was a neighbor of William Cooley. He was from Knoxville, Tennessee, was married, and at the time had one child. In addition, and not documented as part of the survey, another family, the Rigsby's, were also living nearby. Mary Rigsby, a widow, had one son and two daughters, and lived on the south bank of the New River. William Cooley, originally from Maryland, was a farmer who primarily ran an arrowroot (aka coontie) starch mill and whose property was located on the north bank of the New River near the present-day 7th Avenue/4th Avenue Bridge. Cooley's home "was of cypress logs, sealed and floored, and he had cleared and planted 20 acres in sugar cane, arrowroot, corn, potatoes and pumpkins, had many chickens, 80 hogs and five sheep."⁷ Cooley also had several other endeavors including a ship salvager, a wilderness guide, and a justice of the peace.

Between the mid-1830s and the mid-1850s, there were ongoing skirmishes between the United States military and the Seminoles. January 6, 1836, Seminole Indians attacked William Cooley's family, killing his wife, three children, and the children's tutor – Joseph Flinton. Cooley was not at home at the time as he was salvaging a Spanish shipwreck, the "Gil Blas," in Indian Key. Following the massacre of his family, Cooley became a temporary keeper at the Cape Florida Lighthouse (Dade County) and in March of the same year was named Justice of the Peace and Auctioneer (for shipwrecks) for then Dade County. Dade County was named for Major Francis Dade who fought and was killed in the Second Seminole War. In 1997 voters renamed the County "Miami-Dade" so as to acknowledge the prominence of the City of Miami.

During the Second Seminole War, Major William Lauderdale of the U.S. Army commanded the Tennessee Volunteers and Battery D., 3d U.S. Artillery and established a fort on the north bank of the New River on March 6, 1838. This fort was located at what is now SW 8th Terrace and Bryan Place in the Sailboat Bend Historic District along the New River. Lauderdale erected fortifications and built "a blockhouse 3-feet square, with a double tier for firing" and later in April "commenced building the pickets of Fort Lauderdale – 60 by 50 feet – Pickets 7 feet long – sunk 1 ½ foot..."⁸

⁷ Dillon, Jr., Rodney E. "Legend's of Early Broward." Broward Legacy. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 10, No. 1-2 (1987).

⁸ Burghard and Weidling. Checkered Sunshine. 1974. P. 5-6.

William Lauderdale, the namesake of Fort Lauderdale, was born in southwestern Virginia and lived in Sumner County, Tennessee where he was known as "one of the great plantation operators of Middle Tennessee and a notable warrior of his day." He served in the War of 1812, and both the Creek and Seminole Wars. Following his service in the Second Seminole War, Lauderdale died in Baton Rouge on his return from Florida.

In 1876, following the Second Seminole War, the first known post war settlers came to Fort Lauderdale. These settlers included Washington Jenkins, the Keeper of the House of Refuge for Shipwrecked Sailors located on Fort Lauderdale Beach (near present day Bonnet House) and John J. Brown, a pig farmer who later was elected to office in Tallahassee, the State's Capitol.⁹

Modern European development of Fort Lauderdale began in earnest in the mid-1890s when Frank Stranahan and his wife Ivy began operating a trading post and ferry across the New River, just west of what would eventually become Colee Hammock. In 1895 the Intercoastal Waterway connected to the New River, creating a waterway highway. This was followed in quick succession with the expansion of Henry Flagler's railroad which spurred a flurry of new development along the east coast of Florida. By 1911 the city of Fort Lauderdale was incorporated, primarily of land reclaimed by the draining of the Everglades and had approximately 145 residents. Most early residents were drawn to the area because of the warm climate and the ability to grow crops year-round without the threat of a deep freeze. In 1915 Broward County was delineated and Fort Lauderdale selected as the County seat.

During this same decade, Fort Lauderdale began to attract tourists. While the tourism industry faltered with World War I, the infrastructure had been put in place to support larger-scale growth. At the beginning of the 1920s visits by filmmaker D. W. Griffith, who used Fort Lauderdale as a stand-in for more far-flung exotic locations, and president-elect Warren G. Harding, who came to play golf, bolstered the area's appeal. For the early agricultural land-owners, it became clear that their land would earn them higher profits through subdivision and development, leading to the Florida Land Boom of the early 1920s.

The first Federal Census of Fort Lauderdale was taken in 1920 and counted 2,065 inhabitants. By 1930, the city experienced a 319.7% increase in population, to a total of 8,666. Development was abruptly halted by the destruction of the 1926 hurricane, which struck on September 17, 1926. The storm devastated the area, killing 240 people, destroyed 3,500 structures, and caused \$159,000 in damage. It brought the construction boom and real estate market to a halt and effectively brought the economic stagnation of the Great Depression to Fort Lauderdale three years early. Despite these hardships, the population of Fort Lauderdale alone doubled between 1930 and 1940 from 8,666 to 17,996.

In the 1940s, the local chamber of commerce successfully campaigned to establish new wartime industries to bolster the local economy. Boatyards like Dooley's Basin and Dry dock were contracted to construct various small military craftlike minesweepers, air-rescue boats, and submarine chasers. The H.A.K. Corporation, founded by Dr. Elliot Hendricks in 1939, produced ammunition and projectiles. The Gate City Sash and Door Company which had been established during Fort Lauderdale's pioneer era produced awning windows and doors for military uses around the world. Other wartime companies included Rex Basset Inc. and the Florida Aircraft Radio Corporation. The U.S. Navy constructed the Fort Lauderdale Naval Air Station in 1942 at the

⁹ The first portion of the historic context is an excerpt from: Logan, Trisha and Uguccioni, Ellen. "Sailboat Bend Architectural Resource Survey Update." Fort Lauderdale, Florida. 2020. Pages 14-17.

site of Merle Fogg airport, which brought in young men from around the country as well as Britain, Australia and Canada.

In 1944, the National Housing Agency estimated that 12.6 million non-farm dwellings would be needed within the ten years following the war. This wave of former GIs looking to start a family in the resort-like atmosphere of Fort Lauderdale led to the second real estate boom in the area. Between 1940 and 1950, the population of Fort Lauderdale increased 109.1% from 18,332 to 36,328. While single-family houses were still constructed throughout Fort Lauderdale, the intense need for housing shifted the focus to include more modern-style multifamily dwellings.

The population grew more rapidly between 1950 and 1960, with an increase of 130.3% from 47,320 to 83,648. Fort Lauderdale also grew in the area, having annexed unincorporated parts of Broward County. The population increase between 1950 and 1960 within the 1950 boundaries of Fort Lauderdale was more than double, from 36,328 to 77,008. In 1960, the annexed areas accounted for a 6,640 increase in residents. In the 1960s, the population increased 66.9% to 139,590.¹⁰ In 2024, Fort Lauderdale has a total population of 183,412. Majority of this area is commercial with one multi-family structure.

¹⁰ The second portion of the historic context is an excerpt from: Intensive Level Architectural Resource Survey: Fort Lauderdale, Florida. Erica Mollon Consulting. City of Fort Lauderdale, Department of Sustainable Development. 2020. Pages 13-15.

VII. STATEMENT OF SIGNIFICANCE AND HISTORIC CONTEXT

Statement of Significance

The Himmarshee Historic District has significance in its association with early pioneer settlements, community planning and development, its social history, and its relationship to the founding and development of the City of Fort Lauderdale. The Himmarshee Historic District is the oldest section of the commercial downtown as well as significant representations of the pioneer settlement of Fort Lauderdale. There are 19 structures within the boundary of the district, including the Fort Lauderdale Historical Society in the Hoch Heritage Center, the Philemon Bryan House, the King-Cromartie House, and the restored New River Inn, which operates as an historical museum. It includes early 20th century businesses located along the north and south sides of Himmarshee Street. In addition, the historic Bryan Homes operate as the River House Restaurant, and a replica of the first Fort Lauderdale schoolhouse has been reconstructed within the district. The Period of Significance for the Himmarshee Historic District is from 1899 through 1939.

Developmental History of Himmarshee - Prehistory

The original inhabitants, Tequesta Indian tribe settled along the banks of the New River in what was to become Fort Lauderdale. The tribe is known to have lived during the Glades Period, an archaeological culture in South Florida that describes the period between c. 750 BC until 1750 AD. The period ends when Europeans began to settle in the region and started to displace the Tequesta tribe. Native American settlements in Florida typically developed along waterways for ease of transportation and access to food sources.

Compiled by workers of the Writers Program for the Works Projects Administration, a portion of the book *Seminole Indian Legends*, documents one Seminole tribe legend regarding the creation of the New River. It states that one night they were peacefully resting "after a long hard day of hunting in the forest. An angry wind started blowing from the southeast, and roaring, thundering noises came through the jungles as the ground shook and trembled. Even the bravest Indians feared to venture forth until the break of a new day. But their fear was turned to wonder when they looked out and saw a mighty river flowing where before there had been land."¹¹ Geologists report that an earthquake released a barrier of coral rock, allowing the water from an underground river to rise up to the surface. This river in the Miccosukee Seminole language is called Himmarshee (new water).¹²

In the Creek Seminole language, it is called Coontie-hatchee.¹³ It is interesting to note that predating the Miccosukee and Creek Seminole tribes' habitation of the area in the late 18th and late 19th centuries, the Tequesta (Tequesta) tribe which settled as far south as Miami and possibly as far north as the southern portion of Palm Beach County.¹⁴

Early Settlers

William Lauderdale, the namesake of Fort Lauderdale, was born in southwestern Virginia and lived in Sumner County, Tennessee where he was known as "one of the great plantation operators of

¹¹ Works Projects Administration in the State of Florida. *Seminole Indian Legends*. Florida State Department of Public Instruction. 1940.

¹² Nolin, Robert. "The real legend of Himmarshee." *Sun-Sentinel*. Fort Lauderdale, Florida. April 5, 2019.

¹³ Ibid.

¹⁴ Swanton, John R. "Early History of the Creek Indians and Their Neighbors." Smithsonian Institution Bureau of American Ethnology Bulletin 73. 1922. Pages 331, 389, 333. <https://historyreclaimed.co.uk/rewriting-floridas-history-seminole-indians-are-not-descended-from-the-tequesta>; and Weiss, Elizabeth. "Rewriting Florida's History: Seminole Indians are Not Descended from the Tequesta." www.thepalmbeaches.com. May 5, 2022. <https://www.thepalmbeaches.com/blog/native-americans-first-people-palm-beaches>

Middle Tennessee and a notable warrior of his day."¹⁵ He served in the War of 1812, and both the Creek and Seminole Wars. Following his service in the Second Seminole War, Lauderdale died in Baton Rouge on his return from Florida..¹⁶

In 1876, following the Second Seminole War, the first known post war settlers came to Fort Lauderdale. These settlers included Washington Jenkins, the Keeper of the House of Refuge for Shipwrecked Sailors located on Fort Lauderdale Beach (near present day Bonnet House) and John J. Brown, a pig farmer who later was elected to office in Tallahassee, the state's capitol.

Pioneer Settlement

In 1891 the first post office was established in Fort Lauderdale at the House of Refuge, naming Captain William C. Valentine its first postmaster. Valentine was a confederate veteran who was a Civil Engineer and had experience in land surveying. In 1887 while in Hypoluxo (the Seminole word for Lake Worth), Valentine had written to the Commissioner of State Lands in Tallahassee inquiring about lands along the New River..¹⁷

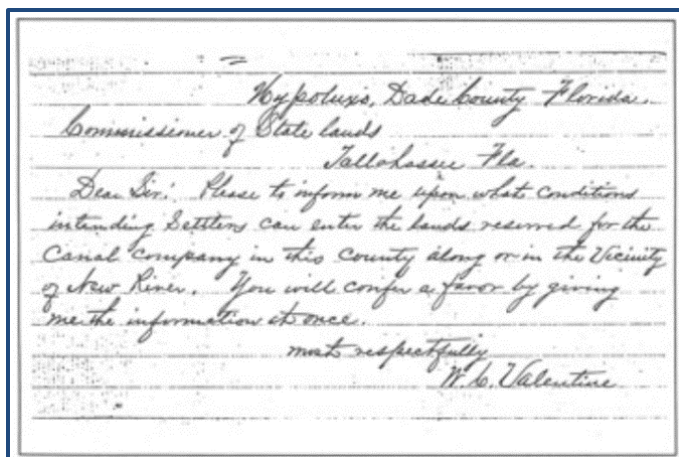


Figure 5: Early Correspondence from W.C. Valentine¹

While Valentine was serving as postmaster, mail was delivered between Lake Worth (Palm Beach County) and Lemon City (Miami) on foot by "Barefoot Postmen" who traveled along the coastline and walked in the sand. Oftentimes, the Barefoot Postmen would allow others to walk alongside them (many of them prominent early settlers) for \$5 each as a secure means to travel between Palm Beach and Miami..¹⁸ Valentine would establish connections with those traveling along the beach including Mary Brickell. Mary and her husband William ran a trading post in Miami and were an early force in the development of South Florida.

During this same time period several projects were underway or initiated to connect the South Florida region with counties to the north. An early initiative in 1881 involved the Florida Coast Loan Canal and Transportation Company (FCLC&TC). The canal builders connected waterways between Saint Augustine and Lake Worth, and would eventually extend farther south through to Biscayne Bay. The canals built by the FCLC&TC eventually become the Atlantic Intracoastal Waterway.

Frank Stranahan, a notable figure, moved to Fort Lauderdale in 1892 to operate a ferry crossing and trading post on the New River that intersected with the new Biscayne Bay Stage Line. The Biscayne Bay Stage Line was a shell rock road connecting Hypoluxo Road, just south of Lake Worth, to Lemon City (an early neighborhood north of the City of Miami which was incorporated into the larger City of Miami in 1925). Travels between the two points took two days and

¹⁵ Dillon, Jr., Rodney E. "Legends of Early Broward." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 10, No. 1-2 (1987).

¹⁶ Ibid.

¹⁷ Dillon, Jr., Rodney E. and Joe Knetsch. "Forgotten Pioneer: Legacy of Captain William C. Valentine." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 17, No. 1-2 (Winter/Spring 1994). P.39-45.

¹⁸ Ibid.

Stranahan's trading post became an overnight camp.¹⁹ In 1895, a mail carrier coach line, which accommodated passengers, called the "Star Route" ran between the two points on the Biscayne Bay Stage Line.

Also in 1895, the plat for the Town of Fort Lauderdale was created which anticipated the extension of Flagler's Railroad and even including a Railroad Reserve (R.R.) to the east of the impending tracks. At this time, the Town of Fort Lauderdale was part of Dade County.

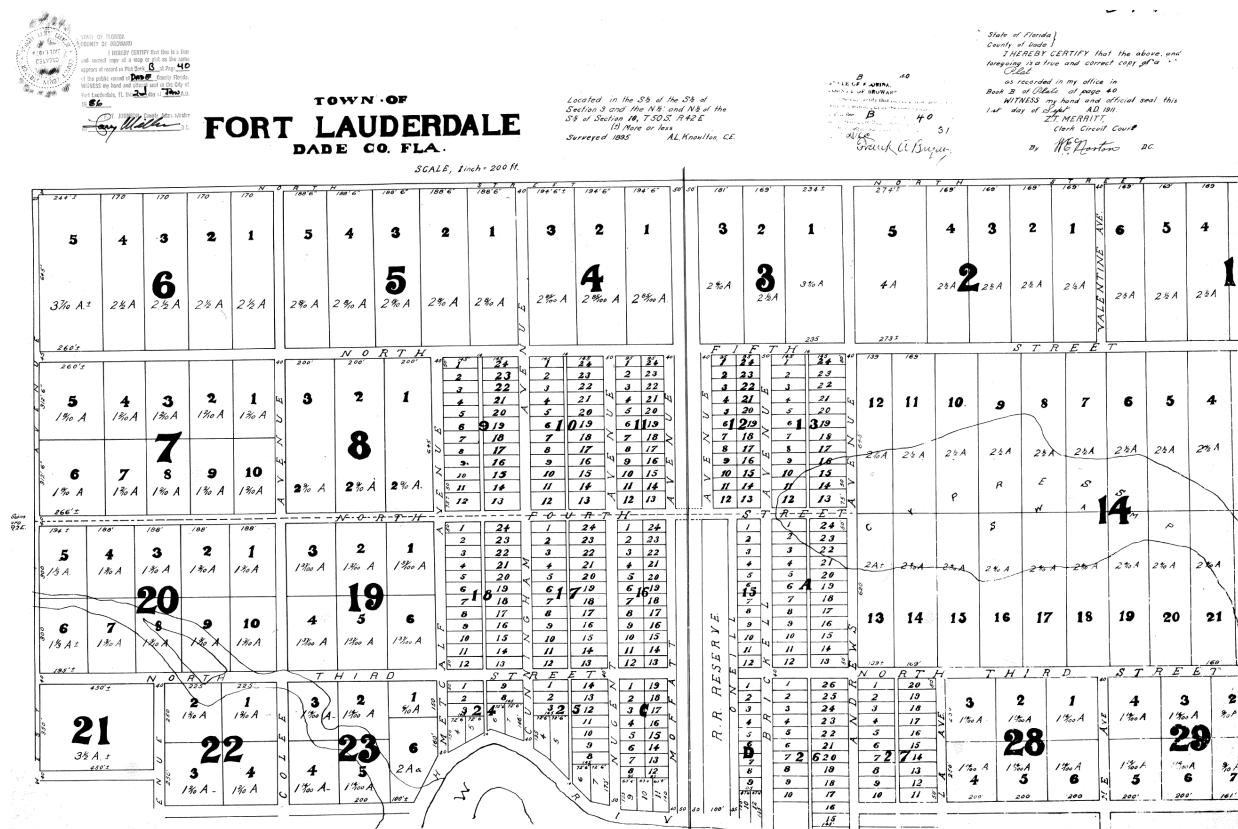


Figure 6: Plat of Town of Fort Lauderdale, 1895²⁰

¹⁹ McGoun, Bill. "A History of Broward County." Broward Legacy. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 2, No. 3-4 (1978). P. 15-22.

²⁰ Knowlton, A.L. Town of Fort Lauderdale. Scale 1" = 200'. Fort Lauderdale, Broward County, Florida. Plat Book 1, Page 4 (Dade County). 1895.

A 1910 newspaper article described this early scene in the development of Fort Lauderdale:

"Fort Lauderdale at that time [1895] was a camp and the houses were made of thick red paper nailed to framing. The camp was used of the lay-over between Lemon City and West Palm Beach, and aside from Frank Stranahan, the postmaster, and the drivers of the coaches, the residents and only people around, were the Seminole Indians."²¹



Figure 7: Stranahan's Trading Post – Trading with the Seminole Tribe, Circa 1895 ²²

The Railroad Arrives

With the extension of the Florida East Coast Railway in 1896, the accommodations for overnight guests included the magnificent Breakers Hotel in Palm Beach and the equally luxurious Royal Palm Hotel in Miami. Both were the creations of industrialist and founder of Standard Oil, Henry Flagler, who turned into real estate developer. Flagler also founded the Florida East Coast Railway. Prior to the extension through Fort Lauderdale, Flagler hired Civil Engineer, Alfred L. Knowlton to survey and plat the Town of Fort Lauderdale. Knowlton provided the names for streets throughout the town that recognized early settlers including Valentine Avenue (present day NE/SE 3rd Avenue) after the first postmaster for Fort Lauderdale, William Valentine. At this same time, Mary Brickell, who had accumulated parcels of land along the New River and the Miami River in Dade County, gave Flagler "hundreds of acres for resale to future townspeople" as well as the right-of-way in the center of the town to accommodate the new rail line.²³

In 1898, Mary Brickell hired William C. Valentine to survey land along the New River.²⁴ During this time, there was a significant number of plats filed in Dade County coinciding with the railroad extension that was underway. A short list of surveyors, including Valentine, were frequently utilized to provide plats – others included A.L. Knowlton, Franklin Sheene, and George O. Butler.²⁵ The area that was surveyed for Mary Brickell was "Sub-divisions of Section 9, Township 50 South of Range 42 East."

²¹ Brossier, George Duncan. "Fort Lauderdale becomes shipping center for Everglades products." *The Miami News*. Miami, Florida. September 3, 1910. P.9.

²² McIver, Stuart. "Poling to Frank's: A Cultural Exchange." *Fort Lauderdale News*. Fort Lauderdale, Florida. May 13, 1984. P. 490.

²³ Scott, Patrick. "Early History of Fort Lauderdale." *Fort Lauderdale Historical Society Archives*. 2018.

²⁴ Herriott Landers, Helen. "West Side School: 86 Years of Serving Broward County." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 29, No. 1 (2009). P. 38-41.

²⁵ Dillon, Jr., Rodney E. and Joe Knetsch. "Forgotten Pioneer: Legacy of Captain William C. Valentine." *Broward Legacy*. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 17, No. 1-2 (Winter/Spring 1994). P.39-45.

Mr. Philemon N. Bryan, who was working for the FEC Railroad Company as a subcontractor, purchased property immediately west of the railway adjacent to the New River. It is in this location Mr. P. N. Bryan built a wooden residence, used also as an inn (1898) to house railroad workers and two masonry residences for his sons, Reed and Tom. By 1907, the wooden inn would be sawn apart and shifted to make way for a new three-story masonry block hotel, the New River Inn. The same hand molded masonry block, used in the hotel and the homes of the Bryan brothers, was used in the design of two other structures just north of the Inn. The other structures were a two-story home for P. N. Bryan and a small structure used to house the Davis acetylene gas generator, which was used for lighting the hotel prior to the incorporation of electricity. Reportedly, Edwin T. King, the contractor for these structures, was the first in the area to develop and incorporate these hand molded masonry blocks into the designs of buildings.

Development occurring during the early 1900s represented a Florida vernacular with a mixture of buildings ranging in height from one to two stories. Commercial structures were primarily masonry or stucco and residential homes were primarily frame construction.

Although the railroad brought more settlers, development, and visitors to the area, it also divided Fort Lauderdale. Within the Himmarshee area local pioneers constructed buildings within what is now the Himmarshee Historic District. Tom Bryan, P.N. Bryan's son, owned much of the land and constructed buildings on both the east and west sides of the railway. Lewis Moore, one of Fort Lauderdale's early mayors, established Moore's Drug Store at 300 SW 2nd Street. C. E. Parks, an entrepreneur, opened a grocery store/filling station at 301 SW 2nd Street. Winn & Lovett Grocery, a chain supermarket, opened its first store in Fort Lauderdale in 1937 on the southeast corner of SW 2nd Street and SW 3rd Avenue.

While these early structures are significant to the history of Fort Lauderdale, development of a downtown for the City shifted east with more focus placed on East Las Olas. Only one house was constructed within the Himmarshee area between 1914 to 1918.²⁶ At the time, focus of both commercial and residential development shifted eastward. In 1926, the region was hit with the Miami Hurricane which created an early economic depression and slowed growth in South Florida.

Between 1918 to 1928 there were 15 buildings constructed. As shown on the Sanborn Map below from 1924, there were primarily residential buildings, including the Bryan family homes, and few commercial buildings. Additionally, this map indicates the previous names of streets within the area which included Metcalf Avenue (5th Avenue), Cunningham Avenue (4th Avenue), Nugent Avenue (3rd Avenue), and Moffit Avenue (2nd Avenue).

²⁶ Fisher and Shepard, Architects & Planners Inc. "Historical and Architectural Survey Fort Lauderdale Historic District, Fort Lauderdale Historic Preservation Board, City of Fort Lauderdale, Florida." Jacksonville, Florida. March 16, 1977.



Figure 8: 1924 Sanborn Fire Insurance Map of Survey Area

Between 1928 to 1977, when the Fisher and Shepard Architectural Resource Survey was conducted for the Himmarsee Historic District. As part of this survey, a total of 44 buildings were surveyed. Since the completion of the 1977 survey, multiple buildings have been demolished.

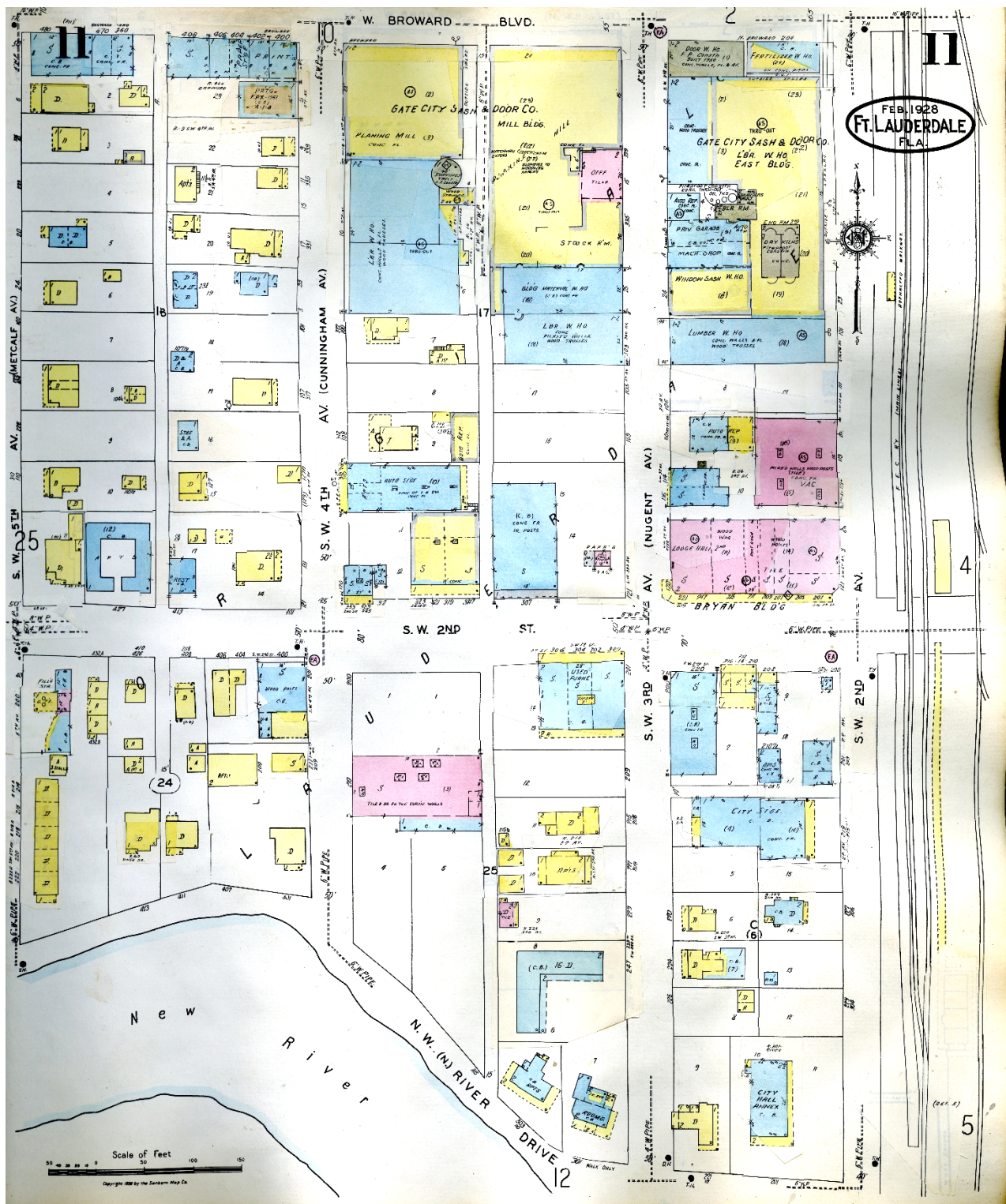


Figure 9: 1962 Sanborn Fire Insurance Map

Preservation Movement

In 1971, the first historic preservation project was initiated by the Junior League of Fort Lauderdale to move the King-Cromartie house from its original home along the south bank of the New River and Federal Highway, within what is now Smoker Park, to a site adjacent to the New River Inn. In addition to the Junior League, the Broward County School System, the Fort Lauderdale Historical Society, Inc., and the City of Fort Lauderdale all joined forces to make this move possible. Once the home was moved, the Junior League got to work on renovating the structure for use as a museum. Events were hosted to highlight the importance of the City's history. The Junior League of Fort Lauderdale used the saving of this home to spur a preservation movement within the City of Fort Lauderdale and to petition the City Commission to create a Historic Preservation Board.



Figure 10: King-Cromartie House Moving¹

Approximately half of the structures located within the Himmarshee Historic District are on City-owned property. In the 1970s and 1980s, several properties within the Himmarshee Historic District experience rehabilitation and adaptive reuse.

- **New River Inn:** In 1953 the New River Inn closed. The City of Fort Lauderdale purchased the property and it was used as a City Hall Annex until the late 1960s/early 1970s. Working with the City, the Fort Lauderdale Junior League proposed the building for use as a Children's Museum. Utilizing funds from local, state, and federal sources, the building was renovated and the Discovery Center [now Museum of Discovery and Science (MODS)] was opened in 1974. This property was later included in a lease, along with several other buildings in the area, to History Fort Lauderdale, formerly Fort Lauderdale Historical Society. History Fort Lauderdale operates a museum and research center in the New River Inn and surrounding structures. In 1972, the New River Inn was listed in the National Register of Historic Places.
- **Newsome Warehouse:** Originally storage for the post office, then storage for the City of Fort Lauderdale, and has been leased to the Fort Lauderdale Historical Society (now History Fort Lauderdale) since 1978 for use as a museum and storage of collections. In 2004, the building was renamed the Hoch Research Center for Dr. Clifford Hoch who was a trustee of the historical society.
- **The P.N. Bryan Home.** This property is owned by the City of Fort Lauderdale and was leased to the Discovery Center [now Museum of Discovery and Science (MODS)]. It is now part of the History Fort Lauderdale museum campus.

- The Tom and Reed Bryan Homes: This property is also owned by the City of Fort Lauderdale and were renovated and adaptively reused as the Chart House Restaurant. After a period of vacancy, these properties have reopened as a bakery and restaurant.
- On the private side, Bud Kirkpatrick rehabilitated several commercial buildings, including the C.E. Parks Service Station and the Bivans Motor Company.²⁷

In addition to the King-Cromartie house that was moved to the HHD, a more recent home moved into the area is the Shippey House, home of Judge Fred Shippey who was one of Broward County's first judges. Originally, the Shippey House was located in the nearby Sailboat Bend Historic District on SW 7th Avenue and SW 2nd Court. It was threatened by demolition in 2009 and again in 2011, when the City stepped in and agreed to move and renovate the structure to its current location on a City-owned parcel along SW 3rd Avenue.

Present Day

Today, the area functions as an Arts and Entertainment District with multiple cultural institutions within the district and within the immediate surrounding area, including History Fort Lauderdale, the Broward Center for the Performing Arts, and the Museum of Discovery and Science. History Fort Lauderdale, located within the boundaries of the HHD, occupies several of the existing buildings along Southwest 2nd Avenue and SW 3rd Avenue. The New River Inn is utilized as a primary museum space and the Hoch History Center is utilized as office space and a research facility.

Within the historic district the existing structures have found new uses, with the Shippey House used as a meeting spot for the Cycle Bar and the Bryan Homes used as café and restaurant. The Riverwalk and Esplanade Park serve as spaces for recreation and events throughout the year with Esplanade Park hosting numerous races, holiday celebrations, and the popular monthly Jazz Brunch. These park spaces and corridors leading to the New River have ample tree canopy that contribute to the overall historic feel that the district retains. Along SW 2nd Street/Himmarsee Street, as well as within the surrounding area, there are several bars, restaurants, and entertainment venues.

Opportunities for growth and development continue to return their focus on the Himmarsee Historic District as it is a representation of the early pioneers of Fort Lauderdale and a central location that can serve as a gathering place for visitors to the area's attractions.

Early Settlers

Notable people associated with the early history of the HHD are outlined below.

Philemon N. Bryan

Arriving in the Fort Lauderdale area in 1895 from New Smyrna, Florida, he would be the first to develop the area north of the New River adjacent to the Florida East Coast Railroad, that he helped to extend into Fort Lauderdale. In New Smyrna he was a farmer, businessman and was the first a Mayor of that town. He obtained acreage, built a home, and started growing oranges and vegetables. Around 1900 he built a wooden boarding house across from the train station on the northern bank of the New River. In 1906, he started construction on a three-story masonry hotel when he saw that a larger building was needed. The New River Inn, the first official hotel, operated as a hotel until 1955. Together with builder Edwin T. King, he constructed homes for his sons Reed and Tom to the west of the hotel, and a residence for himself to the north of the hotel.

²⁷ Bolge, Elizabeth S., "The (H-) 1 and Only: Fort Lauderdale's Historic District." Broward Legacy. Broward County Historical Commission. Fort Lauderdale, Florida. Volume 2, No. 3-4 (1978).

Tom Bryan

Tom Bryan came to Fort Lauderdale in 1895 to help his father, Philemon, build the FEC Railway roadbed from Pompano to the New River. A graduate of Emory College, he returned to town to start several businesses. Bryan and his brother, Reed, helped haul the steel for the construction of the Hillsboro Lighthouse. In 1911, Bryan helped to establish Fort Lauderdale's first bank, the Fort Lauderdale State Bank. That same year, he was elected to the first city council. In 1912, Bryan started the Fort Lauderdale Ice and Light Company and the Fort Lauderdale Telephone Corporation. He also owned an 800-acre orange grove. In 1917, Bryan partnered with S.P. Snyder in his road construction company and later formed his own company. He also became involved in real estate and built the Bryan Arcade and the Bryan Building, both of which still stand today. Bryan served as a state representative from 1927-1929. He started the first radio station in town, WFTL, in 1939. Bryan was a charter member of the Masonic Lodge, the Country Club, and the Yacht Club.²⁸

Reed Bryan

Reed Bryan came to Fort Lauderdale with his father, Philemon, to help build the Florida East Coast (FEC) Railway. He served as the first President of the "Board of Trade" for the Fort Lauderdale State Bank, the first in the city, in 1910.

Edwin T. King

With the arrival of the FEC Railway, Edwin Thomas King arrived in 1895. One of his many roles in the town was as the first building contractor. He was instrumental in establishing the first schools, and building the first two schoolhouses. Among his accomplishments are building the New River Inn (and the Bryan homes nearby), the Stranahan House, the Las Olas Inn, the original Courthouse and the first Methodist Church for the town. He was among the companies that dredged the portions of the rivers in Lantana, and Deerfield Beach. Records also show that he provided the land for the Evergreen Cemetery, even using his carpentry skills to build coffins. When the Town of Fort Lauderdale was incorporated as a City, he was chosen as president of the first council. In 1918, Ed King moved to the Lake Okeechobee area, where he died trying to save two children during the 1928 hurricane.

Lewis E. Moore

Born in Cairo, Georgia on December 1, 1901, Moore moved to Fort Lauderdale in 1914 with his family. Moore opened a drug store on Himmarshee Street in 1926, and served as Mayor for the City of Fort Lauderdale from 1935 through 1937. He ran for the Fourth Congressional District in 1938 with the slogan, "Send a Business Man to Congress and Give Business a Vote."²⁹ Moore was not elected to congress but returned as Mayor of Fort Lauderdale for two additional terms from 1939 through 1941 and from 1951 through 1953.



Figure 11: Lewis E. Moore¹

²⁸ This excerpt is taken from: Bothel, Todd. *Legendary Locals of Fort Lauderdale*. Charleston, South Carolina. Arcadia Publishing. 2015. Page 35.

²⁹ "Moore's Backers In Miami Set Up Campaign Center." *Fort Lauderdale News*. April 26, 1938. Page 5

C. E. Parks

C.E. Parks and his wife Flora came from St. Louis in 1913 to Davie, Florida where he operated a small farm. In 1917, Parks opened two businesses on Himmarshee Street as the "first" in Fort Lauderdale, a "cash-and-carry" grocery store followed by the opening of a self-service filling station in a neighboring this structure. Named the C.E. Parks Cash Store and the C.E. Parks Service Station, these ventures were promoted by newspaper advertisements with headlines reading "Here Comes Parks with Good Things to Eat" boasting high quality foods at low prices.



Figure 12: Photo of Judge Shippey¹

Judge Fred B. Shippey

Originally from McComb, Illinois, Shippey moved to Fort Lauderdale in 1912 from a town near Wichita, Kansas. He first arrived in the area to purchase land and left for several years to serve in the military. Shippey was a Broward County Judge for 13 years, primarily acting as a judge for juveniles. He was actively involved in the community and was noted as being liked by everyone. He passed away in September 1934 at the age of 57 after a long illness.

VIII. ARCHITECTURAL RESOURCE SURVEY RESULTS AND OPTION FOR ADOPTION

This Architectural Resource Survey included 19 structures on 17 parcels that were surveyed and evaluated in order to update the HHD. A detailed summary list of all properties that were evaluated as part of this survey, as well as their assigned status of either Contributing or Non-Contributing, as well as individual forms for each Contributing structure, as well as select Non-Contributing structures can be found in Appendix B.

Below is a summary of the numbers of Contributing and Non-Contributing Structures, as well as a separate list showing a summary of the numbers of Contributing and Non-Contributing Folios.

Number of Contributing and Non-Contributing Properties:

Contributing Structures: 14

Non-Contributing Structures: 5

Parking Lot/Vacant Lot: 1

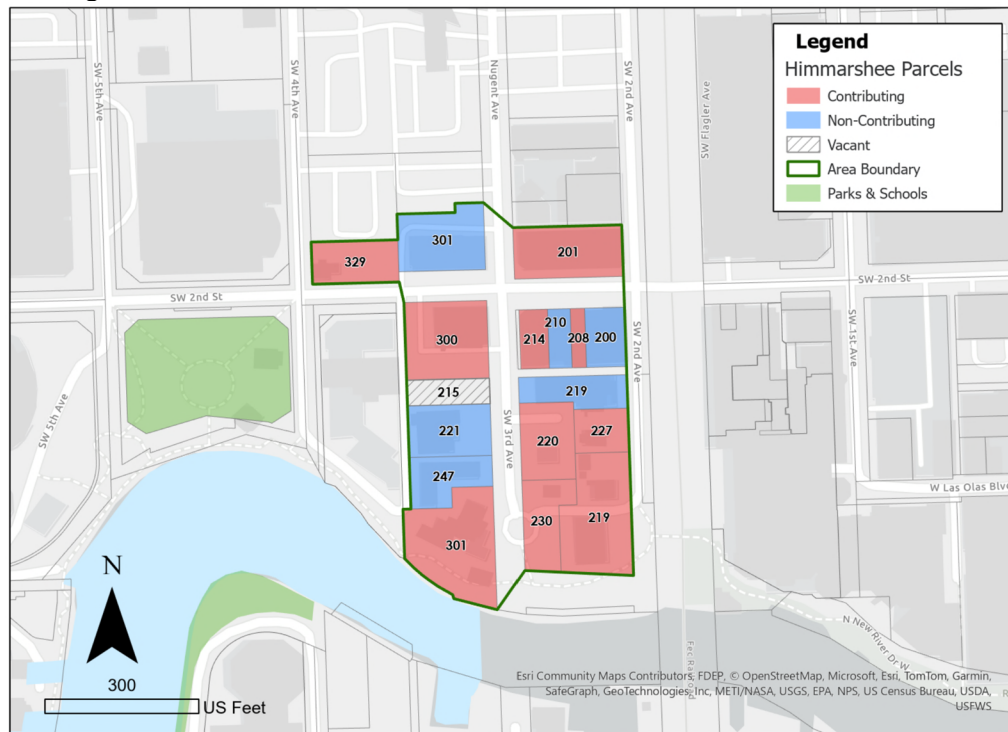


Figure 13: Contributing and Non-Contributing Map of Himmarshee Historic District

Criteria for Evaluation

Section IV of this report entitled, "Methodology and Criteria for Evaluation" is an overview of the criteria utilized in evaluating and identifying properties to determine whether or not they should be classified as either Contributing or Non-Contributing. Included in these criteria are these primary aspects:

- Historic Context
- Date of Construction
- Property Type
- Architectural Integrity

Methodology for data collection and analysis is described further in Section IV of this report and were based on guidance provided by publications from the National Park Service, including: National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

Option for Adoption of Findings of the Architectural Resource Survey Update

To adopt the findings contained in the Himmarshee Historic District Architectural Resource Survey, the Historic Preservation Board (HPB) and the City Commission would need to consider a resolution to adopt the findings of the Architectural Resource Survey and assign a "Contributing" and "Non-Contributing" status for each property.

The process for adoption of these findings and assignment of a "Contributing" and "Non-Contributing" status for each property includes the following:

1. Public Comment. An initial period of public comment to allow for the residents and property owners of the Himmarshee Historic District to review the findings contained within the report.
2. Historic Preservation Board (HPB). Following this initial period of public comment, the Himmarshee Historic District: Architectural Resource Survey Update report along with a proposal for both a resolution to adopt the "Contributing" and "Non-Contributing" statuses. The HPB is a quasi-judicial board and acts as a recommending body to the City Commission when considering an amendment to a historic district. This would require a public hearing where public comment would be heard by the City Commission.
3. Ultimately, this item would be scheduled for a City Commission meeting to consider the resolution. This is also a public hearing where public comment would be heard.

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X. LIST OF FIGURES

Figure 1: Sketch of Existing Conditions

SB3/Preservation Urban Design Incorporated, A Joint Venture. "Fort Lauderdale Historic District Master Plan." Fort Lauderdale, Florida. June 1980.

Figure 2: Map of 1977 Architectural Resource Survey Boundary

Fisher and Shepard, Architects & Planners Inc. "Historical and Architectural Survey Fort Lauderdale Historic District, Fort Lauderdale Historic Preservation Board, City of Fort Lauderdale, Florida." Jacksonville, Florida. March 16, 1977.

Figure 3: Aerial Photo of Himmarshee Historic District, circa 1980

SB3/Preservation Urban Design Incorporated, A Joint Venture. "Fort Lauderdale Historic District Master Plan." Fort Lauderdale, Florida. June 1980.

Figure 4: Map of Architectural Resource Survey Area and Current Himmarshee Historic District Boundary

Figure 5: Early Correspondence from W.C. Valentine

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Figure 6: Original Town of Ft Lauderdale Survey

Portion of original Town of Fort Lauderdale survey by A.L. Knowlton in 1895

Figure 7: Stranahan's Trading Post – Trading with the Seminole Tribe, Circa 1895 McIver, Stuart. "Poling to Frank's: A Cultural Exchange." Fort Lauderdale News. Fort Lauderdale, Florida. May 13, 1984. P. 490.

Figure 8: 1924 Sanborn Fire Insurance Map of Survey Area

Figure 9: 1962 Sanborn Fire Insurance Map

Figure 10: King-Cromartie House Moving

"House Moving." Fort Lauderdale News. Fort Lauderdale, Florida. October 6, 1971. Page 3B

Figure 11: Lewis E. Moore

"Moore Announces As Candidate for Post in Congress." *Fort Lauderdale News*. February 7, 1938. Page 1

Figure 12: Photo of Judge Shippey

"Judge Fred B. Shippey Dies in Tennessee." Fort Lauderdale News. September 15, 1934. Page 1.

Figure 13: Contributing and Non-Contributing Properties in the Himmarshee Historic District Map

