

# POMPANO BEACH HISTORIC SITES SURVEY

CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA



*FLORIDA EAST COAST RAILWAY STATION, POMPANO, FLORIDA, CA. 1921*

JUNE 2013, revised JANUARY 3, 2014

# **POMPANO BEACH HISTORIC SITES SURVEY**

## **CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**

*Prepared for:*

City of Pompano Beach, Department of Development Services,  
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## ACKNOWLEDGEMENTS

*“The history of a community is reflected in its development patterns. The physical forms of urban neighborhoods, the street patterns, the architectural design, and the relationship and character of landscape represents the development ideals of their period of construction. Preservation of historic neighborhoods can be a positive factor in providing aesthetic enjoyment to residents and visitors alike. Well-maintained historic buildings lend variety, scale and dignity to the cityscape. Inherent in this is the protection of a sense of continuity and permanence in the urban environment by preserving the historic and aesthetic values inherent in noteworthy buildings and areas.”*

Marilyn Kemper: *Pompano Beach in Perspective: A Comprehensive Documented History of the City of Pompano Beach* (1983).

The Pompano Beach Historic Sites Survey could not have been accomplished without the assistance, support, and cooperation of many people in Pompano Beach and surrounding Broward County. Special thanks go to Robin Bird, Director of Development Services Department- Pompano Beach; Jennifer Gomez, Principal Planner-Pompano Beach; Kevin Gurley, Neighborhood Planner-Pompano Beach; Dan Hobby, Pompano Beach Historical Society; David Baber, Broward County Historic Preservation Coordinator; and Hazel Armbrister-Rock Road Preservation Society. The afore-mentioned individuals served as the Historic Sites Survey Steering Committee. Members of the Pompano Beach Historic Preservation Commission also participated in the survey’s progress: Marion Phelps, Chair; Jerry Bowman, Vice Chair; Hib Casselberry, Hillsboro Lighthouse Preservation Society; Sally Fischer; Micah Johnson; Judy Knoebel; Hazel Armbrister (Alternate), and Margaret White (Alternate).

Unless otherwise noted, the historic photographs in this report are reproduced courtesy of the Pompano Beach Historical Society, local resident and Pompano Beach City Historian “Bud” Garner or the Broward County Library of African-American Resources-Reverend Clinton Mack Photographs Collection (Fort Lauderdale, Florida). Color photographs for this report were taken by Geoffrey Henry and Ellen Rankin of TRC.

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## **1.0 INTRODUCTION**

### **1.1 Name of Survey**

Pompano Beach Historic Sites Survey

### **1.2 Project Background**

On August 12, 2012, the City of Pompano Beach Development Services Department issued a Request for Proposals (RFP) from qualified firms to prepare a survey of historic resources within the Downtown Pompano Transit-Oriented Corridor (DPTOC), located on either side of the Florida East Coast (FEC) Railway tracks and Dixie Highway and encompassing the oldest extant sections of Pompano Beach in Broward County, Florida. As defined in the RFP, the DPTOC survey boundaries extend from I-95 on the west, the south side of NW 6<sup>th</sup> Street and NE 6<sup>th</sup> Street on the north, the west side of NE 5<sup>th</sup> Avenue on the east, and Atlantic Boulevard on the south. These survey boundaries were revised following a November 1, 2013 meeting between TRC and Department of Development Services staff and are shown in Figure 1.

The Pompano Beach Historic Sites Survey is intended to serve as the basis for the City to nominate various buildings, structures, sites and/or objects and districts for possible designation on the National Register of Historic Places and/or Local (Pompano Beach) Register of Historic Places. All existing Florida Master Site File (FMSF) forms for resources in the Pompano Beach survey area also were to be updated as part of this project. The Historic Sites Survey was funded by the City of Pompano Beach with additional funding from the Northwest Pompano Community Redevelopment Authority (NW CRA). Following review of the proposals submitted, the City selected TRC Environmental Corp. to conduct the Pompano Beach Historic Sites Survey during 2012-2013.

The last historic sites survey in Pompano Beach was conducted by Research Atlantica of Boca Raton, Florida in August 1992. This previous survey was funded by the City with a matching grant from the Florida Department of State - Division of Historic Preservation. The survey collaborated with the Pompano Beach City Commission, the Pompano Beach Historical Society, the Broward County Historical Commission and other citizen groups. An even earlier historical survey, the 1982-1983 Historic Broward County Preservation survey undertaken by historian Marilyn Kemper, included research and selected field survey in Pompano Beach. In the two decades since the 1992 survey, significant change in the City's urban fabric has occurred, including the demolition of numerous historic structures, and the City therefore desired an update of the 1983 and 1992 surveys.

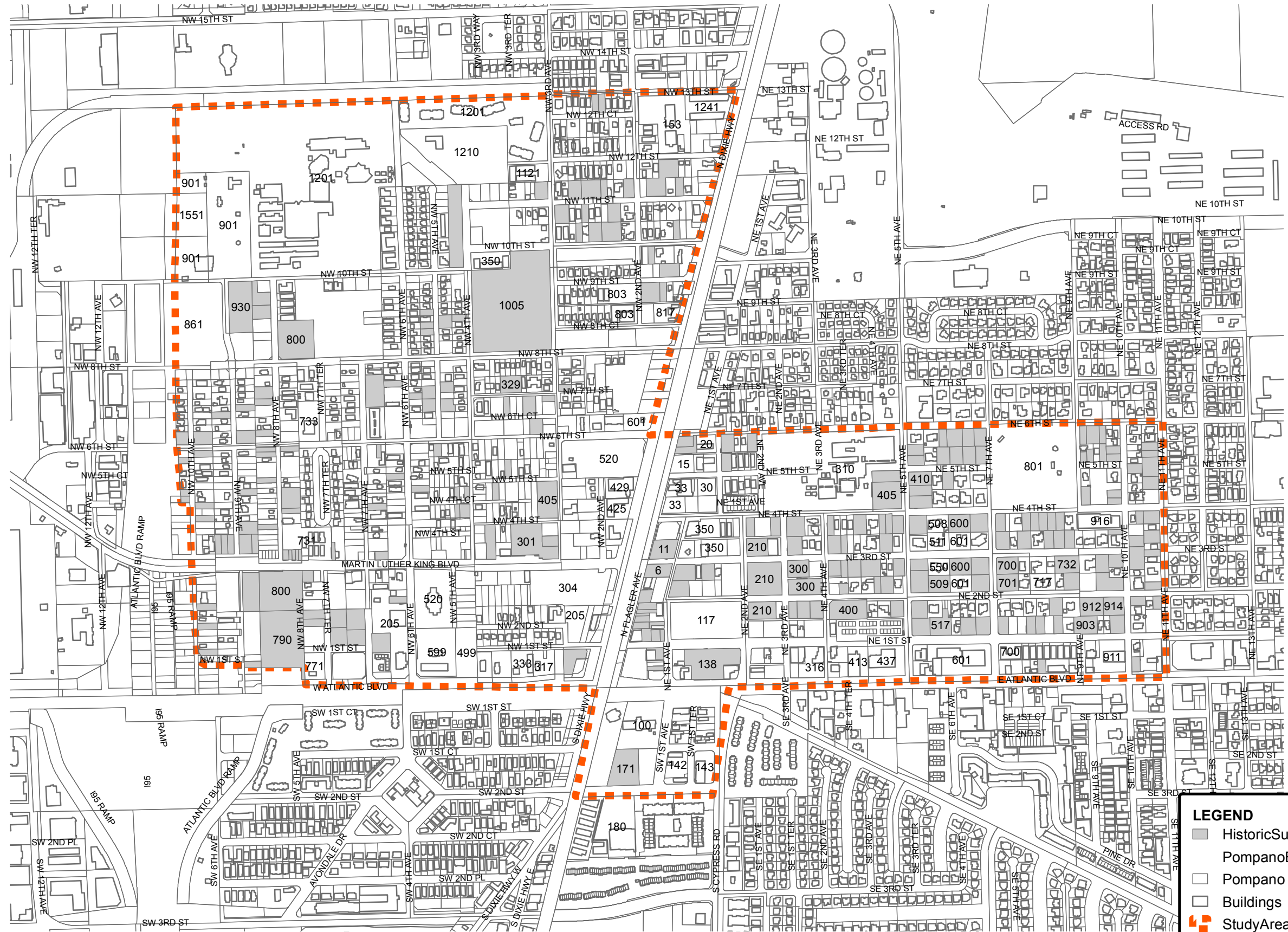
### **1.3 Project Purpose**

The project purpose is to provide current and accurate information on Pompano's historic architectural resources for use by the Pompano Beach Development Services Department, local historic preservation groups and societies, and the general public. The Pompano Beach Historic Sites Survey is intended to provide basic architectural and historic information on all pre-1963 buildings and structures within the survey area and to provide recommendations for future preservation activity in the city, including additional architectural survey and the designation of historic landmarks and historic districts in Pompano Beach.

**Figure 1. Pompano Beach Historic Sites Survey Boundaries**



# CITY OF POMPANO BEACH HISTORIC SITE SURVEY KEY MAP



The Pompano Beach Historic Sites Survey involved the review of the 1982-1983 and 1992 architectural surveys in Pompano Beach, background research on the historical development of Pompano Beach, fieldwork to document all pre-1963 architectural resources within the survey area (previously surveyed and newly surveyed architectural resources), entry of survey data and digital photographs into an Access database, and preparation of a final report which summarizes the survey findings and provides recommendations for future preservation activity in Pompano Beach.

#### **1.4 Number of Properties Surveyed**

As part of the Pompano Beach Historic Sites Survey, TRC re-surveyed 84 previously surveyed resources. An additional 50 previously surveyed resources have been demolished since last surveyed in 1992 and are therefore not included in the 2012-2013 survey. There are 163 newly recorded resources in the 2012-2013 survey.

#### **1.5 Surveyors for the Pompano Beach Historic Sites Survey**

The 2012-2013 Pompano Beach Historic Sites Survey was conducted by Geoffrey Henry, TRC Project Manager and Architectural Historian and Ellen Rankin, TRC Architectural Historian, assisted by support staff from TRC's West Palm Beach office.

#### **1.6 Beginning and Ending Dates of the Pompano Beach Historic Sites Survey**

The 2012-2013 Pompano Beach Historic District Survey began with an initial planning meeting with City of Pompano Beach Development Services Department staff Jennifer Gomez and Kevin Gurley, interested local historians and preservationists, and the TRC Project Manager held at Pompano Beach City Hall on October 31, 2012. This meeting was followed by two public meetings held in Pompano Beach on November 27, 2012 and January 31, 2013. Research was conducted in Pompano Beach, Fort Lauderdale, and Washington, DC throughout the survey period. Fieldwork was conducted within the Pompano Beach Historic Sites Survey area during December 2012-February 2013. Draft Florida Master Site File forms and draft reports for 20 intensively surveyed resources in Pompano Beach were submitted for review on April 30, 2013. Review comments on these forms and the final survey report were received June 11, 2013, with the submission of final survey products to the City of Pompano Beach in December 2013.



## 2.0 METHODOLOGY

### 2.1 Introduction

The Pompano Beach Historic Sites Survey was carried out in accordance with the standards of National Park Service *Bulletin 24—Guidelines for Local Surveys: A Basis for Preservation Planning* (National Park Service 2004) and in consultation with the City of Pompano Beach Development Services Department.

The Pompano Beach Historic Sites Survey consisted of five phases:

- Meetings (Kick-off and Public Meetings)
- Background Research (Archival and Interviews)
- Fieldwork
- Intensive Survey of 20 Selected Properties (Research and Fieldwork)
- Data Entry and Reporting (FMSF forms, Intensive Survey Reports, and Final Report)

### 2.2 Meetings

Based on the appropriated funding for this project and the cost proposal submitted by TRC, the City of Pompano Beach Development Services Department decided to expand the project boundaries beyond the DPTOC boundaries described in the RFP. At the request of the City, TRC first conducted a windshield survey of the DPTOC project area and its surroundings to define proposed revised survey boundaries and to develop a preliminary count of additional resources to be surveyed beyond what was estimated in the original RFP.

On October 31, 2012, TRC Project Manager Geoffrey Henry attended a project kick-off meeting at Pompano Beach City Hall attended by members of the Pompano Beach Historic Sites Survey Steering Committee: Jenifer Gomez (Principal Planner); Kevin Gurley (Neighborhood Planner); Dan Hobby (Pompano Beach Historical Society); Hazel Armbrister (Rock Road Preservation Society); and David Baber (Broward County Historical Commission) to discuss the project goals and objectives, project methodology, project schedule, and City staff responsibilities.

At this meeting, participants reviewed existing information and research sources and finalized the survey area boundaries. As a result of the initial windshield survey and the October 31 meeting, it was decided to expand the survey coverage beyond the original DPTOC boundaries. The new and expanded survey boundaries extended west to I-95, north to NW 12<sup>th</sup> Street and the old Seaboard Coast Line rail spur, northeast to the south side of NE 6<sup>th</sup> Street, east to NE 11<sup>th</sup> Street, and south to Atlantic Boulevard (also including a small section along SW 2<sup>nd</sup> Street)(Figure 1).

Following this meeting, TRC received a print-out from the City, developed from Broward County Assessor records, of the pre-1963 properties within the survey area to be surveyed. This print-out also included the date of construction (if known) and tax parcel number for each property to be surveyed. The City also provided TRC with a letter of introduction on City letterhead that identified each team member by name, along with a City staff contact number and e-mail address. This letter was carried by team members in the field.

On November 30, 2012, TRC conducted a meeting held at the E. Pat Larkins Community Center on Martin Luther King Jr. Boulevard in northwest Pompano Beach to introduce the community to the historic sites survey. TRC presented a PowerPoint discussion that described the purpose of the survey, the survey boundaries, field methodology, and the survey schedule. The public was asked to bring photographs, mementos, and any other historical information.

On January 31, 2013 a second public meeting was held at the E. Pat Larkins Community Center. At this meeting, TRC presented a summary of the results of the reconnaissance survey conducted so far, as well its recommendations for the intensive survey of 20 individual resources and districts in Pompano Beach. This list was refined following consultation with the City and with the Historic Sites Survey Steering Committee (see Section 2.6 below). A third meeting was held June 13, 2013 with the Pompano Historic Preservation Committee to present the results of the survey and recommended historic landmarks. A final presentation was made before the Pompano beach City Commission in January 2014.

### **2.3 Background Research**

Background research was conducted in advance of the survey fieldwork in order to 1) establish an historic and architectural context statement for the Pompano Beach survey area and to 2) aid in the evaluation of surveyed properties as contributing/noncontributing resources in any potential historic districts in Pompano Beach.

Research began with a review of information on previously surveyed Pompano Beach historic resources, including copies of the FMSF forms produced during the 1992 survey by Research Atlantica Inc. The City of Pompano Beach provided TRC with copies of these survey forms, as well as a copy of the final survey report *Historic Sites Survey, City of Pompano Beach, Florida*. (Boca Raton FL: Research Atlantica: 1992).

TRC conducted research on the history and architectural development of Pompano Beach at several research facilities. These included the Pompano Beach Historical Society Headquarters/Museum; Broward County Libraries (Pompano Beach and Northwest Pompano branches); Broward County Historical Commission Library in Ft. Lauderdale; Broward County Library of African-American Resources in Ft. Lauderdale; the Library of Congress Geography and Maps Division in Washington DC; and the National Archives in Washington DC and College Park, Maryland. Research was also conducted on such on-line genealogical search services as ancestry.com, and websites for individual resources such as the Mt. Calvary Baptist Church and Hopewell Baptist Churches in Pompano Beach.

There are several published general and pictorial histories of Pompano Beach that were consulted throughout the historic sites survey. They include: *Pompano Beach—A History of Pioneers and Progress* (2010) by Dan Hobby; *Pompano Beach—A History* (2007) and *Pompano Beach, Florida* (2001) by Frank J. Cavaiole; and *Pompano Beach in Perspective: A Comprehensive Documented History of the City of Pompano Beach* by Marilyn Kemper (1983).

The nomination reports for those resources located within the Pompano Beach Historic Sites Survey boundaries that have been placed on the Local Register of Historic Places provided valuable background information as well as information on these specific resources. These include nomination reports prepared for the Pompano Beach Firehouse Museum; Pump House; Kester

Cottages in Founders Park; Frank Austin House; Poitier Funeral Home; and Bethel AME Zion Church. The *Report Recommending the ca. 1933 Ali Building as a City of Pompano Historic Landmark* (Broward County Historical Commission, Fort Lauderdale, Florida) written in 2007 by Christopher Eck was used for background information on this important landmark building in Pompano Beach.

Dr. Eunice Cason Harvey, member of an early pioneer family in Pompano Beach, has written several books on aspects of the city's African-American history, including two consulted for this survey: *Making History Together at Mt. Calvary Baptist Church 1906-1983* (1983) and *Florida State of My Birth, Pompano Beach, My Hometown: A Pictorial Storybook* (2012).

Historic photographs obtained from Dan Hobby and City Historian "Bud" Garner, as well as those found in published histories of Pompano Beach helped to document the original appearance of many buildings in Pompano Beach. The Reverend Clinton Mack photographs collection at the Broward County Library of African-American Resources includes photographs pertaining to Pompano's African-American residents during the 1930s. Historic aerial photographs of Pompano and Pompano Beach from the 1940s and 1960s helped to document visually the development and physical expansion of the city during the first half of the 20<sup>th</sup> century.

The Sanborn Insurance Map Company produced maps of the developed sections of Pompano in 1924 and 1939 and these were copied and photographed at the Library of Congress. These invaluable and detailed maps show streets and railroads, as well as individual buildings coded according to their height and building material. The *Plat Book of Upper Broward County, Florida*, published by G.M. Hopkins in 1960 also shows subdivisions, lot lines, and all buildings coded by height and building material. These maps proved invaluable in dating buildings and their locations.

Information on specific individuals and businesses in Pompano Beach was obtained through an examination of historic city directories, which began for Pompano in 1954 (before that date, Pompano Beach was included in the Fort Lauderdale City Directories) and in the US population censuses of 1920, 1930, and 1940. The census records provided information on the size of families, family names, and sometimes the value of real estate owned.

TRC conducted interviews with several individuals knowledgeable about the history and development of Pompano Beach. These individuals included Hazel Armbrister, Dr. Eunice Cason Harvey, "Bud" Garner, Dan Hobby, Hib Casselberry, and Robert Todd.

## **2.4 Fieldwork**

Fieldwork commenced in December 2012 and concluded in February 2013. Each street in the Pompano Beach survey area was walked and all properties with a construction date of 1963 or older were surveyed using a TRC-developed check-off form. This form recorded information on building materials, style, age, architectural features (roofs, windows, doors, and porches), any alterations or additions, and general condition. Where a resource was previously surveyed, the 1992 FMSF form and photograph was compared with the building's present appearance. Due to privacy concerns, the survey was conducted from the public right-of-way and the rear elevation of the property was not accessed if not visible from the street. Building dates were established through a combination of tax records and historic maps and amended in the field as necessary based on observations, or after consulting other primary sources or published secondary source materials. All surveyed buildings were photographed using digital cameras.

## **2.5 Data Entry and Reporting**

Data entry for the Pompano Beach Historic Sites Survey was performed using an Access 2010 database. Preliminary information such as property address, tax parcel number, and plat information was imported from an Excel table provided by the City of Pompano Beach. While the survey form format was designed to generally duplicate the FMSF form, it was customized so that images could be embedded into the form. The sample form was then submitted to the City for approval. The images are also embedded into the database as attachments rather than images to keep the size of the database manageable in terms of size and memory. Each surveyed property was assigned a specific site number; either the existing FMSF site file number from previous surveys or a new number with the denotation TRC-XX for the newly surveyed properties.

## **2.6 Intensive Survey of 20 Historic Resources**

An important component of the 2012-2013 Pompano Beach Historic Resources Survey was performing intensive-level research and survey for twenty (20) significant properties in the survey area. Properties already listed on the Local Register of Historic Places were not selected for further study, as sufficient information on them already exists. The intensive survey was conducted following completion of the reconnaissance-level survey of the entire survey area. Developing the list of 20 historic resources was a collaborative effort between City staff and TRC, with additional input from interested Pompano Beach residents. As stated in the August 2, 2012 Request for Proposals from the City of Pompano Beach, the intent of the intensive survey was to develop a sufficient amount of information to nominate the resources for the Pompano Beach Historic Landmarks Register, although completion of the nomination forms was not requested at this time.

The list of 20 resources for intensive survey was developed after a thorough review of published histories and architectural histories of Pompano Beach; a review of Sanborn Maps and other historic maps and plats of the survey area; and the driving tour of the survey area conducted on January 11, 2013 with TRC, Kevin Gurley, Dave Baber, and Dan Hobby. Additional input and comment was received from Pompano Beach residents at a meeting held at the E. Pat Larkins Center on January 30, 2013. Based on the background research and fieldwork described above, TRC developed several themes important in the history of Pompano Beach and identified those buildings most closely associated with these themes. TRC also identified the most typical building styles and types in the Pompano Beach survey area from 1900-1963. The following historic resources were recommended for further intensive historical investigation and field survey and nomination as local, state and/or national landmarks.

1. Ali Building, 357 Hammondville Rd/MLK Blvd.
2. American Legion Building, 171 SW 2<sup>nd</sup> St
3. Bailey Hotel, 41 NE 1<sup>st</sup> St
4. Bailey House, 500 NE 4<sup>th</sup> St
5. Bank of Pompano, 61 NE 1<sup>st</sup> St
6. “Cap” Campbell House, 300 NE 4<sup>th</sup> Ave
7. Dr. McClellan Office & House, 103-105 NE 2<sup>nd</sup> St

8. Farmer's Manufacturing Company, 814 Hammondville Rd/MLK Blvd.
9. Greater Antioch Baptist Church, 502 NW 8<sup>th</sup> Ave
10. Grisham Hotel, 407 NW 4<sup>th</sup> Ave
11. (Original) Hopewell Baptist Church, 1001 NW 6<sup>th</sup> St
12. Jones Quarters, 790 NW 8<sup>th</sup> Terrace
13. Kester Cottages, various addresses along NE 1<sup>st</sup> St and Kester Apartment, 113 NE 11<sup>th</sup> Ave.
14. Masonic Lodge PHA # 409, 927 NW 6<sup>th</sup> St
15. Monticello Park district (NW 10<sup>th</sup> and 11<sup>th</sup> Streets)
16. Mount Calvary Baptist Church, 800 NW 8<sup>th</sup> Ave
17. Pompano Woman's Club, 314 NE 2<sup>nd</sup> St
18. Richardson House, 217 NW 6<sup>th</sup> Ave
19. Robinson Houses, 400-405-406-407 NE 5<sup>th</sup> Ave
20. Rolle House, 621 NW 3<sup>rd</sup> St.

TRC prepared nomination reports for the 20 intensively surveyed resources using a standard format that included the following information: name, address, building date, style, tax identification number, and subdivision/lot number. This was followed by an architectural description with photographs, depiction on any historic maps or atlases, and an evaluation of its condition. The report concluded with a discussion of the historical significance of the resource (or historic district) and how it satisfied the City of Pompano Beach designation criteria for listing in the local landmarks register.

## **2.7 Products of the Pompano Beach Historic Sites Survey**

The Pompano Beach Historic Sites Survey produced comprehensive architectural and historical information on pre-1963 architectural resources located within the survey boundaries. TRC produced a complete set of FMSF File forms on all buildings within the survey area for the City. The survey forms include complete architectural descriptions, a statement of historical significance, and a photograph of at least the primary elevation of each building. Digital submissions include labeled photographs, the survey database, and an electronic copy of the final Pompano Beach Historic Sites Survey report.

## **3.0 ENVIRONMENTAL SETTING/ARCHITECTURAL OVERVIEW**

### **3.1 Environmental Setting**

Pompano Beach is located on the southeast coast of Florida, midway between and approximately 30 miles from both Miami and Palm Beach. It is located nine miles north of the Broward County seat at Fort Lauderdale. At one time the city and surroundings were primarily agricultural in character, with numerous large vegetable farms located to its west. Since World War II, sustained residential and commercial development has changed the physical appearance and layout of Pompano Beach. The Intracoastal Waterway, Florida East Coast Railroad tracks, Federal Highway, US 1 (Dixie Highway), State Route A1A and I-95 all run north-south through the city limits, with State Route 814 (Atlantic Boulevard) serving as the main east-west corridor. In addition to the commercial and residential areas of Pompano Beach, the city also includes a public golf course and a small municipal airfield. Pompano Beach is home to the Pompano State Farmer's Market, the world's largest wholesale winter vegetable market.

### **3.2 Architectural Overview of the Pompano Beach Historic Sites Survey Area**

First discovered by Ponce de Leon in 1513, the southern half of the Florida peninsula was only thinly settled by Europeans for nearly 300 years thereafter, and was known mostly only to missionaries, fishermen, and a few intrepid settlers. The Pompano Beach area was home to Native-Americans of the Tequesta tribe, and then the Seminoles; the latter were driven out by Federal forces in the 1830s (Hobby 2010: 9-11). Neither group has left an above-ground architectural legacy.

For nearly 70 years thereafter, South Florida was considered inhospitable frontier territory and was only thinly settled by whites. The few known inhabitants of the Pompano Beach area in the late 19<sup>th</sup> century lived along Lettuce Lake (now Lake Santa Barbara). Here they hunted, fished, and grew subsistence crops (Hobby 2010: 9).

Building south from St. Augustine along Florida's east coast beginning in the 1880s, Henry Flagler's Florida East Coast (FEC) Railway established a station stop west of the Lettuce Lake settlement in 1896. The route continued on to Miami and extended as far as Key West by 1912 (GAI 2003: 30). Surveyor Franklin Sheen chose the name Pompano<sup>1</sup> for the rail stop located south of Deerfield and north of Fort Lauderdale (Hobby 2010: 22). Between 1896 and 1898, the FEC built what was intended as Pompano's first semi-permanent architecture, a collection of railroad workers' housing (known as section housing), tool houses, oil houses, privies, and a frame passenger/freight depot (Interstate Commerce Commission Evaluation Records 1921).

These railroad-owned buildings in Pompano were constructed according to standardized plans and specifications of the FEC with materials brought in by rail, and featured balloon frame construction, board-and-batten or clapboard siding and metal-clad roofs. Around 1917, the FEC built a new station, mostly likely due to an increase in passenger and freight traffic to and from Pompano. It was a one-story frame building with a wooden platform, brick pier foundation, and decorative braces under the wide roof eaves (Interstate Commerce Commission Evaluation Records 1921).

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<sup>1</sup> Pompano joined with Pompano Beach in 1947 and it has been known as Pompano Beach since then.



**Figure 2. Pompano FEC Railway Station, built ca. 1917 to replace the original 1896 depot. (Source: Interstate Commerce Commission Railroad Evaluation Records, “Pompano, Florida,” 1921 at National Archives and Records Administration, College Park, MD).**

With the building of the Pompano rail stop, building activity after 1896 shifted west from the Lettuce Lake settlement to the area on either side of the FEC tracks, and it was here that new arrivals bought and cleared land, built houses, and established farms. Early settler Isaac I. Hardy is known to have constructed his house at Lettuce Lake from both commercial lumber and wood he salvaged from shipwrecks (Kemper 1983: 6).

Most of Pompano’s architecture from the 1896-1910 period is known only through historic photographs. As the agricultural economy took off in those early years, many farmers built large packing houses along or near the FEC tracks where their produce was graded and packed for shipment by rail. In 1904, J. H. Chapman built the first packing house in Pompano, a large gable-roofed frame building with vertical board siding (Research Atlantica 1992: 12). It is known that a wood-framed community church was built around 1899, as was a frame school building run by Mary Butler, the wife of early settler George Butler. This was followed by a simple wood church built around 1906 to the west of the FEC tracks by members of the newly formed Mount Calvary Baptist congregation (Hobby 2010: 28). Buildings were built and then rebuilt several times in Pompano during these years, as the early settlers searched for ways to construct homes and public buildings that could withstand the punishing hurricanes that swept South Florida during the early 1900s.





**Figure 3. Produce ready to be shipped out of the Seaboard Coast Line Railroad freight depot in the 1930s. (Source: Rev. Mack Photograph Collection, Broward County Library of African-American Resources).**

The most notable early-20<sup>th</sup>-century landmark in the Pompano area was the Hillsboro Lighthouse, located along the Atlantic Ocean, east of the Pompano rail stop. In 1904, the overall drawing for the proposed lighthouse, consisting of an octagonal pyramid iron skeletal tower with a cylindrical central staircase, was approved and signed by the U.S. Office of the Lighthouse Engineer. In 1905, the Russel Wheel & Foundry Company of Detroit was awarded the contract for the ironwork for \$24,000. The light's Fresnel lens was manufactured in France and shipped to Pompano. The lighthouse stood 142 feet high when completed in 1907. Support buildings also were constructed, including three cottages for the lighthouse keeper and his two assistants, along with a barn for each family. The Hillsboro Lighthouse, listed in the National Register of Historic Places, has the strongest beam in the world, with its light visible 28 nautical miles out to sea ("Broward County Landmarks," Broward County Historical Commission, 2010).



**Figure 4. Undated photograph of Hillsboro Lighthouse. Source: Broward County Historical Commission Library, Fort Lauderdale.**



To encourage settlement in Pompano, the Model Land Company (the real estate division of the FEC Railroad) sold land on either side of the railroad tracks to prospective landowners, many of whom worked for the railroad in some capacity. The Model Land Company also donated land to several religious congregations formed in Pompano during the early 1900s (Hobby 2010: 41). Thus, the center of building activity shifted rather rapidly west of the original Lettuce Lake settlement to the vicinity of the FEC tracks.

The earliest landowners, Smoaks, Saxons, and Campbells, among others, turned around and subdivided their holdings, laying out regular lots along a grid-pattern of streets. The Campbell & Saxon Addition to Pompano (bounded by NE 1<sup>st</sup> and 3<sup>rd</sup> Avenues and NE 1<sup>st</sup> and 4<sup>th</sup> Streets) was platted in 1911 (Palm Beach County Plat Book 1, page 125). Smoaks' Addition, platted in 1915, was bounded by NE 1<sup>st</sup> and 4<sup>th</sup> Streets, the FEC tracks, and NE 1<sup>st</sup> Avenue (Plat Book 5, page 10).

Most of the early plat maps used arbitrary or fanciful names for the streets laid out by their hopeful developers, but a standard numbering system (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, etc. for the north-south Avenues and the east-west Streets) was eventually adopted. Inasmuch as the early landowners had no plan of their own, they adopted the United States government's organizing framework of a rectangular survey grid, superimposed over the topography and the irregular shoreline (Kemper 1983: 4). Although the FEC Railway route through Pompano was angled from northeast to southwest, the surrounding street grid followed a strict north-south alignment, making Flagler Avenue (and the later Dixie Highway) the only streets that paralleled the railroad tracks.

Until sometime after World War II, Pompano's developed area extended east only as far as NE 13<sup>th</sup> Avenue. Between Pompano and Pompano Beach on the Atlantic Ocean existed a thinly settled "no man's land" of sand and scrub (except for the two McNab brothers' houses on Atlantic Boulevard), accessed by trails and dirt paths. Pompano residents wishing to visit the beach traveled these trails (and later via Ocean [Atlantic] Boulevard), crossing the Intracoastal Waterway via a swing bridge.



**Figure 5. Aerial from February 3, 1954 shows Pompano's grid street pattern imposed on the landscape, with the FEC Railway tracks and Dixie Highway being the only exceptions. The Pompano Canal is to the south.**

The area to the west of the FEC tracks was reserved almost from the start for African-American residents and migrant workers, who were forbidden by law and custom to own land (or in many instances even venture over) east of the FEC tracks. African-Americans, until recently almost unmentioned in published histories of Broward County or Pompano Beach, played a vital part in the development and growth of Pompano even before its formal incorporation in 1908.

In the northwest section of Pompano reserved for African-Americans, the historic road system bore little resemblance to its present appearance and consisted chiefly of one north-south road (NW 3<sup>rd</sup> Avenue, then known as Church Street), another road (sometimes referred to as Division Street) going over to the east side of town (NW 8<sup>th</sup> Street), and the road leading west to the agricultural fields, known by many residents as Rock Road and by the 1920s as Hammondville Road (renamed Martin Luther King Boulevard in 1991). A plat for “Bevill & Saxon’s Colored Addition to Pompano” from July 1923 shows the road labeled with both names (Plat Book 3, page 2).

Church Street took its name from the Mt. Calvary and Bethel AME churches built along it in the early 1900s. In the mid-1920s, a whites-only residential subdivision known as Monticello Park was platted in the area north of NW 8<sup>th</sup> Street (Hobby 2010: 54). It was along Hammondville Road that businesses owned by or catering to Pompano’s African-Americans were located. Residents traveled along a network of dirt paths between the small farms that characterized this area, as well as between the farm workers’ housing, known as “Quarters.” Although most houses in the northwest were sited more or less according to the overall grid system of unpaved streets, there are many instances where houses can still be observed to stand at slight angles to the present paved streets, indicating an older pattern of trails and paths.



**Figure 6. The Christian Pallbearers Society parade down Rock Road/Hammondville Road in the 1930s. (Source: Rev. Mack photograph collection, Broward County Library of African-American Resources).**

Due to numerous damaging hurricanes throughout its history, and the demolition of the original FEC-built railroad structures during the 1960s and 1970s, only fragments of Pompano's built environment from the early 1900s can be glimpsed today. In fact, only four buildings within the Pompano Beach Historic Sites Survey area are thought to date from before 1920. The home of early pioneer and farmer "Cap" Campbell at 300 NE 4<sup>th</sup> Avenue is generally regarded to be Pompano's oldest standing structure, although its reputed ca. 1910 construction date is not documented, and it was moved to its present location from elsewhere on NE 1<sup>st</sup> Street in the 1920s. It has a complex architectural history, showing several periods of construction, and features both a hipped and gable roof.



**Figure 7. The frame ca. 1910 "Cap" Campbell House, 300 NE 4<sup>th</sup> Avenue is generally regarded as the oldest standing house in Pompano Beach, and is seen in this photograph from NE 3<sup>rd</sup> Street.**

Although some early Pompano builders may have used native or "found" building materials such as palmetto fronds, the majority of homes built in Pompano during the 1910s and 1920s were constructed with pre-cut lumber and hardware (Hobby 2010: 29). By the 1920s, there were several local sawmills turning out lumber from cypress and Dade County pine trees. The majority of Pompano's earliest houses (those built between ca. 1900 and the late 1920s) can be categorized as Frame Vernacular dwellings from an architectural standpoint (*Model Guidelines for Design Review*, pages 28-29). Houses built during this period were similar in design and construction, with both post-and-beam and balloon-frame methods commonly used. Location on the city block, roof pitch, porch size, and decorative millwork created the only real visual variation.





**Figure 8. Frame Vernacular residence built in the 1920s in the Monticello Park Subdivision, a 2-block by 2-block area on NW 10<sup>th</sup> and 11<sup>th</sup> Streets developed after 1925. Note the wood siding, known as drop siding (or German siding), and the prominent louvered vent.**

Frame Vernacular buildings were “transmitted by memory or pattern books, constructed by local builders using traditional building techniques, utilizing locally available construction materials and adapting to the landscape, climate, and the needs of the owner.” (Reeves 1989: 20) Some of Pompano’s early frame houses are thought to have been built by members of the local Bahamian community, who brought with them a tradition of ships carpentry and frame residential construction (Eunice Harvey, March 2013 interview)(Fields 1998: 322).

The typical Frame Vernacular house as seen in Pompano was typically rectangular in plan and mounted on masonry (brick or concrete block) piers to provide air circulation under the house. Roofs were shingled and mostly front-gabled, sometimes hipped. A steeply pitched gable roof usually indicates a pre-1920 construction date, most houses built after that date had more shallow-pitched roofs (Research Atlantica 1992: 35). Typically, the eaves extended out over exterior walls to provide protection from rain and sun and sometimes sheltered a porch as well. These early Frame Vernacular houses in Pompano were decidedly plain. They were planned to provide protection and security, so there was little emphasis on decoration (Research Atlantica 1992: 75).

By 1920, the Bungalow had become a major influence on the design of Frame Vernacular houses (Janus Research 2011: 16). As a result, the form, plan, and features of frame buildings tended to be more regular, as is seen in the 1920s and 1930s homes built in Pompano’s Monticello Park subdivision. After 1920, brick chimneys became a common feature. Windows were double-hung sash, often with multi-paned upper sashes. The size of panes increased during the 1920s, generally to either 1/1 or 2/2 lights. Craftsman-style windows, with a single lower light, and 3, 4, or more lights in the upper sash, were also typical. Porches, usually full-width, remained common (Janus Research 2011: 16).



**Figure 9. Ca. 1930s photograph of a typical Frame Vernacular house in the northwest section of Pompano. Note the raised piers, top-hinged wood shutters propped up on posts, wooden steps, and wide eaves (Source; Rev. Mack photograph collection, Broward County Library of African-American Resources).**

Frame Vernacular houses often have roof overhangs with exposed rafter tails, wooden or sheet metal shingles (often replaced later with asphalt or composition shingles), and sometimes dormers for attic circulation. Many exteriors are covered with horizontal plank or weatherboard siding, occasionally with patterned shingles covering the gables. Typically, the shingle patterns and roof brackets, plus porch railings or columns, are the only decorations.

Examples of 1920s and 1930s Frame Vernacular architecture still stand throughout Pompano Beach. Built of hardy Dade County pine, they have withstood many hurricanes during their life. Through necessity and changing lifestyle patterns, they have undergone various alterations, usually by enclosing the front porch and stuccoing the exterior. Unfortunately, many Frame Vernacular houses in northwest Pompano have been demolished in recent years, resulting in a grievous loss to the historic streetscape. The preservation of those houses that remain from this period should be a high priority.



**Figure 10. Frame Vernacular house from the 1930s at 118 NE 6<sup>th</sup> Street.**

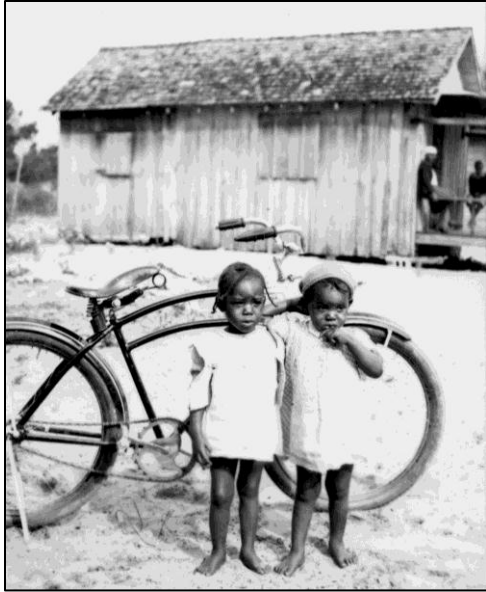


The northwest section of Pompano also contains a small collection of frame houses with identifiable Caribbean characteristics, mainly built by Bahamian immigrants who came to Pompano beginning in the early 1900s. Bahamian vernacular architecture, with its roots in Africa, was ideally suited to a tropical climate and builders took full advantage of siting, materials, and construction materials to create a distinctive house type (Craton et al 2000: 103). Their most identifiable characteristic was the use of a hipped roof, with the short side facing the street. Roofs may have been thatched with palm fronds in the Bahamian tradition, but by the 1920s most houses had pressed metal shingles. The hipped roof nearly always extended out to shelter a front porch (Fields 1998: 222). Later, this porch often was screened or even enclosed as air-conditioning became more prevalent by the 1940s.



**Figure 11. Typical Bahamian-influenced house built in the 1930s on Hammondville Road (MLK Boulevard) featuring a hipped roof that extends in front to form a porch, in this case enclosed, stuccoed, and with metal louver windows.**

Most Pompano landowners built housing for their agricultural workers. This housing, usually known by their owner's name ("Jones Quarters," "Lyons Quarters", etc.) was located in an area roughly bounded by Hammondville Road and the Pompano Canal on the south, NW 9<sup>th</sup> Avenue on the west, NW 6<sup>th</sup> Street on the north, and Dixie Highway on the east. Each of the individual Quarters varied in size from a few houses to over two dozen dwellings. The typical Quarters housing was a small one-story frame house with or without windows, built on brick or concrete block piers, with a front-facing gable, and small front and rear porches.



**Figure 12. Two 1930s views of unidentified Quarters housing in Pompano, built by landowners for their agricultural workers.**



Although its economy was based on agriculture and not tourism or real estate speculation, Pompano did experience sustained physical growth during the “Florida Land Boom” of the late 1910s and 1920s, although on a considerably smaller scale than other South Florida communities. Although many of the residential subdivisions planned in Pompano were never built, the moderately successful Monticello Park subdivision dates from 1925 and was located west of Dixie Highway. The east-west streets, now NW 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> Streets, were once named Indiana, Illinois, and Ohio Streets respectively (Hobby 2010: 49). Although the home builders in Monticello Park are not known, they were most probably from the area, using local building materials. The houses were almost uniformly 1-story Frame Vernacular residences such as were being built elsewhere in Pompano, although a few stuccoed frame Mission-style houses also were built.



**Figure 13. Frame Vernacular house of the 1920s built in the Monticello Park subdivision, Pompano’s best-preserved residential subdivision from the Florida Land Boom period of the 1920s.**





**Figure 14. The 1924 Frank Austin House at 410 NE 5<sup>th</sup> Avenue is the only residence in the Historic Sites Survey area listed in the Local Register of Historic Places.**

The general prosperity of the 1920s is also reflected in the building of several large and architecturally significant houses in northeast Pompano by pioneer families who had done well financially during the previous decades. Among these was Frank Austin, an early settler in Pompano who bought a large lot along NE 5<sup>th</sup> Avenue and built his Craftsman-style Bungalow house there in 1924. Along with the Mediterranean Revival-style homes of landowner B.F. Bailey on NE 4<sup>th</sup> Street and Robinson family patriarch Archibald Robinson on NE 5<sup>th</sup> Avenue and the unusual Moorish Revival-style home of his son Wallace Robinson next door, the Austin House anchors a small island of gentility and architectural stylishness at the east end of a town still barely 20 years old.

Unfortunately, the identity of architects or contractors for the majority of homes built in Pompano during the 1920s and 1930s is as yet unknown. Pompano was too small at this point to support a resident architect or even a professional contractor, and clients typically looked to architects and builders in nearby Fort Lauderdale or West Palm Beach.





Figure 15. Looking south down tree-lined NE 5<sup>th</sup> Avenue (re-named Pioneer Avenue) with the Robinson family houses on the left, sometime in the 1930s (Source: Dan Hobby 2013).

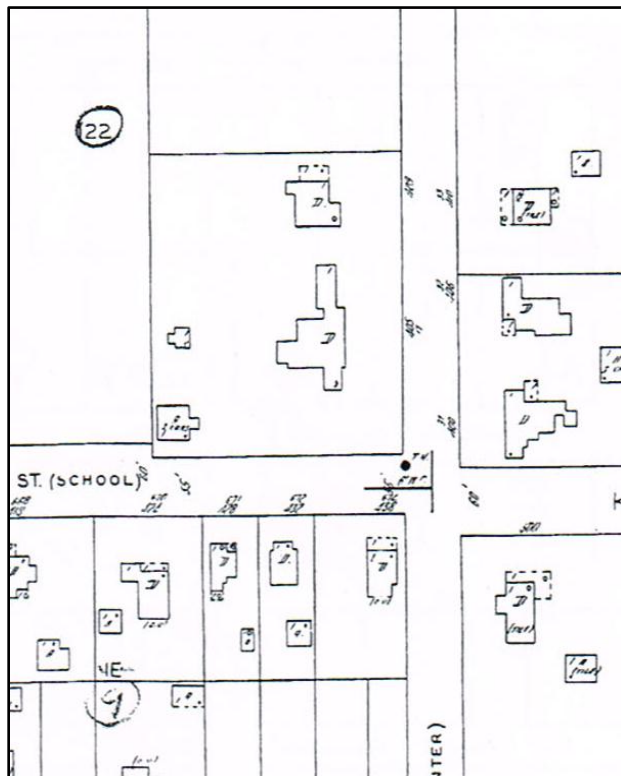
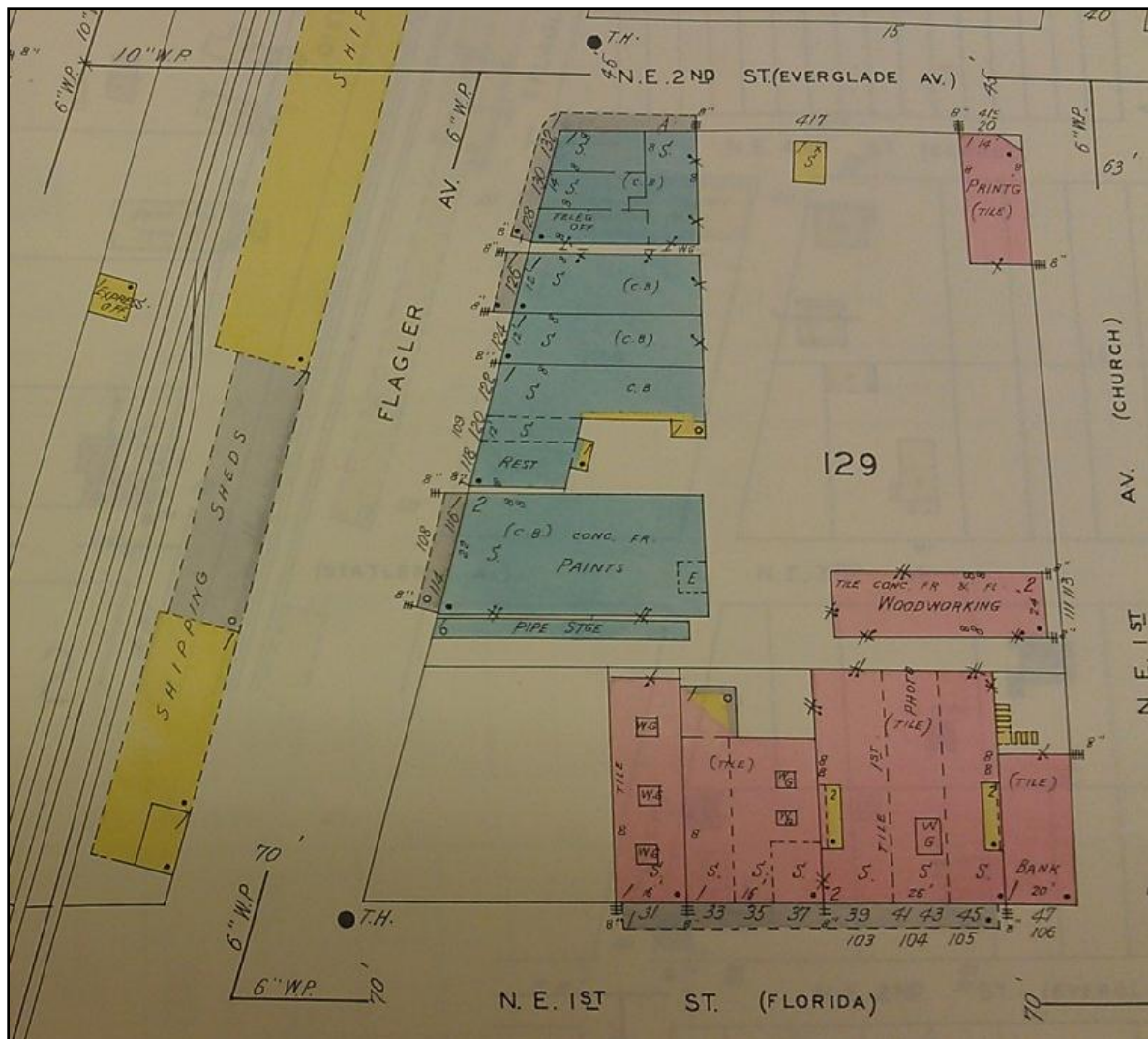


Figure 16. Inset of 1939 Sanborn Insurance Map showing the cluster of residences built during the mid- and late-1920s along NE 5<sup>th</sup> Avenue between NE 4<sup>th</sup> and 5<sup>th</sup> Streets by the Bailey, Austin, and Robinson families.

Many of Pompano's businesses were concentrated in a compact and readily identifiable commercial district or "downtown" located east of the FEC railroad tracks along Flagler Avenue, NE 1<sup>st</sup> Avenue, and three cross streets. During the 1920s, many of the older wood frame commercial buildings were replaced by their owners (or destroyed by hurricanes) with new and more permanent buildings. One of the first was the one-story Bank of Pompano built in 1922 at the northwest corner of NE 1<sup>st</sup> Ave and NE 1<sup>st</sup> Street (Hobby 2010: 55). In typical "banker style," the unknown architect/builder used such classical features as pilasters and a central entrance with roof parapet to project a financially solid appearance. Next door was the two-story Hotel Bailey building, dating from ca. 1924. Building activity continued along the stretch of Flagler Avenue between NE 1<sup>st</sup> and 3<sup>rd</sup> Streets into the 1930s and even during the height of the Depression. Both the Mercantile Building (114 Flagler Avenue) and the Bevill Building (128-134 Flagler Avenue) date from this period. Finally, Pompano had a downtown worthy of the name.

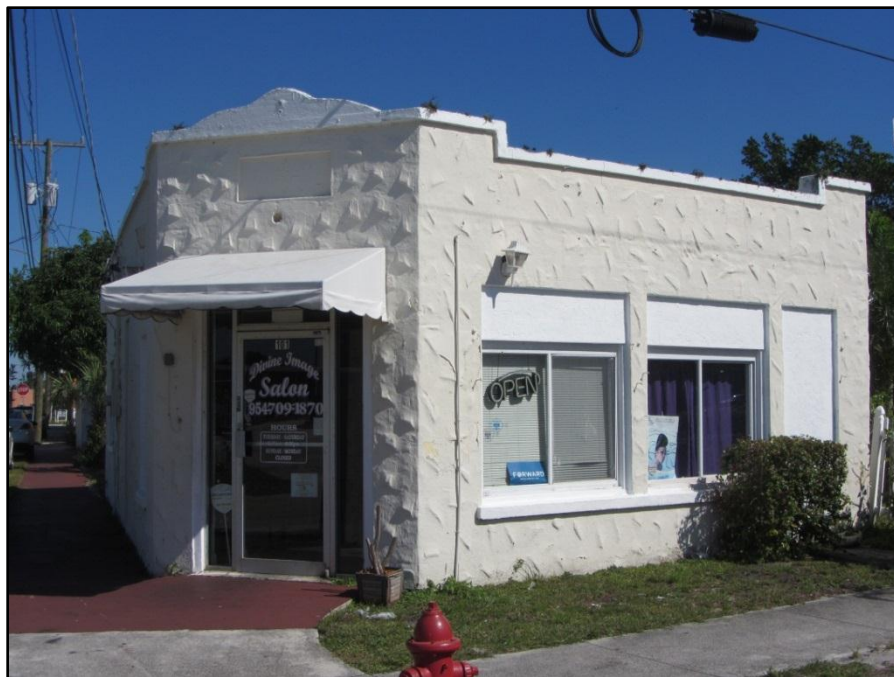


**Figure 17. 1939 Sanborn Insurance Map showing the downtown commercial district of Pompano east of the FEC tracks and station. The bottom right building is the 1922 Bank of Pompano and to its left is the ca. 1924 Bailey Hotel. The stores built along Flagler Avenue in the 1930s gave this section of town a real "urban" feel.**

When Dr. George S. McClellan arrived in Pompano in 1921 to establish his medical practice, he commissioned a one-story, reinforced-concrete building with an unusual trapezoidal footprint fronting directly on the corner of NE 1<sup>st</sup> Avenue and NE 2<sup>nd</sup> Street in downtown Pompano. Its solid construction was no doubt responsible for its survival during the powerful 1926 hurricane, when many other buildings in the downtown were damaged or destroyed (Cavaoli 2007: 31). An even more destructive hurricane hit Pompano in 1928, causing extensive damage to homes and businesses (Hobby 2010: 69).

McClellan's office building, along with the afore-mentioned Pompano Bank building and others in the downtown area, introduced masonry construction to Pompano, whose architecture heretofore had consisted of wood frame buildings. A few buildings from the 1920s, such as the Bailey House on NE 4<sup>th</sup> Street had utilized hollow-clay tile construction, which was then finished with smooth stucco, but by the late 1920s and 1930s, concrete block construction became increasingly popular for commercial buildings. One of the grandest masonry buildings in Pompano was the Hotel Walton (since demolished), a three-story building taking up much of an entire city block.

When Frank and Florence Ali built their two-story commercial building on Rock Road/Hammondville Road in 1933 to house their beauty and barber shop businesses, they chose concrete construction. The Pompano Firehouse, city pump station, Pompano Elementary and High Schools, Pompano Colored School, and the 1937-1938 Methodist Church all used masonry concrete construction, although the church was executed in the deliberately anachronistic Gothic Revival Style.



**Figure 18. The Mission-style Dr. George McClellan Office (1921) is of reinforced-concrete construction finished with rough-textured stucco.**



Although he was not known to have ever had much interest in either architecture or the building arts in general, real estate developer William L. Kester left a definite mark on the Pompano architectural scene during the 1930s and early 1940s. A Northern transplant to Pompano, he bought land in the 1920s and 1930s within Pompano, as well as along the as-yet undeveloped beachfront in Pompano Beach and built rental cottages (Kemper 1983: 24). The so-called “Kester Cottages” were bare-bones simple, utilizing wood frame construction on concrete-block piers and finished on the interiors with wood paneling instead of plaster. The Kester Cottages utilized no more than three or four standard house plans or design but monotony was avoided by the distinctive use of painted wood shutters with decorative cut-out designs. Some featured other decorative touches such as picket-fence cladding and round louvered vents on the front gable ends. Many of the residences also featured a small one-bay frame garage located to the house’s rear.



**Figure 19. Two Kester-built rental cottages standing side-by-side on the 600 block of NE 1<sup>st</sup> Street.**

The identities of the Kester Cottage builders are unknown, but it is thought that Kester employed local builders, carpenters, and electricians in their construction, providing much-needed employment during the Depression. Once they outgrew their usefulness in the 1960s, the cottages Kester had built along the Atlantic Ocean beach were demolished or moved elsewhere. Kester had also built a concentration of rental cottages along NE 1<sup>st</sup> Street, as well as in the neighborhood around his three-story Mission-style Kester Apartment Building on NE 11<sup>th</sup> Avenue. Today, only six documented Kester Cottages remain along NE 1<sup>st</sup> Street, along with two others that were moved and now stand in Founders’ Park, where they are operated as museums by the Pompano Beach Historical Society.

Two important developments occurred in the architectural history of Pompano after World War II. The first was the expansion of the residential section of town well beyond the original line of NE 13<sup>th</sup> Avenue. Even within the old building limits, there was a dramatic uptick in residential construction. Veterans who had trained in Florida during the war returned, attracted by GI loans. Florida as a whole became a more desirable all-weather location due to widespread use of indoor air conditioning and municipal programs to spray for mosquitoes. In the old section of NE Pompano, new houses were built along NE 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Streets.

Unlike the Kester cottages of the 1930s, the houses built in the 1950s and early 1960s were concrete block finished with stucco or brick veneer. The Ranch Style, with its characteristic low profile, low-pitched or flat roof, and sprawling, irregular floor plan became popular during this period. Ranch-style houses delighted in a variety of building finishes, including brick or tile veneer bands, pierced concrete blocks used as screens or dividers, built-in brick planter boxes, and metal posts or filigree. Garages and carports were integrated into the overall design of the house, instead of being in a separate structure. Large picture windows on the façade became common, as did the use of metal awning and jalousie windows.



**Figure 20. Typical Ranch-style house of the early 1960s at 601 NE 5<sup>th</sup> Street, built as part of the residential development along NE 5<sup>th</sup> Street.**



**Figure 21. The Ranch-style house at 600 NE 3<sup>rd</sup> Street with its prominent two-car garage.**

The other important development occurred in the northwest section of the city. As agriculture slowly declined in importance in the region's economy after World War II, land formerly used for farming was sold off for residential development. This included the Quarters housing built by Pompano landowners in the early 1900s. The Quarters housing, considered woefully substandard by this time, were demolished beginning in the 1960s, leaving the early-1940s Jones Quarters workers' housing on NW 8<sup>th</sup> Terrace as the sole remaining reminder within City limits of this era of Pompano's agricultural history. The Jones Quarters housing is also significant as the only example of masonry workers' housing still standing in Pompano.

On the newly cleared land, Pompano's African-American landowners erected new, modern apartment houses during the 1950s and 1960s. These two- and three-story masonry buildings were functional and modern in appearance, with smooth stucco finishes, flat or shallow-pitched gable roofs with projecting concrete beams visible below the eaves, exterior stairs with metal railings, and metal windows. Oftentimes, concrete "eyebrows" or ledges wrapped around corners or over windows to provide shade (a holdover from the 1930s Art Moderne Style), and several complexes featured pierced concrete screens with vertical or circular cut-outs.

One of the best-preserved of these new buildings that dotted the landscape of northwest Pompano beginning in the early 1950s is the Grisham Hotel (which also partially operated as an apartment house and dry cleaners), built by Harry Grisham in 1955-1956. The three-story main building is joined via a small hyphen to a second two-story wing. Other apartment buildings from this period include the Atlantic, Lincoln, and Hammondville Apartments on NW 7<sup>th</sup> Avenue, Luxury Apartments on NW 8<sup>th</sup> Avenue, the Gateway Apartments on NW 8<sup>th</sup> Avenue, and the Pinewood Heights Apartment on NW 8<sup>th</sup> Avenue, all built in the late 1950s and early 1960s (Polk's City Directories of Pompano Beach 1954 and later).





**Figure 22. 1955-1956 Grisham Hotel on NW 4<sup>th</sup> Avenue, one of the early masonry apartment/hotel buildings constructed in the northwest section of Pompano Beach during the 1950s and 1960s.**



**Figure 23. The large Atlantic Apartments complex at 110 NW 7<sup>th</sup> Avenue dates from 1960.**



**Figure 24.** A typical two-story apartment building from the early 1960s, this one at 329 NW 7<sup>th</sup> Street in northwest Pompano Beach.



## 4.0 IMPORTANT HISTORIC THEMES IN THE POMPANO BEACH HISTORIC SITES SURVEY AREA

### 4.1 Agricultural Theme

Agriculture dominated Pompano's economy for the its first 60 years, in contrast to the more tourist- and resort-oriented south Florida cities of Palm Beach, Hollywood, and Ft. Lauderdale. The region's rich, loamy soil and growing conditions made Pompano and its surroundings ideal for farming. The farmer Earl Ehmann is said to have introduced pineapple cultivation to Pompano in 1897, only a year after the FEC Railway made Pompano a stop on its rail line (Research Atlantica 1992: 15). Growing pineapples was hard on the soil however, and by 1902 farmers such as L. R. Smoak were planting their first bean crops (Hobby 2010: 31).

*Rich farm land attracted settlers to early Pompano. With transportation facilities at hand, there was a rush for acreage suitable for the emergent predominant agricultural economy, the growing of truck crops for northern markets. Generally, land values in Pompano reflected the character of the soil, drainage conditions, and location with respect to the railroad. (Kemper 1983: 6)*

By the 1910s, most Pompano farmers were growing beans, tomatoes, eggplant, squash, and peppers, making Pompano the center of the winter vegetable trade in Florida. At first, some farmers only lived in Pompano during the winter, returning to north Florida or Georgia after the winter vegetable crop was harvested.

Well into the first decade of the 20<sup>th</sup> century, farming in Pompano was completely un-mechanized—animal power or human power was used to plow, pull stumps, haul produce, and do most other heavy agricultural work (Hobby 2010: 29). After acquiring tracts of land in and around Pompano, farmers soon were faced with the critical problem of finding labor to clear and cultivate their land, plant and harvest crops, and then sort and pack the crops for shipment by rail. There was simply not enough local labor, so the call went out for farm workers or “bean pickers.” Throughout the 1910s and 1920s, workers came to Pompano from elsewhere in Florida and the cotton fields of southern Georgia and South Carolina, where the cotton crops had been decimated by the boll weevil, seeking employment in this growing center of winter truck farming (Harvey 2013 interview).

During this period, farmers also sent agents to spread the word in Miami, hoping to attract experienced farm workers coming to that city from the Bahamas. This was at a time when the Bahamian agricultural economy was suffering, forcing many of its people to move elsewhere for work (Craton et al 2000: 151). Wrote early farmer William H. Blount: “Many of our field hands came from Nassau” (Kemper 1983: 10). Another observer wrote in 1915: “We have about 300 inhabitants with the same number of colored. Many immigrants came here from Nassau to work, and without the colored man's help, farming here would be a hard proposition” (Research Atlantica 1992: 22).

As was done in the mill towns of New England or the Pennsylvania anthracite coal fields, Pompano landowners built housing for their agricultural workers. This housing, known as “Quarters” was located in an area roughly bounded by Hammondville Road and the Pompano Canal on the south, NW 9<sup>th</sup> Avenue on the west, NW 6<sup>th</sup> Street on the north, and Dixie Highway on the east. The named Quarters included Lyons (North and South), Campbell's, Wise, Green, Allison, Blount

Brothers, Jones, Whitworth, Cheshire, and Delegal, among many others (Hankerson 2003: 3)(US Population Censuses for 1930 and 1940).

Each of the individual Quarters varied in size from a few houses to over two dozen. The typical Quarters housing was a small one-story frame dwelling with or without windows, built on brick or concrete block piers, with a front-facing gable, and small rear and front porches. Based upon at least one historic photograph, some of the housing consisted of the “shot-gun” type (Hobby 2010: 77). One of these shot-gun houses (probably, although not certainly a farm worker’s house) still stands on NW 8<sup>th</sup> Avenue.

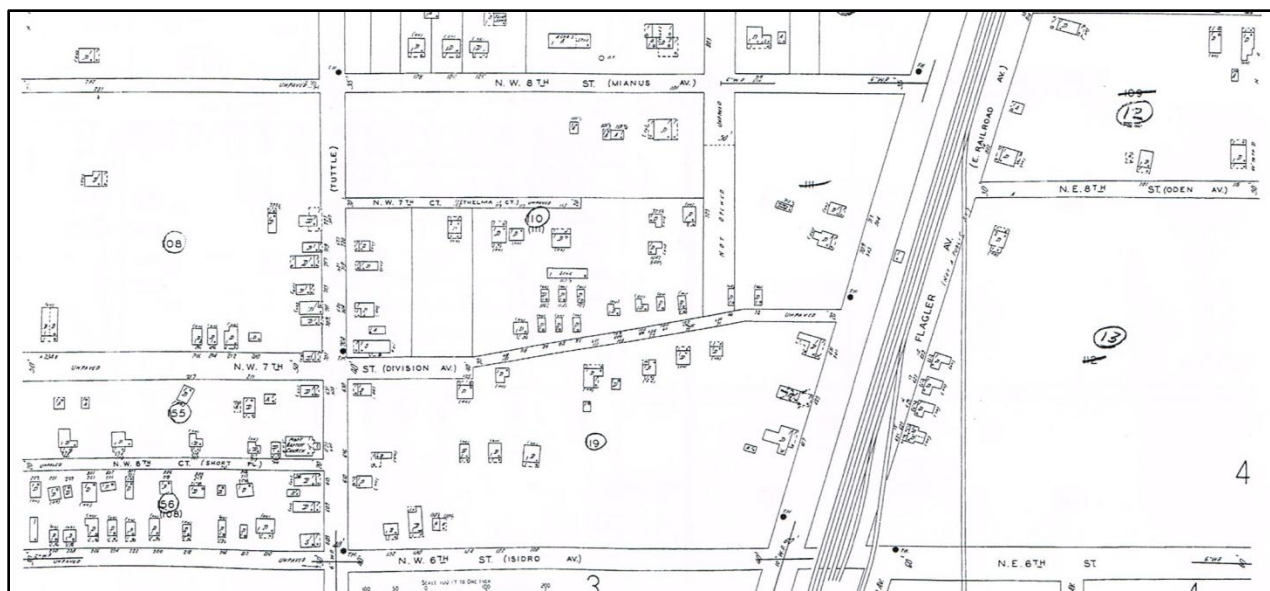


**Figure 25. Shot-gun house and possible farm workers’ housing on NW 8<sup>th</sup> Avenue, Pompano Beach.**

The Quarters housing, whether single-family or dormitory-style, typically had neither electricity nor running water and residents had to pump water from community wells and use out houses. “We were always afraid of meeting up with snakes in the outhouses, and oh, the mosquitoes were always terrible!” said one former Quarters and long-time Pompano resident (Harvey 2013 interview)

The Quarters consisted of groups of houses connected by pathways to each other, often with a small farmer-owned store or commissary for buying supplies and food. With virtually no improved streets in the northwest section of Pompano, the Quarters were connected to each other by dirt paths. Several churches (Mt Calvary, Psalter, and Antioch) as well as the homes and small farms of

Pompano's African-American farmers were interspersed with the Quarters housing. Antioch Baptist Church reputedly was started in Blount Quarters under the direction of Rev. E. S. Saunders, with the original church built on land donated by the Blount family (Research Atlantica 1992: 24).



**Figure 26. Quarters Housing as shown on the 1939 Sanborn Insurance Map of Pompano.**

Because the housing was usually offered free (or rented for a nominal fee) to the workers and their families, Pompano landowners exercised varying degrees of social control over their workers (Armbrister 2013 interview). Often, male workers came to Pompano for a few seasons, then brought along their families, thereafter buying small farming tracts in of their own the northwest section of Pompano and moved out of the Quarters. Early settler Jack Swain was typical; he first came to Pompano in 1906 as a migrant worker, but soon became a sharecropper for landowner A.W. Turner. By 1909, he had moved his family to Pompano, eventually acquiring a small farm and building a house (since demolished) at the corner of NW 3<sup>rd</sup> Avenue and NW 3<sup>rd</sup> Street (Pompano Beach Centennial Committee 2008: 85).

“From these Quarters came such well-known folks as the Rolles, Casons, Grooms, and Brookings, among many others. Notable residents included Elijah “Pat” Larkins, Pompano’s first black mayor; Neil Crosslyn, the first black doctor born in Pompano; and Karl Weaver, the first black elected to the Pompano Beach City Commission”(Hankerson 2003: 4).

In the late 1930s, attention became more focused on the conditions of agricultural workers and their housing. Around 1940, a new migrant labor camp was built on the west side of Pompano by J. S. Coston (Research Atlantica 1992: 32). The facility consisted of 316 units and represented a marked improvement over the landowner-built and -rented housing in the Quarters. “The new housing had electricity, running water, showers, and other things provided at low cost never seen in the Quarters housing,” recounted long-time Pompano resident Hazel Armbrister.

In the 1940s, farmer and landowner Ralph Vaughan (R.V.) Jones built a cluster of one-story concrete-block houses for his agricultural workers on land just south of Hammondville Road and



north of the Pompano Canal. Jones, originally from Tennessee, had arrived in Pompano in 1925, doing odd jobs before he went into farming. One of his first acquisitions was farmland located just south of the present Pompano Beach City Hall (Pompano Beach Centennial Committee 2008: 85). Eventually, Jones became a major landowner in Broward, Palm Beach, and Martin Counties.

Like the Coston-built migrant workers' housing from a few years earlier, Jones Quarters housing featured indoor plumbing and electricity. Unlike earlier Quarters housing however, Jones rented his housing to his workers, instead of providing it for free (Hobby 2013 interview and Armbrister 2013 interview).



**Figure 27. Jones Quarters, built in the early 1940s by farmer R.V. Jones for his farm workers.**

Agriculture began to decline in importance in Pompano beginning in the mid-1950s, mostly due to rising land prices that made residential development more profitable than farming. Jones sold many of his landholdings to developers, among them a large tract sold to Jack Marqusee in 1960 in what became present-day Sandalfoot Cove in Palm Beach County. Nearly all of the Quarters housing elsewhere in Pompano was demolished beginning in the 1950s, with modern concrete-block apartment houses and small residential developments built in their place throughout the northwest section of Pompano Beach. Still used as rental housing (although no longer exclusively by agricultural workers), Jones Quarters is one of the few tangible reminders within Pompano of the city's once preeminent role as an agricultural center in Florida.

## 4.2 Commercial Theme

Pompano's commercial sector was closely tied to its agricultural economy and consisted of stores and businesses selling goods and services to local residents, farmers, and out-of-town produce buyers. Many of Pompano's businesses were concentrated in a compact and readily identifiable commercial district or "downtown" located east of the FEC tracks along Flagler Avenue, NE First Avenue, and three cross streets. The commercial buildings date from the 1920s and 1930s and are mostly built in variants of the Mission Style, the most important of which include the former Bank of Pompano (61 NE 1<sup>st</sup> Street), the Mercantile Building (114 Flagler Avenue), and the Bevill Building (128-134 Flagler Avenue).



**Figure 28. Commercial buildings along Flagler Avenue in the late 1930s.**

The Bank of Pompano opened in its handsome masonry building on September 25, 1922. The opening was a gala affair, with "speeches by local leaders, refreshments served by the wives of the bank directors, and a concert from an orchestra of local musicians" (Hobby 2010: 55). On its first day of business, the bank took in several thousand dollars in deposits. The Bank of Pompano building was one of several substantial masonry buildings erected during this period in Pompano's rapidly growing commercial district, including the Bailey Hotel building and the Ogden Building. The establishment of a local bank located in Pompano was an indication of the growth of the city's agricultural economy and provided a local source of credit for the area's farmers who previously had to deal with banks in Miami or Palm Beach (Hobby 2010: 56).

The Bank of Pompano closed its doors shortly after word spread on November 16, 1931 that the bank was insolvent. In 1934, the bank building was purchased by businessman and real estate investor William L. Kester who formed the Farmer's Bank of Pompano (renamed the Pompano Beach Bank & Trust in 1960), one of several enterprises he formed to help spark the city's economy during the 1930s (Hobby 2010: 73). Kester also operated his real estate office out of this building.

As indicated by an aerial photograph from the 1950s, the building was extended at a later date to the north all the way to the rear alley.

The Bailey Hotel is significant as a hotel built before the popularity of Pompano Beach as a tourist destination. Built ca. 1924 next to the Bank of Pompano and only a block from the FEC Railway station and original farmer's market, the Bailey Hotel catered to salesmen and others doing business in Pompano's commercial area. The Bailey Hotel was listed in a one-page directory from the 1920s for Pompano by the Southern Bell Telephone Company (Cavaioli 2007: 48). The Bailey Hotel building also is shown on both the 1924 and 1939 Sanborn Insurance Co. maps of Pompano. The hotel's eight rooms were located on the second floor of the building, while shops and/or cafes occupied the first floor. The hotel's entrance was via a door located near the center of the façade along NE 1<sup>st</sup> Street.

Described in one published source as a "working man's hotel" the Bailey Hotel was a much smaller and less elegant competitor to the Hotel Walton, built in 1925 further to the east on NE 1<sup>st</sup> Street (Hobby 2010: 25). The latter hotel featured a lobby and restaurant and was the main social gathering center in Pompano for many years until it began to decline in the late 1950s. The Bailey Hotel continued in operation under various owners into the 1980s. City directories from the 1950s, 1960s and 1970s give a list of the first-story tenants of the Bailey Hotel building.



**Figure 29. Historic postcard view of the Hotel Bailey (left) and Bank of Pompano (right) buildings.**

According to a historic photograph from the 1920s, the building originally had barrel-tile coping along the façade roofline and a rounded parapet at the building's center point. Full-height windows flanked inset canted entrances on the two sections of the building, and there was a single-leaf entrance for the hotel at the building's center. This photograph also shows a gabled-roofed glass skylight over the west section of the building. By the 1940s, according to a postcard view from that



period, the tile coping and rounded parapet had been removed and a corrugated metal awning on metal posts had been added over the first-story windows and entrances. A neon sign with “Hotel Bailey” in lights projected from the building above the single-leaf hotel entrance. The building is currently under renovation.

Another important commercial area is located along Hammondville Road (Martin Luther King Boulevard). Probably the most historically significant and architecturally distinctive building in this commercial area is the Ali Building (353 Martin Luther King Boulevard) formerly owned by Frank and Florence Ali and housing a number of their business concerns.

The Ali Building dates to 1933 soon after the marriage of Florence Major Poitier and Frank Ali. In this building the Alis operated a men’s barber shop and a beauty shop for women at a time when black residents could not attend the white-owned establishments in downtown Pompano several blocks to the east across the Florida East Coast Railway tracks. Although Frank and Florence were divorced in 1953, they continued to run their businesses together in the same building for years and to work together on other business ventures.

Florence Ali operated several other successful businesses in Pompano, some with her ex-husband until his death in 1966. In addition to *Florence’s Beauty Shop* that she opened in 1933, she also ran a boarding house next door (*Ali’s Rooms*, 351 Hammondville Road, first opened about 1958 and closed about 1974), a billiard parlor (*Ali’s Pool Room*, 310 NW 6th Avenue, first opened about 1960 and closed about 1974), and a nightclub (*Ali’s Club Clover Tavern*, 312 NW 6<sup>th</sup> Avenue, first opened about 1962 and closed about 1970). At a time when few women in general, and even fewer black women, owned businesses, by the mid-1960s Florence Ali was very much a local success story in Pompano Beach.



**Figure 30. Historic Ali Building, home to businesses run by Frank and Florence Ali on Hammondville Road/Martin Luther King Jr. Boulevard.**



Frank and Florence's purchase of the building was all the more significant because it was one of the few African-American owned commercial buildings in Pompano, even in the black section of town along Hammondville Road, also called Rock Road. Many of the black-owned businesses in the area operated out of buildings that were owned by whites. Frank and Florence Ali were pioneers and leaders in the northwest section of Pompano (*Report Recommending the Designation of the ca. 1933 Ali Building a City of Pompano Historic Landmark* by Christopher Eck, Broward County Historical Commission (2007):

The Ali Building housed more than just a collection of businesses; it served as an informal community center and information exchange for the tightly knit and self-sufficient African-American community of Pompano during segregation. Long-time Pompano resident Hazel Armbrister recalled: “Anyone getting off the train for the first time in Pompano was told by either a railroad porter or someone working at the station: Go to the Ali’s! There you learned about jobs, places to stay, where to get something to eat, and the local news. The Ali’s knew who was looking to hire, who had a spare room to rent, or where you could get a good cheap meal” (Armbrister interviews January and April 2013).

Although many of the buildings indicated along Martin Luther King Jr. Boulevard on historic maps and atlases have been demolished, a few masonry buildings from the 1950s and early 1960s still stand in various states of repair. City directories from the 1950s on indicate that this commercial area contained a mix of restaurants, bars, groceries, and pool halls, as well as florists, dry cleaning establishments and beauty/barber shops.



**Figure 31. Phillips Barber Building, 738 Martin Luther King Jr. Boulevard.**

### 4.3 Religious Theme

The establishment of religious communities and the building of houses of worship took place in Pompano almost from its settlement and at least one still-extant congregation pre-dates the city's founding in 1908. Probably the oldest extant church building in the Pompano survey area is the First Methodist Church (210 NE 3<sup>rd</sup> Street), dating from the 1930s and architecturally significant as Pompano's only Gothic Revival-style building (the large 1950s addition is also architecturally significant in its own right). The church is listed in the Local Register of Historic Places.



**Figure 32. Historic postcard view of First Methodist Church of Pompano, built in 1937-1938 on NE 2<sup>nd</sup> Street, Pompano Beach (Source: Dan Hobby, Pompano Beach, FL).**

Churches serving Pompano's African-American population are historically important for the role they and their pastors played in the spiritual, political, and social life of the community, particularly during the pre-Civil Rights era before the 1960s. One of these churches, the Bethel AME Church, has already been recognized as a landmark and is listed in the Local Register of Historic Places.

Mount Calvary Baptist congregation was organized in 1902. A small brush arbor on Florida East Coast Railway property was utilized for a meeting place. Reverend Brown (known as "Little Brown") became the first pastor. Later the church moved to a small frame house on NW 3<sup>rd</sup> Avenue. Services were held there until a parcel of land was donated by the Model Land Company; at which time a small frame church was erected on the site. For many years this was the only building in the northwest section of Pompano that had electricity (Harvey interview 2013).



**Figure 33. 1930s photograph of Mt. Calvary Baptist Church and congregation at its former location on NW 3<sup>rd</sup> Avenue (Source: Dan Hobby, Pompano Beach FL).**

In 1950, The Rev. Collie Pete was elected to serve as pastor. Under his tenure, the congregation bought a plot of land on Northwest 8th Avenue to build a larger church. Church leaders signed a loan for \$10,000 with the Pompano Bank for the building. Most of the construction was donated by church members, and on May 5, 1957, services were held at the new location. On May 5, 1957, the members of Mount Calvary began worship in the present facility located at 800 NW 8th Avenue. (Historical Sketch of Our Church <http://mtcalvarypb1902.org/>) “Mt Calvary, Oldest Church in Broward, Celebrates 109 Years in Pompano Beach.” (Accessed at <http://pompanopelican.webs.com/apps/blog/show/7034462>,

The pastors and deacons at Mt. Calvary have been distinguished leaders of the African-American community in Pompano. Rev. Lawrence Ely, father of Ft Lauderdale Colored School Principal Joseph Ely and father-in-law of equally famed Pompano Colored School Principal Blanche Ely, was pastor of Mt. Calvary from 1904 until his death in 1918.

Rev. James Coleman was born in 1873 in Thomasville, Georgia and became an ordained minister at eighteen years old. He first became pastor of St. Mark’s Church in Miami and then in 1924, moved on to become simultaneously pastor of Mt. Zion Baptist Church in Deerfield Beach and Mt. Calvary Baptist Church. Along with Principal Ely, Rev. Coleman worked tirelessly to promote the welfare of black school children in Pompano and improve their educational opportunities in the segregated Broward County school system. Early resident Jack Swain joined the church in 1910 and was ordained deacon by Mt Calvary’s first pastor Rev. J. T. Brown. Rev. Albert E. Johnson became a member of the Mt Calvary congregation in 1934 and was ordained to preach a few years later under the direction of Rev. Coleman (Harvey 2012: 39)(Pompano Beach Centennial Celebration Committee 2008: 83, 85, and 93)(Interview with Eunice Cason Harvey 2013).





**Figure 34. Mt. Calvary Baptist Church, whose congregation was formed in 1902, dates from 1957.**

Hopewell Baptist Church congregation was organized on July 18, 1946. The original church located at 1001 NW 6th Street was erected in 1948. The congregation then consisted of only 32 members. The Rev. D. V. Miller was Pastor of Hopewell Missionary Baptist Church, from 1946 - 1963.



**Figure 35. Hopewell Baptist Church built in 1948 and unique in Pompano Beach for its two-tower design.**

Established in 1930, the Greater Missionary Baptist congregation is one of several historically important African-American religious congregations in northwest Pompano. The church, erected in 1952, is architecturally significant for its Caribbean-inspired design with an arcaded raised basement.



**Figure 36. Antioch Baptist Church on NW 8<sup>th</sup> Avenue.**



#### 4.4 Kester Cottages in Pompano

Businessman William L. Kester (1873-1954) rode into Pompano's economic maelstrom of the early 1930s almost like a rescuing white knight. Kester had arrived in south Florida in 1919 and settled in Pompano by 1923, taking advantage of its well-known sport fishing. Having acquired considerable wealth during the preceding two decades, Kester set about buying and developing real estate in Pompano during the 1930s as well as starting numerous business enterprises to aid the city's unemployed (Research Atlantica 1992: 26).

One of his most memorable ventures was the Broward Cigar Company, begun in March 1931 in a building on NE 1<sup>st</sup> Street behind the Bank of Pompano building (Hobby 2010: 73). The business was intended to employ as many local workers as possible producing low-cost cigars, especially the well-known Booker T. Washington brand. At one point, the factory was producing as many as 5,000 cigars a day (Cavaoli 2007: 62). In 1934, Kester and several other local investors and landowners reopened the Bank of Pompano as the Farmer's Bank of Pompano (renamed the Pompano Beach Bank & Trust in 1960).

A true real estate visionary, Kester saw that finding buyers for new residential developments in Pompano was at that point a losing proposition. He also realized that the era of the grand resort hotels built in South Florida to attract wealthy seasonal visitors was for the time being over as well. His solution was to buy land within Pompano, as well as along the as-yet undeveloped beachfront and build rental cottages. So began the era of the "Kester Cottage."

Reflecting the straitened and money-conscious times that characterized the Great Depression, the Kester Cottages were small and economically built, with few extra frills or ornamental details:

*The small white-framed cottages were built of sturdy Dade County pine, which was termite-proof and practically indestructible, at prices ranging from \$900 to \$1500. Each cottage was built on concrete blocks anchored to the ground by steel. Wood paneling was used instead of plaster walls. The interiors were functional, lacking luxurious amenities. But they withstood the impact of hurricanes and other harsh conditions of an ocean-front environment. Many young married couples first set up housekeeping in them at rents ranging from \$10-\$25 a month. Tourists rented them for \$25 a week. (Cavaoli 2007: 62)*

The identities of the Kester Cottage builders are unknown, but it is known that Kester employed local builders, carpenters, and electricians in their construction, providing much-needed employment during the Depression. Once built, the rental cottages along the beach provided steady employment for several black residents of Pompano, whom Kester employed as gardeners, handymen, and maids (Armbrister 2013 interview).

The Kester Cottages display characteristics of the so-called Minimal Traditional Style, popular throughout the country during the hard economic times of the 1930s and early 1940s. Eschewing the historicism of the 1920s, this style emphasized traditional and simple building forms, and usually is characterized by a side-gable roof with projecting gable-front ell on the façade, painted wood siding and trim, and casement or sash windows. The Kester Cottages were readily identifiable in Pompano by their distinctive wood shutters with cut-out designs, and the frequent use of picket

fence siding and round louvers on the gable front. Many of the residences also featured a small one-bay frame garage located to the house's rear.

Kester's developments were concentrated in two locations: the cottages along Route A1A north of Atlantic Avenue known as Kester's Ocean Colony were mostly for rent and attracted tourists to Pompano when many other tourist hotels were struggling or failing (Kemper 1982: 46) (Cavaioli 2007: 61). Both 1-story and 2-story frame cottages were built along the beach. The cottages built in a 3-block area north of Atlantic Avenue and between NE 10<sup>th</sup> and 13<sup>th</sup> Avenues were built for sale or rent to local residents (Garner 2013 interview). Kester also built the Mediterranean-style Kester Apartment Building on NE 11<sup>th</sup> Avenue.

For many years, Kester resisted the urge to sell his beach-front rental cottages for redevelopment. "All the up-to-date jerks want me to get them off the ocean as soon as I can," Kester joked in a 1951 newspaper interview. "I am only clearing 650 feet of the land along Riverside Drive starting at N.E. 3<sup>rd</sup> Street and going north. This property will not be subdivided, but will be kept in reserve for the day when the pepper-crates (as Kester called his cottages) are moved over the hill" (Pompano Beach Centennial Celebration Committee 2008: 129).

After Kester's death in 1954, most of the ocean-front cottages were torn down or moved to make room for the intense condominium development that occurred in Pompano Beach in the 1960s and 1970s. The in-town cottages survived longer, although most have been torn down or moved elsewhere, many since the last architectural survey of Pompano conducted in 1992. In 1974, two of the cottages were donated to the Pompano Beach Historical Society by Kester's nephew Stewart Kester and were moved to Founders Park on NE 3<sup>rd</sup> Street, where they are maintained as a museum (Garner 2013 interview). Thus, the small collection of surviving Kester Cottages located on the 600 and 700 blocks of NE 1<sup>st</sup> Street are rare and important reminders of the legacy of William Kester.



**Figure 37. Typical Kester Cottage located at 723 NE 1<sup>st</sup> Street, one of only a handful surviving of the nearly 100 such cottages built by William Kester during the 1930s.**

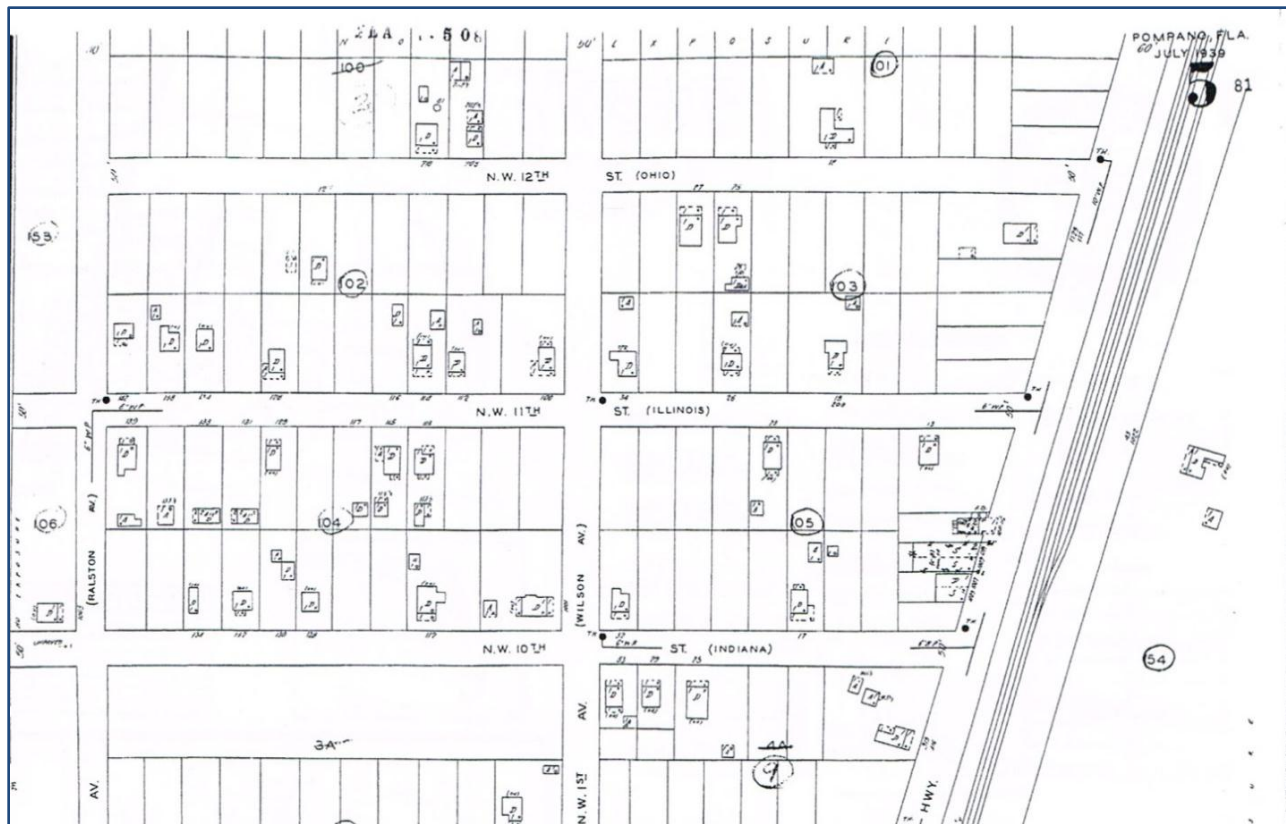
## 4.5 Florida Land Boom

Throughout Florida, the 1920s was a period marked by frenzied real estate speculation and development—the “Florida Land Boom.” Several factors went into producing this phenomenon, which seemed to affect Florida more than most other states. Nationally, there was a pent-up demand for housing following the end of World War I. The unregulated real estate and mortgage industries made loans readily available to many first time home buyers. The nation was fascinated with Florida in the 1920s, fueled by movies and by the aggressive advertising of promoters and local Florida Chambers of Commerce. Vacationing there was no longer just the domain of the rich, who arrived by train and stayed in expensive luxury hotels. Instead, anyone who could afford a Model T car and the price of gas could drive to Florida to vacation or to live part-time.

At first, these new visitors stayed in tourist camps or boarding houses, but by the early 1920s, the market was such that builders and developers were swamped with requests for new ready-built homes in Florida’s burgeoning seaside communities (GAI Consultants 2003: 12-13). Like many South Florida cities and town, Pompano experienced a residential building boom during the late 1910s and 1920s, although on a considerably smaller scale than in Ft. Lauderdale, Hollywood, or West Palm Beach (Reeves 1989: 14).

The South Florida real estate market began to slow appreciably in late 1925. The series of devastating hurricanes that hit Florida’s east coast in 1926 and 1927 and tightening credit eventually ended the Florida Land Boom, including Pompano’s short-lived one (Cavaioli 2007: 53). Many of the residential subdivisions planned in Pompano were never built, with the land simply platted and lots sold for speculation (Hobby 2011: 52).

One of the earliest as well as one of the few successful 1920s residential subdivisions in Pompano was Monticello Park, whose subdivision plat was approved in early 1925, less than 20 years after the town’s incorporation. The new subdivision included land located west of Dixie Highway and the FEC Railroad owned by Mr. and Mrs. William Timmons and Victoria Harrison. The name “Monticello Park” was chosen by Mr. Timmons, who hailed from Monticello, Indiana (Hobby 2011: 53-54). The east-west streets, now NW 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> Streets, were once named Indiana, Illinois, and Ohio Streets respectively.



**Figure 38. Sanborn Insurance Map of Pompano from 1939 showing the Monticello Park Subdivision, Pompano's first planned subdivision, begun in 1925.**

Many of the building lots were sold to members of Pompano's pioneer families (Leffler, Spangler, Robertson, Pridemore, Tarbett, and Helton among others) according to the "Pioneer Map" of Pompano by Donald Downing. The area was shown as Monticello Park on the 1924 Sanborn Insurance Map of Pompano, although it had not yet been developed. By the time the 1939 Sanborn Map was published, more than two dozen houses had been built along the two streets.

US Population Censuses for the 1930s and 1940s provide the names and occupations for many Monticello Park residents. In 1930, residents included Luther Richardson (lumber company manager), William Timmons (real estate), William Williams (Dry goods store manager), and James Leffler, John Moody, Victoria Havener, and C. Green (all with no occupations listed). The 1940 Census listed Timmons again, as well as Harry Foster (bookkeeper), John page (salesman), JB Isler (light keeper at the Hillsboro Light), Harvey Shock (carpenter), George Hammon (pharmacist), Thomas Noble (Pompano's postmaster), Earl Richardson (clerk at lumber company), Willie Fullbright (farmer), William Jones (printer) and JC Wade (store manager) (US Population Censuses 1930 and 1940 accessed at National Archives).

Although the builders or contractors for Monticello Park's homes are not known, they were most probably from the Pompano area, using locally obtained building materials such as Dade County pine, which becomes very hard and is so resinous that it deters termites (Reeves: 1989: 12). The houses were almost uniformly 1-story Frame Vernacular residences such as were being built



elsewhere in Pompano at the time, although a few stuccoed frame Mission-style houses also were built.

Another manifestation of the Florida Land Boom in Pompano was the building of architecturally stylish homes by some of Pompano's wealthier farmers of the 1920s. One of the most successful farmers from this period was Benjamin F. Bailey who moved from Pine Grove, Suwanee County sometime before 1920. Bailey soon began acquiring farmland in the Pompano area, eventually becoming one of Pompano's most successful truck farmers. According to the 1930 Census, the substantial Mediterranean Revival-style house at 500 NW 4<sup>th</sup> Street built in 1923 by Bailey was valued at \$10,000. There he resided with his wife Verdie, son Benjamin F. Jr., daughter Grace, and a servant, George Washington. (US Population Censuses 1920 and 1930) In 1934, Broward County Truck Farms Inc., a corporation owned by H.L. Lyons and Bailey, bought 6,200 acres of farmland west of Pompano, one of the largest land purchases in the area since the 1920s land boom period (Hobby 2010: 74).



**Figure 39. The Mediterranean-style house built by farmer Benjamin Bailey at 500 NW 4<sup>th</sup> Street during Pompano's Boom Period.**

In 1923, the FEC Railway's Model Land Company deeded property at the southwest corner of NE 6<sup>th</sup> Street and NE 5<sup>th</sup> Avenue to Frank S. and Emily E. Austin, one of the founding families of Pompano Beach. Soon after, Austin built his substantial Craftsman-style bungalow, one of the most architecturally stylish houses still standing in Pompano. The Frank Austin House has been designated a Pompano Beach historic landmark.

Archibald (Arch) Robinson and his wife Atelia were among the leading pioneer families of Pompano of the 1920s. In 1923, they purchased a large lot from Frank Austin. There Arch Robinson and his two sons Horace and Wallace built their substantial homes on either side of NE 5<sup>th</sup> Avenue. Built

during the Florida Land Boom of the 1920s, they are a unique family “compound” with each house different in design and style. Stylistically unique as well, the Wallace Robinson House is the only example of Moorish Revival-style architecture in the city, and the Horace Robinson House is a rare Mediterranean Revival-style house in Pompano.



**Figure 40. The 1923 Archibald (Arch) Robinson House built in 1923 at 406 NE 5<sup>th</sup> Avenue. It is one of the rare Mediterranean-style houses built in Pompano during the Land Boom of the 1920s.**

Spanish and other Mediterranean-influenced styles were most common in states such as Florida with a tradition of Spanish colonial architecture and their revival first appeared in Florida around 1880. Florida’s Spanish heritage and semi-tropical climate made it a particularly appropriate style for residential use. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival-style churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. One of the most significant architects associated with Mediterranean-influenced architecture was Addison Mizner, who used the style to create a distinctive urban look in cities like Palm Beach and Boca Raton. His lead was followed by numerous other architects and builders throughout Florida (Research Atlantica 1992: 41).

During the great Florida Land Boom of the 1920s, architects and builders applied Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low-relief carvings highlighting arches, columns, window surrounds, cornices, and parapets.



Few examples of the Mediterranean Revival Style were built in Pompano, with the only extant examples (Bailey House at 500 NE 4<sup>th</sup> Street, Robinson House at 504 NE 5<sup>th</sup> Avenue and Sol Bevill House at 501 NE 2<sup>nd</sup> St) all built during the brief land boom that occurred in Pompano Beach during the early 1920s. This land boom in Pompano was a much less intense version of the Florida Land Boom that brought much real estate speculation and extensive residential development throughout South Florida in the 1920s (Hobby 2010: 23). The Bailey House is thus a rare and important reminder of this period in Pompano Beach's history.



**Figure 41. The unusual Moorish Revival-style house built in 1928 by Wallace Robinson at 400 NE 5<sup>th</sup> Avenue (Pioneer Avenue), Pompano Beach.**

## 4.6 Bahamian Presence in Pompano Beach

Faced with a shortage of workers to plow fields and harvest crops, Pompano farmers in the early 1900s sent agents to spread the word in Miami, hoping to attract skilled farm workers coming to that city from the Bahamas. This was at a time when the Bahamian agricultural economy was suffering, forcing many of its people to move elsewhere for work. Several consecutive bad growing seasons in the early 1900s put a strain on the British colony's farmers. New economic opportunity beckoned in Florida, and by the early twentieth century regular steamship service between Miami and Nassau made the trip to Florida cheap and convenient (Craton et al 2000: 151). Nearly 12,000 people (or roughly 20 per cent of the islands' population) had left by 1920 to seek work in the US (Hobby 2010: 29).

From the 1890s through the 1930s, black men and women who emigrated from the Bahamas to south Florida were the primary work force for the region, building the railroads and highways that opened Florida to tourists and full-time residents (Colburn 1995: 134-135). Soon, families such as the Armbristers, Rolles, Majors, Lyttons, and Richardsons were moving from the Bahamas to Miami and then on to Dania, Ft. Lauderdale and Pompano (Fields 1998: 222). Unlike in some other south Florida communities, Bahamians in Pompano did not form their own "colony" but instead mixed freely and intermarried with other African-American newcomers to the city. Bahamians and workers originally from elsewhere in the US lived in the same Pompano neighborhoods and attended the same churches and schools (Armbrister 2013 interview).

Bahamians brought several distinctive characteristics to Pompano and the other parts of south Florida where they settled. First was a long tradition of independent farm ownership and experience growing pineapples, tomatoes, and other vegetable crops. After the end of slavery in the colony in the 1830s, many large plantations were simply abandoned by their British owners and taken over by their former slaves. Through a unique system of "commonage," descendants of these slaves could inherit parcels of these plantations, whether or not they were first-born males (Craton et al 2000: 75). This tradition of independent farming continued when they arrived in Florida. Although Bahamians often began as farm employees living in owner-provided housing, many eventually acquired small 10-15 acre farms of their own.

Bahamian immigrants also put to good use their skills as ship carpenters and house builders. Bahamian vernacular architecture, with its roots in Africa, was ideally suited to a tropical climate and builders took full advantage of siting and construction materials to create a readily identifiable house type (Craton et al 2000: 103). By the 1910s, most houses were built using modern framing techniques and sturdy Dade County pine, which was resistant to termites and rot. Houses were built atop brick or concrete piers to allow for circulation beneath the house, were sided with weatherboard, and often featured simple plank doors and windows with top-hinged louvered or solid wood shutters. Louvered vents provided attic circulation, and both front and back doors were positioned to provide maximum air circulation. Wide overhanging eaves provided shelter from the sun.

Another identifiable characteristic was the use of a hipped roof, with the short side facing the street. In the Bahamas, the roof framing often was left exposed on the interior, creating an open airy space broken only by partition walls. In the US, a ceiling was more common, thus creating a small attic or



crawl space above. The hipped roof nearly always extended out to shelter a front porch. Later, this porch often was screened or even enclosed as air-conditioning became more prevalent in the 1960s.

William Richardson and his wife Olivia emigrated from the Bahamas to Florida in 1905. Like most other Bahamian families, the Richardsons began work as laborers on one of the farms owned by Pompano's white farmers, but eventually acquired a small farm of their own where they built their home. The Richardson House at 217 NW 6<sup>th</sup> Avenue dates from the early to mid-1920s and displays many of these typical Bahamian characteristics, including the hipped roof, the front porch, sash and awning windows, pier foundation (since stuccoed), and front and back entrances. Like many other frame houses from this period, it has been stuccoed to provide more protection from the elements and has had its porch partially enclosed.



**Figure 42. The Bahamian-style house of William Richardson, built in the early 1920s at 217 NW 6<sup>th</sup> Avenue.**

Perhaps the most famous of the Bahamian immigrant families in Pompano was the family of Jonathan Rolle and his wife Elizabeth. The Rolles were a prominent family in Exuma Island in the Bahamas, descended from slaves who had worked the plantations of Lord John Rolle. After slavery was abolished in the Bahamas in 1838, many of Rolle's freed slaves adopted the Rolle name as their own and it is estimated that nearly one-third of Exuma's population still bears the Rolle name

(Craton et al 2000: 71-72). Jonathan Rolle and other farmers on Exuma already had experience in growing tomatoes and pineapples before immigrating to south Florida.

Jonathan Rolle emigrated from Rolle Town, Exuma, Bahamas in 1908. A year later, his wife Elizabeth followed with their eight children. Rolle worked laying track for the FEC Railway, and at least one of his children, Esther, was born in a FEC-owned “section house.” (Cavaioli 2007: 36) Like many other agricultural workers, Rolle’s family lived for a time in one of the “Quarters” owned by Pompano landowners. Sometime in the 1920s, he built his own home, a two-story frame house located on the north side of Rock Road (Harvey interview 2013). In 1928, Rolle and his wife and family applied for US citizenship. Rolle was active in Mt. Calvary Baptist Church where he was an ordained deacon, and in the Pompano Lodge of Masons 409.



**Figure 43. The house built in the early 1940s by Jonathon Rolle in Pompano, located at 621 NW 3<sup>rd</sup> Avenue (now named Esther Rolle Avenue after his famous actress daughter).**

Among the best known of the Rolle children were daughters Estelle and Esther. In the late 1930s, the older Rolle sisters and brothers formed a theatrical troupe known as the “Family Circle,” performing original plays at local black churches and lodges along the east coast of Florida (Cavaioli 2007: 36). After earning a degree in education, Esther Rolle moved to Harlem where she became a member of the Negro Ensemble Company. She acted for many years on Broadway, in movies, and on television, becoming best known for her work as “Florida Evans” on the 1970s television sitcoms “Maude” and “Good Times.” Her sister Estelle portrayed Calpurnia, the maid in the movie version of Harper Lee’s “To Kill a Mockingbird.”

## 5.0 RECOMMENDATIONS FOR FUTURE PRESERVATION ACTIVITY IN POMPANO BEACH

### 5.1 Nominate Individual Historic Resources and Historic Districts to the Local Register of Historic Places and to the National Register of Historic Places

As stated in the revised (2013) Pompano Beach Zoning Ordinance: “Pompano Beach contains districts, areas, sites, buildings, structures, and objects that are reminders of past eras, events, and persons important in local, state, or national history, or that provide significant examples of architectural styles of the past, or that are unique and irreplaceable assets and resources to the city and its neighborhoods, or that provide this and future generations examples of the physical surroundings in which past generations lived.”

In recognition of these assets and resources, the Pompano Beach Comprehensive Plan contains land use, housing, and coastal zone objectives and policies that illustrate the City’s desire to encourage the preservation of important historic resources through requirements in the city’s development regulations. The City has for many years attempted to encourage redevelopment and revitalization of the city’s original downtown and other areas of the city, and continues to do so.

The Pompano Beach Local Register of Historic Places was established as a written record of all designated historic districts, structures, and sites within the city. It is intended to safeguard the City’s historic, prehistoric, and cultural heritage by identifying, recognizing, preserving, maintaining, protecting, and enhancing old, historic, and architecturally valuable structures, properties, districts, or neighborhoods that serve as distinctive elements and visual reminders of the cultural, social, economic, political, prehistoric, or architectural history of the city, county, state, or nation. The City also encourages new structures and developments that will be harmonious with and complement the character of existing structures, properties, and districts designated in accordance with this section.

#### ***5.1.1 Criteria for Listing in the Local Register of Historic Places***

The City of Pompano Beach Criteria for Designation includes the following:

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;



- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

### ***5.1.2 Application for Listing in the Local Register of Historic Places***

An application for designation may be submitted only by the owner(s) of property making up or containing a proposed historic structure, site, or district, or by the Historic Preservation Committee (HPC) or other organization that has as one of its central purposes the promotion of historic preservation objectives with the consent of the owner(s) of property containing a proposed historic structure or site, or the owners of a majority (50% +1) of properties making up a proposed historic district

The application shall include forms and information as required by the HPC. The application also shall include a significance report that describes the historic, archeological, architectural, or cultural significance of the buildings, structures, sites, areas, features, objects, or surroundings proposed to be included in the historic structure, site, or district; and recommends design standards and guidelines to apply to the review of applications for a Certificate of Appropriateness.

Where the application proposes placement of a historic district on the Local Register of Historic Places the significance report also shall include a description of the district's recommended boundaries and shall identify properties within the proposed district as either "contributing" or "noncontributing" to the proposed district's historic, archeological, architectural, or cultural significance. A property is generally considered noncontributing if its principal structure(s) was originally built within the past 50 years (absent a strong justification for its historical or architectural merit) or has been so altered that any integrity of location, design, setting, materials, workmanship, ambiance, and/or association has been irretrievably lost.

The required significance report may consist of a report including the required information that was previously prepared by or on behalf of the HPC, or was prepared in conjunction with a previous application of the same land for placement on the Local Register of Historic Places, or was prepared in conjunction with a nomination for listing as a Broward County Archeological or Historical Cultural Resource Site, in the Florida Master Site File, or in the National Register.



### ***5.1.3 Properties within the 2013 Historic Sites Survey Area Currently Listed in the Local Register of Historic Places***

There are currently five historic resources located in the 2013 Pompano Beach Historic Sites Survey area that are listed individually in the Local Register of Historic Places. (There are as yet no historic districts listed in the Local Register). These resources are identified by letters (A-E) in Figure 44:

1. Frank Austin House, 410 NE 5<sup>th</sup> Avenue
2. First United Methodist Church, 210 NE 3<sup>rd</sup> Street
3. Kester Cottage #1 and #2, Pompano Fire Station #1 and Pump House, Founder's Park, 217 NE 4<sup>th</sup> Avenue
4. Poitier Funeral Home, 317 NW 6<sup>th</sup> Street
5. Bethel AME Church, 405 NW 3<sup>rd</sup> Avenue

### ***5.1.4 Recommendations for Individual Listing in the Local Register of Historic Places***

As a result of the 2013 Pompano Beach Historic Sites Survey, it is recommended that the following historic resources be nominated for individual or thematic listing in the Local Register of Historic Places. These resources are shown on Figure 44:

1. Ali Building, 357 Hammondville Rd/MLK Blvd.
2. American Legion Building, 171 SW 2<sup>nd</sup> St
3. Bailey Hotel, 41 NE 1<sup>st</sup> St
4. Bailey House, 500 NE 4<sup>th</sup> St
5. Bank of Pompano, 61 NE 1<sup>st</sup> St
6. "Cap" Campbell House, 300 NE 4<sup>th</sup> Ave
7. Dr. McClellan Office & House, 103-105 NE 2<sup>nd</sup> St
8. Farmer's Manufacturing Company, 814 Hammondville Rd/MLK Blvd.
9. Greater Antioch Baptist Church, 502 NW 8<sup>th</sup> Ave
10. Grisham Hotel, 407 NW 4<sup>th</sup> Ave
11. (Original) Hopewell Baptist Church, 1001 NW 6<sup>th</sup> St
12. Jones Quarters, 790 NW 8<sup>th</sup> Terrace
13. Kester Apartments, 113 NE 11<sup>th</sup> Avenue
14. Kester Cottages, 605-609-701-723-727 NE 1<sup>st</sup> St (thematic listing)
15. Masonic Lodge PHA 409, NW 6<sup>th</sup> St
16. Mount Calvary Baptist Church, 800 NW 8<sup>th</sup> Ave
17. Pompano Woman's Club, 314 NE 2<sup>nd</sup> St
18. Richardson House, 217 NW 6<sup>th</sup> Ave
19. Robinson Houses, 400-405-406-407 NE 5<sup>th</sup> Ave (thematic listing)
20. Rolle House, 621 NW 3<sup>rd</sup> St.

**Figure 44. Historic Resources Listed in the Pompano Beach Local Register of Historic Places or Recommended for Listing in the Local Register.**

# CITY OF POMPANO BEACH, Historic Sites Survey

## Recommendations for Individual/ Thematic Listing in

### Local Historic Register

Site	Property Name	Address
1	Ali Building	353 Martin Luther King Jr Blvd
2	American Legion: Sterling McClellan Post	171 SW 2nd Street
3	Bailey Hotel	41 NE 1st Street
4	Bailey House	500 NE 4th Street
5	Bank of Pompano	61 NE 1st Street
6	"Cap" Campbell House	300 NE 4th Avenue
7	Dr. George McClellan House & Office	103 NE 2nd Street
8	Farmers Manufacturing Company	814 Martin Luther King Jr Blvd
9	Greater Antioch Missionary Baptist Church	502 NW 8th Avenue
10	Grisham Hotel	407 NW 4th Avenue
11	Hopewell Baptist Church	1001 NW 6th Street
12	Jones Quarters	790 NW 8th Terrace
13	Kester Apartments	113 NE 11th Avenue
14	Kester Cottages	605- 609- 701- 723 - 727 NE 1st Street
15	Mount Calvary Baptist Church	800 NW 8th Avenue
16	Pompano Beach Woman's Club	314 NE 2nd Street
17	Pompano Masonic Lodge No. 409	927 NW 6th Street
18	Richardson House	217 NW 6th Avenue
19	Robinson Houses	400-405-406 NE 5th Avenue
20	Rolle House	621 NW 3rd Avenue



#### LEGEND

- Listed in Local Historic Register
- Parcel Boundaries
- Individually Eligible for Local Historic Register
- Buildings
- Survey Area
- TOC Boundary

Site	Listed in Local Historic Register - Property Name	Address
A	Austin House, Frank and Lavada	410 NE 5 Avenue
B	Bethel AME Church	405 NW 3 Avenue
C	First United Methodist Church	210 NE 3 Street
D	Kester Cottages (East & West) & Fire Station #1	217 NE 4 Avenue
E	Poitier Funeral Home	317 NW 6 Street

## **5.2 Historic Districts Recommended for Listing in the Local Register of Historic Places Listing and the National Register of Historic Places**

Although there are individual historic resources in the 2012-2013 Pompano Beach Historic Sites Survey area that are eligible for individual listing in the Local and National Registers of Historic Places for their historical and/or architectural significance, it is recommended that preservation efforts be concentrated on nominating neighborhoods or distinct groupings of buildings as historic districts. This is in line with current preservation practice which seeks to recognize broad patterns of historical and architectural development. The following defined districts or neighborhoods are recommended for nomination to the Local and National Registers of Historic Places and are shown in Figure 45:

### ***5.2.1 Old Pompano Commercial Historic District***

This district includes buildings along Flagler Avenue, NE 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Streets and NE 1<sup>st</sup> Avenue. It is comprised of mostly 1- and 2-story Mission-style masonry buildings dating from between the early 1920s through the early 1960s. The district is associated with Pompano's commercial history of the first half of the 20<sup>th</sup> century and satisfies Local Register Criteria A, B, C, E, F, and G.

### ***5.2.2 Northeast Pompano Historic District***

This historic district includes that area of northeast Pompano Beach shown within the purple line on Figure 45 and comprises the majority of the 2013 survey area east of Flagler Avenue. Certain areas were excluded that contained mostly non-historic resources (such as along Atlantic Boulevard, NE 1<sup>st</sup> Street west of NE 5<sup>th</sup> Avenue, and the school complex between NE 4<sup>th</sup> and 6<sup>th</sup> Streets). Note that the boundaries may potentially be expanded north of NE 6<sup>th</sup> Street and east of NE 11<sup>th</sup> Avenue based on the results of future survey work in this area.

The Northeast Pompano Historic District is comprised of mostly 1- and 2-story frame and masonry residential, religious, and social buildings dating from between the early 1910s through the early 1960s. Examples of several national architectural styles such as Craftsman, Moorish Revival, Mission, Mediterranean Revival, and Minimal Traditional are found in this district. The district includes numerous buildings already listed in the Local Register of Historic Places, as well as ones recommended for individual designation (See Sections 5.1.3 and 5.1.4. above). The district is associated with several different periods of Pompano's social, political, religious, and architectural history, as well as containing the historic homes of numerous Pompano pioneer families. This district satisfies Local Register Criteria A, B, C, E, F, and G.

Within this large historic district are located several smaller "sub-districts" that could be considered for nomination to the Local Register of Historic Places if the nomination of the large district would be too difficult. While it is recommended that the City pursue nomination of the entire Northeast Pompano Historic District described above, the following smaller "sub-districts" are recommended for nomination to the Local Register of Historic Places and are shown in Figure 45:

1. Old Pompano Commercial Historic District (described above)
2. NE 1<sup>st</sup> Street (north side) between NE 5<sup>th</sup> Avenue and NE 10<sup>th</sup> Avenue (including the five Kester Cottages).



3. NE 11<sup>th</sup> Avenue between NE 2<sup>nd</sup> and two lots below NE 6<sup>th</sup> Streets and including Kester Apartments at 113 NE 11<sup>th</sup> Avenue.
4. NE 4<sup>th</sup> Street (south side), between NE 3<sup>rd</sup> and NE 9<sup>th</sup> Avenues.

### **5.2.3 Northwest Pompano Historic Districts**

Because of the many demolitions and much recent construction that have occurred in the northwest section of the Pompano Beach Historic Sites Survey area in the past 20 years, delineation of a large historic district in this section of the City is not possible. Instead, it is recommended that several smaller clusters of buildings be nominated to the Local Register of Historic Places (in addition to the individual landmarks recommended in Section 5.1.4 above). These five recommended historic districts include:

1. Rock Road/Hammondville Road/Martin Luther King Jr. Boulevard Historic District along both sides of MLK Boulevard between NW 7<sup>th</sup> Terrace and the half-block west of NW 9<sup>th</sup> Avenue. This historic district contains the majority of commercial buildings associated with this historically African-American area of Pompano and contains buildings from the early 1930s to the 1960s.
2. The NW Apartment Houses Historic District which is made up of a cluster of apartment buildings and residences dating from the 1950s and early 1960s on either side of NW 7<sup>th</sup> Terrace and NW 7<sup>th</sup> Avenue.
3. NW 4<sup>th</sup> Court Historic District between NW 4<sup>th</sup> and NW 6<sup>th</sup> Avenues. This small district is dominated by the Grisham Hotel complex.
4. NW 8<sup>th</sup> Avenue Historic District on either side of NW 8<sup>th</sup> Avenue as shown on Figure 45.
5. NW 5<sup>th</sup> Avenue Historic District comprised of the small cluster of late 1950s and early 1960s apartment buildings along both sides of NW 5<sup>th</sup> Avenue between NW 8<sup>th</sup> and 10<sup>th</sup> Streets.

These historic districts are associated with Pompano's African-American population, which has played a vital role in the city's history and development from its earliest years and contains the homes of numerous pioneer families in Pompano. These districts satisfy Local Register Criteria A, B, C, E, F, and G.

### **5.2.4 Monticello Park Subdivision Historic District**

This district includes homes on the north and south sides of NW 11<sup>th</sup> Street and the north side of NW 10<sup>th</sup> Street between North Dixie Highway and NW 3<sup>rd</sup> Avenue (excluding south side of NW 11<sup>th</sup> Street between Dixie Highway and NW 2<sup>nd</sup> Avenue. This collection of houses dating from the 1920s and 1930s comprises one of Pompano's most intact residential subdivisions developed during the Florida Land Boom Period and satisfies Local Register Criteria A, B, C, E, F and G.

## **5.3 National Register of Historic Places**

The National Register of Historic Places (NRHP) is the nation's official list of buildings, structures, districts, sites, and objects that merit recognition and preservation because of their significance in American culture. The NRHP is maintained by the US Secretary of the Interior and recognizes places that are significant on the local, state, and national levels. Although listing in the NRHP alone does not prevent an owner from altering a property, designation does assist preservation efforts in

**Figure 45. Recommended Historic Districts in Pompano Beach Historic Sites Survey Area and Area in Northeast Pompano Beach Recommended for Future Survey.**

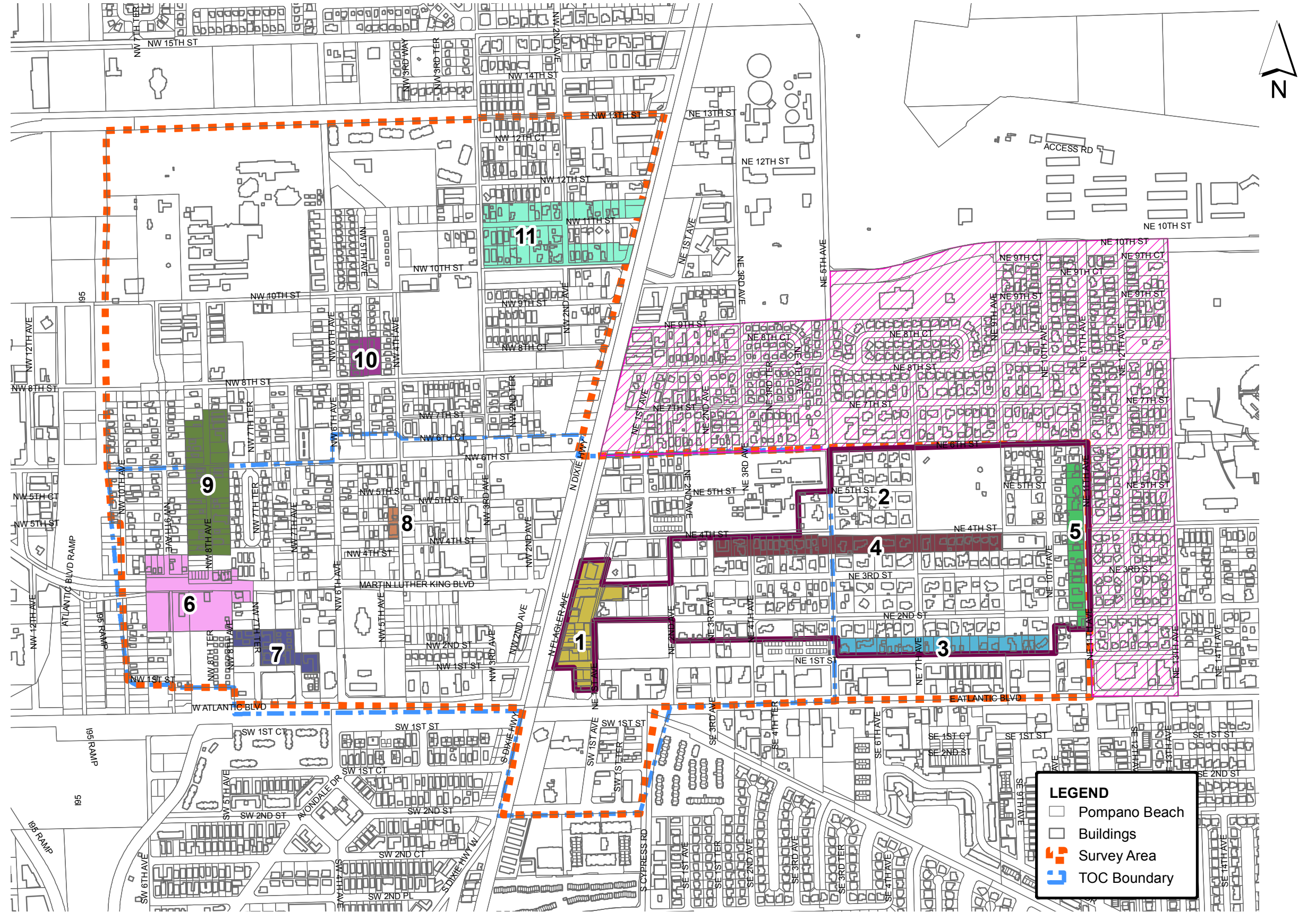
# City of Pompano Beach, Historic Sites Survey Recommended Historic Districts, Sub-Districts, and Future Survey Area

**Legend**

**Historic Areas\_Recommend**

**Historic Areas and SubDistricts**

- 1 - Old Pompano Commercial H.D.
- 2 - Northeast Pompano H.D.
- 3 - NE 1st Street Sub-district
- 4 - NE 4th Street Sub-district
- 5 - NE 11th Avenue Sub-district
- 6 - MLK Boulevard/ Rock Road H.D.
- 7 - NW Apartment Buildings H.D.
- 8 - 4th Court/ Grisham Hotel H.D.
- 9 - NW 8th Avenue H.D.
- 10 - NW 5th Avenue H.D.
- 11 - Monticello Park H.D.
- Recommended future survey area



**LEGEND**

- Pompano Beach
- Buildings
- Survey Area
- TOC Boundary

other ways, such as ensuring assessment of impact from federally and state-sponsored projects and providing eligibility for federal tax credits and, when available, federal grants-in-aid.

NRHP-listed properties and properties in NRHP-listed historic districts can benefit from the Historic Structures Rehabilitation Tax Credit program which establishes a tax credit for the conversion of historic commercial, industrial, institutional, former government buildings, cultural building, or residential property of more than four units to residential use, including rental or condominium units. Partial tax credits are available for buildings converted to mixed residential and nonresidential uses. The 25% state tax credit may be combined with the 20% federal historic preservation tax credits, provided the project qualifies under federal law as a substantial rehabilitation of depreciable property as defined by the Internal Revenue Service.

#### **5.4 National Register Criteria**

There are four Criteria under which an historic resource (building, object, structure, site, or district) may be listed in the National Register of Historic Places. Buildings within an historic district must contribute to one or more of these criteria. These criteria are contained in *National Register Bulletin 15-How to Apply the National Register Criteria for Evaluation* (National Park Service, 1997, revised for internet 2002):

*“The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:*

*A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*

*B. That are associated with the lives of significant persons in our past; or*

*C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*

*D. That have yielded or may be likely to yield, information important in history or prehistory.*

*Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:*

*a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or*

*b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*



*c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or*

*d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*

*e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*

*f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or*

*g. A property achieving significance within the past 50 years if it is of exceptional importance.”*

In addition to satisfying one or more of the Criteria, an historic resource must also retain its integrity, defined as the ability of the historic resource to convey its significance. The NRHP recognizes seven aspects of integrity which in combination are essential to conveying its significance. These aspects include integrity of location, design, setting, materials, workmanship, association and feeling.

The 20 intensively surveyed resources recommended for listing in the Local Register of Historic Places are also recommended for nomination to the National Register of Historic Places.

## **5.5 Continue the Historic Sites Survey in Pompano Beach**

As a Certified Local Government (CLG), the City of Pompano Beach is eligible to receive grants from the Florida Department of State-Division of Historic Preservation to continue the historic sites survey and expand its survey coverage to other areas of Pompano Beach.

The CLG program creates a local, state and federal partnership that promotes historic preservation at the grassroots level. The CLG program seeks to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties, and to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining the preservation standards established by the U.S. Secretary of the Interior. The CLG Program, administered by the Florida Department of State-Division of Historic Preservation, provides Federal and State grant funding for programs that identify, register and protect resources that contribute to Florida’s cultural heritage.

Future survey work should continue from where the 2012-2013 survey left off, i.e. continue to survey the neighborhoods within “Old Pompano” including areas between NE 11<sup>th</sup> Avenue and NE 13<sup>th</sup> Avenue on the east and north of NE 6<sup>th</sup> Street as far as NE 10<sup>th</sup> Street (Figure 45 shows this recommended survey area).

The City should also prioritize areas for survey outside of the “Old Pompano” areas, including the Sanders Park neighborhood north of the railroad tracks in northwest Pompano, areas in the SE and SW quadrants of the City, and the beachfront area of Pompano Beach. These surveys should

continue to identify important historic themes as was done during the 2012-2013 survey, such as post-World War II development, commercial architecture, architectural styles, and motels/hotels. Where possible, historic post-World War II subdivisions in Pompano Beach should be targeted for research and architectural survey as potential historic districts.

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# **APPENDIX—INTENSIVE SURVEY REPORTS**

## **1. ALI BUILDING, 357 HAMMONDVILLE RD/MLK BLVD.**

## **INTENSIVE SURVEY REPORT—ALI BUILDING**

### **POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** ALI BUILDING (Historic)

**Property Address/Tax ID No.:** 357 MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD), POMPANO BEACH, FL/4842-35-26-0070

**Subdivision/Block/Lot:** Westwood Sub 5-27 B Lot 13 Less Rd, 14 Less W 9 & Less Rd

**Owner Name:** NW Pompano CRA

**Original/Current Use:** COMMERCIAL/VACANT—IN PROCESS OF RESTORATION

**Date of Construction:** 1933

**Style:** MASONRY VERNACULAR

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**Location and Setting:** The Ali Building is located on the north side of Martin Luther King Jr. Boulevard (Hammondville Road) in a commercial section of northwest Pompano Beach.

**Architectural Description:** The ca. 1933 Ali Building is a 2-story Masonry Vernacular concrete-block commercial building with smooth stucco finish. The south facade has a central ground-floor entrance and two auxiliary doors, one of which served the building's second-floor apartments. The windows on both stories are rectangular aluminum awning windows. It is likely that the Ali family owners replaced the original fenestration, probably either 1/1 wood frame sash windows or possibly steel casement windows, both being more typical of the early 1930s.

The most significant ornamental feature of the Ali Building is the curvilinear, cast concrete bracketed balcony above the façade entrance with decorative cast-iron railing. The balcony utilizes a projecting cast-concrete construction technique that developed on buildings of the Art Deco and Art Moderne style of the 1920s and 1930s, though the style of cast-iron metalwork appears to be a later replacement for what had likely been simpler, less ornamental railings. An exterior stairway set within a shallow alcove on the east elevation leads to the second story. The design of the alcove and stairway appear to be original, although the cast-iron railings are later replacements.

The building has a flat, gently sloping roof behind a low parapet. As noted in the 2007 landmark nomination report prepared for the Ali Building by the Broward County Historical Commission: "The placement of the building toward the front of the lot and close to the street is significant. Like many older commercial buildings in the Bahamas and in many older urban centers in the

United States, there was little intent to include a setback. The building was built to be prominent on the streetscape and be present to the pedestrian and vehicular traffic that passed by it. Unlike more recently built commercial structures, the building participates in the streetscape and its lot placement is important to the historic streetscape that has largely disappeared in the historic centers of Broward County's urban core." (Eck 2007: 7)

**Alterations/Additions:** The window and door openings have been boarded up. The building is in the process of rehabilitation as a museum and cultural center.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (Historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

The following historical narrative is taken from the *Report Recommending the Designation of the ca. 1933 Ali Building a City of Pompano Historic Landmark* by Christopher Eck, Broward County Historical Commission (2007):

The Ali Building dates to 1933 soon after the marriage of Florence Major Poitier and Frank Ali. In this building the Alis operated a barber shop for men and a beauty shop for women at a time when black residents could not attend the white-owned establishments in downtown Pompano several blocks to the east across the Florida East Coast Railway tracks.

Florence Poitier was born in Nassau, in the Bahamas on July 22, 1898 and came to Florida from Cuba by boat in 1914 along with the rest of her family. She received a few years of elementary education in Cuba but the family moved to Florida following her father's death. The family first moved to Pompano—as had other Bahamian Poitier family members—but Florence settled in Miami so that she and her sister could attend a school for black children, as there was no school for African-Americans in Pompano at the time. In Miami, she received a sixth-grade education at the Dunbar High School. She would later receive additional training from several unnamed beauty schools both within and without Florida.

Although Frank and Florence were divorced in 1953, they continued to run their businesses together in the same building for years and to work together on other business ventures. But it seems that following their divorce, Florence became increasingly active in her career and involved in the life of the black community of Pompano. In 1953, she was inducted into the Hall of Fame of the International Hairstyling Guild for "Exquisite Hair Styling" and in 1953 and 1954 received other first prize awards for hairstyling. She was to receive additional professional

awards for hair styling in 1959, 1961, 1963, 1965 and 1978. In 1965, Florence was recognized for 25 years of outstanding service as president of the Broward County Negro Beauticians Association. Florence operated several successful businesses, some with her ex-husband until his death in 1966. In addition to *Florence's Beauty Shop* that she opened in 1933, she also ran a boarding house next door (*Ali's Rooms*, 351 Hammondville Road, first opened about 1958 and closed about 1974), a billiard parlor (*Ali's Pool Room*, 310 NW 6th Avenue, first opened about 1960 and closed about 1974), and a nightclub (*Ali's Club Clover Tavern*, 312 NW 6<sup>th</sup> Avenue, first opened about 1962 and closed about 1970). At a time when few women, in general, and even fewer black women owned businesses, by the mid-1960s Florence Ali was very much a local success story in Pompano Beach.

It was her prominence in the local black business community - and the respect that she held across racial lines in the city - that led her to be later appointed to the Pompano Beach Community Relations Committee during the period of the Civil Rights movement of the 1960s. She was first appointed to this board in 1967 by Mayor Edward J. Stack. She would later note in the 1977 biography that she prepared for acceptance as a Broward County Historical Commission Pioneer, that among her various accomplishments she was most proud of her work to help get voting machines into the black precincts of Pompano Beach and for working to allow blacks to use the public bathing beaches of Broward County.

Frank Ali was born in Key West of a Cuban father, Luis Alia (sometimes also spelled Louis Alie), and a Bahamian mother, Annie, about 1907. In Key West, Luis was noted in both the 1910 and 1920 US Population Censuses as a "cigar worker." It is not known when he took up barbering as his full-time profession although it may have been once the family moved to Fort Lauderdale. Because both the Alia and Poitier families shared a Cuban-Bahamian connection, there may have been a prior social or familial connection between Florence's and Frank's family prior to their marriage.

By 1926, the Alia family was living in Fort Lauderdale with Luis operating a barber shop there on 403 NW 5 Avenue as early as 1926. By the late 1930s, Louis's daughter-in-law Florence was running a women's beauty shop there with him that likely served as a part-time operation for her as her residence is still noted as being in Pompano in the 1940 city directory for Fort Lauderdale.

Frank Ali is known to have trained many men as barbers in the black community between the 1930s and 1960s; this was at the same time that Florence was teaching the beauty trade to many of the women of the area. Frank and Florence's purchase of the building was all the more significant because it was one of the few African-American owned commercial buildings in Pompano, even in the black section of town along the "Rock Road", also known as Hammondville



Road. Many of the black businesses in the area operated out of buildings that were owned by whites. Frank Ali was a pioneer businessman and leader in the northwest section of Pompano. Frank Ali died in Pompano Beach in August 1966 at the age of 59 (Eck 2007).

The Ali Building housed more than just a collection of businesses; it served as an informal community center and information exchange for the tightly knit and self-sufficient African-American community of Pompano during segregation. Long-time Pompano resident Hazel Armbrister recalled: “Anyone getting off the train for the first time in Pompano was told by either a railroad porter or someone working at the station: Go to the Ali’s! There you learned about jobs, places to stay, where to get something to eat, and the local news. The Ali’s knew who was looking to hire, who had a spare room to rent, or where you could get a good cheap meal.” According to Armbrister, there were rooms to rent in the Ali Building, as well as at the Ali’s nearby boarding house. One famous guest who is known to have stayed there, according to Armbrister, was prizefighter Cassius Clay (later Mohammed Ali) who also went to the Clover Club and Melody Bar to unwind while staying in Pompano Beach (Armbrister Interview 2013).

**Does property meet City of Pompano Criteria for Designation?** YES. Satisfies Criteria A (African-American history), B (local entrepreneurs and community leaders Frank and Florence Ali), and C (Masonry Vernacular commercial building with some unusual decorative features).

Character-defining features that apply to the application for a Certificate of Appropriateness would be the masonry construction, stucco exterior, balcony, and decorative ironwork. Research should continue on the building’s historic exterior, including appearance and materials of the original windows and doors.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;

- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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## PHOTOGRAPHS



**Ali Building, 357 Martin Luther King Boulevard**



**Ali Building, 357 Martin Luther King Boulevard**



**Ali Building, 357 Martin Luther King Boulevard**

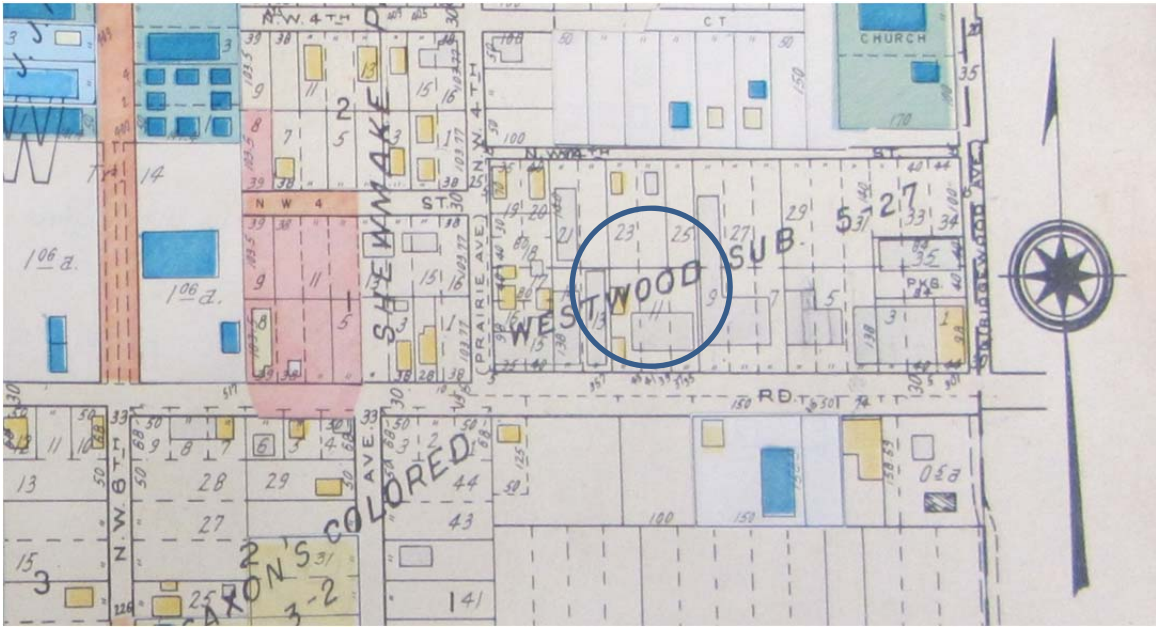


**Ali Building, 357 Martin Luther King Boulevard**





**Ali Building, 357 Martin Luther King Boulevard**



## Ali Building on the 1960 Hopkins Atlas

## **2. AMERICAN LEGION BUILDING, 171 SW 2<sup>ND</sup> ST**

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## INTENSIVE SURVEY REPORT— AMERICAN LEGION POST #142

### POMPANO BEACH HISTORIC SITES SURVEY 2013

**Name:** AMERICAN LEGION: STERLING McCLELLAN POST #142 (Historic and Current)

**Address/Tax ID No.:** 217 SW 2<sup>ND</sup> STREET/ 494202070010

**Original/Current Use:** American Legion Meeting and Activity Hall/Same

**Subdivision/Block/Lot:** SUNNYLAN UNIT/36/1-13.24

**Owner Name:** AMERICAN LEGION POST #124

**Date of Construction:** 1960

**Style:** MASONRY VERNACULAR

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**Location and Setting:** The Pompano Beach American Legion Hall is located on a corner lot just south of the Pompano Beach City Hall. It has a parking lot on the west.

**Architectural Description:** This stuccoed concrete block building faces south and has a side-gable roof with asphalt shingles. The windows are mostly awning-type, some with metal bars. The off-center gable-roofed south portico with plain posts shelters the glass entrance door above which is a plaster American Legion medallion. A drive-through canopy on the north connects the main building with an auxiliary building with a flat roof and exposed projecting concrete beams.

**Alterations/Additions:** None apparent on the exterior.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

The American Legion dates back to efforts by officers who served in the American Expeditionary Forces in France in World War I to form an organization of veterans. At the first organizational meeting held in Paris in March, 1919, about 1,000 officers and enlisted men attended. The meeting, known as the Paris Caucus, adopted a temporary constitution and the name "The American Legion." The Legion held a second organizing caucus in St. Louis, MO in May, 1919. It completed the constitution and made plans for a permanent organization. The American Legion

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set up temporary headquarters in New York City and began its relief, employment, and Americanism programs.

The American Legion was chartered by Congress in 1919 as a patriotic, mutual-help war-time veteran's organization. The American Legion is a community-service organization which now numbers nearly 3 million members – men and woman – nearly 15,000 American Legion Posts worldwide. These posts are organized into 55 Departments – one each for the 50 states, the District of Columbia, Puerto Rico, France, Mexico and the Philippines. (<http://www.floridalegionpost13.org/amlnational.html>).

According to one informant, the Pompano American Legion Post was not formed until shortly after World War II, and was organized at a meeting held at the Hotel Walton (Bud Garner interview March 2013). The group moved into the present purpose-built American Legion hall in 1960. American Legion Post # 142 was named in honor of Lt. George Sterling McClellan. "Sterling McClellan came to Pompano at a very young age with his parents, Dr. and Mrs. George McClellan in 1921. He took up boxing practice at an early age and began to box as an amateur sometime in 1937 or 1938. After graduating from Pompano High School, Sterling enrolled in the Pre-Med program at the University of Florida. Sometime in late 1940, he dropped out of school and with the war rapidly approaching, he applied for and was accepted in the Air Force cadet program." (Biography of Sterling McClellan by Bud Garner accessed at <http://alpost142.com/Sterling.html>)

Sterling trained in several states after winning his wings on the way to becoming a B-17 heavy bomber pilot. In 1941, he was sent overseas and his bomb group "Hells Angels" was based in England near the town of Molesworth about 70 miles north of London. The bombing of Germany began in earnest in 1943-44. A pilot or air crewman completing 25 combat missions could be returned home, having beaten the odds of survival (four missions were the average). Sterling returned from a bombing raid to Bremen, Germany on Dec. 20, 1943. His and one other plane were the only planes from the 427th squadron that returned from this raid attesting to the intense fighter and anti-aircraft fire on these deep penetrations into Germany. McClellan died during a air raid carried out over Oschersleben, Germany, on January 11, 1944.

The American Legion Post in Pompano Beach carries the name STERLING MC CLELLAN, POST # 142 in his honor. Sterling's body was returned home after the war and is buried in the Pompano Beach Cemetery.

**Does property meet City of Pompano Criteria for Designation?** YES. The Pompano American Legion Post is one of several historic social/fraternal/veteran's meeting buildings located within "Old Pompano." It is named for Lt. Sterling McClellan, one of Pompano's illustrious World War II airmen who was killed in action in 1944. The building also is a good example of post-war Masonry Vernacular architecture, with clean lines and simplified forms. Pompano American Legion Post #142 satisfies Criteria A (veteran's organization), B (Sterling McClellan), and C (Masonry Vernacular architecture of the early 1960s).



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## **The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

## **REFERENCES**

“Sterling McClellan” by Bud Garner, Pompano Beach, accessed at  
<http://alpost142.com/Sterling.html>

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## PHOTOGRAPHS



**American Legion-Sterling McClellan Post #142**



**American Legion-Sterling McClellan Post #142**



**American Legion-Sterling McClellan Post #142**



**American Legion-Sterling McClellan Post #142**

### **3. BAILEY HOTEL, 41 NE 1<sup>ST</sup> ST**



## INTENSIVE SURVEY REPORT—BAILEY HOTEL

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** BAILEY HOTEL (Historic)

**Property Address:** 39-41 NE 1<sup>st</sup> St, Pompano Beach, FL

**Tax ID No.:** 484235080221

**Subdivision/Block/Lot:** Town of Pompano (B-76 D)/Lot 10

**Owner Name:** Pompano Beach Community Redevelopment Agency

**Original/Current Use:** HOTEL (with shops/restaurant on 1<sup>st</sup> floor)/VACANT

**Date of Construction:** ca. 1923

**Style:** COMMERCIAL VERNACULAR

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**Location and Setting:** The former Bailey Hotel is located on the unit block of NE 1<sup>st</sup> Street in a commercial area of downtown Pompano. It is flanked by the former Bank of Pompano on the east and historic 1-story commercial buildings on the west.

**Architectural Description:** This 2-story, 5-bay, concrete-block former hotel was built ca. 1923 with a shallow-pitched shed roof that slopes north and is concealed from street view by a low parapet. The building has two sections, clearly identifiable by a slight break in the fenestration pattern, although both parts were apparently built at the same time: a 2-bay section on the west and a 3-bay section on the east. The entire building is vacant and currently undergoing renovation and all of the first-story windows and doors have been removed. The second story along the south façade retains its 2-2-4-2 fenestration pattern of 1/1 double hung sash set within blind arches. A non-historic molding provides a border around the entire second-story façade. There are window openings on the second-story of the east and west elevations and an entrance (boarded up) on the north.

**Alterations/Additions:** According to a historic photograph from the 1920s, the building originally had barrel-tile coping along the façade roofline and a rounded parapet at the building's center point. Full-height windows flanked inset canted entrances on the two sections of the building, and there was a single-leaf entrance for the hotel at the building's center. This photograph also shows a gabled-roofed glass skylight over the west section of the building. By

the 1940s, according to a postcard view from that period, the tile coping and rounded parapet had been removed and a corrugated metal awning on metal posts had been added over the first-story windows and entrances. A neon sign with “Hotel Bailey” in lights projected from the building above the single-leaf hotel entrance. The building is currently under renovation.

**Condition:** Excellent/Good/**Fair**/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

While a further investigation of Pompano’s historic hotels awaits an architectural survey that includes the city’s post-World War II beachfront area, the Bailey Hotel is significant as a hotel built before the popularity of Pompano Beach as a tourist destination. Built ca. 1923 next to the Bank of Pompano and only a block from the FEC railroad station and original farmer’s market, the Bailey Hotel catered to salesmen and others doing business in Pompano’s commercial area. The Bailey Hotel was listed in a one-page directory from the 1920s for Pompano by the Southern Bell Telephone Company (Cavaiole 2007: 48) The hotel building also is shown on both the 1924 and 1939 Sanborn Insurance Co. maps of Pompano. The hotel’s eight rooms were located on the second floor of the building, while shops and/or cafes occupied the first floor. The hotel’s entrance was via a door located near the center of the façade along NE 1<sup>st</sup> Street. Described in one published source as a “working man’s hotel” the Bailey Hotel was a much smaller and less elegant competitor to the Hotel Walton, built in 1925 further to the east on NE 1<sup>st</sup> Street (Hobby 2010: 25). The latter hotel featured a lobby and restaurant and was the main social gathering center in Pompano for many years until it began to decline in the late 1950s. The Bailey Hotel continued in operation under various owners into the 1980s. City directories from the 1950s, 1960s and 1970s give a list of the first-story tenants of the Bailey Hotel building.

**1955:**

37 City Barber Shop

39 Western Auto Associate Store

43 “The Popular Store” which was a woman’s clothing retailer and replaced a Library on the first floor according to the Pioneers Map.

51 Mac’s TV Center Inc. (Right most bay)

**1956:**

37 City Barber Shop

39 Western Auto Associate Store

43 The Popular Store

51 Broward Air Conditioning

**1957:**

37 City Barber Shop  
39 Western Auto Association Store  
43 The Popular Store  
51 Vacant

**1958:**

37 Alex's Barber Shop/Bailey Hotel  
39 Western Auto Association Store  
43 The Popular Store  
51 Downie's Jewelry

**1959:**

37 Alex's Barber Shop  
39 Western Auto Association Store  
41 Bailey Hotel/Mrs Lennie T Giddens  
43 The Popular Store  
51 Downie's Jewelry

**1960:**

37 Alex's Barber Shop  
39 Western Auto Associate Store  
41 Bailey Hotel/Mrs Lennie T Giddens  
43 The Popular Store  
51 Downie's Jewelry

**1970:**

37 Vacant  
39 Vacant  
41 Bailey Hotel/Mrs. Barbara C Chamblee (Also at this address are: Ralph Adams, Jim Gaiman, Paul Jones, Ross Smith)  
43 The Popular Store

**Does property meet City of Pompano Criteria for Designation?** YES. The Bailey Hotel meets Criterion A (history of Pompano's hotels) and C (Commercial architecture of the early 1920s). The Bailey Hotel is the oldest extant hotel building in Pompano Beach, dating from ca. 1923. The hotel was built at the height of a building boom in Pompano, which saw the development of the present commercial district along Flagler Avenue and NE 1<sup>st</sup> Avenue and their several cross streets. The Bailey Hotel served travelers coming to Pompano by train and has been described as a "working man's hotel," in contrast to the more elegant nearby Hotel Walton (now demolished). Thus, the Bailey Hotel represents the type of hotel accommodations common in Pompano Beach before the advent of beach-oriented tourist hotels after World War II.

Character-defining features that apply to the application for a Certificate of Appropriateness would be the second-story windows set within blind arches, and general fenestration pattern. Historic photographs should be consulted to guide the restoration of this building to near its original appearance.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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Sanborn Insurance Map Company

1924 and 1939 Pompano, Broward County, Florida



## PHOTOGRAPHS



**Bailey Hotel, 39-41 NE 1<sup>st</sup> Street, Pompano Beach**



**Bailey Hotel, 39-41 NE 1<sup>st</sup> Street, Pompano Beach**



**Ca. 1920s view of Bailey Hotel and NE 1<sup>st</sup> Street, looking NW  
(Source: Dan Hobby, Pompano Beach)**

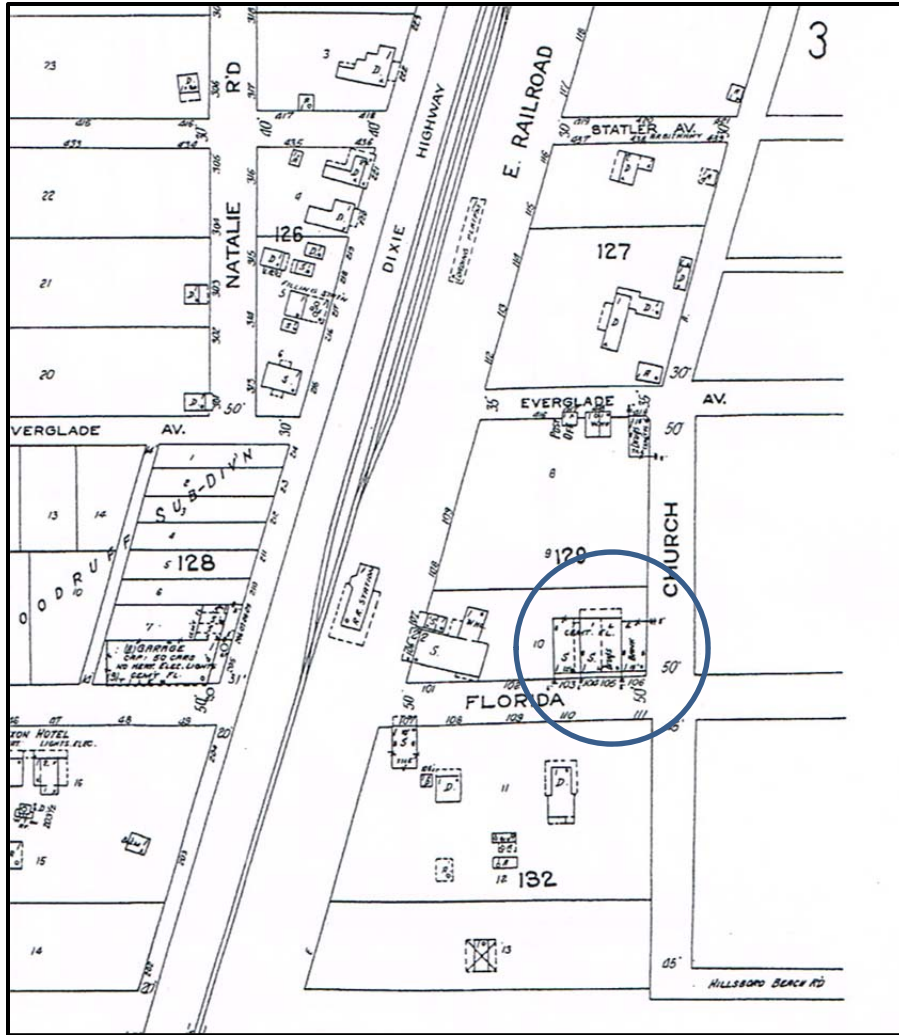


**Undated historic postcard view of the Bailey Hotel and NE 1<sup>st</sup> Street, looking east  
(Source: Dan Hobby, Pompano Beach)**



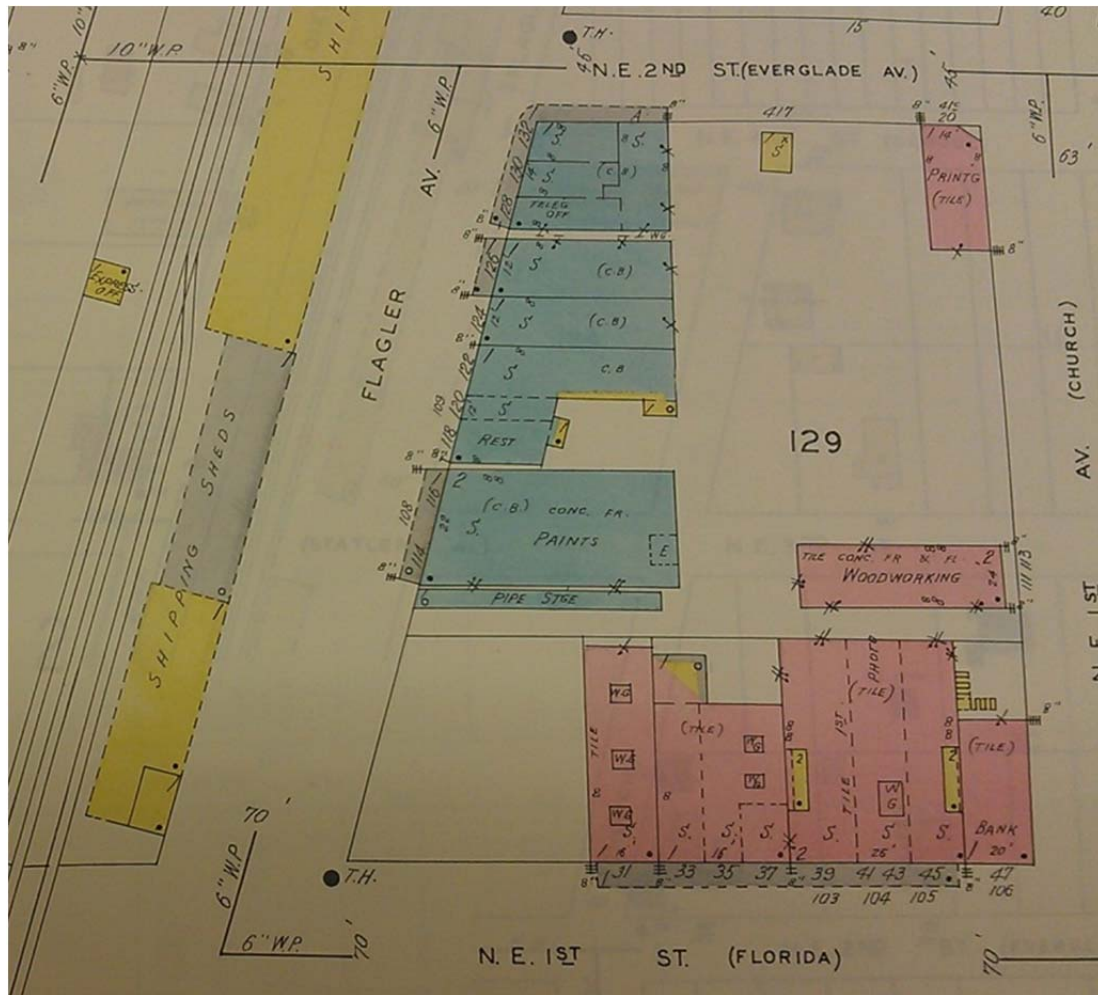
**1940s view of Bailey Hotel and Farmer's Bank of Pompano, looking NW from corner of NE 1<sup>st</sup> Street and NE 1<sup>st</sup> Avenue (Source: Dan Hobby, Pompano Beach).**





1924 Sanborn Insurance Map of Pompano, showing Bailey Hotel, Bank of Pompano, and unit block of NE 1<sup>st</sup> Street.





1939 Sanborn Insurance Map of Pompano, showing Bailey Hotel, Bank of Pompano, and unit block of NE 1<sup>st</sup> Street.

#### **4. BAILEY HOUSE, 500 NE 4<sup>TH</sup> ST**

## INTENSIVE SURVEY REPORT—BAILEY HOUSE

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** BAILEY HOUSE (HISTORIC)

**Property Address/Tax ID No.:** 500 NE 4<sup>th</sup> Street, Pompano Beach, FL/484236070010

**Subdivision/Block/Lot:** EDGEWOOD (14-33 B), BLOCK D

**Owner Name/Address:** WALL, CAMILLE JOAN

**Original/Current Use:** RESIDENCE/RESIDENCE

**Date of Construction:** 1923

**Style:** MEDITERRANEAN REVIVAL

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**Location and Setting:** The Bailey House is located on the southeast corner of NE 4<sup>th</sup> Street and NE 5<sup>th</sup> Avenue (Pioneer Avenue) in a residential section of Pompano Beach. The house and garage stand on a large, attractively landscaped lot.

**Architectural Description:** This 1-story, 3-bay Mediterranean Revival-style house is built of clay hollow-tile blocks finished with stucco painted pink and stands on a raised foundation. The building's flat roof has a parapet roofline that rises at the corners and is stepped at the center of the north façade and is decorated with small plaster cartouches. The exterior-end shouldered chimney on the west has a decorative gabled cap with barrel tile roof and arched vent opening. The walls are pierced at regular intervals by clay tile scuppers.

The house's distinguishing feature is the prominent front porch with barrel-tiled hipped roof that extends across the entire north façade to form a *porte cochere* on the east. The porch openings are arched and there is a prominent tile-and-stucco staircase to the porch's central arch, as well as another staircase leading from the driveway beneath the *porte cochere*. Two identical 1-story, 1-bay ells with barrel-tiled, half-hipped roofs are on the south and a 1-story, 2-bay wing with barrel-tiled, half-hipped roof and metal awning windows is on the west.

Located to the southeast of the main house is a 1-story, 2-bay garage building. Built at the same time as the house, the garage shares many of its architectural features, including the hollow clay tile construction with stucco finish, parapet roof with decorative cartouches, and use of

scuppers. There are two entrances with non-historic single-leaf doors and a large window on the north elevation. The overhead doors to the two garage bays are on the west.

**Alterations/Additions:** The Bailey House does not appear to have had any additions or alterations. The garage has two non-historic doors on the north.

**Condition:** Excellent/Good/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

### *Benjamin Bailey*

Born in 1884, Benjamin F. Bailey moved from Pine Grove, Sewanee County, Florida where he worked on his family farm with his father, Lawrence Bailey, mother Mary, and brother George through World War I. In 1920, Benjamin F Bailey rented a house in Pompano Beach with his wife and son, Benjamin Jr., and also had a boarder, Tom J. Ellis. Bailey soon began acquiring farmland in the Pompano area, eventually becoming one of Pompano's most successful truck farmers. According to the 1930 Census, the substantial Mediterranean Revival-style house built in 1923 by Bailey was valued at \$10,000. There he resided with his wife Verdie, son Benjamin F. Jr., daughter Grace, and a servant, George Washington. (US Population Censuses 1920 and 1930)

In 1934, Broward County Truck Farms Inc., a corporation owned by H.L Lyons and Bailey, bought 6,200 acres of farmland west of Pompano, one of the largest land purchases in the area since the 1920s land boom period (Hobby 2010: 74). By the 1940 US Census, Bailey was widowed but he continued to work as a farmer and his son worked as a farm manager. In 1945, Benjamin F Bailey lived with his son Benjamin Bailey Jr. and his wife Virgil and their son Benjamin Bailey III. Both adult Baileys worked as farmers. By 1955, the Benjamin Bailey family no longer resided in Pompano Beach (Pompano City Directory 1955 and 1956).

### *Architectural Significance*

Spanish and other Mediterranean-influenced styles were most common in states such as Florida with a tradition of Spanish colonial architecture and their revival first appeared in Florida around 1880. Florida's Spanish heritage and semi-tropical climate made it a particularly appropriate style for residential use. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and



hotels in St. Augustine developed by Henry Flagler and others during the 1880s. One of the most significant architects associated with Mediterranean-influenced architecture was Addison Mizner, who used the style to create a distinctive urban look in cities like Palm Beach and Boca Raton. His lead was followed by numerous other architects and builders throughout Florida (Research Atlantica 1992: 41).

During the great Florida Land Boom of the 1920s, architects and builders applied Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low-relief carvings highlighting arches, columns, window surrounds, cornices, and parapets.

Few examples of the Mediterranean Revival Style were built in Pompano, with the only extant examples (Bailey House at 500 NE 4<sup>th</sup> Street, Robinson House at 504 NE 5<sup>th</sup> Avenue and Sol Bevell House at 501 NE 2<sup>nd</sup> St) all built during the brief land boom that occurred in Pompano Beach during the early 1920s. This land boom in Pompano was a much less intense version of the Florida Land Boom that brought much real estate speculation and extensive residential development throughout South Florida in the 1920s (Hobby 2010: 23). The Bailey House is thus a rare and important reminder of this period in Pompano Beach's history.

**Does property meet City of Pompano Criteria for Designation?** YES. The Bailey House satisfies Criteria A (Florida Land Boom), B (Benjamin Bailey), and C and E (Mediterranean Revival Style).

The Bailey House, built in 1923, is significant as probably the best remaining example of the Mediterranean Revival Style in Pompano Beach. This style was popular throughout South Florida during the Florida Land Boom period of the 1920s, but such a sophisticated example of the style is rare in Pompano Beach. Distinguishing features of the Mediterranean Revival Style include the hollow clay tile construction finished with stucco, the stepped parapet, decorative cartouches, barrel tile roof, and arched openings. The *porte cochere*/porch is particularly noteworthy, as is the detached garage also executed in the Mediterranean Revival Style.

Character-defining features that apply to the application for a Certificate of Appropriateness would be the stucco exterior, shaped parapet, cartouches, barrel tile roof, scuppers, chimney, *porte cochere*/porch, arched openings, and the intact detached garage.

## The City of Pompano Beach Criteria for Designation includes the following:

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

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- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
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Sanborn Insurance Map Company

1924 and 1939 "Pompano, Broward County, Florida."

US Population Census Schedules for Pompano Beach, FL (1910, 1920, 1930, and 1940)

## PHOTOGRAPHS



**Bailey House, 500 NE 4<sup>th</sup> Street**





**Bailey House, 500 NE 4<sup>th</sup> Street**



**Bailey House, 500 NE 4<sup>th</sup> Street**



**Bailey House, 500 NE 4<sup>th</sup> Street**





**Bailey House, 500 NE 4<sup>th</sup> Street**



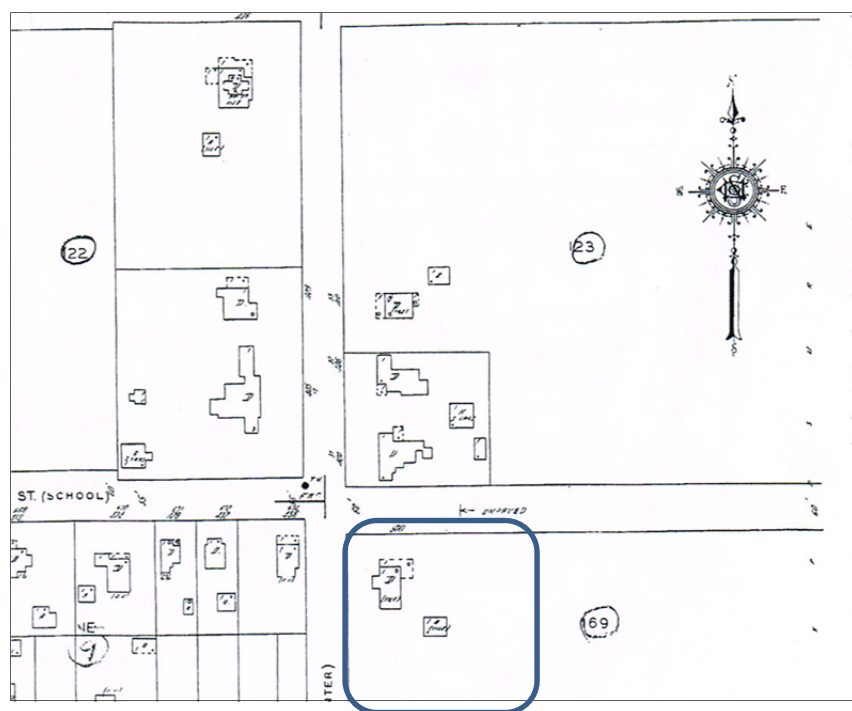
**Bailey House, 500 NE 4<sup>th</sup> Street**



**Bailey House, 500 NE 4<sup>th</sup> Street, garage**



**Bailey House, 500 NE 4<sup>th</sup> Street, garage**



**1939 Sanborn Map showing the Bailey House and garage**

**5. BANK OF POMPANO, 61 NE 1<sup>ST</sup> ST**



## **INTENSIVE SURVEY REPORT:**

### **BANK OF POMPANO**

### **POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** BANK OF POMPANO (Historic)

**Property Address:** 61 NE 1<sup>st</sup> Street, Pompano Beach FL

**Tax ID No.:** 484235080220

**Subdivision/Block/Lot:** TOWN OF POMPANO (B-76 D), LOT 10

**Owner Name:** DUC POMPANO LLC

**Original/Current Use:** BANK/VACANT

**Date of Construction:** 1922

**Style:** COMMERCIAL VERNACULAR WITH CLASSICAL REVIVAL ELEMENTS

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**Location and Setting:** The Bank of Pompano building is located at the northwest corner of NE 1<sup>st</sup> Street and NE 1<sup>ST</sup> Avenue in the commercial area of “Old Pompano.”

**Architectural Description:** Historic photographs show this 3-bay, 1½-story concrete-block bank building erected in 1922 with a central incised entrance on the south façade flanked by single windows and topped by grouped fixed-pane windows in a 4-6-4 arrangement. There was a roof parapet along the façade with a stepped center section that was also raised at the southwest and southeast corners with paired scuppers at each corner. Below the parapet was a corbelled cornice, and the frieze had a raised panel with the bank’s name. The 3-bay-long east side along NE 1<sup>st</sup> Street was marked by pilasters and had tall metal awning windows topped by rectangular transoms. The west wall is shared with the next-door Hotel Bailey building at 41 NE 1<sup>st</sup> Street. There was a side entrance on NE 1<sup>st</sup> Avenue, as well as one that opened up to the rear alley.

**Alterations/Additions:** At some point after 1939, the building was extended to the rear all the way to the north property line. An attic story and a second tier of windows were also added at an unknown date. The stepped parapet and inscribed panel on the front have been removed. The building is currently in a “mothballed” state awaiting restoration/rehabilitation. Windows and doors have been sealed.

**Condition:** Excellent/Good/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

The Bank of Pompano opened in this handsome masonry building on September 25, 1922. The opening was a gala affair, with “speeches by local leaders, refreshments served by the wives of the bank directors, and a concert from an orchestra of local musicians” (Hobby 2010: 55). On its first day of business, the bank took in several thousand dollars in deposits. The Bank of Pompano building was one of several substantial masonry buildings erected during this period in Pompano’s rapidly growing commercial district, including the Bailey Hotel building and the Ogden Building. The establishment of a local bank located in Pompano was an indication of the growth of the city’s agricultural economy and provided a local source of credit for the area’s farmers who previously had to deal with banks in Miami or Palm Beach (Hobby 2010: 56). In 1924, the bank was robbed by the Ashley gang of bank robbers (Cavaoli 2007: 51-52).

A more crushing blow to the bank’s finances was the onset of the Great Depression, which caused the Bank of Pompano to close its doors shortly after word spread on November 16, 1931 that the bank was insolvent. In 1934, the bank building was purchased by businessman and real estate investor William L. Kester who formed the Farmer’s Bank of Pompano (renamed the Pompano Beach Bank & Trust in 1960), one of several enterprises he formed to help spark the city’s economy during the 1930s (Hobby 2010: 73). Kester also operated his real estate office out of this building. As indicated by an aerial photograph from the 1940s, the building was extended at a later date to the north all the way to the rear alley. (The building was shown at its original size on the 1924 and 1939 Sanborn maps of Pompano)

In later years, the Bank of Pompano Building housed an office supply store. It is currently vacant and in a “mothballed” state awaiting restoration and rehabilitation.

**Does property meet City of Pompano Criteria for Designation?** YES. The Bank of Pompano Building meets Criteria A (commercial history of Pompano Beach) and C and E (commercial architecture from the 1920s).

Built in 1922, the Bank of Pompano has figured in many different periods of Pompano’s growth and development, including the real estate boom times of the 1920s and the Depression of the 1930s, when the Bank of Pompano folded and reopened as the Farmer’s Bank of Pompano. It is also associated with the business and real estate operations of its one-time owner William L. Kester, one of Pompano’s most prominent citizens during the 1930s and 1940s. Currently vacant, it is awaiting restoration and rehabilitation for an as-yet undetermined use.

Character-defining features that apply to the application for a Certificate of Appropriateness include the roofline, windows and doors, and pilasters marking the side bays. Historic photographs should be consulted to guide the restoration of this building to near its original appearance.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

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Hobby, Dan

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Sanborn Insurance Map Company

1924 and 1939 "Pompano, Broward County, Florida"

## PHOTOGRAPHS



**Bank of Pompano, south façade.**



**Bank of Pompano, southeast corner.**

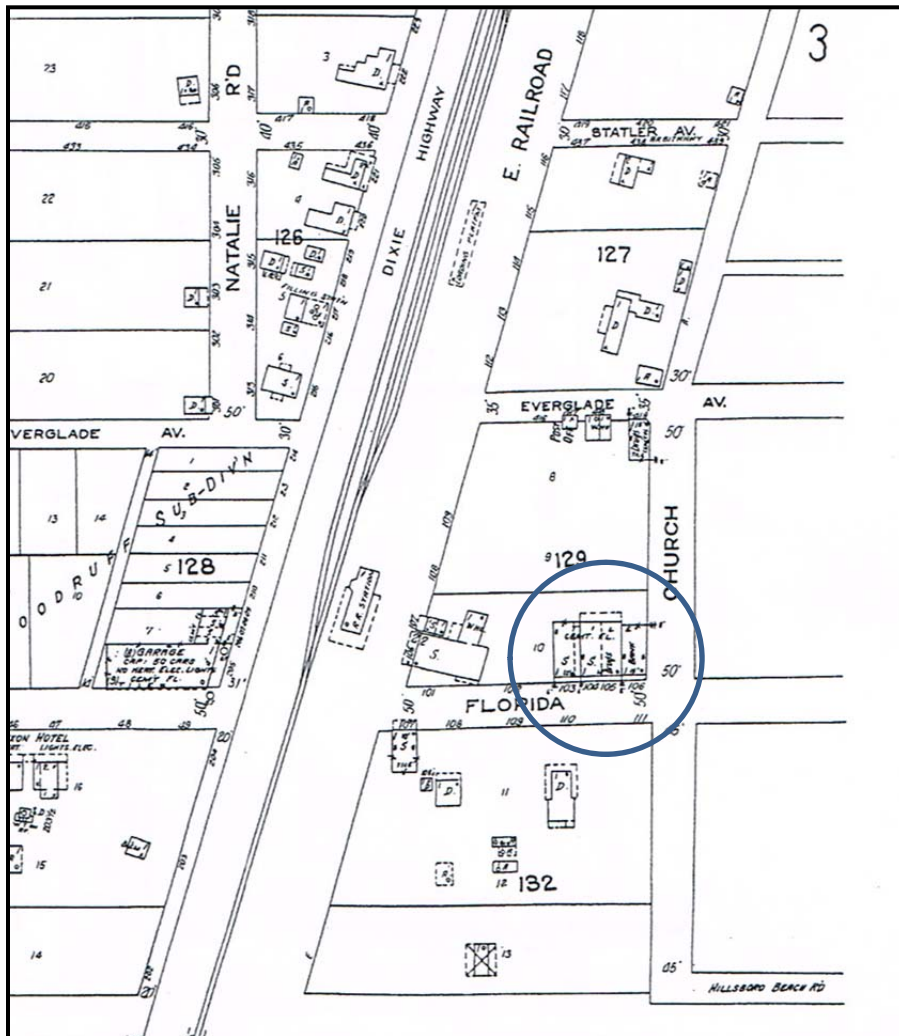




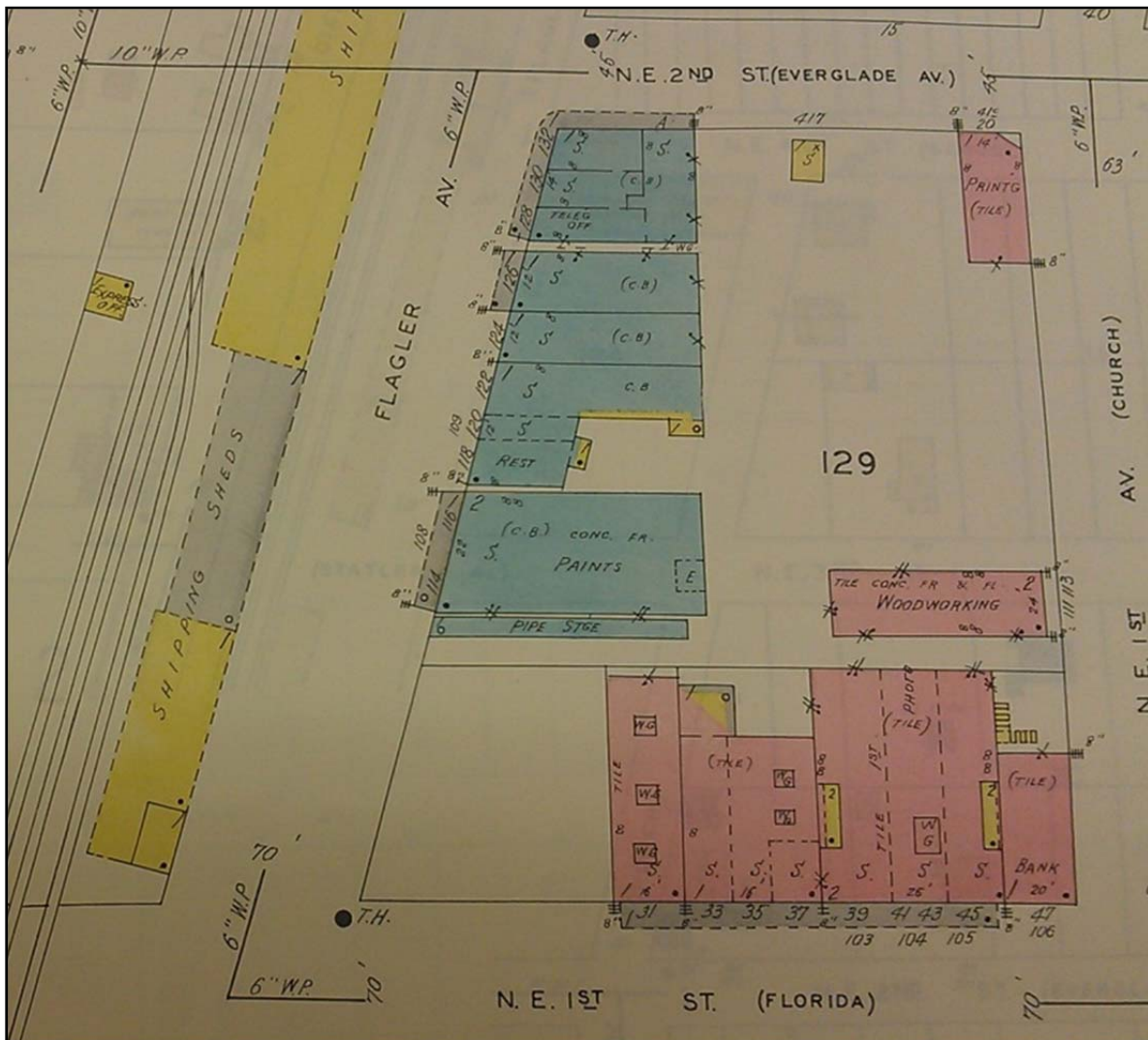
**Bank of Pompano, east elevation. The right section was added at unknown date.**



**1940s view of Bailey Hotel and Farmer's Bank of Pompano, looking NW from corner of NE 1<sup>st</sup> Street and NE 1<sup>st</sup> Avenue (Source: Dan Hobby, Pompano Beach).**



1924 Sanborn Insurance Map of Pompano, showing Bailey Hotel, Bank of Pompano, and unit block of NE 1<sup>st</sup> Street.



1939 Sanborn Insurance Map of Pompano, showing Bailey Hotel, Bank of Pompano, and unit block of NE 1<sup>st</sup> Street.

## **6. “CAP” CAMPBELL HOUSE, 300 NE 4<sup>TH</sup> AVE**



## INTENSIVE SURVEY REPORT—"CAP" CAMPBELL HOUSE

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** "CAP" CAMPBELL HOUSE (Historic)

**Property Address:** 300 NE 4<sup>th</sup> Avenue, Pompano Beach

**Tax ID No.:** 484235180090

**Subdivision/Block/Lot:** HINSON ADD (2-7 PB)/Block 1/Lots 13 &14

**Owner Name:** Craig A. Price

**Original/Current Use:** RESIDENCE/RESIDENCE

**Date of Construction:** ca. 1906, MOVED ca. 1920s

**Style:** FRAME VERNACULAR

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**Location and Setting:** The "Cap" Campbell House is located on the northeast corner of NE 4<sup>th</sup> Avenue and NE 3<sup>rd</sup> Street in a residential area of Pompano Beach. The small lot is planted with many mature trees and shrubs, and a tall wood fence runs along the north side of the lot; these factors make photography of all but the south side and part of the west façade difficult.

**Architectural Description:** This 1-story, 3-bay frame house built ca. 1906 has a hip-roofed center section with gable-roofed ells on the south and west elevations. The center section has a metal-shingled roof with exposed wood rafter tails, weatherboard siding, and a shed-roofed porch on the south elevation covered with lattice screening. There is an entrance on the south elevation beneath a shed-roofed hood with knee braces. On the west elevation (the primary façade) is a cross-gabled ell with weatherboard siding with corner boards, exposed rafter tails, an attic window, and a central single-leaf entrance flanked by 2/2 double-hung wood sash windows. Also on the west elevation is a shed-roofed front porch with exposed rafter tails, wooden balustrade and plain posts. The cross-gabled ell on the south elevation has a shed-roofed hood over the entrance and a louvered attic vent.

**Alterations/Additions:** The house was moved from an unknown location on NE 1<sup>st</sup> Street to its present location in the 1920s.

**Condition:** Excellent/Good/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

*“Cap” Campbell*

Harley C. “Cap” Campbell (1871-1958) was a well-known Pompano Beach pioneer who made a name for himself in farming, real estate, and politics. Campbell was born in Duval County, Florida where he was residing in 1885 (Ancestry.com). His home, originally built ca. 1906 on a lot on NE 1<sup>st</sup> Street within the Campbell & Saxon Subdivision, was moved in the 1920s to its present location on NE 4<sup>th</sup> Avenue (Hobby interview 2013). It is probably one of the oldest extant houses in Pompano Beach today.

The 1926 Ft. Lauderdale City Directory placed Cap Campbell and his wife Susie in Pompano Beach, working as a farmer. According to Ancestry.com Campbell had married ca. 1910 but no record of his marriage can be found. Campbell does not appear in the US Census again until 1930, when he is still listed as working as a truck farmer. The 1930 and 1940 Censuses indicate that he owned his own house (worth \$3000 in 1930, \$2500 in 1940) and rented a room out to James Van Dillon, an elderly white man, during that time and an additional room to James Wells, a black produce truck driver, by 1940. Campbell housed the agricultural workers from his farm at Campbell’s Quarters, a small collection of frame dwellings in the northwest section of Pompano (Hankerson 2003: 3).

*Architectural Significance*

The majority of Pompano’s earliest houses (those built between ca. 1900 and the late 1920s) can be categorized as Frame Vernacular buildings from an architectural standpoint (*Model Guidelines for Design Review*, pages 28-29). Houses built during this period were similar in design and construction, with both post-and-beam and balloon-frame methods commonly used. Location on the city block, roof pitch, porch size, and decorative millwork created the only real visual variation. Frame Vernacular buildings were transmitted by memory or pattern books, constructed by local builders using traditional building techniques, utilizing locally available construction materials and adapting to the landscape, climate, and the needs of the owner (Reeves 1989: 20). Many of Pompano’s early frame houses are thought to have been built by members of Pompano’s Bahamian community, who brought with them a tradition of frame residential construction (Eunice Harvey, March 2013 interview).

The typical Frame Vernacular house as seen in Pompano was typically rectangular in plan and mounted on masonry (brick, coral, or concrete block) piers to provide air circulation under the house. Roofs were shingled and mostly front-gable, sometimes hipped. A steeply pitched gable roof usually indicates a pre-1920 construction date, most houses built after that date had more shallow-pitched roofs (Research Atlantica 1992: 35). Hipped roofs often indicated they were built by recent immigrants from the Bahamas. Typically, the eaves extended out over exterior walls to provide protection from rain and sun and sometimes sheltered a porch as well. These early Frame Vernacular houses in Pompano were decidedly plain. They were planned to provide protection and security, so there was little emphasis on decoration (Research Atlantica 1992: 75).

By 1920, the Bungalow had become a major influence on the design of Frame Vernacular houses. As a result, the form, plan, and features of frame buildings tended to be more regular, as is seen in the 1920s and 1930s homes built in Pompano's Monticello Park subdivision. After 1920, brick chimneys became a common feature. Windows were double-hung sash, often with multi-paned upper sashes. The size of panes increased in size during the 1920s, generally to either 1/1 or 2/2 lights. Craftsman-style windows, with a single lower light, and 3, 4, or more lights in the upper sash, were also typical. Porches, usually full-width, remained common.

Frame Vernacular houses often have roof overhangs with exposed rafter tails, wooden or sheet metal shingles (often replaced later with asphalt or composition shingles), and sometimes dormers for attic circulation. Many exteriors are covered with horizontal plank or weatherboard siding, occasionally with patterned shingles covering the gables. Typically, the shingle patterns and roof brackets, plus porch railings or columns, are the only decorations.

**Does property meet City of Pompano Criteria for Designation?** YES. The "Cap" Campbell House meets Criterion A (Pompano's Pioneer Period), B (early land-owner "Cap" Campbell), and C (Frame Vernacular architecture). The "Cap" Campbell House is significant as one of the oldest surviving houses in Pompano Beach and relates to the Pioneer Period in the city's history. It embodies the important characteristics of Frame Vernacular architecture from this period, including one-story height, wood siding, exposed rafter ends, hipped roof, and frame porch with a minimum of decoration. The house is also associated with the life of "Cap" Campbell an early resident of Pompano who made a living from farming and later from real estate.

Character-defining features that apply to the application for a Certificate of Appropriateness include the one-story height, wood siding, exposed rafter ends, hipped roof, and frame porch with a minimum of decoration.

## The City of Pompano Beach Criteria for Designation includes the following:

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

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US Bureau of the Census

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## PHOTOGRAPHS



**"CAP" CAMPBELL HOUSE, 300 NE 4<sup>th</sup> AVENUE**



**"CAP" CAMPBELL HOUSE, 300 NE 4<sup>th</sup> AVENUE**

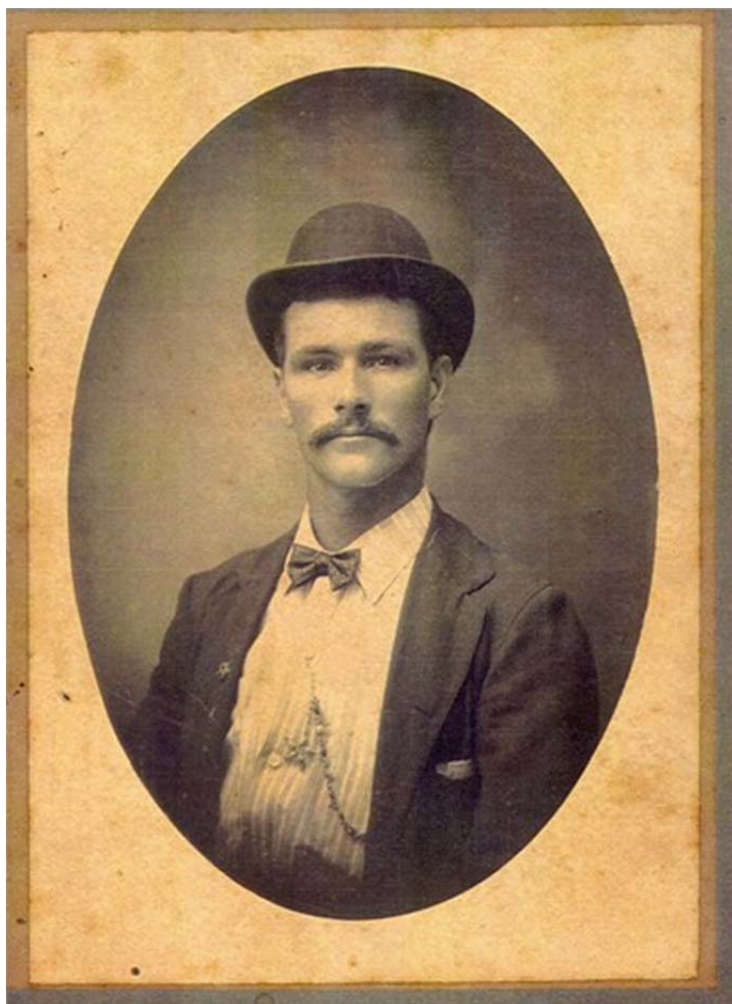


**“CAP” CAMPBELL HOUSE, 300 NE 4<sup>th</sup> AVENUE**





Undated studio photograph of Harley "Cap" Campbell. *Source: Ancestry.com*

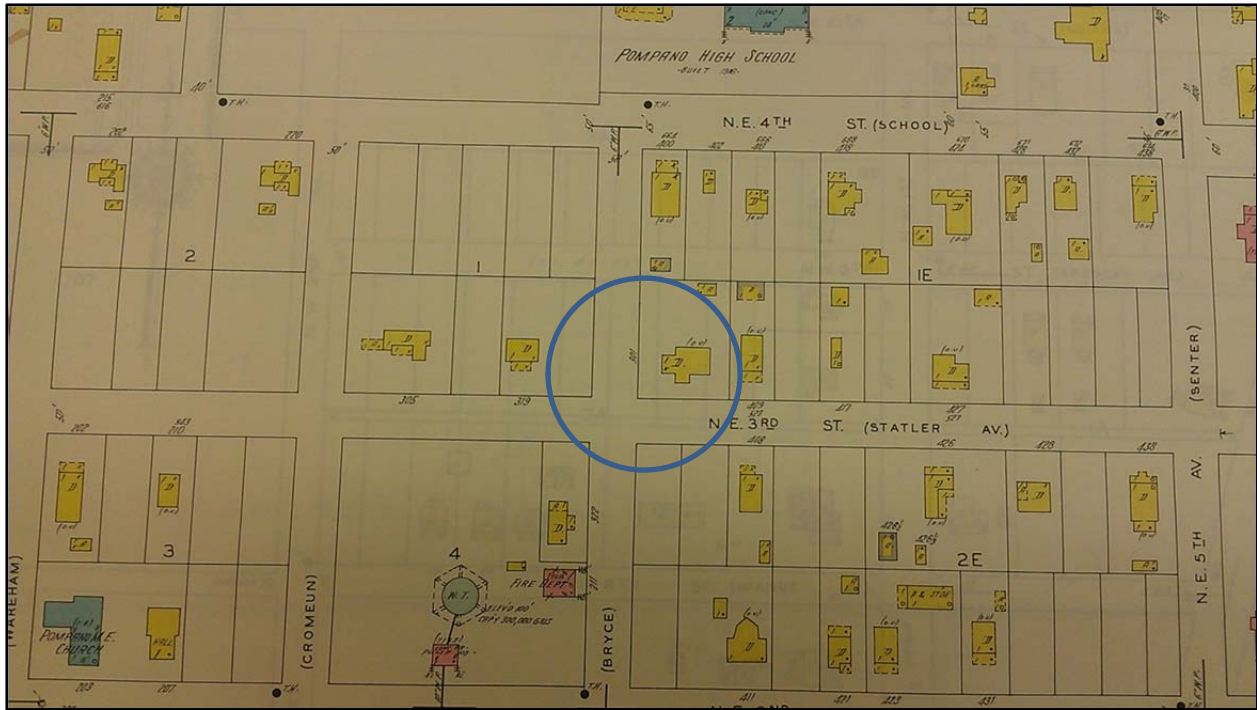


Undated studio photograph of Harley "Cap" Campbell. *Source: Ancestry.com*

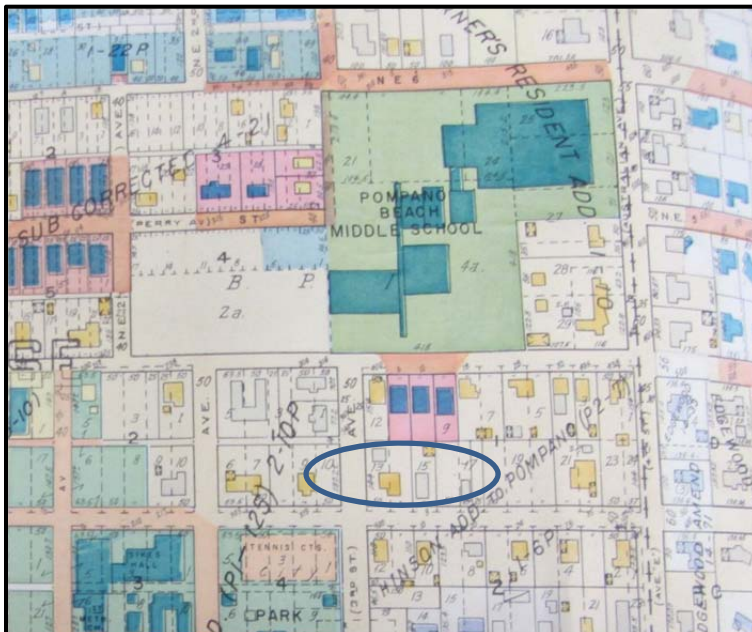


Undated (but later) photograph of “Cap” Campbell. *Source: Ancestry.com*





1939 Sanborn Insurance Map Showing “Cap” Campbell House, 300 NE 4<sup>th</sup> Ave.



1960 Hopkins Atlas showing “Cap” Campbell House, 300 NE 4<sup>th</sup> Avenue.

**7. DR. McCLELLAN OFFICE & HOUSE,  
103-105 NE 2<sup>ND</sup> ST**

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**INTENSIVE SURVEY REPORT—**  
**DR. GEORGE S. McCLELLAN HOUSE AND OFFICE**  
**POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** DR. GEORGE S. McCLELLAN HOUSE AND OFFICE (Historic)

**Property Address:** 101-103 NE 2<sup>nd</sup> Street, Pompano Beach, FL

**Tax ID No.:** 484235250130

**Subdivision/Block/Lot:** SMOAKS ADD TO POMPANO (5-10 PB)/Block 2/Lots 11-13

**Owner Name:** LOVE FELLOWSHIP WORSHIP

**Original/Current Use:** Doctor's Office and Residence/Hair Salon and Residence

**Date of Construction:** ca. 1921 (HOUSE), 1926 (OFFICE)

**Style:** FRAME VERNACULAR (HOUSE); MASONRY VERNACULAR/COMMERCIAL (OFFICE)

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**Location and Setting:** The Dr. George S. McClellan Office is located at 101 NE 2<sup>nd</sup> Street, at the northeast corner of NE 2<sup>nd</sup> Street and NE 1<sup>st</sup> Avenue in a commercial section of Pompano Beach. The McClellan House is located next door at 103 2<sup>nd</sup> Street.

**Architectural Description:** *Office:* This 1-story, 3-bay building, built in 1926, has a trapezoidal footprint, with the southwest corner of the building canted to face the street corner. The reinforced concrete building is covered with rough-textured stucco and has a parapet roof that extends above the roofline at the building corners and has a curvilinear parapet over the southwest corner entrance. Other original features are the inset panel above the entrance, the four scuppers (drain openings) on the west and the concrete window sills.

*House:* This 1-story 3-bay Frame Vernacular house with Craftsman-style features dates to 1921 and has a front-gable roof with composition shingles, a 1-bay projecting gabled ell on the south, and a smaller projecting cross-gabled ell on the west. The house is clad with replacement siding. According to Sanborn Insurance Maps of Pompano dated 1924 and 1939, the large gable-roofed extension of the house on the east side with a front gable-roof was added sometime between those two dates, as was the shed-roofed enclosed front porch that spans

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the full width of the original part of the house. The house in its present configuration is shown on the 1939 Sanborn Insurance Map of Pompano.

Craftsman-style features include the decorative tri-partite arrangement of vent holes on the attic story and the decorative knee braces at the eaves. A 2-story, gable-roofed masonry block garage building with smooth stucco finish stands to the rear of the house. Its construction date is unknown, but it is shown on the 1939 Sanborn Insurance Map. Now used as an apartment building, the building has an entrance with single-leaf door on the northwest corner. The 1/1 sash windows are not original.

**Alterations/Additions:**

*Office:* As shown in an undated historic photograph, the two plate glass windows on the south originally extended down to nearly the street level and were topped by three 4-pane pivot windows (Hobby 2011: 57). The entrance had a glass double-door with matching wooden screen doors, topped by a 4-pane rectangular transom. The large windows on the south have been re-sized and fitted with modern, smaller windows. A window on the south and one on the west have been filled in. An entrance has been added to the north elevation. The main entrance has a replaced metal and plate-glass door.

*House:* Alterations to the house include the non-historic siding and replaced windows.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

In 1974 Lorena H. Robson wrote a history of Pompano Beach in which she discussed the town's early medical care: "Dr. William Kennedy of Fort Lauderdale was the only doctor widely known by residents. Because of the mosquitoes, malaria fever was rampant. During these early days, he drove a horse and buggy to make his calls. Dr. Henry Leavitt was the first resident doctor in Pompano. Dr. George S. McClellan, "Dr. George," moved to Pompano following Dr. Leavitt's departure for Miami. Mrs. J. L. Warren (nee Cassie Weaver) was the town's first registered nurse." (Robson 1974: 12)

George Sterling McClellan (1890-1958) was born in Wellborn, Suwannee County, Florida and resided there with his father William and mother Emma until 1910. On June 5, 1917 he registered for the WWI draft in Wellborn, where he was married a year prior to his wife Novice and was practicing medicine. McClellan received his medical degree from the Eclectic School of



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Medicine (now part of Emory University) in Atlanta, Georgia and relocated to Pompano in 1921 (Hobby 2011: 57; Cavaoli 2007: 31). There he built his medical office and drugstore at the northeast corner of NE 2<sup>nd</sup> Street and NE 1<sup>st</sup> Avenue, near the center of downtown Pompano. His wife served as his nurse and ran his office. The building was notable for its reinforced concrete construction and withstood the 1926 hurricane, reputedly sheltering six families during the storm (Cavaoli 2007: 31). According to a city directory entry for Pompano in 1925, George and Novice McClellan were living in Pompano where he was a physician and druggist and she worked as a clerk (1924-25 Pompano City Directory).

According to the 1930 Census, George and Novice McClellan lived in Pompano Beach with their four children and owned property worth \$5,000. (One son, Lt. George S. McClellan, Jr. was lost in a bombing mission over Europe during World War II). Dr. McClellan was listed as a general practice physician, however in the 1940 Census he identified himself as both a physician and a surgeon. The 1955-58 Pompano City Directories listed him with his wife as residing at 103 NE 2<sup>nd</sup> Street. Upon his death in 1958, his wife Novice continued to occupy the house at 103 NE 2<sup>nd</sup> Street (1960 Pompano City Directory).

For many years, Dr. McClellan was Pompano's only resident physician and treated both white and black patients, "charging \$2.00 for an office visit and \$5.00 for a house call" (Cavaoli 2007: 25). Well respected in his profession, Dr. McClellan was a charter member and past president of the Broward County Medical Association, served three terms on the Florida State Board of Medical Examiners, and was instrumental in establishing the Broward Medical Center and Holy Cross Hospital.

During the era of racial segregation in Pompano, medical care for white and black residents of Pompano differed markedly, with medical care for blacks usually in the hands of licensed practical nurses or midwives. Dr. McClellan was known to treat black families or individuals with whom he was personally familiar. One of these families was the Casons who had known Dr. McClellan when both families lived in Wellborn, Georgia before coming to Pompano. Recalled Eunice Cason Harvey: "You couldn't just walk into Dr. McClellan's waiting room, though, you had to make a special 'after-hours' appointment." (Harvey interview March 30, 2013)

**Does property meet City of Pompano Criteria for Designation?** YES. The Dr. George S. McClellan House and Office meet Criterion B (Dr. George McClellan) and relate to the life and medical practice of Pompano's long-time resident physician, who settled in Pompano in 1921 and served the community for more than 30 years thereafter. Character-defining features that apply to the application for a Certificate of Appropriateness would be the stucco exterior, shaped parapet and recessed panel above the entrance (office) and the Bungalow-style features of the house such as overhanging eaves, sash windows, front gable and shed-roofed porch.

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## **The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

## **REFERENCES**

Cavaiole, Frank

2007 Pompano Beach—A History. History Press, Charleston, SC.

Ft. Lauderdale, Hollywood, and Dania FL City Directory 1924-1925 (Vol. III) Compiled by Ernest Heller (Ashville NC)

Pompano Beach City Directories 1955-1970

Garner, Bud

2013 Personal Interview, February 18, 2013, Pompano Beach.

Harvey, Eunice Cason

2013 Personal interview, March 30, 2013, Pompano Beach.

Hobby, Dan

2010 Pompano Beach: A History of Pioneers and Progress. Donning Company Publishers, Virginia Beach, VA.

2013 Personal interview. January 30, 2013, Pompano Beach.

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Hopkins, G.L.

1960 Plat Book of Upper Broward County, Florida. G.L. Hopkins, Publishers, Philadelphia, PA

Sanborn Insurance Map Company

1924 and 1939 Pompano, Broward County, Florida

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## PHOTOGRAPHS



**Dr. George McClellan Office, 101 NE 2<sup>nd</sup> Street**



**Dr. George McClellan Office, 103 NE 2<sup>nd</sup> Street**





**Dr. George McClellan House, 103 NE 2<sup>nd</sup> Street**



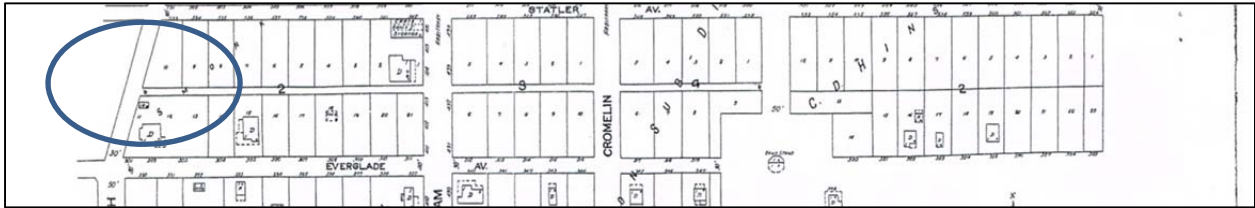
**Dr. George McClellan House, 103 NE 2<sup>nd</sup> Street**



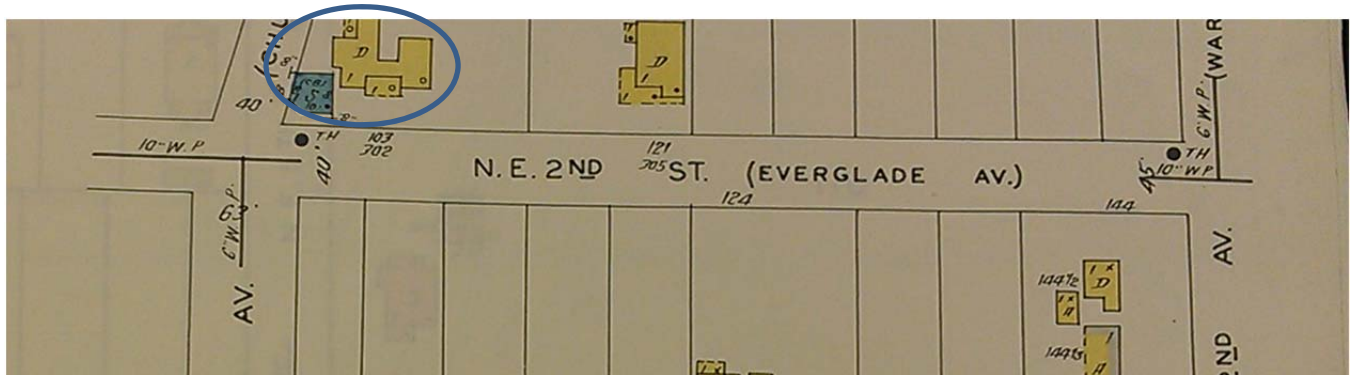
**Dr. George McClellan Office (right of photo) and rear of House, NE 1<sup>st</sup> Avenue**



**Dr. George McClellan Office, Garage/Apartment on NE 1<sup>st</sup> Avenue**



**1924 Sanborn Insurance Map of Pompano, showing Dr. George McClellan House (before office was built).**



**1939 Sanborn Insurance Map of Pompano, showing Dr. George McClellan House and Office. Note expansion of the house sometime between 1924 Sanborn Map and 1939.**



**1960 Hopkins Atlas, showing house, office, and garage at rear of lot.**



**8. FARMER'S MANUFACTURING COMPANY,  
814 HAMMONDVILLE RD/MLK BLVD.**

# INTENSIVE SURVEY REPORT—

## FARMER'S MANUFACTURING COMPANY BUILDING

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** FARMER'S MANUFACTURING COMPANY (Historic); FPI (current)

**Property Address/Tax ID No.:** 814 MARTIN LUTHER KING JR. BOULEVARD (HAMMONDVILLE ROAD), POMPANO BEACH FL

**Subdivision/Block/Lot:** 35/48/42

**Owner Name/Address:** FPI Inc./814 Hammondville Road, Pompano Beach

**Original/Current Use:** MANUFACTURING/MANUFACTURING

**Date of Construction:** Moved to Pompano (Beach) in 1930 from Davie

**Style:** FRAME VERNACULAR

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**Location and Setting:** The Farmers Manufacturing Company Building is located on the south side of Martin Luther King Jr. Boulevard (Hammondville Road) in a mixed industrial/commercial area just east of the I-95 overpass. It is surrounded by vacant lots and there is a fenced parking lot located on its west.

**Architectural Description:** There are three readily identifiable sections to this frame building. The middle section is the oldest and dates to the 1920s. It is a 1-story, 3-bay-long frame structure with a front-gable roof covered with metal shingles and a shed-roofed ventilator at the south gable end. It has corrugated metal siding and there is a large sliding wooden door on the west side. Most of the windows are metal 1/1 double-hung sash. This section was moved to the present location in Pompano in 1930. Attached at the south gable end is the second section of the building, ca. 1950, also with a front gable roof and metal siding. Sometime in the 1970s or 1980s the 1-story, 4-bay-wide masonry section on the north was added to face Martin Luther King Blvd (Hammondville Road). It has a shed-roofed hood that extends across the entire front and is clad with standing seam metal. The façade features an off-center single leaf door entrance and paired metal windows. A metal sign lettered with FPI Inc. is atop the shed-roofed hood.



**Alterations/Additions:** According to one source, the building originally had a dirt floor and this was altered to concrete at some point. As described above, the building has been added onto over the years.

**Condition:** Excellent/Good/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

From the FPI website: “FPI has been manufacturing Axial Flow Pumps since 1937. Formerly Farmers Manufacturing Company, FPI serves long term municipal, industrial and agricultural customers throughout North and South America.

FPI's production facility is in Pompano Beach, Florida. We are proud to have a long- term dedicated production and engineering staff. Each of our key personnel possesses a minimum of 30 years of experience in designing, manufacturing and installing high quality Axial Flow pumps.” (<http://www.fpipumps.com/about.html>)

The Farmer’s Manufacturing Company is associated with the important agricultural theme in Pompano Beach history. Agriculture dominated Pompano’s economy for the its first 60 years, in contrast to the more tourist- and resort-oriented south Florida cities of Palm Beach, Hollywood, and Ft. Lauderdale. The region’s rich, loamy soil and year-round growing conditions made Pompano and its surroundings ideal for farming. The farmer Earl Ehmann is said to have introduced pineapple cultivation to Pompano in 1897, only a year after the FEC Railroad made Pompano a stop on its rail line (Research Atlantica 1992: 15). Growing pineapples was hard on the soil however, and in 1902, farmer L. R. Smoak planted his first bean crop (Hobby 2010: 31).

“Rich farm land attracted settlers to early Pompano. With transportation facilities at hand, there was a rush for acreage suitable for the emergent predominant agricultural economy, the growing of truck crops for northern markets. Generally, land values in Pompano reflected the character of the soil, drainage conditions, and location with respect to the railroad.” (Kemper 1983: 6) By the 1910s, most Pompano farmers were growing beans, tomatoes, eggplant, squash, and peppers, making Pompano the center of the winter vegetable trade in Florida. At first, some farmers only lived in Pompano during the winter, returning to north Florida or Georgia after the winter vegetable crop was harvested. Pompano’s first vegetable packing house was built in 1904 by J.H. Chapman (Kemper 1983: 8).

Well into the first decade of the 20<sup>th</sup> century, farming in Pompano was completely un-mechanized—animal power or human power was used to plow, pull stumps, haul produce, and

do most other heavy agricultural work (Hobby 2010: 29). After acquiring large tracts of land in and around Pompano, farmers soon were faced with the critical problem of finding labor to clear and cultivate their land, plant and harvest crops, and then sort and pack the crops for shipment by rail. There was simply not enough local labor, so the call went out for farm workers or “bean pickers.” Throughout the 1910s and 1920s, workers came to Pompano from the citrus groves of northern Florida (always subject to unexpected freezes and frosts) and the cotton fields of southern Georgia and South Carolina, where the cotton crops had been decimated by the boll weevil, seeking employment in this growing center of winter truck farming (Harvey 2013 interview).

Agriculture began to decline in importance in Pompano beginning in the mid-1950s, mostly due to rising land prices that made residential development more profitable than farming. Still housing the manufacturing of pumps since 1937, the Farmers Manufacturing Building is one of the few tangible reminders within Pompano of the city’s once preeminent role as an agricultural center in Florida.

**Does property meet City of Pompano Beach Criteria for Designation?** YES. The FPI Building satisfies Criterion A (agricultural history of Pompano).

Character-defining features that apply to the application for a Certificate of Appropriateness would be the building’s industrial features such as metal roof and ventilator.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or

- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

## **REFERENCES**

Cavaiole, Frank

2007 Pompano Beach—A History. History Press, Charleston, SC.

Pompano Beach City Directories 1955-1970

## PHOTOGRAPHS



**Farmers Manufacturing Company, 814 MLK Boulevard (Hammondville Road)**





**Farmers Manufacturing Company, 814 MLK Boulevard (Hammondville Road)**



**Farmers Manufacturing Company, 814 MLK Boulevard (Hammondville Road)**





**Farmers Manufacturing Company, 814 MLK Boulevard (Hammondville Road)**



**Farmers Manufacturing Company, 814 MLK Boulevard (Hammondville Road)**

**9. GREATER ANTIOCH BAPTIST CHURCH,  
502 NW 8<sup>TH</sup> AVE**

**INTENSIVE SURVEY REPORT—**  
**GREATER ANTIOCH MISSIONARY BAPTIST CHURCH**  
**POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** GREATER ANTIOCH MISSIONARY BAPTIST CHURCH (Historic)

**Property Address/Tax ID No.:** 420 NW 8<sup>th</sup> Avenue, Pompano Beach, Florida/484235280350

**Subdivision/Block/Lot:** RAYWOOD PARK (8-16 B), Block 2, Lots 15-18

**Owner Name:** Antioch Missionary Baptist Church

**Original/Current Use:** Church/Church

**Date of Construction:** 1952

**Style:** Masonry Vernacular

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**Location and Setting:** The Greater Antioch Missionary Baptist Church is located on the east side of NW 8<sup>th</sup> Avenue between NW 4<sup>th</sup> and 5<sup>th</sup> Streets in a residential area of northwest Pompano Beach. There is a fenced, church-owned parking lot located to the south of the main sanctuary building.

**Architectural Description:** The Greater Antioch Missionary Baptist Church is a 1-story, 3-bay-wide and 5-bay-long concrete masonry block building on a full-height basement foundation. The building has a front-gable roof with composition shingles and is topped by a small vinyl-sided square cupola with a pyramidal roof. The entrance with double-leaf door is accessed by a double staircase rising from the north and south sides. There are rectangular stained-glass windows on the north and south elevations and arched stained-glass windows on the west gable end flanking the entrance. There is an arched entrance on the south basement level and an entrance with double doors on the north beneath a shed-roofed hood. A 2-story ell is on the south, with the second floor accessed by an exterior concrete staircase with metal railing. On the west façade are two dedication plaques: the first described the formation of the congregation in 1930 and rebuilding of the church in 1952, the other describes the church built and donated by the “Men’s Sunday School Class of 1980.”

**Alterations/Additions:** The basement level was originally arcaded, but has been filled in to create additional floor space.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).** Established in 1930, the Greater Missionary Baptist congregation is one of several historically important African-American religious congregations in northwest Pompano Beach. The church, erected in 1952, is architecturally significant for its Caribbean-inspired design with an arcaded raised basement and retains a high degree of integrity. Character-defining features that apply to the application for a Certificate of Appropriateness would be the double exterior staircase, stained glass windows, dedication plaques, and cupola.

**Does property meet City of Pompano Beach Criteria for Designation?** YES. Church satisfies Criteria A (African-American religious history) and C and E (well-preserved masonry religious building from the mid-20<sup>th</sup> century, with Caribbean architectural influence).

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
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- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

## REFERENCES

Cavaiole, Frank

2007 Pompano Beach—A History. History Press, Charleston, SC.

Pompano Beach City Directories 1955-1970



## PHOTOGRAPHS



**Greater Antioch Missionary Baptist Church, 420 NW 8<sup>th</sup> Avenue**



**Greater Antioch Missionary Baptist Church, 420 NW 8<sup>th</sup> Avenue**



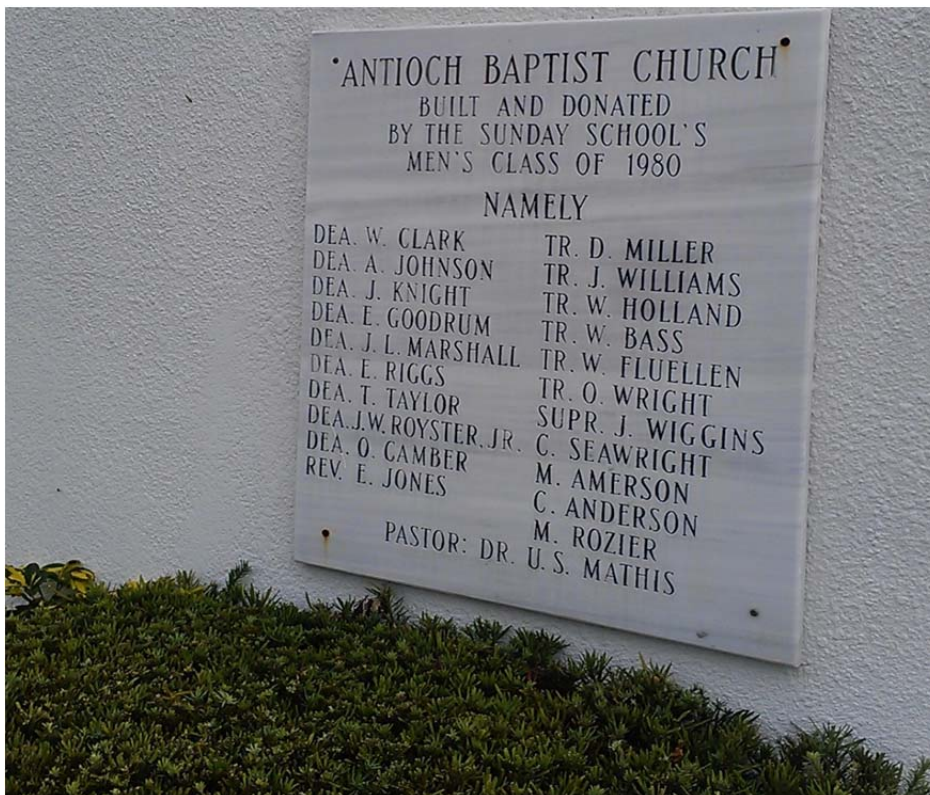
**Greater Antioch Missionary Baptist Church, 420 NW 8<sup>th</sup> Avenue**



**Greater Antioch Missionary Baptist Church, 420 NW 8<sup>th</sup> Avenue**



Greater Antioch Missionary Baptist Church, 420 NW 8<sup>th</sup> Avenue



Greater Antioch Missionary Baptist Church, 420 NW 8<sup>th</sup> Avenue





1960 Hopkins Atlas Showing Greater Antioch Missionary Baptist Church,

420 NW 8<sup>th</sup> Ave



**10. GRISHAM HOTEL, 407 NW 4<sup>TH</sup> AVE**

## INTENSIVE SURVEY REPORT—GRISHAM HOTEL

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** GRISHAM HOTEL (Historic and Current)

**Property Address/Tax ID No.:** 407 NW 4<sup>TH</sup> AVENUE, POMPANO BEACH, FL/484235190220

**Subdivision/Block/Lot:** SHEWMAKE PARK (2-52b), BLOCK 2, LOTS 15 AND 16

**Owner Name:** NW 4<sup>TH</sup> AVENUE LLC

**Original/Current Use:** HOTEL AND APARTMENTS and DRY CLEANING BUSINESS/HOTEL AND APARTMENTS and RESTAURANT

**Date of Construction:** 1955-1956

**Style:** MASONRY VERNACULAR

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**Location and Setting:** The Grisham Hotel complex stands on the west side of NW 4<sup>th</sup> Avenue at the corner with NW 4<sup>th</sup> Terrace, in a residential section of northwest Pompano Beach. A chain-link fence separates the hotel property from a vacant lot to its south.

**Architectural Description:** The Grisham Hotel complex consists of three sections: the main building is a 3-story, 6-bay-long and 2-bay-wide concrete-block masonry building facing NW 4<sup>th</sup> Avenue. The building has a flat roof with overhanging eaves, metal awning windows, a ground-floor entrance on the east and an exterior stairway with entrances on the south. A short brick planter box borders along the front of the building. A sign with “HOTEL” above “Grisham” in neon letters is above the main entrance. To the north is a 2-story, 3-bay concrete-block section with a flat roof, two entrances on the east side below a concrete eyebrow, and an exterior staircase on the north. Most of the double-hung windows are replacements of the original awning windows. Facing NW 4<sup>th</sup> Court is the 1-story, 2-bay concrete-block garage ell.

**Alterations/Additions:** Some of the original windows have been replaced with vinyl double-hung sash and the garage doors do not appear original.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

Although there were several tourist and resort hotels built along Pompano's beachfront before World War II, most businessmen and farmers visiting Pompano stayed in the city's "downtown" hotels: The Bailey Hotel (built in 1923) and the Walton Hotel (built in 1925), both located near the FEC railroad station. African-American visitors to Pompano were barred from staying at these whites-only hotels and instead lodged at rooming houses, such as the ones operated by Florence and Frank Ali behind the Ali Building on Hammondville Road (MLK Boulevard) or by Bessie Irvin at the corner of NW 8<sup>th</sup> Avenue and Hammondville Road (Hazel Armbrister interview 2013).

Sometime in the early 1950s, Pompano resident and owner of a dry-cleaning establishment Harry Grisham bought property along SW 4<sup>th</sup> Avenue on land formerly owned and farmed by the Cason family (Eunice Cason Harvey interview 2013). There he built a 3-story concrete masonry hotel/apartment building around 1955-1956 with a small first-floor restaurant and two 1-story concrete-block buildings to house his dry-cleaning and pressing business. The hotel building housed both short-term visitors, as well as longer term renters. The hotel still is in operation, making it possibly the oldest extant operating hotel in Pompano Beach.

US Population Census records give some information on the Grisham family in Pompano. Harry Grisham Jr. was born about 1922 and in the 1940 Census was residing with his parents Harry and Lula May and working as a shoe shiner. By the 1945 Florida Census he was still residing with his parents on NW 6th Street but worked as a presser. In the 1946 City Directory of Fort Lauderdale, Harry Grisham was a presser at the Fort Lauderdale Cleaners, but resided in Pompano Beach. In the 1955 Pompano Business directory, Harry D. Grisham lived with his wife Fannie Paton Grisham (Principal at the Coleman Elementary School) at the rear of 314 NW 6th Avenue and he worked at Harris (possibly a misprint for Harry's) Cleaners. In 1956, Fannie was the assistant principal at Blanche Ely High School and Harry ran Harry's Cleaners occupying the same place where they lived: 407 NW 4th Avenue. In the 1970 City Directory, Harry and Fannie occupy the same property, although they now operate the Grisham Hotel which is also at the same location.

**Does property meet City of Pompano Criteria for Designation?** YES. The Grisham Hotel meets Criterion A (African-American history and possibly city's oldest operating hotel building) and C (well-preserved Masonry Vernacular building). Character-defining features that apply to the application for a Certificate of Appropriateness include the painted stucco exterior, wide eaves,

exterior staircase, window and entrance eyebrows, brick planter boxes, neon hotel sign, and the metal awning windows and metal doors.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

**REFERENCES:**

Pompano City Directories, 1954-1970.

US Population Census Schedules, 1930-1940.

Interview with Hazel Armbrister, Pompano Beach FL, January 31, 2013.

Interview with Dr. Eunice Cason Harvey, Pompano Beach, FL, March 30, 2013.



## PHOTOGRAPHS



**Grisham Hotel, 407 NW 4<sup>th</sup> Avenue**



**Grisham Hotel, 407 NW 4<sup>th</sup> Avenue**



**Grisham Hotel, 407 NW 4<sup>th</sup> Avenue, garage**



**Grisham Hotel, 407 NW 4<sup>th</sup> Avenue**





**Grisham Hotel, 407 NW 4<sup>th</sup> Avenue, south elevation**



**Grisham Hotel, 407 NW 4<sup>th</sup> Avenue**

**11. HOPEWELL BAPTIST CHURCH, 1001 NW 6<sup>TH</sup> ST**



## **INTENSIVE SURVEY REPORT—HOPEWELL BAPTIST CHURCH**

### **POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** HOPEWELL BAPTIST CHURCH (Historic); THE CHRISTIAN CHURCH BY FAITH (Common)

**Property Address:** 1001 NW 6<sup>TH</sup> STREET

**Tax ID No.:** 484235410010

**Subdivision/Block/Lot:** SCOTTS PARK FIRST ADD (23-44 B)/BLOCK 3/LOTS 1 & 2

**Owner Name:** BROWARD HAITIAN MISSION CHRISTIAN-KINGDOM IN CHRIST INC

**Original/Current Use:** CHURCH/CHURCH

**Date of Construction:** 1948

**Style:** MASONRY VERNACULAR

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**Location and Setting:** The former Hopewell Baptist Church is located at the northwest corner of NW 6<sup>th</sup> Street and NW 9<sup>th</sup> Avenue in a residential area of Pompano Beach. Facing NW 6<sup>th</sup> Street, the church is built on two lots along NW 9<sup>th</sup> Avenue. Immediately to the west of the property is a chain-link fence separating it from the Pompano Canal and I-95. A paved-and-gravel church parking lot is located on the southwest corner of NW 6<sup>th</sup> Street and NW 9<sup>th</sup> Avenue.

**Architectural Description:** This Masonry Vernacular church dating from 1948 is built of concrete block finished with stucco and has a concrete slab foundation. It is a 1-story, 3-bay-wide, 6-bay-long building with a front-gable roof covered with composition shingles. The central entrance on the south façade is flanked by single metal double-hung sash windows. Projecting from the south façade are two 2-story corner bell towers with pyramidal roofs, a single-leaf entrance, and louvered vents on all four sides on the second story. A 1-story hyphen on the west connects the church to a 1-story, 2-bay education wing, also of concrete block with stucco finish, and with metal awning windows. This wing was added sometime after 1960 according to map evidence. The north end of the building may date from a different period from the south (either earlier or later) and has original metal casement windows. The two-tower design of the façade is a common one for African-American Baptist church buildings in the South.

**Alterations/Additions:** The bars on the windows are not original. The roof line sags noticeably near the rear of the church building, suggesting it may have been built over two sections built at different periods. The building on the west was added sometime after 1960 according to map evidence.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (Historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

NOTE: The following history of the Hopewell Baptist Church is from the church's website "OUR HISTORY" accessed at <http://www.hopewell-mbc.org/our-history>:

*Hopewell Baptist was organized on July 18, 1946. The founders were Rev. and Sister D. V. Miller, Deacon and Sister Frank Frazier, Deacon and Sister Lowe Griffin, Brother and Sister Jimmie Lee Johnson, Sister Mary Evans, Brother and Sister Gainer, Brother Frank Sims, and Brother Charlie Lovett.*

*The old building located at 1001 NW 6th Street, Pompano Beach, FL, was erected in 1948. The congregation consisted of 32 members. The Rev. D. V. Miller was Pastor of Hopewell Missionary Baptist Church, from 1946 - 1963.*

*The Late Emeritus R. W. Williams was called to the Pastorate of the Hopewell Church in May of 1963. In 1971 the first Church Anniversary for the past 25 years was held. Each member was asked to pay twenty-five dollars. Land for the new site was purchased for a total of \$30,000.00. In 1972, Election of Officers for the coming year was held. The newly elected officers were: Sister Elizabeth Brown, President of the Home Mission, Willie Reed, President of the User Board, Sister, Ruthie Williams, President of Youth Department and Sister Luella Sims, continued to serve as Church Clerk until 1974.*

*In 1973, the Church Constitution was updated. The Trustee Board was reorganized, and the land for the new site was paid off. It was adopted that an official record of each member be kept on file. In 1974, it was decided to build a larger edifice and in 1976, the groundbreaking service was held for the building of our new edifice.*

*The old Hopewell Baptist Church building located at 1001 NW 6th Street was put up for sale. At the present site, the men of the church donated their effort, time, materials & labor. On October 21, 1984, a dedication service was held for the present site at 890 NW 15 Street, Pompano Beach, FL. In 1988, the former Pastor Emeritus Williams resigned, and on September 10, 1989,*

*the Dr. Robert C. Stanley began his Pastorate as Pastor of the Hopewell Missionary Baptist Church Inc. He gave the church a motto. "The Church that sits by I-95, Reaching out with Love to all Mankind". The Hopewell Church and the new Administration of Rev. Stanley has made a tremendous impact in the community striving to make a difference.*

*With a growing membership, Hopewell purchased 6.2 acres of land just east of the present site, all paid in full. An additional 4.9 acres of land was purchased and paid in full as of 1999 and the church stood debt free.*

*In 1995, with a mind to build a new edifice, Dr. Stanley instituted the Offering of Determination. Each member was assessed \$1,000.00. In 2001, six years later, the church had exceeded its goal and was at \$1.4 million dollars. Groundbreaking service was held on March 11, 2001. The leveling of the property began on March 19, 2001. The construction of the edifice began March 20, 2001 with contractors Coastline Builders.*

*The Hopewell Church has had only three pastors since its inception in 1946. On October 7, 2001, Dr. Stanley's sermon was titled: "A Fall from the Rooftop". He emphasized that this church has had its third Pastor, third church, and its third roof. On November 10, 2001, "The Raising of the Roof" was perfected by Creative Concepts and on December 8, 2002, we marched into our new edifice as: Hopewell Missionary Baptist Church, "The House of God", A Ministry Fulfilling Its Call to A Spirit of Excellence.*

**Does property meet City of Pompano Criteria for Designation?** YES. The Hopewell Baptist Church building meets Criteria A (African-American religious history) and C (Masonry Vernacular church with distinctive twin tower design). The Hopewell Baptist Church was one of several Baptist churches built in the primarily African-American northwest section of Pompano in the 1940s and 1950s. Its congregation was formed in 1946 and the building completed in 1948. The congregation eventually outgrew the building and by the 1970s also desired to locate farther away from I-95.

Character-defining features that apply to the application for a Certificate of Appropriateness would be the two-tower design with pyramidal roof and louvered windows, stucco exterior, and three entrances on the south.

## **The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

## **REFERENCES**

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Interview with Hazel Armbrister, Pompano Beach, FL January 31, 2013

Interview with Dr. Eunice Cason Harvey, Pompano Beach FL, March 30, 2013

Pompano Beach City Directories 1955-1970

"OUR HISTORY" accessed at <http://www.hopewell-mbc.org/our-history>



## PHOTOGRAPHS



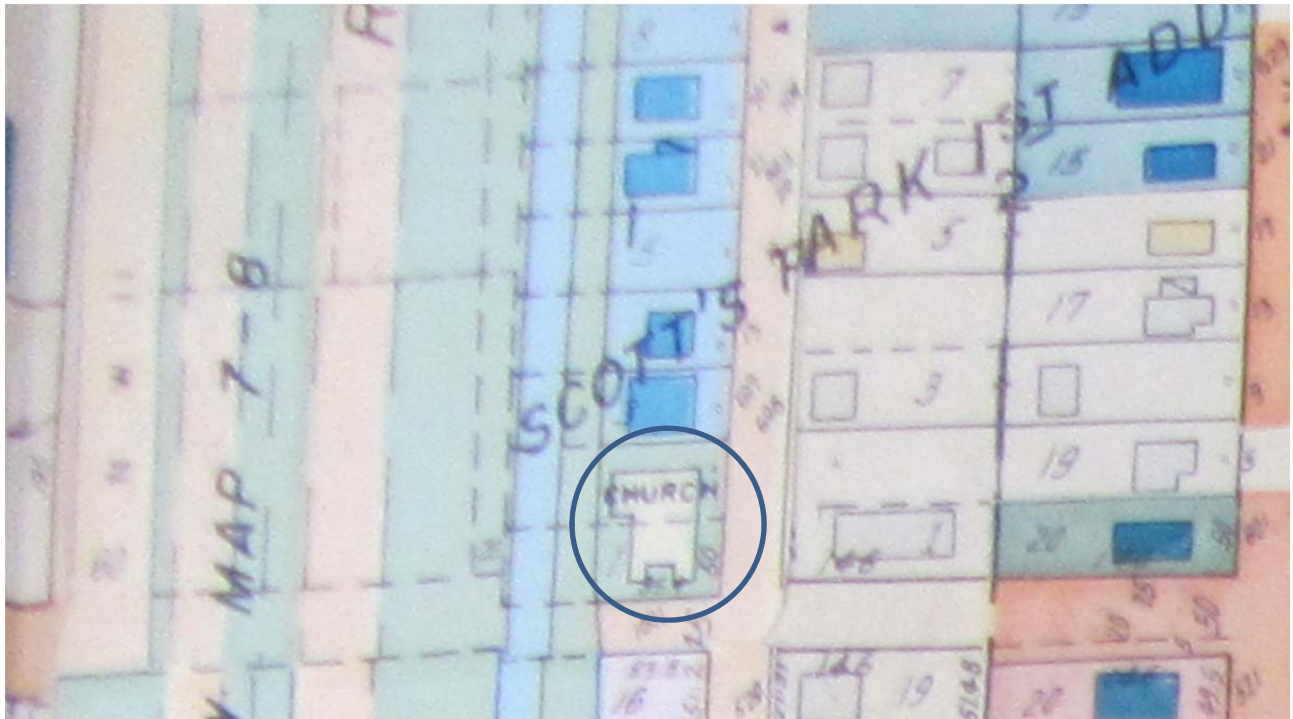
**Hopewell Baptist Church, 1001 NW 6<sup>th</sup> Street**



**Hopewell Baptist Church, 1001 NW 6<sup>th</sup> Street**



**Hopewell Baptist Church, 1001 NW 6<sup>th</sup> Street**



**1960 Hopkins Atlas showing original Hopewell Baptist Church, 1001 NW 6<sup>th</sup> St.**

## **12. JONES QUARTERS, 790 NW 8<sup>TH</sup> TERRACE**

**INTENSIVE SURVEY REPORT—**  
**R.V. JONES WORKER'S QUARTERS**  
**POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** R. V. JONES WORKER'S QUARTERS (Historic); JONES QUARTERS (Common)

**Property Address/Tax ID No.:** 790 NW 8<sup>th</sup> TERRACE (ALSO 790 MARTIN LUTHER KING JR. BOULEVARD), POMPANO BEACH, FL/484235000930

**Subdivision/Block/Lot:** 35-48-42, E1/2 OF SW1/4 OF SW1/4

**Owner Name/Address:** HBJ HOLDING, LTD.

**Original/Current Use:** MULTI FAMILY/MULTI FAMILY

**Date of Construction:** Early 1940s

**Style:** MASONRY VERNACULAR

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**Location and Setting:** Jones Quarters is located at 790 NW 8<sup>th</sup> Terrace, south of Martin Luther King Jr. Boulevard/Hammondville Road. The development is accessed either from a driveway leading west from NW 7<sup>th</sup> Terrace or from a dirt road/path leading south from Martin Luther King Jr. Boulevard. Narrow, unpaved alleys separate the rows of housing from each other.

**Architectural Description:** Jones Quarters is a complex of 20 Masonry Vernacular duplex residences arranged in two parallel rows running north to south. They are built of concrete block, have concrete slab foundations, are finished with smooth stucco painted yellow, and have flat roofs with overhanging eaves and metal flashing. Each of the duplexes has an off-center entrance on the north or south side with a concrete stoop, metal or wood door and a wooden screened door. The doors are flanked by metal 1/1 double-hung sash windows. A few windows have working wooden shutters although it is unclear if these are original.

**Alterations/Additions:** Some buildings are vacant, with windows and doors boarded up. The occupied units have not been altered or added onto and retain their architectural integrity.

**Condition:** Excellent/Good/Fair/Poor/Ruin/Site



**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

Agriculture dominated Pompano's economy for the its first 60 years, in contrast to the more tourist- and resort-oriented south Florida cities of Palm Beach, Hollywood, and Ft. Lauderdale. The region's rich, loamy soil and year-round growing conditions made Pompano and its surroundings ideal for farming. The farmer Earl Ehmann is said to have introduced pineapple cultivation to Pompano in 1897, only a year after the FEC Railroad made Pompano a stop on its rail line (Research Atlantica 1992: 15). Growing pineapples was hard on the soil however, and in 1902, farmer L. R. Smoak planted his first bean crop (Hobby 2010: 31).

"Rich farm land attracted settlers to early Pompano. With transportation facilities at hand, there was a rush for acreage suitable for the emergent predominant agricultural economy, the growing of truck crops for northern markets. Generally, land values in Pompano reflected the character of the soil, drainage conditions, and location with respect to the railroad." (Kemper 1983: 6) By the 1910s, most Pompano farmers were growing beans, tomatoes, eggplant, squash, and peppers, making Pompano the center of the winter vegetable trade in Florida. At first, some farmers only lived in Pompano during the winter, returning to north Florida or Georgia after the winter vegetable crop was harvested. Pompano's first vegetable packing house was built in 1904 by J.H. Chapman (Kemper 1983: 8).

Well into the first decade of the 20<sup>th</sup> century, farming in Pompano was completely un-mechanized—animal power or human power was used to plow, pull stumps, haul produce, and do most other heavy agricultural work (Hobby 2010: 29). After acquiring large tracts of land in and around Pompano, farmers soon were faced with the critical problem of finding labor to clear and cultivate their land, plant and harvest crops, and then sort and pack the crops for shipment by rail. There was simply not enough local labor, so the call went out for farm workers or "bean pickers." Throughout the 1910s and 1920s, workers came to Pompano from the citrus groves of northern Florida (always subject to unexpected freezes and frosts) and the cotton fields of southern Georgia and South Carolina, where the cotton crops had been decimated by the boll weevil, seeking employment in this growing center of winter truck farming (Harvey 2013 interview).

Farmers also sent agents to spread the word in Miami, hoping to attract skilled farm workers coming to that city from the Bahamas. This was at a time when the Bahamian agricultural economy was suffering, forcing many of its people to move elsewhere for work (Craton et al 2000: 151). Wrote early farmer William H. Blount: "Many of our field hands came from Nassau" (Kemper 1983: 10). Another observer wrote in 1915: "We have about 300 inhabitants with the

same number of colored. Many immigrants came here from Nassau to work, and without the colored man's help, farming here would be a hard proposition" (Research Atlantica 1992: 22)

As was done in the mill towns of New England or the Pennsylvania anthracite coal fields, Pompano landowners built housing for their agricultural workers. This housing, known as "Quarters," was located in an area roughly bounded by Hammondville Road and the Pompano Canal on the south, NW 9<sup>th</sup> Avenue on the west, NW 6<sup>th</sup> Street on the north, and Dixie Highway on the east.

The named Quarters included Lyons (North and South), Campbell's, Wise, Green, Allison, Blount Brothers, Jones, Whitworth, Cheshire, and Delegal, among many others (Hankerson 2003: 3)(US Population Censuses for 1930 and 1940). Each of the individual Quarters varied in size from a few houses to over two dozen. By the 1910s, a more or less standard design had evolved: small one-story frame houses with or without windows, built on concrete block piers, with a front-facing gable, and small porch. Based upon at least one historic photograph, some of the housing consisted of the "shot-gun" type (Hobby 2010: 77). The houses had neither electricity nor running water and residents had to pump water from community wells and use out houses. "We were always afraid of meeting up with snakes in the outhouses, and oh, the mosquitoes were always terrible!" said one former Quarters and long-time Pompano resident (Harvey 2013 interview)

The various Quarters consisted of groups of houses connected by pathways to each other, often with a small farmer-owned store or commissary for buying supplies and food. With virtually no paved streets in the northwest section of Pompano, the Quarters were connected to each other by dirt paths. Several churches (Mt Calvary, Psalter, Antioch) as well as the homes and small farms of Pompano's African-American farmers were interspersed with the Quarters housing. Antioch Baptist Church was started in Blount Quarters under the direction of Rev. E.S. Saunders, with the original church built on land donated by the Blount family (Research Atlantica 1992: 24)

Because the housing was usually offered free (or rented for a nominal fee) to the workers and their families, Pompano landowners exercised varying degrees of social control over their workers (Armbrister 2013 interview). Often, male workers came to Pompano for a few seasons, then brought along their families, thereafter buying small farming tracts in "Newtown" and moved out of the Quarters. Early settler Jack Swain was typical; he first came to Pompano in 1906 as a migrant worker, but soon became a sharecropper for A.W. Turner. By 1909, he had moved his family to Pompano, eventually acquiring a small farm and building a house (since demolished) at the northeast corner of NW 6<sup>th</sup> Avenue and NW 3<sup>rd</sup> Street (Pompano Beach Centennial Committee 2008: 85).

“From these Quarters came such well-known folks as the Rolles, Casons, Grooms, and Brookings, among many others. Notable residents included Elijah “Pat” Larkins, Pompano’s first black mayor; Neil Crosslyn, the first black doctor born in Pompano; and Karl Weaver, (Pompano Beach’s first black City Commissioner)” (Hankerson 2003: 4).

In the late 1930s, attention became more focused on the conditions of agricultural workers and their housing. Around 1940, a new migrant labor camp was built on the west side of Pompano by J.S. Coston (Research Atlantica 1992: 32). The facility consisted of 316 units and represented a marked improvement over the landowner-built and -rented housing in the Quarters. “The new housing had electricity, running water, showers, and other things provided at low-cost never seen in the Quarters housing,” recounted long-time Pompano resident Hazel Armbrister.

In the 1940s, farmer and landowner Ralph Vaughan (R.V.) Jones built a cluster of one-story concrete-block houses for his agricultural workers on land just south of Hammondville Road and north of the Pompano Canal. Jones, originally from Tennessee, had arrived in Pompano in 1925, doing odd jobs before he went into farming. One of his first acquisitions was farmland located just south of the present Pompano Beach City Hall (Pompano Beach Centennial Committee 2008: 85). Eventually, Jones became a major landowner in Broward, Palm Beach, and Martin Counties.

Like the Coston-built migrant workers’ housing from a few years earlier, Jones Quarters housing featured indoor plumbing and electricity. Unlike earlier Quarters housing however, Jones rented his housing to his workers, instead of providing it for free (Hobby 2013 interview and Armbrister 2013 interview).

Agriculture began to decline in importance in Pompano beginning in the mid-1950s, mostly due to rising land prices that made residential development more profitable than farming. Jones sold many of his landholdings to developers, among them a large tract sold in 1960 in what became present-day Sandalfoot Cove. Nearly all of the all Quarters housing elsewhere in Pompano was demolished beginning in the 1950s, with modern concrete-block apartment houses and small residential development built in their place throughout the northwest section of Pompano. Still used as rental housing (although no longer by agricultural workers), Jones Quarters is one of the few tangible reminders within Pompano of the city’s once preeminent role as an agricultural center in Florida.

**Does property meet City of Pompano Criteria for Designation?** YES. Satisfies Criterion A (Pompano African-American history, Pompano agricultural history). “The Quarters,” located in northwest Pompano, was a collection of agricultural workers’ housing built beginning in the early 1900s by Pompano’s landowners. Often substandard in condition, they lacked electricity and indoor plumbing. In the late 1930s and 1940s, some landowners built more modern concrete-block housing for their workers, among them R.V. Jones, who built Jones Quarters in

the early 1940s just north of his landholdings in Pompano. Today, Jones Quarters is the only example of workers' housing known to still stand in Pompano and is an important reminder of Pompano's long agricultural history.

Character-defining features that apply to the application for a Certificate of Appropriateness would be the stuccoed exterior, windows and doors, and flat roofs with overhang. Most important, however is the grouping of the houses, unchanged from their original configuration.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

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- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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## PHOTOGRAPHS



**Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach**



**Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach**





**Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach**



**Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach**





**Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach**

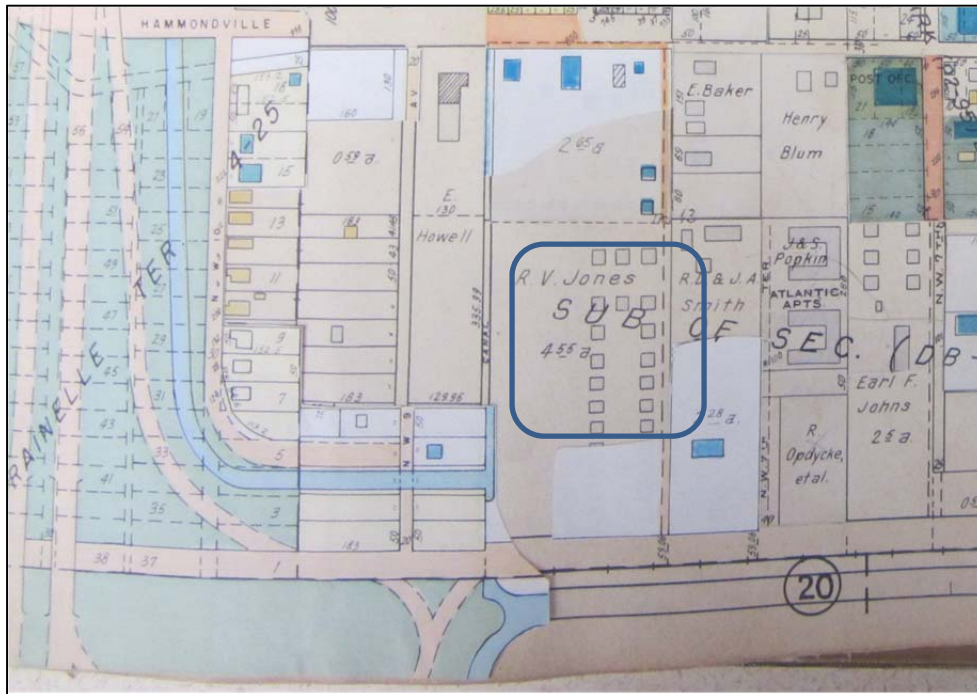


**Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach**





Jones Quarters, 790 NW 8<sup>th</sup> Terrace, Pompano Beach



1960 Hopkins Atlas showing R.V. Jones Workers' Housing

**13. KESTER COTTAGES, 605-609-701-723-727 NE 1<sup>ST</sup> ST  
AND KESTER APARTMENT 113 NE 11<sup>TH</sup> AVE**

**INTENSIVE SURVEY REPORT—**  
**KESTER COTTAGES IN POMPANO BEACH**  
**POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** Kester Cottages (Historic and Common) and Kester Apartments

**Property Address/Tax ID No.:** See table below

**Subdivision/Block/Lot:** See table below

**Owner Name/Address:** See table below

**Original/Current Use:** Seasonal and rental cottages/residences

**Date of Construction:** Mid 1930s-early 1940s

**Style:** Minimal Traditional (cottages); Mediterranean Revival (Kester Apartments)

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<b>Property Address</b>	<b>Folio Number</b>	<b>Property Owner</b>	<b>Subdivision Name</b>	<b>Block</b>	<b>Lot</b>
605 NE 1st STREET	484236100070	CHIESA,FLORENCE	BRENTWOOD PARK (18-11 B)	BLOCK 2	TRACT 1
609 NE 1st STREET	484236100070	CHIESA,FLORENCE	BRENTWOOD PARK (18-11 B)	BLOCK 2	TRACT 1
701 NE 1st STREET	484236270010	CHIESA,FLORENCE	CHIESA ESTATES (175-176 B)		LOT 1
723 NE 1st STREET	484236270040	CHIESA,FLORENCE	CHIESA ESTATES (175-176 B)		LOT 4
727 NE 1st STREET	484236270050	CHIESA,FLORENCE	CHIESA ESTATES (175-176 B)		LOT 5
113 NE 11 <sup>th</sup> AVENUE	484236050840		PINE CREST FIRST ADDITION	8	11 AND 12

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**Location and Setting:** Constructed between the 1930s and the early 1940s as rental cottages by real estate developer William L. Kester, all five cottages along NE 1<sup>st</sup> Street are all that remain of the small collection that once stood in a 3-block area north of Atlantic Boulevard between NE 11<sup>th</sup> and 13<sup>th</sup> Avenues in Pompano Beach. Although there may be other Kester Cottages in Pompano Beach, these five (along with the two moved to Pioneer Park in the 1970s) are the only ones identified during the 2013 architectural survey of Pompano Beach. The Kester Apartment Building was built ca. 1935 and stands at 113 NE 11<sup>th</sup> Avenue.

**Architectural Descriptions:**

**605 NE 1<sup>st</sup> Street:** This 1-story, 2-bay-wide and 3-bay long frame house stands on concrete block piers with wood lattice infill. Built sometime in the 1930s or early 1940s in the Minimal Traditional Style, the house is clad with weatherboard siding, and has a front-gable roof with composition shingles with the south gable end faced with picket-fence siding. A 1-story, 1-bay gable-roofed projecting front porch is sided halfway up and is screened above this. It too has decorative picket fence siding on its gable end. Both the south gable end and the gable front of the porch have a decorative louvered circular ventilator. The double-hung windows have the original hinged wood shutters with decorative cutouts.



**Kester Cottage: 605 NE 1<sup>st</sup> Street**





**Kester Cottage: 605 NE 1<sup>st</sup> Street**

**609 NE 1<sup>st</sup> Street:** This 1-story, 3-bay-wide and 3-bay long frame house stands on concrete block piers with lattice infill. Built in the 1930s or early 1940s in the Minimal Traditional Style, the house is clad with weatherboard siding, and has a side-gable roof with composition shingles and a rectangular louvered vent on each gable end. A 1-story, 2-bay gable-roofed projecting front porch has been partially enclosed, with the gable end faced with picket-fence siding. The double-hung sash windows have the original hinged wood shutters with decorative cutouts. There is an original 1-story, shed-roofed rear ell with a separate entrance. To the rear of the house is a 1-story, 1-bay frame garage with front-gable roof and a double-leaf garage door.



**Kester Cottage: 609 NE 1<sup>st</sup> Street**



**Kester Cottage: 609 NE 1<sup>st</sup> Street**



**Kester Cottage: 609 NE 1<sup>st</sup> Street, garage**



**701 NE 1<sup>st</sup> Street:** This 1-story, 5-bay-by-5-bay frame house stands on concrete block pier foundations with stuccoed block infill and was built in the 1930s or early 1940s. There is a cross gable in the middle of the west and east elevations. The four gable ends have decorative wood king posts and knee braces. The front (south) gable end extends out to shelter a partially enclosed 8-bay-wide and 2-bay-deep porch. There is an exterior-end brick chimney with corbelled cap on the west. Most of the windows are replacement of the originals, and only one retains its original board shutters. To the north is an original 1-story, 1-bay gable-roofed frame garage oriented to NE 7<sup>th</sup> Avenue, also with decorative king post and knee brace design on the gable ends.



**Kester Cottage: 701 NE 1<sup>st</sup> Street**





**Kester Cottage: 701 NE 1<sup>st</sup> Street**



**Kester Cottage: 701 NE 1<sup>st</sup> Street**

**723 NE 1<sup>st</sup> Street:** This 1-story, 2-bay-wide and 3-bay long frame house stands on concrete block piers with wood lattice infill. Built in the 1930s or early 1940s in the Minimal Traditional Style, the house is clad with weatherboard siding, and has a front-gable roof with composition shingles with the south gable end faced with picket-fence siding. A 1-story, 1-bay gable-roofed projecting front porch is sided halfway up and is screened above this. It too has decorative picket fence siding on its gable end. Both the south gable end and the gable front of the porch have a decorative louvered circular ventilator. The double-hung windows have the original hinged wood shutters with decorative cutouts.



**Kester Cottage: 723 NE 1<sup>st</sup> Street**





**Kester Cottages: 723 NE 1<sup>st</sup> Street**



**Kester Cottages: 723 NE 1<sup>st</sup> Street**

**727 NE 1<sup>st</sup> Street:** This 1-story, 3-bay wood frame house has a continuous foundation and a side-gable roof with composition shingles. Built in the 1930s or early 1940s in the Minimal Traditional Style, the house has 6/6 and 1/1 double-hung sash windows on the south and west, and replacement awning windows on the east. All windows have working board shutters with a decorative cut out design. The off-center entrance has a non-historic single-leaf door. There is a 1-story, 1-bay-long gable-roofed rear ell with an entrance on the north.



**Kester Cottage: 727 NE 1<sup>st</sup> Street**





**Kester Cottage: 727 NE 1<sup>st</sup> Street**



**Kester Cottage: 727 NE 1<sup>st</sup> Street**

**Kester Apartment Building, 113 NE 11<sup>th</sup> Avenue:** This 2-story, 4-bay-wide stuccoed masonry apartment building stands on a corner lot. Built ca. 1935, it features such typical Mediterranean Revival-style elements as a barrel-tile roof, scuppers, and decorative plaster medallions. The windows and central entrance door are not original.



**Kester Apartment Building, 113 NE 11<sup>th</sup> Avenue**

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

Pompano's version of the statewide speculative real estate bubble of the 1920s known as the Florida Land Boom produced the Monticello Park subdivision and a few Mediterranean-style houses scattered throughout northeast Pompano. Buoyed by increased real estate tax revenues, the City of Pompano embarked on several municipal projects during the mid-1920s, including road paving, installation of street lights, and the purchase of modern fire-fighting equipment (Kemper 1982: 40). By the late 1920s, however, there were signs that the boom had run its course. Several factors led to the eventual collapse of the real estate market in Pompano and the rest of south Florida, including the hurricanes of 1926 and 1927 and tightening credit. The ensuing crash that began in 1928 presaged the nationwide economic Depression of a few years later.

By 1928, Pompano's tax revenues were down and the city had to slash its operating budget (Hobby 2010: 72). In November 1931, the Bank of Pompano collapsed, wiping out depositors' savings and drying up a vital credit source for the city's dominant agricultural economy. Foreclosures and bankruptcy followed for many Pompano farmers and homeowners.

Businessman William L. Kester (1873-1954) rode into Pompano's economic maelstrom almost like a rescuing white knight. Kester had arrived in south Florida in 1919 and settled in Pompano by 1923, taking advantage of its well-known sport fishing. Having acquired considerable wealth during the preceding two decades, Kester set about buying and developing real estate in Pompano during the 1930s as well as starting numerous business enterprises to aid the city's unemployed (Research Atlantica 1992: 26).

One of his most memorable ventures was the Broward Cigar Company, begun in March 1931 in a building on NE 1<sup>st</sup> Street behind the Bank of Pompano building (Hobby 2010: 73). The business was intended to employ as many local workers as possible producing low-cost cigars, especially the well-known Booker T. Washington brand. At one point, the factory was producing as many as 5000 cigars a day (Cavaiolo 2007: 62). In 1934, Kester and several other local investors and landowners reopened the Bank of Pompano as the Farmer's Bank of Pompano (renamed the Pompano Beach bank & Trust in 1960).

A true real estate visionary, Kester saw that finding buyers for new residential developments in Pompano was at that point a losing proposition. He also realized that the era of the grand resort hotels built in south Florida to attract wealthy seasonal visitors was for the time being



over as well. His solution was to buy land within Pompano, as well as along the as-yet undeveloped beachfront and build rental cottages. So began the era of the “Kester Cottage.”

Reflecting the straitened and money-conscious times that characterized the Great Depression, the Kester Cottages were small and economically built, with few extra frills or ornamental details:

*The small white-framed cottages were built of sturdy Dade County pine, which was termite-proof and practically indestructible, at prices ranging from \$900 to \$1500. Each cottage was built on concrete blocks anchored to the ground by steel. Wood paneling was used instead of plaster walls. The interiors were functional, lacking luxurious amenities. But they withstood the impact of hurricanes and other harsh conditions of an ocean-front environment. Many young married couples first set up housekeeping in them at rents ranging from \$10-\$25 a month. Tourists rented them for \$25 a week. (Cavaioli 2007: 62)*

The identities of the Kester Cottage builders are unknown, but it is known that Kester employed local builders, carpenters, and electricians in their construction, providing much-needed employment during the Depression. Once built, the rental cottages along the beach provided steady employment for several black residents of Pompano, whom Kester employed as gardeners, handymen, and maids (Armbrister 2013 interview).

The Kester Cottages display characteristics of the so-called Minimal Traditional Style, popular throughout the country during the hard economic times of the 1930s and early 1940s. Eschewing the historicism of the 1920s, this style emphasized traditional and simple building forms, and usually is characterized by a side-gable roof with projecting gable-front ell on the façade, painted wood siding and trim, and casement or sash windows. The Kester Cottages were readily identifiable in Pompano by their distinctive wood shutters with cut-out designs and the frequent use of picket fence siding and round louvers on the gable front. Many of the residences also featured a small one-bay frame garage located to the house’s rear.

Kester’s developments were concentrated in two locations: the cottages along Route A1A north of Atlantic Avenue known as “Kester’s Ocean Colony” were mostly for rent and attracted tourists to Pompano when many other tourist hotels were struggling or failing (Kemper 1982: 46) (Cavaioli 2007: 61). Both 1-story and 2-story frame cottages were built along the beach. The cottages built in a 3-block area north of Atlantic Avenue and between NE 10<sup>th</sup> and 13<sup>th</sup> Avenues were built for sale or rent to local residents (Garner 2013 interview). Kester also built the Mediterranean-style Kester Apartment Building on NE 11<sup>th</sup> Avenue ca. 1935.

For many years, Kester resisted the urge to sell his beach-front rental cottages for redevelopment. “All the up-to-date jerks want me to get them off the ocean as soon as I can,”



Kester joked in a 1951 newspaper interview. “I am only clearing 650 feet of the land along Riverside Drive starting at N.E. 3<sup>rd</sup> Street and going north. This property will not be subdivided, but will be kept in reserve for the day when the pepper-crates (as Kester called his cottages) are moved over the hill.” (Pompano Beach Centennial Celebration Committee 2008: 129) After Kester’s death in 1954, most of the ocean-front cottages were torn down or moved to make room for the intense condominium development that characterized Pompano Beach in the 1960s and 1970s. The in-town cottages survived longer, although most have been torn down or moved elsewhere, many since the last architectural survey of Pompano conducted in 1992. In 1974, two of the cottages were donated to the Pompano Beach Historical Society by Kester’s nephew Stewart Kester and were moved to Founders Park on NE 3<sup>rd</sup> Street, where they are maintained as a museum (Garner 2013 interview). Thus, the small collection of surviving Kester Cottages located on the 600 and 700 blocks of NE 1<sup>st</sup> Street are rare and important reminders of the legacy of William Kester.

**Does property meet City of Pompano Criteria for Designation?** YES. The Kester Cottages and Kester Apartment Building meet Criterion A (historic tourist industry and real estate development in 1930s Pompano), B (real estate developer William L. Kester) and C (Minimal Traditional frame and Mediterranean Revival-style architecture). Unique to Pompano Beach, the Kester Cottages were so named for their owner, local real estate developer and businessman William L. Kester. Kester conceived the cottages as a way to lure tourist dollars to Pompano Beach, while at the same providing much-needed work for local residents during the Depression. The cottages were built in the then-popular Minimal Traditional Style, which was a simplified version of earlier historical styles. The cottages are often identified by their use of working wood shutters with cut-out designs rarely seen elsewhere in Pompano Beach. Most of the Kester Cottages have been demolished or moved elsewhere, making this collection of cottages along NE 1<sup>st</sup> Street particularly important for preservation. The Kester Apartment Building is the only one in Old Pompano built in the then-popular Mediterranean Revival Style.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;

- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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**14. MASONIC LODGE PHA #409, NW 6<sup>TH</sup> ST**

## INTENSIVE SURVEY REPORT—LODGE NO. 409 P.H.A.

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** Pompano Beach Lodge No. 409 P.H.A. (Historic); Masonic Lodge (Common)

**Property Address/Tax ID No.:** 921 NW 6<sup>th</sup> Street, Pompano Beach FL

**Subdivision/Block/Lot:**

**Owner Name/Address:** Pompano Beach Masonic Lodge No. 409 PHA/ P.O. Box 667845  
Pompano Beach, Florida 33066

**Original/Current Use:** Masonic Lodge/Masonic Lodge

**Date of Construction:** 1970 (dedication stone)

**Style:** Masonry Vernacular

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**Location and Setting:** The Pompano Beach Lodge No. 409 Building is located at the northeast corner of NW 9<sup>th</sup> Avenue and NW 6<sup>th</sup> Street just east of the Pompano Canal and Interstate 95 in a residential area of northwest Pompano Beach. There is a paved parking strip with marked spaces at the front of the building with additional parking on the west side.

**Architectural Description:** This 2-story, 8-bay Masonry Vernacular building is built of concrete block and finished with smooth stucco except along the first story of the façade where it has had brick veneer applied. The building has a side-gable roof with composition shingles with slightly overhanging eaves. There is a decorative plaster medallion with Spanish galleon design on the attic story of each gable end. Four decorative six-part panels are on the second story of the façade. The building's is identified by the name Pompano Beach Lodge No. 409 P.H.A. on the façade and on the west gable end along with painted Masonic symbols. There are three entrances with single-leaf doors on the first floor. Entrances on the second story are located at the west gable end and the building's northeast corner. Each is accessed by an exterior concrete staircase with metal railings. A marble dedication plaque dated November 22, 1970 is located at the southwest corner of the building. A 1-story shed-roofed porch with metal posts extends the full width of the façade.

**Alterations/Additions:** There do not appear to have been any alterations or additions to the building.



**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

Freemasonry in Florida dates to March 15, 1768, when a charter was issued by the Grand Lodge of Scotland to "Grant's East Florida Lodge No. 143," to be located in St. Augustine, in the Territory of Florida. This was the first Masonic Lodge to be established in what is now the State of Florida. In 1783, the Masonic Fraternity in both St. Augustine and Pensacola was suppressed by the Dominican Priesthood and the Spanish Government and the Masons were forced to flee. There are reports of additional Lodges established in Florida in the late eighteenth and early nineteenth centuries,, but no records from these early Lodges have been found. Freemasonry entered Florida as a permanent institution when, on December 19, 1825, the Grand Lodge of Alabama issued a warrant to Jackson Lodge No. 23, to be located in Tallahassee, in the Territory of Florida ("History of Freemasonry in Florida," accessed at [http://www.northsidelodge283.com/?page\\_id=194](http://www.northsidelodge283.com/?page_id=194)).

Black Freemasonry traces its roots to Prince Hall, a free Black of Caribbean extraction. According to one account, "Prince Hall was free born in British West Indies. His father, Thomas Prince Hall, was an Englishman and his mother a free colored woman of French extraction. In 1765 he worked his passage on a ship to Boston, where he worked as a leather worker, a trade learned from his father. Eight years later he had acquired real estate and was qualified to vote. Religiously inclined, he later became a minister in the African Methodist Episcopal Church with a charge in Cambridge." ("Prince Hall History" accessed at <http://www.mwuglflorida.org/princehall.htm>).

On March 6, 1775 Prince Hall and fourteen other free black men were initiated into Lodge No. 441, Irish Constitution, attached to the 38th Regiment of Foot, British Army Garrisoned at Castle William (now Fort Independence) in Boston.

According to a history of Prince Hall accessed on the Pompano Beach Lodge 409 website, "the Warrant to African Lodge No. 459 of Boston is the most significant and highly prized document known to the Prince Hall Mason Fraternity. Through it our legitimacy is traced, and on it more than any other factor, our case rests. It was granted on September 29, 1784, delivered in Boston on April 29, 1787 by Captain James Scott, brother-in-law of John Hancock and master of the Neptune, under its authority African Lodge No. 459 was organized one week later, May 6, 1787." Today, the Prince Hall fraternity has over 4,500 lodges worldwide, forming 46

independent jurisdictions with a membership of over 300,000 masons. (Accessed at [http://pompano409pha.org/princehall\\_history.htm](http://pompano409pha.org/princehall_history.htm)).

Research for the 2013 has not uncovered the Pompano Lodge No. 409 founding date or where it first met. Several institutions important to the history of African-Americans in Pompano including churches and social groups predate the City's incorporation. It is known that male members of many of Pompano's pioneer African-American families such as Rolle, Swain, and Armbrister were members of the Pompano Lodge No. 409. The present lodge building has a dedication stone dated November 22, 1970.

**Does property meet City of Pompano Criteria for Designation?** YES. Pompano Beach Lodge No. 409 PHA is significant for its association with Black Freemasonry in Pompano Beach, as an important African-American fraternal organization in Pompano, and has counted some of the most prominent Pompano African-American families as members. The lodge hall satisfies Criterion A (African-American history). Character-defining features that apply to the application for a Certificate of Appropriateness include the dedication stone, exterior staircase (typical of masonic lodge halls where the meeting room is on the second floor) and the lodge name and masonic symbols painted on the gable end.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

**REFERENCES**

“History of Freemasonry in Florida,” accessed at [http://www.northsidelodge283.com/?page\\_id=194](http://www.northsidelodge283.com/?page_id=194)).

“Prince Hall History” accessed at <http://www.mwuglflorida.org/princehall.htm>).

“Prince Hall History” accessed at [http://pompano409pha.org/princehall\\_history.htm](http://pompano409pha.org/princehall_history.htm)).

## PHOTOGRAPHS





POMPANO MASONIC LODGE  
NO. 409 F. & A. M., P. H. A.



DEDICATION NOV. 22, 1970

WORSHIPFUL MASTER  
D. L. WRIGHT

PAST MASTER  
C. MOORE  
E. ROLLE

OFFICERS

F. CREWS S. W.  
W. C. COHEN J. W.  
A. WALKER S. D.  
W. GILLS J. D.  
R. JONES T.  
J. A. SMITH SEC. I  
C. RICKS TRES.  
T. FAYSON SEC. II

TRUSTEES

D. MILLER  
J. THOMPSON  
C. MOORE  
W. C. COHEN  
B. GROOMS  
J. ROLLE



## **15. MONTICELLO PARK HISTORIC DISTRICT**

# INTENSIVE SURVEY REPORT—

## MONTICELLO PARK SUBDIVISION HISTORIC DISTRICT

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** MONTICELLO PARK SUBDIVISION (Historic)

**Property Address/Tax ID No.:** See Table 1 for list of property addresses and Tax ID No.

**Subdivision/Block/Lot:** MONTICELLO PARK

**Owner Name/Address:** See Table 1 for list of owners/addresses.

**Original/Current Use:** RESIDENTIAL/RESIDENTIAL

**Dates of Construction:** 1925-1930s

**Style:** FRAME VERNACULAR; MISSION STYLE

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**Location and Setting:** The Monticello Park Historic District is located along the north and south sides of the 100 and 200 blocks of NW 10<sup>th</sup> and 11<sup>th</sup> Streets in Pompano Beach, just west of Dixie Highway and the FEC Railroad. The historic single-family Frame Vernacular houses (and two Mission-style houses from the same period) are built on regular lots, with some vacant lots and newer (non-contributing) construction. Although considered part of the Monticello Park Subdivision, NW 12<sup>th</sup> Street and NW 12<sup>th</sup> Court contain houses from the 1950s and later, with none dating from the 1920s or 1930s when the residential subdivision was first developed.

**Architectural Descriptions (contributing buildings only):**

*121 NW 10<sup>th</sup> Street* (1928): 1-story, 5-bay frame house with front-gable roof, wide eaves, replaced double-hung sash and awning windows. The gable-roofed *porte cochere* on the east suggests it may have been built as a service station or other business.

*138 NW 10<sup>th</sup> Street* (1925): 1-story, 3-bay, frame house with front-gable roof, dropped (German) siding, rebuilt front porch with half-hipped roof, and prominent gable-end louvered vent.

*201 NW 10<sup>th</sup> Street* (1938): Fronting on NW 2<sup>nd</sup> Avenue, this 1-story, 3-bay stuccoed frame house has a front-gable roof and a cross-gabled ell on the south. Awning windows and doors



are not original. A small complex of frame rental units is on the west side of the property with the units having various dates of construction.

*213 NW 10<sup>th</sup> Street* (ca. 1935): 1 story, 3-bay stuccoed frame house with front-gable roof and replaced metal awning windows. The front porch has been enclosed and has jalousie windows.

*225 NW 10<sup>th</sup> Street* (1929): Well-preserved 1-story, 3-bay frame house with dropped (German) siding, front-gable roof with wood knee-braces, corner boards, paired 6/6 and single 4/1 wood double-hung window sash and a central single-leaf door. The brick side chimney has had its flue removed.

*233 NW 10<sup>th</sup> Street* (ca. 1930): Well-preserved 1-story, 4-bay frame house with dropped (German) siding and corner boards, front-gable roof with exposed rafter tails, 1-bay, gable-roofed front porch with exposed rafter tails and squared posts. Original wood window and door surrounds, although the door and the awning windows are replacements.

*117 NW 11<sup>th</sup> Street* (1928): One of only two Mission-style houses in Monticello Park, this 1-story, 3-bay stuccoed frame building has a parapet roofline, a full-width front porch, also stuccoed, and replaced doors and windows.

*129 NW 11<sup>th</sup> Street* (ca. 1935): Greatly altered 1-story, 3-bay, gable-roofed stuccoed frame house with an enclosed porch, non-historic windows and doors, and side ell.

*201 NW 11<sup>th</sup> Street* (1929): Built on a large corner lot, this 1-story, 3-bay frame house with dropped (German) siding has a front-gable roof that overhangs to enclose the front porch (incised porch). Wide eaves, louvered gable-end vent and corner boards are decorative features. Paired and single wood double-hung sash windows are original.

*212 NW 11<sup>th</sup> Street* (1928): 1-story, 3-bay, frame house with front-gable roof and projecting gable-roofed front porch with knee braces. Greatly altered appearance due to application of stone veneer siding and non-historic windows and doors.

*213 NW 11<sup>th</sup> Street* (1931): 1-story, 3-bay frame house with board siding, corner pilasters, and steeply pitched front-gable roof with wide eaves. Unusually long house, due to a possibly later addition in the rear. Front porch is altered. Many original 4/1 wood double-hung sash windows. A small frame rental unit is to the north.

*228 NW 11<sup>th</sup> Street* (1928): 1-story, 3-bay stuccoed frame house with rare metal-shingled hipped roof that overhangs to form an incised front porch (now enclosed). Doors are not original, neither are the metal awning windows.

227 NW 11<sup>th</sup> Street (1930): 1-story, 2-bay frame Mission-style house with rough stucco finish and parapet roofline. House has an unusual *porte cochere* sheltering the main entrance on the west. A small ell is on the east. Doors and metal awning windows are not original.

237 NW 11<sup>th</sup> Street (1932): 1-story, 3-bay frame house with front gable roof and prominent front-gabled front porch (now enclosed), dropped siding, wide eaves, gable-end louvered vent, and replaced windows and doors.

**Condition:** The historic residences in the Monticello Park subdivision range in condition between fair and good, with most houses having had some degree of alterations or additions, usually windows, doors, siding materials, or porches.

**Non-contributing buildings:** Based on their age, the following resources are considered non-contributing to the potential Monticello Park Subdivision Historic District:

NW 10<sup>th</sup> Street: 129, 133, 134, 141, 161, 246, 229, 237, 241

NW 11<sup>th</sup> Street: 124, 128, 132, 134, 115, 125, 164, 200, 205, 220, 224, 232, 240, 241, 245

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

Like many South Florida cities and town, Pompano experienced a residential building boom during the late 1910s and 1920s, although on a considerably smaller scale than in Ft. Lauderdale, Hollywood, or West Palm Beach (Reeves 1989: 14). The boom was fueled by the general economic prosperity of those years and by aggressive marketing by land developers and entrepreneurs. The series of devastating hurricanes that hit Florida's east coast in the late 1920s and tightening credit eventually ended the Florida Land Boom, including Pompano's short-lived one (Cavaioli 2007: 53). Many of the residential subdivisions planned in Pompano were never built, with the land simply platted and lots sold for speculation (Hobby 2011: 52).

One of the earliest, as well as one of the few successful, 1920s residential subdivisions in Pompano was Monticello Park, whose subdivision plat was approved in early 1925, less than 20 years after the town's incorporation. The new subdivision included land located west of Dixie Highway and the FEC Railroad owned by Mr. and Mrs. William Timmons and Victoria Harrison.<sup>1</sup> The name "Monticello Park" was chosen by Mr. Timmons, who hailed from Monticello, Indiana

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<sup>1</sup> Although the area west of Dixie Highway is usually thought of as the city's traditionally African-American area, the unofficial demarcation line was north of NW 8<sup>th</sup> Street and east of NW 3<sup>rd</sup> Avenue.

(Hobby 2011: 53-54). The east-west streets, now NW 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> Streets, were once named Indiana, Illinois, and Ohio Streets respectively.

Many of the building lots were sold to members of Pompano's pioneer families (Leffler, Spangler, Robertson, Pridemore, Tarbett, and Helton among others) according to the "Pioneer Map" of Pompano by Donald Downing. The area was shown as Monticello Park on the 1924 Sanborn Insurance Map of Pompano, although it had not yet been developed. By the time the 1939 Sanborn Map was published, more than two dozen houses had been built along the two streets.

US Population Censuses for the 1930s and 1940s provide the names and occupations for many Monticello Park residents. In 1930, residents included Luther Richardson (lumber company manager), William Timmons (real estate), William Williams (Dry goods store manager), and James Leffler, John Moody, Victoria Havener, and C. Green (all with no occupations listed). The 1940 Census listed Timmons again, as well as Harry Foster (bookkeeper), John page (salesman), JB Isler (lightkeeper at the Hillsboro Light), Harvey Shock (carpenter), George Hammon (pharmacist), Thomas Noble (Pompano's postmaster), Earl Richardson (clerk at lumber company), Willie Fulbright (farmer), William Jones (printer) and JC Wade (store manager). (US Population Censuses 1930 and 1940 accessed at National Archives).

Although the builders or contractors for Monticello Park's homes are not known, they were most probably from the Pompano area, using locally obtained building materials such as Dade County pine, which becomes very hard and is so resinous that it deters termites (Reeves: 1989: 12). The houses were almost uniformly 1-story Frame Vernacular residences such as were being built elsewhere in Pompano at the time, although a few stuccoed frame Mission-style houses also were built.

The majority of Pompano's earliest houses (those built between ca. 1900 and the late 1920s) can be categorized as Frame Vernacular buildings from an architectural standpoint (*Model Guidelines for Design Review*, pages 28-29). Houses built during this period were similar in design and construction, with both post-and-beam and balloon-frame methods commonly used. Location on the city block, roof pitch, porch size, and decorative millwork created the only real visual variation. Frame Vernacular buildings were transmitted by memory or pattern books, constructed by local builders using traditional building techniques, utilizing locally available construction materials and adapting to the landscape, climate, and the needs of the owner (Reeves 1989: 20).

The typical Frame Vernacular house as seen in Monticello Park and elsewhere in Pompano was typically rectangular in plan and mounted on masonry (brick, coral, or concrete block) piers to provide air circulation under the house. Roofs were shingled and mostly front-gable,

sometimes hipped. A steeply pitched gable roof usually indicates a pre-1920 construction date, most houses built after that date had more shallow-pitched roofs (Research Atlantica 1992: 35). Hipped roofs often indicated they were built by recent immigrants from the Bahamas. Typically, the eaves extended out over exterior walls to provide protection from rain and sun and sometimes sheltered a porch as well. These early Frame Vernacular houses in Pompano were decidedly plain. They were planned to provide protection and security, so there was little emphasis on decoration (Research Atlantica 1992: 75).

By 1920, the Bungalow had become a major influence on the design of Frame Vernacular houses. As a result, the form, plan, and features of frame buildings tended to be more regular, as is seen in the 1920s and 1930s homes built in Pompano's Monticello Park subdivision. After 1920, brick chimneys became a common feature. Windows were double-hung sash, often with multi-paned upper sashes. The size of panes increased in size during the 1920s, generally to either 1/1 or 2/2 lights. Craftsman-style windows, with a single lower light, and 3, 4, or more lights in the upper sash, were also typical. Porches, usually full-width, remained common.

Frame Vernacular houses often have roof overhangs with exposed rafter tails, wooden or sheet metal shingles (often replaced later with asphalt or composition shingles), and sometimes dormers for attic circulation. Many exteriors are covered with horizontal plank or weatherboard siding, occasionally with patterned shingles covering the gables. Typically, the shingle patterns and roof brackets, plus porch railings or columns, are the only decorations.

Although Frame Vernacular houses predominated in Monticello Park, a few Mission-style homes were also built. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings in Florida, including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet, stucco walls, side porches or *porte cocheres* and arched windows, are frequently found on less formally designed buildings (Research Atlantica 1992: 75).

**Does property meet City of Pompano Criteria for Designation?** YES. The Monticello Park Subdivision meets Criteria A (Florida Land Boom period of Pompano's history) and C and E (Frame Vernacular and Mission-style architecture from the 1920s and 1930s). One of the earliest and most successful residential subdivisions in Pompano, Monticello Park was platted in 1925 and developed during the next 15-10 years with small Frame Vernacular houses built for Pompano's middle class.



## The City of Pompano Beach Criteria for Designation includes the following:

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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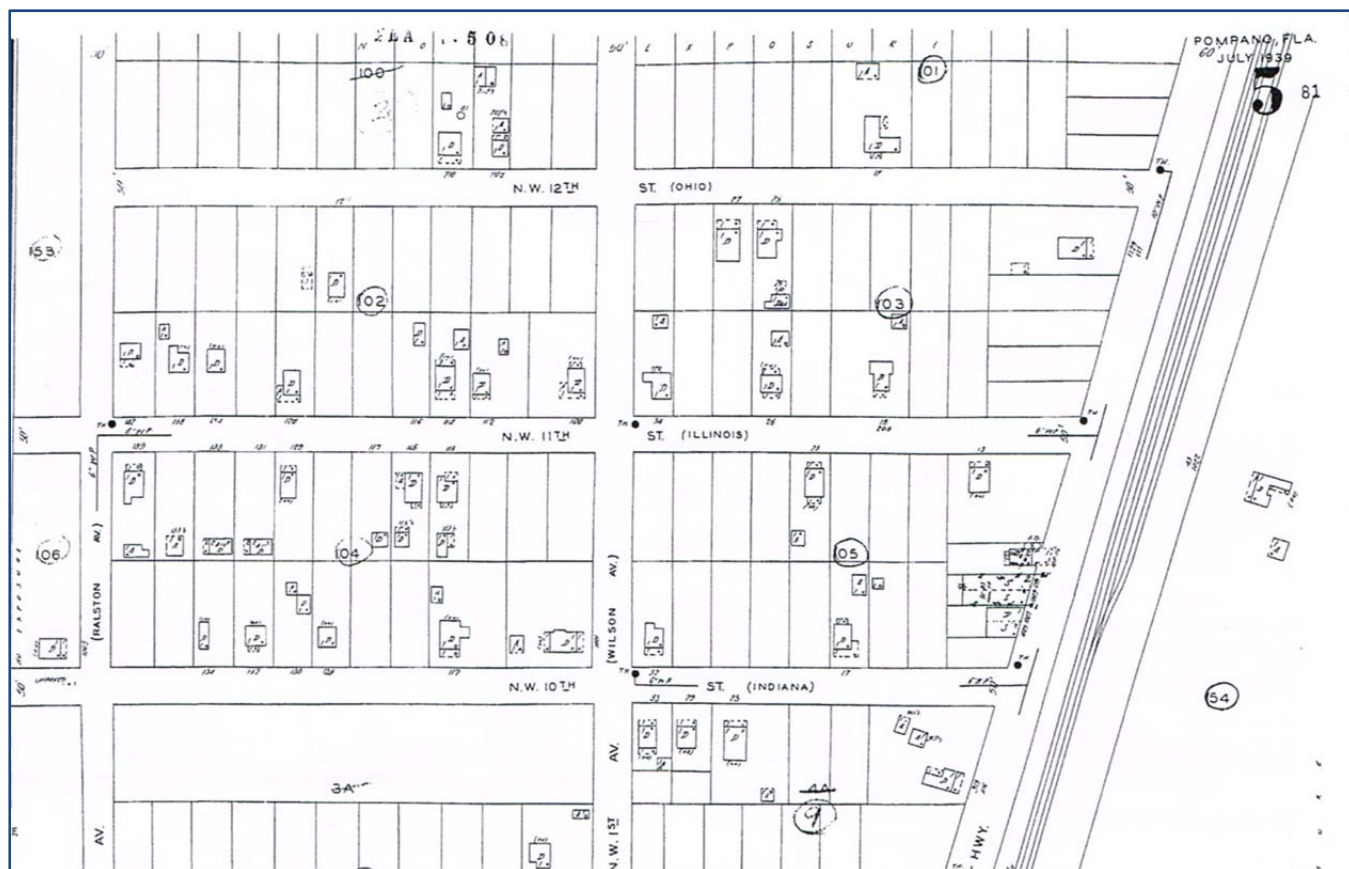
Table 1.

Address	Tax ID No.	Owner Name	Subdivision	Block	Lot
121 NW 10th STREET	484235320210	ADKINS,HENRY C	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 2	LOT 19
138 NW 10th STREET	484235370020	H MICHAEL EWING TR	CATES ADD TO CITY OF POMPANO AMENDED PLAT (14-43 B)		LOT 2
201 NW 10th STREET	484235320320	MAIURO,JULIA K	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	LOTS 13 & 14
213 NW 10th STREET	484235320330	DAVIS,NEVILLE	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	Lots 15 to 17
225 NW 10th STREET	484235320340	225 NW 10TH ST LLC	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	LOTS 18 & 19
233 NW 10th STREET	484235320360	KIFFIN,TETRIENNE	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	21
117 NW 11th STREET	484235320040	US BANK NATIONAL ASSN	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 1	LOTS 6 & 7
129 NW 11th STREET	484235320020	HAITIAN EVANGELICAL BAPTIST	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 1	LOTS 2-4
201 NW 11th STREET	484235320470	MUNIZ,CANDELARIO & ELADIA	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 4	LOTS 13 & 14
212 NW 11th STREET	484235320300	ALLEN,HILDA	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	LOT 9 & 10
213 NW 11th STREET	484235320430	ADKINS,HENRY	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 4	LOT 17
227 NW 11th STREET	484235320510	ADKINS,HENRY C	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 4	LOT 18
228 NW 11th STREET	484235320272	IRMA C WILLIAMS FAM TR	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	LOT 5

<b>Address</b>	<b>Tax ID No.</b>	<b>Owner Name</b>	<b>Subdivision</b>	<b>Block</b>	<b>Lot</b>
237 NW 11th STREET	484235320530	ADKINS,HENRY C	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 4	LOTS 21 & 22
240 NW 11th STREET	484235320250	WOOTEN,ELIJAH L	MONTICELLO PARK AMENDED PLAT (16-21 B)	BLOCK 3	LOTS 1 & 2

## HISTORIC MAPS SHOWING MONTICELLO PARK SUBDIVISION, POMPANO BEACH

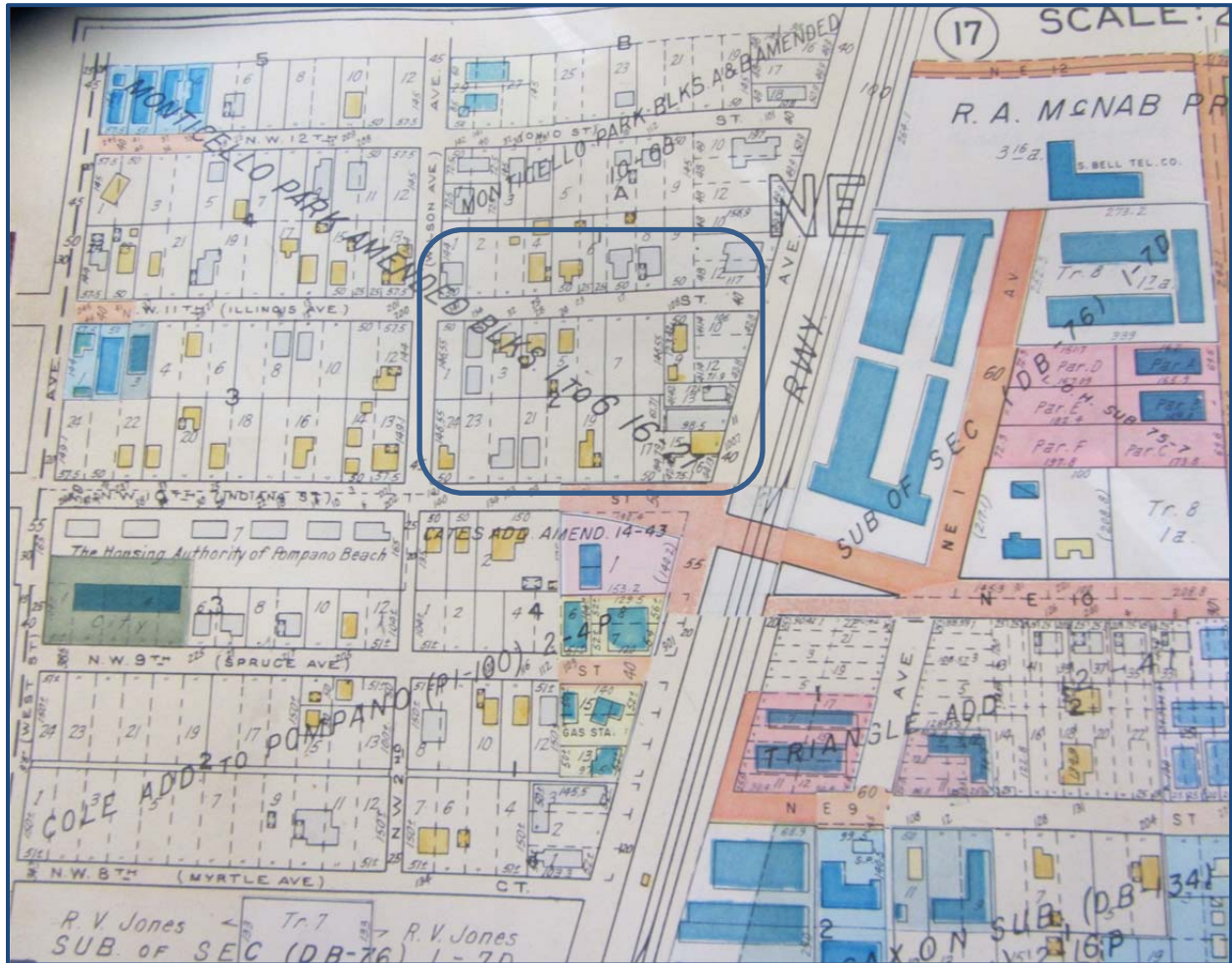
### 1939 Sanborn Insurance Map of Pompano (Sheet 5)







NW 10<sup>th</sup> and 11<sup>th</sup> Streets, Monticello Park Subdivision in NW Pompano Beach as shown on the 1960 Hopkins Plat Map for Broward County





**PHOTOGRAPHS OF BUILDINGS IN THE MONTICELLO PARK SUBDIVISION,  
POMPANO BEACH**



**121 NW 10<sup>th</sup> Street**



**138 NW 10<sup>th</sup> Street**



**201 NW 10<sup>th</sup> Street**



**213 NW 10<sup>th</sup> Street**





**225 NW 10<sup>th</sup> Street**



**233 NW 10<sup>th</sup> Street**





**117 NW 11<sup>th</sup> Street**



**129 NW 11<sup>th</sup> Street**





**201 NW 11th Street**



**212 NW 11<sup>th</sup> Street**





**213 NW 11<sup>th</sup> Street**



**228 NW 11<sup>th</sup> Street**





**227 NW 11<sup>th</sup> Street**



**237 NW 11<sup>th</sup> Street**



**240 NW 11<sup>th</sup> Street**

**16. MOUNT CALVARY BAPTIST CHURCH,  
800 NW 8<sup>TH</sup> AVE**

**INTENSIVE SURVEY REPORT—**  
**MT. CALVARY BAPTIST CHURCH**  
**POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** MT CALVARY BAPTIST CHURCH (Historic)

**Property Address/Tax ID No.:** 800 NW 8<sup>TH</sup> AVENUE, POMPANO BEACH, FL/484235670060

**Subdivision/Block/Lot:** MT. CALVARY (147-25 B), Parcel B

**Owner Name:** MT CALVARY BAPTIST CHURCH

**Original/Current Use:** CHURCH/CHURCH

**Date of Construction:** 1957

**Style:** MASONRY VERNACULAR

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**Location and Setting:** Mt. Calvary Baptist Church is located at the northeast corner of NW 8<sup>th</sup> Avenue and NW 8<sup>th</sup> Street in a mixed residential /commercial area of northwest Pompano Beach. The church property is surrounded by vacant lots on the north and west and by apartment buildings on the west and northwest.

**Architectural Description:** The Mt. Calvary Church complex consists of the main sanctuary, an attached ell on the north, and a 2-story educational/assembly building on the northeast. The sanctuary is a 2-story, 3-bay-wide, 4-bay long concrete block building covered with a smooth coat of stucco. It has a front-gable-roof covered with barrel tiles. At its southwest corner is a 2-story, 1-bay tower with pyramidal roof topped with clay tiles. The tower has a Latin cross design consisting of inset clay tiles on the south and glass blocks on the west elevation. There are rectangular entrances on the south and west forming an incised loggia leading to the wooden entrances to the sanctuary. The west gable end is distinguished by painted lettering with the church's name and 1902 date of formation. There is a large full-height stained glass window on the west gable end topped by a blind arch with inset clay tiles. The nave windows consist of paired stained glass fixed-sash with expressed sills and topped by blind arches. There is a secondary entrance with single-leaf metal door on the southeast corner.

A 1-story, 3-bay ell with side-gable roof and entrance with handicapped ramp is attached to the northwest corner of the church. Located at the northeast corner of the church is a 2-story, 3-



bay concrete block wing with a flat roof. Entrances are on the first and second stories, with the second-story entrance accessed by an exterior concrete stairway with metal railings. The building has metal-framed awning windows.

**Alterations/Additions:** Mt. Calvary Church does not appear to have had any alterations or additions since its 1957 construction date.

**Condition:** Excellent/Good/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

The following account of the history of Mt Calvary Baptist Church is abstracted from a May 13, 2011 article in the *Pompano Pelican* newspaper entitled "Mt Calvary, Oldest Church in Broward, Celebrates 109 Years in Pompano Beach." (Accessed at <http://pompanopelican.webs.com/apps/blog/show/7034462>, as well as "Historical Sketch of Our Church" accessed on the Mt Calvary Church website at <http://mtcalvarypb1902.org/>

Records of the District Association established that Mount Calvary congregation was organized in 1902. A small brush arbor of the Florida East Coast Railroad was utilized for a meeting place. Reverend Brown (known as "Little Brown") became the first pastor. Later, the church moved to a small frame house on NW 3<sup>rd</sup> Avenue, now known as Esther Rolle Avenue. Services were held there until a parcel of land was donated by the Model Land Company; at which time a small frame church was erected on the site. Under the leadership of Reverend Collie Pete, the present church site was acquired. On May 5, 1957, the members of Mount Calvary worshipped in the present facility located at 800 NW 8th Avenue. Nine acres of land were purchased under the leadership of Reverend Samuel M. Collier. On July 1, 2004, Reverend Anthony Burrell assumed the pastorate of the historic Mount Calvary Missionary Baptist Church in Pompano Beach, Florida." (Historical Sketch of Our Church <http://mtcalvarypb1902.org/>)

Rosenna Rolle Carter, 93, remembers her life in the church - not only this church on this Sunday, but the original wood frame building on Church Street, now Esther Rolle Avenue. And before that, it was a small group of Baptists who in 1902 with five ministers founded Mount Calvary in a small brush harbor (sometimes called 'arbor') near the Florida East Coast Railroad years before the City of Pompano was incorporated. Henry Flagler, Florida's railroad builder, donated land for the church.

Mrs. Carter is one of 18 children of Jonathan Rolle, Sr. who came to Pompano from the Bahamas in 1908 where Rosenna was born. She grew up in the church as most African American children did. Florida law prohibited black children under the age to six to enroll in public education, but Mount Calvary church leaders had a curriculum and determination to

teach the children. Jonathan Rolle and The Rev. L. J. Ely spent time teaching them to memorize scripture, read, write, learn numbers and to act.

In 1950, The Rev. Collie Pete was elected to serve as pastor. Under his tenure, the congregation bought a plot of land on Northwest 8th Avenue to build a larger church. Church leaders signed a loan for \$10,000 with the Pompano Bank for the building. Most of the construction was donated by church members, and on May 5, 1957, services were held at the new location. Rev. Pete resigned in 1962. The Rev. Samuel Collier, 21, followed and the growth continued. And when money was needed, church members did not hesitate.

A decision was made to purchase the remaining nine acres upon which Mount Calvary's new building stood, and 17 parishioners contributed \$1,000 each to raise the funds.

Gwendolyn Hodge, born in 1937, says, "We were more like a family than a congregation. All activities centered around the church. We felt loved and safe." "Mt Calvary, Oldest Church in Broward, Celebrates 109 Years in Pompano Beach." (Accessed at <http://pompanopelican.webs.com/apps/blog/show/7034462>,

The pastors and deacons at Mt. Calvary have been distinguished leaders of the African-American community in Pompano. Rev. Lawrence Ely, father of Ft Lauderdale Colored School Principal Joseph Ely and father-in-law of equally famed Pompano Colored School Principal Blanche Ely, was pastor of Mt Calvary from 1904 until his death in 1918. (His wife Julia was the first black midwife in Broward County).

Rev. James Coleman was born in 1873 in Thomasville, Georgia and became an ordained minister at 18. He first became pastor of St. Mark's church in Miami and then in 1924 moved on to become simultaneously pastor of Mt. Zion Baptist Church in Deerfield Beach and Mt. Calvary Baptist Church. Along with Principal Ely, Rev. Coleman worked tirelessly to promote the welfare of black school children in Pompano and improve their educational opportunities in the segregated Broward County school system. Early resident Jack Swain joined the church in 1910 and was ordained deacon by Mt Calvary's first pastor Rev. J. T. Brown. Rev. Albert E. Johnson became a member of the Mt Calvary congregation in 1934 and was ordained to preach a few years later under the direction of Rev. Coleman (Harvey 2012: 39)(Pompano Beach Centennial Celebration Committee 2008: 83, 85, and 93)(Interview with Eunice Cason Harvey 2013).

Mrs. Harvey recalls that the Mt. Calvary Church building at its NW 3<sup>rd</sup> Avenue location was for many years the only building in the northwest section of Pompano that had electricity (Harvey 1983: 3).

**Does property meet City of Pompano Criteria for Designation?** YES. Mt Calvary Baptist Church meets Criteria A (African-American religious history as oldest congregation in Pompano), B (Ministers J. Brown, Lawrence Ely and James Coleman), and C (Masonry Vernacular architecture with Romanesque-style features). Character-defining features that apply to the application for a

Certificate of Appropriateness include the bell towers, stuccoed exterior, arched openings, stained glass windows, Latin cross designs and barrel tiled roofing.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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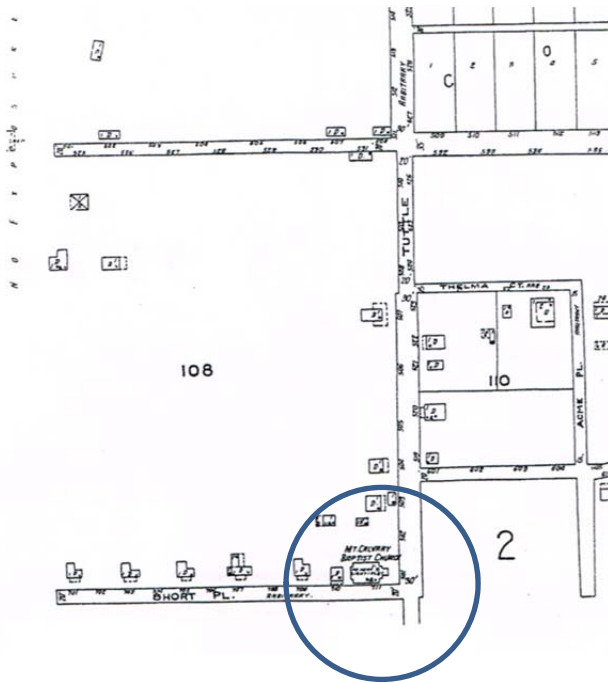
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## PHOTOGRAPHS



1930s photograph of Mt Calvary Church and congregation at its former location on NW 3<sup>rd</sup> Avenue (Source: Dan Hobby, Pompano Beach).



1924 Sanborn Insurance map with NW 3<sup>rd</sup> Ave location of Mt Calvary Church





**Mt. Calvary Baptist Church, 800 NW 8<sup>th</sup> Avenue**



**Mt. Calvary Baptist Church, 800 NW 8<sup>th</sup> Avenue**



**Mt. Calvary Baptist Church, 800 NW 8<sup>th</sup> Avenue**



**Mt. Calvary Baptist Church, 800 NW 8<sup>th</sup> Avenue**

**17. POMPANO WOMAN'S CLUB, 314 NE 2<sup>ND</sup> ST**

# INTENSIVE SURVEY REPORT

## POMPANO WOMAN'S CLUB

### POMPANO BEACH HISTORIC SITES SURVEY—2013

**Property Name:** POMPANO WOMAN'S CLUB (Historic and Common)

**Property Address/Tax ID No.:** 314 NE 2<sup>nd</sup> Street, Pompano Beach, FL/ 484235170250

**Subdivision/Block/Lot:** CAMPBELL & SAXON ADD (1-125 PB), Block 5, Lot 1

**Owner Name:** GFWC THE POMPANO BEACH WOMAN'S CLUB, INC

**Original/Current Use:** CLUB HOUSE/CLUB HOUSE

**Date of Construction:** Ca. 1959

**Style:** MASONRY VERNACULAR

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**Location and Setting:** The Pompano Woman's Club Building is located on the southwest corner of NE 2<sup>nd</sup> Street and NE 4<sup>th</sup> Avenue across from city-owned Pioneer Park in a mostly residential area of Pompano Beach. There are marked parking spaces in front of the building and a paved parking lot on the east side of the building as well.

**Architectural Description:** This 3-bay-wide and 8-bay-long concrete block building stands on a slab foundation and is finished with a smooth coat of painted stucco. The front-gable roof overhangs on the front to form a portico supported by fluted Tuscan columns on raised bases. The central entrance has a double-leaf metal door and is flanked by tall metal awning windows. Smaller awning windows are near the northeast and northwest corners. There are paired metal awning windows along the east and west sides. Expressed pilasters painted a contrasting white mark the bays along the long sides of the buildings. There is a small roof overhang on the south gable end and a single-leaf metal door secondary entrance.

**Alterations/Additions:** There do not appear to be any additions or alterations to the building's exterior.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site



**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

According to at least two informants during the 2013 survey, members of the Pompano Beach Woman's Club currently are writing a history of their club. The Local Register of Historic Places nomination report for the Pompano Beach Woman's Club should incorporate this written history, including date of formation, construction date(s) for the club buildings, and names of founding and prominent members and should discuss the role the club played in the City's history.

The following is from the National Register Multiple Property Documentation Form "Clubhouses of Florida's Woman's Clubs" written in 1998. The Form was prepared as part of the nomination of numerous woman's club buildings throughout Florida to the National Register. This historic context serves to place the history of Pompano's Woman's Club in the wider context of the social, political, and cultural contributions of Florida's women's clubs in the 20<sup>th</sup> century.

*"An intrinsic part of women's history in Florida is the women's club movement. The seeds of the national women's movement were sown during the years immediately following the Civil War, a period that witnessed the emergence of the first generation of self-supporting and often unmarried, college-educated women. Between the late 1890s and World War I, during the so-called "Progressive Era," the United States experienced a period of significant development, spurred by economic forces different from those of earlier decades.*

*Characterized by reform movements in business, education, government, labor, politics and women's rights, the Progressive Era dramatically altered the nation's political, economic and social fabric. For the first time in American history, women emerged as a major force in directing policy at local, state and national levels. Improved technology and prosperity of the early 20th century provided many middle- and upper-class women with some freedom from domestic burdens that had previously committed them to their homes and families.*

*The Florida Federation of Women's Clubs (FFWC) was formed during this era. It was part of a larger national organization called the General Federation of Women's Clubs (GFWC), which was founded in New York City in 1890. The GFWC's goals were to unite a wide variety of women's organizations throughout the country to work toward common goals, including child welfare, conservation, education, equitable taxation, health and town beautification.*

*The organization also contributed to the larger women's suffrage movement, which adopted aggressive tactics to ensure that women's voices were heard in the political process. Within five years of its founding, the GFWC had established affiliations with 500*

*clubs nationwide and had an enrollment of 100,000 members. By 1914, the membership was two million.*

*Florida's involvement with the GFWC began in 1895 when representatives of village improvement associations from Crescent City, Green Cove Springs, Jacksonville, Orange City and Tarpon Springs met in Green Cove Springs to incorporate the Florida Federation of Women's Clubs. Within a decade, 20 clubs had affiliated with the FFWC, which emerged in 1910 as the state's most powerful women-led organization with some 1,600 members. By 1917, membership had risen to 9,163 with 59 new clubs.*

*During Florida's Progressive Era, generally between 1905 and the start of World War I, the FFWC began to test its political effectiveness. In 1907, it drafted a child labor bill which was introduced into the Florida Legislature and signed by Gov. Napoleon Bonaparte Broward. The organization promoted Stephen Foster's Old Folks at Home as the state song and lobbied for the establishment of a State Industrial School for Girls at Ocala and a State Industrial School for Boys at Marianna. Subsequent legislation enacted in large part due to the influences of the FFWC led to reforms in the state's school systems, improvement in health care, temperance, and women's suffrage. Highway construction, land reclamation, cattle dipping legislation, and women's political and economic rights were other important activities of the FFWC in the early 20th century.*

*One of the FFWC's most daunting tasks was the development of Royal Palm Park southwest of Homestead. As early as 1905, May Mann Jennings, a club leader and activist, helped develop a strategy for acquiring the unprotected land. Club women worked in campaign drives, lobbied legislators, and appealed to the National Audubon Society and other organizations for assistance. Through the club's strenuous efforts, funds were raised to purchase the 960-acre tract of land and the park was dedicated in 1916. In order to keep the park open, the FFWC lobbied the Florida Legislature for annual funds, and in 1925 published 24,000 picture postcards of various park scenes which were sold throughout Florida. Additional land purchases were made and by the mid-1930s, the park had grown to some 500,000 acres.*

*Suffrage was also a high priority. As early as 1913, an amendment to the state constitution to enfranchise women had been introduced in the Florida Legislature. Several legislative attempts to grant women equal voting rights failed between 1911 and 1919; however, by 1918, 16 Florida towns and 20 counties had enfranchised women in municipal elections. During the national ratification process of women's suffrage, the Florida Legislature continued to resist granting women the vote. The 19th Amendment to the U.S. Constitution, ratified in 1920, enfranchised women throughout the country without the blessing of the Florida Legislature, which eventually went through the formality of approval in 1969.*

*The FFWC reached its peak in membership and clubhouse construction during the Florida Land Boom of the 1920s. In 1929, the organization recorded that it represented 17,000 women in 228 clubs throughout the state. During the 1920s, the FFWC supported Prohibition, a concern the organization had first addressed in 1914, as part of its efforts to secure federal designation for a Seminole reservation in South Florida. In 1917, the state set aside nearly 100,000 acres of Monroe County for the Seminoles, only about 5 percent of which was arable. The FFWC redoubled its efforts and, in 1931, the Florida Legislature deeded the Seminole's Dania Reservation in South Florida to the federal government.*

*Mirroring the rest of the country, the 1930s saw a downturn in the FFWC's economic fortunes, although the organization continued its work of relieving despair and promoting culture. In 1931, the FFWC surveyed Florida's county jails, recommending improvements in medical treatment, education reforms, and rehabilitation measures in the state's penal system. They also undertook general education, health care and public service projects, and funded art and music programs in public schools that boards of education threatened to eliminate because of budget shortfalls.*

*During World War II, clubhouses were opened to assist in the war effort. Some 100,000 books were collected and sent to Camp Blanding, a 125,000-acre U.S. Army training center in North Florida. Clubs developed victory gardens in municipal parks and around clubhouses and sold war bonds. The FFWC's Buy a Bomber bond campaign raised \$3 million, making it among the nation's most successful fund-raising state federations. After the war, the federation returned to projects it had been working on before the war. In 1947, Royal Palm State Park was deeded to the National Park Service as part of the Everglades National Park.*

*The FFWC attained its greatest popularity in the mid-1960s when enrollment hit an all-time high of nearly 33,000. During this period, the FFWC was one of the fastest-growing affiliates of the GFWC. Within a decade, however, membership began to decline because of a number of factors, including increasing numbers of women joining the work force, competing organizations such as the Junior Welfare League, and more single mothers. In 1995 the state membership consisted of 210 clubs, with 114 of those owning clubhouses. The organization continues to play an important role in voicing concerns and influencing legislation regarding children, crime, education, the environment and improving the quality of life for all Floridians.*

*Concurrent with the FFWC was the establishment of a national organization for African-American women's clubs. In 1896, Josephine St. Pierre Ruffin, the founder of the first colored woman's club in Boston, founded the National Association of Colored Women's Clubs (NACWC). From 1899 to 1901, member clubs of the NACWC in Florida were founded in Jacksonville. They included the Jacksonville Woman's Christian Industrial and*

*Protective Union, the Phyllis Wheatley Chautauqua Circle and the Afro-American Woman's Club. The Afro-American was the first of these clubs to be affiliated with the national organization. Among its first officers was Eartha Mary Magdalene White, who was well known for her social work in Jacksonville.*

*After attending a meeting of the national organization, Mrs. White and other Florida delegates issued a call for the formation of a state organization of African-American women's clubs in Florida. The State Federation of Colored Women's Clubs was established in 1908. On Oct. 27, 1927, the Florida organization was chartered as a nonprofit corporation in Tampa. The organization's stated goals included maintaining higher and nobler ideals; promoting civic movements; advocating welfare units to support moral, religious, social, literary, and interracial advancement; establishing wholesome recreational facilities for young women; and encouraging the organization of new clubs.*

*Dr. Mary McLeod Bethune, the well-known educator and founder of Bethune-Cookman University in Daytona Beach, served as the president of the state federation from 1916 to 1920. During that time, addressing the needs of delinquent girls was adopted as a major project area, which eventually led to the legislature's establishment of Forest Hills, a facility for delinquent African-American girls. This paralleled the support the Florida Federation of Women's Clubs rendered in establishing the Florida Industrial School for Girls, a facility for delinquent white girls, located in Ocala.*

*One of the new programs promoted by the National Federation in the 1930s and 1940s was the establishment of Youth Clubs. The National Association of Girls Clubs was founded in the 1930s; Florida's first Youth Club was established in Bradenton in 1939, eventually leading to the founding of the Florida Association of Girls Clubs. The National Association of Boys Clubs was established in the 1940s. The national organizations have since been combined as the National Association of Youth Clubs. Today, the Youth Clubs, which include chapters on numerous college campuses, are a strong component of the National Association of Colored Women's Clubs' program.*

*African-American women's club membership continued to grow in Florida; by 1980, there were 91 local clubs. Six communities had clubhouses: Bradenton, Belle Glade, Fort Pierce, Fort Lauderdale, West Palm Beach and Palmetto. Other clubs met in homes, schools or churches. Also in 1980, the Florida Association of Auxiliary of Men was established, the first boys attended a state convention as delegates, and a history of the Forest Hills Home for Delinquent Girls was published. Youth work continued, and in 1984, Youth Clubs were active in Belle Glade, Bradenton, Fort Lauderdale, Fort Pierce, Lakeland, Ocala and West Palm Beach.*



*Today, there are 45,000 members in the National Association of Colored Women's Clubs, including Youth Clubs. There are 15 chapters of the national association in Florida. They, along with the state organization, the Florida Association of Women's Clubs, pursue universal issues related to all women, such as civic service, education, social service and philanthropy, working effectively with other organizations, both black and white.*

Source: National Register Multiple Property Documentation Form: Clubhouses of Florida's Women's Clubs, by Barbara Mattrick and Sidney Johnston, Florida Bureau for Historic Preservation. 1998.

**Does property meet City of Pompano Criteria for Designation?** YES. Organized at the turn of the twentieth century and incorporated in 1921, the Pompano Woman's Club relates to the Pioneer Period in the City's history and satisfies Criterion A. The club organized the town's first library, was instrumental in promoting Pompano's first canal as a way to control mosquitoes, and raised money for Pompano's first park, among many other civic projects. Character-defining features that apply to the application for a Certificate of Appropriateness would be the stucco exterior, pilasters along the east and west elevations and gabled portico with fluted Tuscan columns on raised bases.

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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Interview with Hazel Armbrister, Pompano Beach, January 31, 2013.

## PHOTOGRAPHS



**Pompano Beach Woman's Club, 314 NE 2<sup>nd</sup> Street**



**Pompano Beach Woman's Club, 314 NE 2<sup>nd</sup> Street**



**Pompano Beach Woman's Club, 314 NE 2<sup>nd</sup> Street**



**18. RICHARDSON HOUSE, 217 NW 6<sup>TH</sup> AVE**

# **INTENSIVE SURVEY REPORT—RICHARDSON HOUSE**

## **POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** RICHARDSON HOUSE (Historic)

**Property Address/Tax ID No.:** 217 NW 6<sup>TH</sup> AVENUE (BLANCHE ELY AVENUE),  
POMPANO BEACH, FL/484235220090

**Subdivision/Block/Lot:** BEVILL & SAXONS ADDITION (3-2b), Block 3, Lot 2

**Owner Name:** JOUNICE RICHARDSON

**Original/Current Use:** RESIDENCE/RESIDENCE

**Date of Construction:** Early-mid 1920s

**Style:** FRAME VERNACULAR

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**Location and Setting:** The Richardson House is located on the west side of NW 6<sup>th</sup> Avenue in a mixed residential/commercial area of NW Pompano. The E. Pat Larkin Community Center parking lot is across the street. A pebble-stone parking space is to the north of the house. The house is unusual in that it is sited at a slight angle to the street, indicating that the originally unpaved NW 6<sup>th</sup> Avenue was straightened and/or re-aligned when it was paved.

**Architectural Description:** This 1-story, 3-bay-wide and 4-bay-deep Frame Vernacular residence has a rectangular plan and stands on a continuous foundation, although it was probably originally built on brick or masonry piers with the spaces since filled in and stuccoed over. Originally sided with weatherboard, the house was stuccoed at an unknown date. The hipped roof with wide overhanging eaves is covered with composition shingles and extends on the east (front) to shelter a 1-story porch. The porch is supported by squared posts and has a knee-wall. Originally open, the porch is now screened. The house has a centered, single-leaf door on the east, as well as a rear entrance. Fenestration consists of single and paired 1/1 double-hung sash windows with wood surrounds.

**Alterations/Additions:** Originally covered with frame siding, the house was stuccoed at an unknown date.

**Condition:** Excellent/**Good**/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

Settlers who came to Pompano in the 1890s and early 1900s discovered that the rich soil and long growing season made the area ideal for intensive farming. After some initial attempts to cultivate pineapples, farmers turned to growing tomatoes, beans, and other vegetables (Hobby 2010: 31). After acquiring large tracts of land in and around Pompano, farmers soon were faced with the critical problem of finding labor to clear and cultivate their land, plant and harvest crops, and then sort and pack the crops for shipment by rail. There was simply not enough local labor, so the call went out for farm workers or “bean pickers.” Throughout the 1910s and 1920s, workers came to Pompano from the citrus groves of northern Florida (always subject to unexpected freezes and frosts) and the cotton fields of southern Georgia and South Carolina, where the cotton crops had been decimated by the boll weevil, seeking employment in this growing center of winter vegetable truck farming (Harvey 2013 interview).

Farmers also sent agents to spread the word in Miami, hoping to attract skilled farm workers coming to that city from the Bahamas. This was at a time when the Bahamian agricultural economy was suffering, forcing many of its people to move elsewhere for work. Several consecutive bad growing seasons in the early 1900s put a strain on the British colony’s farmers. Rising American import duties on Bahamian agricultural production, as well as on sisal (hemp) and sponges, caused these industries to collapse. New economic opportunity beckoned in Florida, and by the early twentieth century regular steamship service between Miami and Nassau made the trip to Florida cheap and convenient (Craton et al 2000: 151). Although British colonial officials preferred to keep Bahamians on the island to maintain population stability, nearly 12,000 people (or roughly 20 per cent of the islands’ population) had left by 1920 to seek work in the US (Hobby 2010: 29).

From the 1890s through the 1930s, black men and women who emigrated from the Bahamas to south Florida were the primary work force for the region, building the railroads and highways that opened Florida to tourists and residents. In the early decades of this century, Bahamian laborers would work during the day on the construction of railroads and resort towns, and then gather in the evenings to help build their own residences, shops, hotels, and churches. In Florida, the Bahamian newcomers found jobs in a variety of occupations and activities. While most of the earlier Bahamians were men, the emergence of resort hotels in south Florida provided special opportunities for Bahamian women, especially as maids, cooks, laundry and service workers (Colburn 1995: 134-135).

Soon, families such as the Armbristers, Rolles, Majors, Lyttons, and Richardsons were moving from the Bahamas to Miami and then on to Dania, Ft. Lauderdale and Pompano. Unlike in some other south Florida communities, Bahamians did not form their own “colony” in Pompano but instead mixed freely and intermarried with other African-American newcomers to the city. Bahamians and workers from elsewhere in the US lived in the same Pompano neighborhoods and attended the same churches and schools (Armbrister 2013 interview).

One such settler was William Richardson, who with his wife Olivia emigrated from the Bahamas to Florida in 1905. Like most other Bahamian families, the Richardsons began work as laborers on one of the vast farms owned by Pompano’s white farmers, but eventually acquired a small farm of their own where they built their home.

US Population Census Schedules for the 1920s through 1940s provide some information on the Richardson family in Pompano. In 1920, William Richardson rented property with his wife Olivia and daughter Elizabeth (11) and worked as a farm laborer. By 1930, he owned his own house located at 217 NW 6<sup>th</sup> Avenue in Pompano worth \$1,000 and resided there with his wife Olivia (a laundress) and daughter Edna (5) and grand-daughter Albertha Johnson (1½). His occupation was listed as a share-cropper on a truck farm. In the 1935 Florida State Census he was still listed as owning his home on NW 6th Avenue. In the 1940 Census, he was listed at this address, continuing to farm, while his wife and Edna were listed as farm laborers (US Population Census 1920-1940).

Bahamians brought several distinctive characteristics to Pompano and the other parts of south Florida where they settled. First was a long tradition of independent farm ownership and experience growing pineapples, tomatoes, and other vegetable crops. After the end of slavery in the colony in the 1830s, many large plantations were simply abandoned by their British owners and taken over by their former slaves. Through a unique system of “commonage,” descendants of these slaves could inherit parcels of these plantations, whether or not they were first-born males (Craton et al 2000: 75). This tradition of independent farming continued when they arrived in Florida. Although Bahamians often began as farm employees living in owner-provided housing, many eventually acquired small 10-15 acre farms of their own.

Bahamian immigrants also put to good use their skills as boat builders and house builders. Bahamian vernacular architecture, with its roots in Africa, was ideally suited to a tropical climate and builders took full advantage of siting, materials, and construction materials to create a readily identifiable house type. Their earliest houses in Florida probably utilized Bahamian “wattle and daub” construction, involving the “wattling”, or weaving, of branches and twigs to make a frame for a wall. Daub was a mixture of mud and straw which was then applied, or “daubed” onto the walls and into the gaps, to seal the wall against the elements (Craton et al 2000: 103). By the 1910s, most houses were built using modern framing



techniques and sturdy Dade County pine, which was impervious to termites and rot. Houses were built atop brick or concrete piers to allow for circulation beneath the house, were sided with weatherboard, and often featured simple plank doors and windows with top-hinged louvered or solid wood shutters. Louvered vents provided attic circulation, and both front and back doors were positioned to provide maximum air circulation. Wide overhanging eaves provided shelter from the sun.

Another identifiable characteristic was the use of a hipped roof, with the short side facing the street. In the Bahamas, the framing often was left exposed on the interior, creating an open airy space broken only by partition walls. In the US, a ceiling was more common, thus creating a small attic or crawl space above. At first, roofs may have been thatched with palm fronds in the Bahamian tradition, but by the 1920s, most houses had pressed metal or asphalt shingles. The hipped roof nearly always extended out to shelter a front porch. Later, this porch often was screened or even enclosed as air-conditioning became more prevalent in the 1940s.

The house built by William Richardson on NW 6<sup>th</sup> Avenue in the early to mid-1920s displays many of these typical Bahamian characteristics, including the hipped roof, the front porch, sash and awning windows, pier foundation (since stuccoed), and front and back entrances. Like many other frame houses from this period, it has been stuccoed to provide more protection from the elements and has had its porch partially enclosed.

**Does property meet City of Pompano Criteria for Designation?** YES. The Richardson House was built by settler William Richardson sometime in the early- to-mid 1920s and is typical of the frame houses built by the Bahamian agricultural workers who came to Pompano and settled there beginning in the early 1900s. Many of these Bahamians were skilled builders and were responsible for the construction of numerous houses throughout Pompano. The Richardson House has a typically Bahamian-style hipped roof that overhangs to shelter the full-width porch and was originally built on brick or masonry piers (now covered) to provide ventilation. Like many houses from this period formerly sheathed in weatherboarding, the Richardson House was stuccoed to ensure more protection from the elements.

The Richardson House satisfies Criteria A (African-American history) and C and E (Bahamian-influenced architecture in Pompano). Character-defining features that apply to the application for a Certificate of Appropriateness would be the hipped roof overhanging to form a porch, awning windows, and stuccoed exterior.

## The City of Pompano Beach Criteria for Designation includes the following:

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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## PHOTOGRAPHS



**Richardson House, 217 NW 6<sup>th</sup> Avenue**





**Richardson House, 217 NW 6<sup>th</sup> Avenue**





**Richardson House, 217 NW 6<sup>th</sup> Avenue**



**Richardson House, 217 NW 6<sup>th</sup> Avenue**





**A typical 19<sup>th</sup>-century Bahamian cottage with hipped roof thatched with palm fronds, stuccoed exterior, plank door, and top-hinged shutters. Source: *Islands in the Sun: A History of the Bahamian People*, Vol. 2, page 174).**



**This undated photo shows the porch set within the hipped roof overhang of the Bahamian-style Jack Swain House, located at the NE corner of NW 6<sup>th</sup> Ave and NW 3<sup>rd</sup> St. Source: Rev. Mack photograph collection, African-American Research Library, Ft. Lauderdale, Fl.**

**19. ROBINSON HOUSES, 400-405-406-407 NE 5<sup>TH</sup> AVE**



# INTENSIVE SURVEY REPORT—ROBINSON FAMILY HOUSES

## POMPANO BEACH HISTORIC SITES SURVEY—2013

Name	Address	Tax ID No.	Current Owner	Subdivision	Block/Lot
Wallace Robinson House	400 NE 5th AVENUE	484236000320	WHITE, LOREN KEITH	36-48-42	SW COR OF S1/2 OF SW1/4
Horace Robinson House	405 NE 5th AVENUE	484235090130	ALLEN, SCOTT P & LISA C	A W TURNERS RESIDENT ADD (1-10 B)	
Archibald "Arch" Robinson House	406 NE 5th AVENUE	484236000310	SMITH, CONRAD C H/E	36-48-42	SW COR OF S1/2 OF SW1/4

**Original/Current Use:** RESIDENCES/RESIDENCES

**Dates of Construction:** WALLACE ROBINSON HOUSE (1928); HORACE ROBINSON HOUSE (1928); ARCHIBALD ROBINSON HOUSE (1923)

**Style:** WALLACE ROBINSON HOUSE—MOORISH REVIVAL; HORACE ROBINSON HOUSE—FRAME VERNACULAR; ARCHIBALD ROBINSON HOUSE—MEDITERRANEAN REVIVAL

**Location and Setting:** These three houses are located on either side of the 400 block of NE 5<sup>th</sup> Avenue (Pioneer Avenue) in a residential area of Pompano Beach. 400 NE 5<sup>th</sup> Avenue is located at the NE corner of NE 5<sup>th</sup> Avenue and NE 4<sup>th</sup> Street, with 406 NE 5<sup>th</sup> Avenue located just to its north. The house at 405 NE 5<sup>th</sup> Avenue occupies a much larger lot directly across the street from these two houses and also has a driveway leading from NE 4<sup>th</sup> Street. All three properties are attractively landscaped.

### Architectural Descriptions:

*Wallace Robinson House, 400 NE 5<sup>th</sup> Avenue:* The Wallace Robinson House, built in 1928 in the Moorish Revival Style, is a 1-story, 5-bay house built of hollow clay-tile blocks with a smooth stucco finish. The house has an asymmetrical design with a shorter 2-bay section on the south connected by a 2-bay entrance hyphen to a slightly taller and wider 1-bay section on the north.

The house has a shaped parapet that rises at the corners. Above the entrance hyphen is a domed roof covered with stucco. The single-leaf entrance on the west has a metal-clad, shed-roofed hood on wood knee braces. There is a chimney at the north end of the house. Most windows have been replaced with modern fixed-pane or metal sliding windows and there is a single arched window to the left of the main entrance on the west. A small porch is located on the north elevation.

To the north of the house and at the end of the shared driveway with 406 NE 5<sup>th</sup> Avenue is a 1-story, 3-bay garage of hollow clay-tile construction with stucco finish. It has a parapet along the façade that is stepped at the center and raised at each corner. The three metal garage doors are replacements of the originals.

*Horace Robinson House, 405 NE 5<sup>th</sup> Avenue:* The Horace Robinson House was built in 1928 on a large property on the west side of NE 5<sup>th</sup> Avenue. This frame vernacular house consists of three unequally sized sections. The central section is a 1-story, 3-bay house with a side-gable roof with gable-end returns and a central cross-gable on the east. The 1-story 1-bay central portico shelters an entrance with a single-leaf door. On either side are three windows with 6/1 double-hung wood sash. There is a brick chimney at the north gable end. To the south is a slightly shorter 1-story, 1-bay wing with side-gable roof with gable-end returns and a brick exterior-end chimney on the south. It has three windows with 6/1 double-hung wood sash. The north wing extends 3-bays and has been further extended to the east by a Florida room with metal awning windows. Also on the property are an original 1-story, 2-bay frame garage with front-gable roof and a 1-story shed-roofed ell and a 1-story, 3-bay gable-roofed frame guest cottage.

*Archibald Robinson House, 406 NE 5<sup>th</sup> Avenue:* The Archibald “Arch” Robinson House was built in 1923 in the Mediterranean Revival Style and consists of three sections. The north section is a 1-story, 3-bay section built of hollow clay-tile blocks finished with rough-coat stucco. It has a side-gable roof covered with clay barrel tiles and a central entrance on the west with a single-leaf arched doorway beneath a shed-roofed hood with king posts and a semi-circular stoop. The door is flanked on either side by a single arched window with 6/6 double hung sash. To the south is a 1-story, 1-bay section with a parapet roof and a tripartite group of arched windows with 6/6 sash. To the south is a slightly shorter 1-story, 1-bay section with a similar tripartite arched window grouping. The house shares a driveway with 400 NE 5<sup>th</sup> Avenue.

Condition: **Excellent/Good/Fair/Poor/Ruin/Site**

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

### The Robinson Family

The history of the properties along the 400 block of NE 5th Avenue begins in 1923. In that year, the FEC Railroad's Model Land Company deeded the property to Frank S. and Emily E. Austin, one of the founding families of Pompano Beach. A section of this property was divided and deeded to Archibald (Arch) E. and Atelia P. Robinson in 1923 and to their sons, Wallace and Horace P. Robinson around 1928.

Prior to this time, the two Robinson sons had lived in Pennsylvania and Ohio, and Horace had worked in real estate at the time he signed up for the Army in World War I. According to Wallace's US draft records, he served in the Naval Reserves during World War I as a musician. By 1920, both brothers were living in Palm Beach (Canal Point) working as managers on a truck farm (Ancestry.com).

Wallace, Horace, and Arch Robinson built their homes on NE 5th Avenue. According to the 1930 US Census, Horace P. Robinson owned property valued at \$20,000 (Note: the Austin House was only valued at \$8,000) and resided there with his wife, daughter, and two servants.

According to the 1930 Census, Wallace Robinson owned property valued at \$15,000 and resided there with his wife and daughter, sister-in-law, and a servant. Horace and Wallace both owned and operated farms in the area, mostly growing beans and other winter vegetables. Arch E. Robinson's property was valued at \$10,000 and his occupation was listed as "Estate's Trustee."

In 1951, Wallace Robinson sold his house and relocated to 510 SE 28th Avenue, two years later he relocated again to SE 12th Place. In 1955, the Pompano City Directory placed Horace P at 405 NE 5<sup>th</sup> Street along with his wife Hattie D. In the 1956 directory he was listed as an associate at McPherson Realty where he continued to work until early 1960.

According to the 1992 architectural survey of Pompano Beach, "The Robinsons did much to contribute to Pompano Beach history. One of the Robinson women was responsible for the founding of one of the churches. Because no church building was available in the twenties, Mrs. Robinson allowed the congregation to hold services at her home on the 400 block of 5th Avenue. Horace and Wallace Robinson took over the management of the Hammond Development Company which operated farms for a number of years and later transformed the village of Hammondville into the Town of Margate: a western suburb of Pompano Beach." (Research Atlantica 1992: 23)

## Architectural Significance

The Moorish Revival Style, as used for the design of the Wallace Robinson House was one of several exotic revival styles that achieved popularity in the United States during the early twentieth century. It resulted from a growing interest in the Middle and Far East, stimulated by increased travel and communication with those regions. As knowledge of eastern architecture grew in the United States and Europe, designers applied its features to mansions, hotels, theatres, clubs, and garden kiosks. Architect Franklin Smith introduced the Moorish Revival Style to Florida in 1883 with the construction of Villa Zorayda, his St. Augustine mansion. Later, but no less significant, examples of the style are found at Opa-locka in northern Dade County where developer Glen Curtiss commissioned architect Bernhardt Emil Miller to design a series of buildings in the style based on illustrations drawn from *1001 Tales from the Arabian Nights* (Research Atlantica 1992: 40).

The hallmark of the Moorish Revival Style is a flat roof surrounded by a parapet heavily decorated with cast concrete ornamentation. The design often features a pavilion tower, onion dome, or minaret. Exterior walls, generally covered by stucco or unfinished concrete, seldom feature any ornament. Door and window surrounds frequently reveal a variety of decorative treatments, including a horseshoe arch motif. Other common features are wooden and metal balconies and ornamental tile work (Chambers, et al 1983: 43).

The Spanish and other Mediterranean-influenced styles, as used for the design of the Horace Robinson House were most common in states such as Florida with a tradition of Spanish colonial architecture and their revival first appeared in Florida around 1880. Florida's Spanish heritage and semi-tropical climate made it a particularly appropriate style for residential use. The principal Mediterranean-derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. One of the most significant architects associated with Mediterranean-influenced architecture was Addison Mizner, who used the style to create a distinctive urban look in cities like Palm Beach and Boca Raton. His lead was followed by numerous other architects, known and unknown, throughout Florida (Research Atlantica 1992: 41).

During the great Florida Land Boom of the 1920s, architects and builders applied Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Developers attached Spanish and Italian names to towns, subdivisions and streets and created whole communities around Mediterranean themes. Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low-relief carvings highlighting arches, columns, window surrounds, cornices, and parapets.



Few examples of the Mediterranean Revival Style were built in Pompano, with the only extant examples (Bailey House at 500 NE 4<sup>th</sup> Street, Robinson House at 500 NE 5<sup>th</sup> Avenue and Sol Bevill House on NE 4<sup>th</sup> Ave) all built during the brief land boom that occurred in Pompano Beach during the late 1910s and 1920s. This land boom in Pompano was a much less intense version of the Florida Land Boom that brought much real estate speculation and extensive residential development throughout Florida in the 1920s. The Robinson Houses are thus a rare and important reminder of this period in Pompano's history.

**Does property meet City of Pompano Criteria for Designation?** YES. The three Robinson Houses are associated with the prominent land-owning Robinson family, who owned and operated truck farms during the heyday of agriculture in Pompano's history. Built during the Florida Land Boom of the 1920s, they are a unique family "compound" with each house different in design and style. Stylistically unique as well, the Wallace Robinson House is the only example of Moorish Revival architecture in the city, and the Horace Robinson House is a rare Mediterranean Revival-style house in Pompano.

The Robinson Houses satisfy Criteria A (Florida Land Boom period in Pompano history), B (Robinson family) and C and E (Moorish Revival- and Mediterranean Revival-style architecture).

**The City of Pompano Beach Criteria for Designation includes the following:**

**Integrity:** The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

**Special Significance:** The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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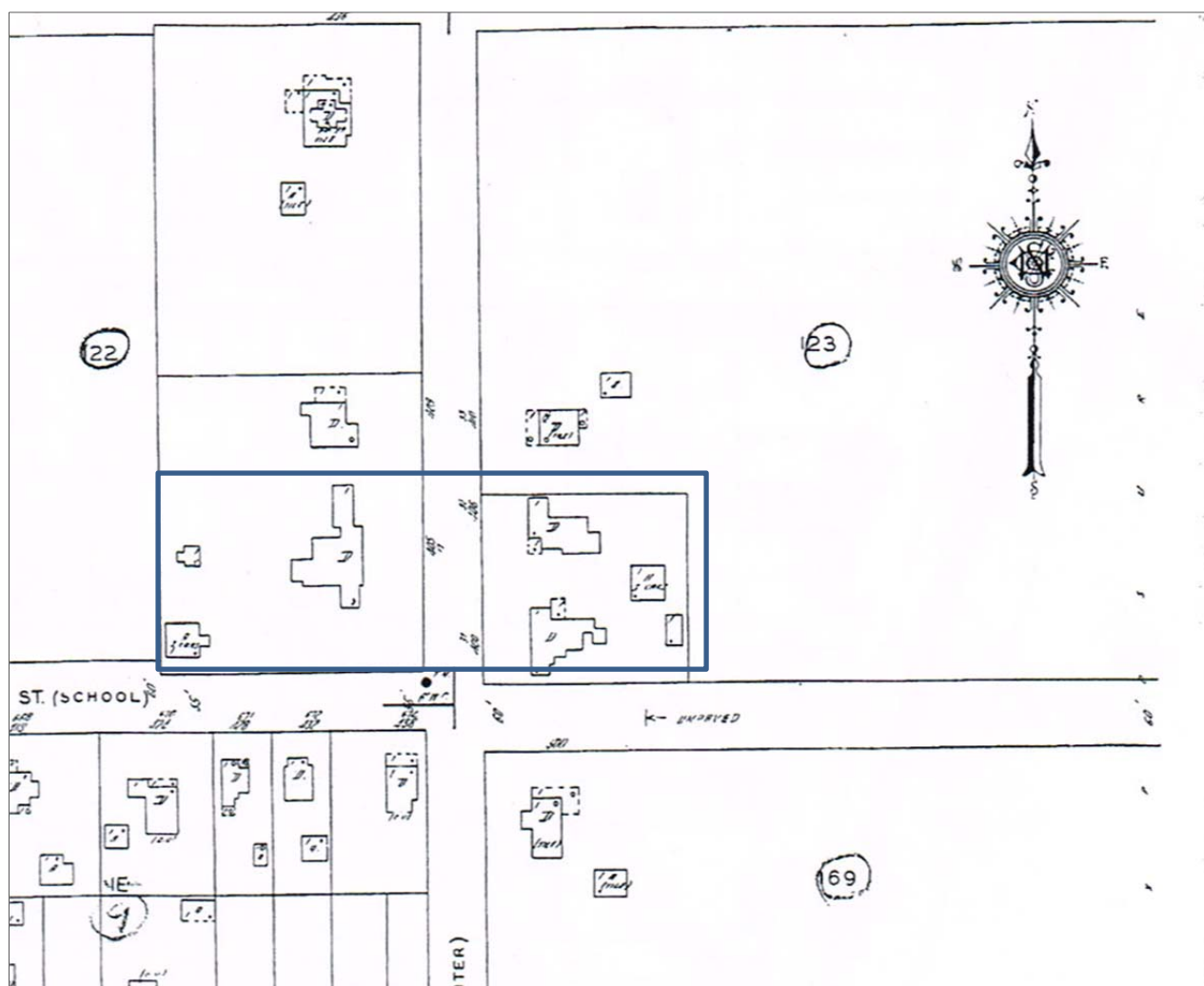
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1924 and 1939 Pompano, Broward County, Florida

## MAPS AND PHOTOGRAPHS



**1939 Sanborn Insurance Map of Pompano showing the three Robinson Family Houses at 400, 405, and 406 NE 5<sup>th</sup> Avenue.**



**Wallace Robinson House, 400 NE 5<sup>th</sup> Avenue**



**Wallace Robinson House, 400 NE 5<sup>th</sup> Avenue**





**Wallace Robinson House, 400 NE 5<sup>th</sup> Avenue, garage**



**Wallace Robinson House, 400 NE 5<sup>th</sup> Avenue, garage**

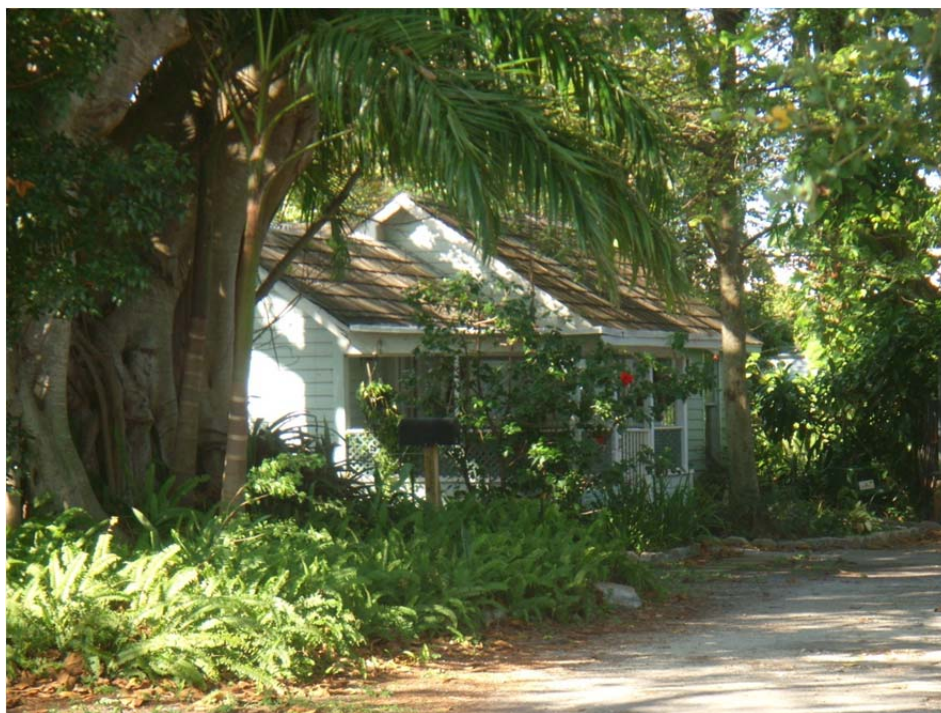


**Horace Robinson House, 405 NE 5<sup>th</sup> Avenue**



**Horace Robinson House (garage), 405 NE 5<sup>th</sup> Avenue**





**Horace Robinson House (cottage), 405 NE 5<sup>th</sup> Avenue**



**Arch Robinson House, 406 NE 5<sup>th</sup> Avenue**





**Arch Robinson House, 406 NE 5<sup>th</sup> Avenue**



**Arch Robinson House, 406 NE 5<sup>th</sup> Avenue**





**Undated view of NE 5<sup>th</sup> Avenue looking south with Arch Robinson House at left and Wallace Robinson House to the right (Source: Dan Hobby, Pompano Beach).**

## **20. ROLLE HOUSE, 621 NW 3<sup>RD</sup> ST.**

## **INTENSIVE SURVEY REPORT—ROLLE HOUSE**

### **POMPANO BEACH HISTORIC SITES SURVEY—2013**

**Property Name:** ROLLE HOUSE (Historic); ROLLE HOUSE (Common)

**Property Address/Tax ID No.:** 621 NW 3<sup>RD</sup> AVENUE/484235140050

**Subdivision/Block/Lot:** J W NEELEYS SUB (1-71 PB), LOT 6.

**Owner Name/Address:** KELCINA ALLEN, 621 NW 3<sup>RD</sup> AVENUE, POMPANO BEACH FL

**Original/Current Use:** RESIDENCE/RESIDENCE

**Date of Construction:** ca. 1942

**Style:** MASONRY VERNACULAR

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**Location and Setting:** The Rolle House is located on the southwest corner of NW 3rd Avenue and NW 7<sup>th</sup> Street in a residential section of Pompano Beach. There is a vacant lot immediately to its south. A chain-link fence surrounds the lot.

**Architectural Description:** This 1-story, 3-bay-wide and 4-bay-long stuccoed Masonry Vernacular residence is built on a rectangular plan and has a hipped roof with composition shingles. The 1-story front porch has a flat roof supported by squared posts and is partially enclosed by a knee-wall. A brick chimney flue is on the northwest corner of the house. The main entrance on the east is slightly off-center. Fenestration consists of metal awning windows with metal bars and a replacement vinyl 8/1 window to the left of the entrance. A secondary entrance is on the south.

**Alterations/Additions:** Unaltered on the exterior except for the replacement window to the left of the door.

Condition: **Excellent**/Good/Fair/Poor/Ruin/Site

**Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).**

As the growing of beans, tomatoes, and other winter-crop vegetables took off in Pompano in the early 1900s, the call went out for farm workers to clear and cultivate land, plant and harvest crops, and then sort and pack the crops for shipment by rail, as there was simply not enough local labor resources (Hobby 2010: 27). Pompano farmers sent agents to spread the word in Miami, hoping to attract skilled farm workers coming to that city from the Bahamas. This was at a time when the Bahamian agricultural economy was suffering, forcing many of its people to move to Florida for work. Several consecutive bad growing seasons in the “out islands” of Cat and Exuma in the early 1900s put a strain on the British colony’s farmers (Hazel Armbrister 2013 interview). New economic opportunity beckoned in Florida, and by the early twentieth century regular steamship service between Miami and Nassau made the trip to Florida cheap and convenient (Craton et al 2000: 151). Nearly 12,000 people (or roughly 20 per cent of the islands’ population) had left the Bahamas by 1920 to seek work in the US (Hobby 2010: 29).

From the 1890s through the 1930s, black men and women who emigrated from the Bahamas to south Florida were the primary work force for the region, building Florida’s railroads and highways and working in the fields (Colburn 1995: 134-135). Soon, families such as the Armbristers, Rolles, Majors, Lyttons, and Richardsons were moving from the Bahamas to Miami and then moving north to Dania, Ft. Lauderdale and Pompano. Unlike in some other south Florida communities, Bahamians did not form their own “colony” in Pompano, but instead mixed freely and intermarried with other African-American newcomers to the city. Bahamians and workers from elsewhere in the US lived in the same Pompano neighborhoods and attended the same churches and schools. (Hazel Armbrister 2013 interview)

One of the leading Bahamian families in Pompano was that of Jonathan Rolle and his wife Elizabeth. The Rolles were a prominent family on Exuma Island in the Bahamas, descended from slaves who had worked the plantations of Lord John Rolle. Rolle, a Loyalist during the American Revolution, had fled to the Bahamas during the Revolution, where the British government granted him land. Rolle soon became the island’s largest slaveholder owning more than 350 at one point (Craton et al 2000: 71). Following several slave revolts in Exuma in the 1820s and 1830s, Rolle freed his slaves, presaging the colony-wide emancipation of 1838. When slavery was abolished in the Bahamas, Lord Rolle deeded all his extensive lands in Exuma to his former slaves and their descendants in commonage (meaning that anyone who could prove relationship was entitled to a portion of the land, not just oldest sons). Many of his freed slaves adopted the Rolle name as their own and it is estimated that nearly one-third of Exuma’s



population still bears the Rolle name, with Rolletown and Rolleville being two of the major communities on the island (Craton et al 2000: 71-72). Most of the island's farmers acquired experience in growing tomatoes and pineapples, crops that grew well in the climate of south Florida.

Jonathan Rolle emigrated from Rolle Town, Exuma, Bahamas in 1908. A year later, his wife Elizabeth followed with their eight children. Rolle worked laying track for the FEC railroad, and at least one of his children, Esther, was born in a FEC-owned "section house." (Cavaioli 2007: 36) Like many other agricultural workers, Rolle's family lived for a time in one of the "Quarters" owned by Pompano landowners.

According to the 1920 US Population Census Rolle rented property in Pompano with his wife and their children: Estelle, Joshua, Mary, Zilpha, Robinson, and Rosina. Sometime in the 1920s, he built his own home, a two-story frame house located on the north side of Rock Road, later known as Hammondville Road and Martin Luther King Boulevard (Harvey interview 2013). In 1928, Rolle and his wife and family applied for US citizenship. According to the 1930 Census, Jonathan owned property worth \$1000 and resided there with his eight children born in the Bahamas as well as four children born in Florida: Esther, Cornelius, Jonathan Jr., Elroy and Roger. At this time, he was a farm laborer on a truck farm and Elizabeth was a laundress. Around 1940, Rolle apparently lost his farm due to financial difficulties, but built a new house ca. 1942 on land he had acquired at 621 NW 3<sup>rd</sup> Avenue (Harvey interview 2013). In the 1945 Census of Florida, Jonathan Rolle was listed as a farmer who lived with wife and children Robert (serving in the Navy), Cornelius (serving in the Army), Roger, and Betty. Rolle was active in Mt. Calvary Baptist Church where he was an ordained deacon, and in the Pompano Lodge of Masons PHA #409.

Among the best-known of the Rolle children were daughters Estelle and Esther. In the late 1930s, the older Rolle sisters and brothers formed a theatrical troupe known as the "Family Circle," performing original plays at local black churches and lodges along the east coast of Florida (Cavaioli 2007: 36). After earning a degree in education, Esther Rolle moved to Harlem where she joined the Negro Ensemble Theater. She acted for many years on Broadway, in movies, and on television, becoming best known for her work as "Florida Evans" on the 1970s television sitcoms "Maude" and "Good Times." Her sister Estelle portrayed Calpurnia, the maid in the movie version of Harper Lee's "To Kill a Mockingbird." In 1983, NW 3<sup>rd</sup> Avenue was renamed Esther Rolle Avenue, in honor of Pompano's most famous former citizen.

**Does property meet City of Pompano Criteria for Designation?** YES. The Rolle House is associated with the prominent Rolle family, who emigrated from the Bahamas in 1908 and who worked as truck farmers during the heyday of Pompano's agricultural economy. Family patriarch Jonathon Rolle was a leader in Pompano's African-American community, two of his

sons served in World War II, and daughters Esther and Estelle went on to active theatrical and television careers.

The Rolle House satisfies Criteria A (African-American history) and B (Rolle family). Character-defining features that apply to the application for a Certificate of Appropriateness would be the hipped roof, shed-roofed porch, awning windows, and stuccoed exterior.

**The City of Pompano Beach Criteria for Designation includes the following:**

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- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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## PHOTOGRAPHS



**Rolle House, 621 NW 3<sup>rd</sup> Ave (Esther Rolle Ave)**



**Rolle House, 621 NW 3<sup>rd</sup> Ave (Esther Rolle Ave)**





**Rolle House, 621 NW 3<sup>rd</sup> Ave (Esther Rolle Ave)**



**Rolle House, 621 NW 3<sup>rd</sup> Ave (Esther Rolle Ave)**

ORIGINAL

## UNITED STATES OF AMERICA

### PETITION FOR CITIZENSHIP

No. 1525

To the Honorable the District Court of the United States at Miami, Fla.

The petition of Jonathan Rolle hereby filed, respectfully shows:

(1) My place of residence is Hammond Rd., Pompano, Fla. (3) My occupation is farming

(2) I was born in Rolle Town, Bahamas on Nov. 23, 1883 My race is African (black)

(4) I declared my intention to become a citizen of the United States on April 30, 1928 in the District Court of the United States at Miami, Fla.

(5) I am married. The name of my wife or husband is Elizabeth

we were married on Feb. 28, 1906 at Nassau, Bahamas I have 13 children, and the name, date, and place of birth, and place of residence of each of said children are as follows: Esabelle, 10-1-1906; Joshua, 6-9-1908; Rachael, 9-2-1909; Mary, 3-20-11; Zilpher, 12-7-12; Sarah, 4-3-15; Robinson, 3-16-17; Rosa, Sept. 20, 1918; all were born at Nassau, Bahamas; and Esther, 11-8-20; Isaiah, 9-6-23; Jonathan, Jr., 11-5-24; Alvin, 1-17-28; and Roger, 10-2-29, all of whom were born at Pompano, Fla. All now reside at Pompano, Fla.

(6) My last foreign residence was Nassau, Bahamas I emigrated to the United States of America from Nassau, Bahamas My lawful entry for permanent residence in the United States was at Miami, Fla. under the name of Jonathan Rolle on March 2, 1919 on the vessel S/S Frances E. as shown by the certificate of my arrival attached hereto.

(7) I am not a disbeliever in or opposed to organized government or a member of or affiliated with any organization or body of persons teaching disbelief in or opposed to organized government. I am not a polygamist nor a believer in the practice of polygamy. I am attached to the principles of the Constitution of the United States and to procure absolutely and forever all allegiance and fidelity to any foreign prince, potentate, state, or sovereignty, and particularly to George V, by the Grace of God, of Great Britain, Ireland, and the British Colonies beyond the Seas King, Defender of the Faith, Emperor of India.

(8) I have resided continuously in the United States of America for the term of five years at least immediately preceding the date of this petition, to wit, since March 2, 1919 and in the County of Broward

this State, continuously next preceding the date of this petition, since Aug. 30, 1924 being a residence within said county of at least six months next preceding the date of this petition.

(10) I have not heretofore made petition for citizenship: Number on at and such petition was denied by that Court for the following reasons and causes, to wit:

and the cause of such denial has since been cured or removed.

Attached hereto and made a part of this, my petition for citizenship, are my declaration of intention to become a citizen of the United States, certificate from the Department of Labor of my said arrival, and the affidavits of the two verifying witnesses required by law.

Wherefore, I, your petitioner, pray that I may be admitted a citizen of the United States of America, and that my name be changed to

I, your petitioner, being duly sworn, depose and say that I have read this petition and know the contents thereof; that the same is true of my own knowledge except as to matters herein stated to be alleged upon information and belief; and that as to those matters I believe it to be true; and that this petition is signed by me with my full, true name.

Jonathan Rolle  
(Complete and true signature of petitioner)

### AFFIDAVITS OF WITNESSES

James A. Dorman occupation retired

residing at Pompano, Fla.

Alex Holland occupation farming

residing at Pompano, Fla.

each being severally, duly, and respectively sworn, depose and says that he is a citizen of the United States of America, that he has personally known and has been acquainted in the United States with

Jonathan Rolle the petitioner above mentioned, since July 1, 1925

and that to his personal knowledge the petitioner has resided in the United States continuously preceding the date of filing this petition, of which this affidavit is a part, to wit, since the date last mentioned, and at Pompano in the County of Broward

this State, in which the above-entitled petition is made, continuously since July 1, 1925 and that he has personal knowledge that the petitioner is and during all such periods has been a person of good moral character, attached to the principles of the Constitution of the United States, and well disposed to the good order and happiness of the United States, and that in his opinion the petitioner is in every way qualified to be admitted a citizen of the United States.

James A. Dorman (Signature of witness)

Alex Holland (Signature of witness)

Subscribed and sworn to before me by the above-named petitioner and witnesses in the office of the Clerk of said Court at Miami, Fla. this 29th day of July Anno Domini 1930. I hereby certify that certificate of arrival No. 10 - 1237 from the Department of Labor, showing the lawful entry for permanent residence of the petitioner above named, together with declaration of intention No. 2234 of such petitioner, has been by me filed with, attached to, and made a part of this petition on this date.

Edwin R. Williams (Clerk)  
By Emma M. Fitzgibbon Deputy Clerk.

(DEAL)

N: 121790

Form 336-L-A  
U. S. DEPARTMENT OF LABOR  
NATURALIZATION SERVICE

1028 Rolle application for US Citizenship. (Source: National Archives)