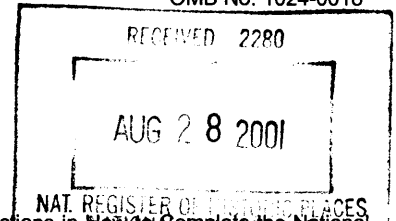


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1087



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in NPS Form 10-900, Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HIPPARD HOUSE

other names/site number NA

2. Location

street & number 5406 Ervin Street N/A  not for publication

city or town American Beach N/A  vicinity

state FLORIDA code FL county Nassau code 089 zip code 32034

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Janet Snyder Matthews 8/20/2001  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  See continuation sheet
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

Signature of the Keeper  
Entered in the  
National Register

Date of Action  
10/12/01

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	total

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

"N/A"

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19TH CENTURY, EARLY 20TH CENTURY

REVIVAL: Colonial Revival

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE

walls CONCRETE

\_\_\_\_\_

roof ASPHALT

other SYNTHETICS: vinyl

BRICK

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

ETHNIC HERITAGE: BLACK

ARCHITECTURE

**Period of Significance**

1938-1951

**Significant Dates**

1938

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Johnson, Frank Wayne, Sr., builder

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

# \_\_\_\_\_

Hippard House  
Name of Property

Nassau Co., FL  
County and State

## 10. Geographical Data

Acreeage of Property less than one

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	5	7	1	2	0	3	3	8	2	4	6	0
Zone	Easting						Northing								
2															

3															
Zone	Easting						Northing								
4															

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Joel McEachin/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date August 2001

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Annette Myers

street & number 5406 Ervin Street telephone 904-261-4396

city or town Fernandina Beach state FL zip code 32035

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1 **HIPPARD HOUSE, AMERICAN BEACH,  
NASSAU COUNTY, FLORIDA**

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**SUMMARY**

The Hippard House is at 5406 Ervin Street, American Beach, Nassau County, Florida. It is a two story, rusticated concrete block house with a gable roof, built in 1938, in a Colonial Revival Style. A historic but altered non-contributing outbuilding is on the property.

**SETTING**

The house is located within section 2 of the American Beach plat, a rectangular block plan of residential lots surrounded by two-lane paved roads. The land is flat and covered by oak trees and native vegetation (Photo #1). The house has a small grassed lawn with shrubs. The house is at the northern end of Ervin Street that runs north/south, and intersects with Lewis Avenue to the south. East/west Lewis Avenue is the primary corridor accessing American Beach's Atlantic Ocean front from Highway A1A an eighth of a mile to the west.

**PHYSICAL DESCRIPTION**

**Exterior**

The two-story house is built on a continuous foundation, with irregular footprint, and rusticated concrete block walls. A side gable roof is on the building's main block, and a shed roof is on the east (rear) elevation. The roof has narrow, enclosed eaves, and the original asbestos slate shingles have been replaced with contemporary fiberglass composition shingles. Fenestration consists of white, aluminum sash filled windows with six over six lights framed by fixed decorative shutters. The windows have masonry sills with cast stone lintels.

The main, west façade fronts onto Ervin Street (Photos #1&2). The symmetrical elevation has a one-story, central portico accessed by three brick steps. The front gable porch roof is surmounted by a metal railing with balusters, and is supported by two Doric Style columns. The main entrance consists of a single metal door. Pairs of sashes fill windows that flank the portico. Centered above the portico on the second story is a window with a single sash, which is flanked by windows aligned with, and matching the first story windows. Soldier courses of bricks are located at floor levels of the first and second stories.

The north elevation is a gable end of the building's main block (Photo #3). A one story flat roofed porch spans the elevation. The porch roof, surmounted by a metal railing with balusters, is supported by four Doric columns. The columns are set on the raised concrete porch floor, which is accessed by tile covered steps. Centered on the porch a single side door. The door is flanked by windows filled with pairs of sashes, framed by window shutters. The second story has two single windows. The gable is filled with lap siding and a circular attic vent.

The south elevation at the first story has a single double-hung window on the west side and a pair of sashes in the window on the east side (Photo #4). The easterly window is partially covered by a small brick utility addition at the southeast corner. The second story of the south elevation mirrors the north side with a pair of single sash windows with shutters, as well as the lap siding and circular attic vent of the gable end.

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Section number 7 Page 2 **HIPPARD HOUSE, AMERICAN BEACH,  
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The east, rear elevation has a two-story shed roof projection constructed of horizontal siding rising above the rusticated concrete block foundation (Photo #5). Originally open screen porches, this two-story projection was enclosed with rows of contemporary aluminum windows, framed by horizontal wood siding, and later covered with vinyl siding. This projection indents a little over five feet on the north and south sides from the intersection with the masonry walls of the primary structure. The north side of the projection has an exterior brick chimney (Photo #6). At a right angle to the second story of the projection is a single double-hung window in the primary structure. The original indentation of the south side of the back projection has been partially enclosed with single story shed roof addition that provides a back entryway into the house (Photo #7).

**Interior**

The first floor of the house has a central foyer accessed from the main, west door. In addition to the stairs to the second floor (Photo #8), the foyer provides access to the large living room that runs the full length of the north side with a central door leading to the side porch (Photo #9). Leading straight back from the foyer is a storage room and downstairs bathroom. On the south side of the foyer is the dining room (Photo #10) and kitchen (Photo #11) which connects to an office in the enclosed porch in the back projection (Photo #12). Two interior windows, one in the living room and the one in the bathroom indicate that the back projection was an addition or an open back porch.

The stairs lead to the second floor central hall (Photo #13) that provides access to the full width master bedroom (Photo #14) on the south side. Two additional bedrooms are on the north side (Photo #15). An upstairs sitting room is in the east side projection (Photo #16). Both the first and second floors are finished off with original plaster walls, wood trim, panel interior doors, and pine floors.

**ALTERATIONS**

The current owners enclosed the east elevation, first story porch with banks of windows and horizontal wooden siding. The second story porch was built enclosed. The siding was covered with vinyl siding. The contemporary utility addition on the north elevation was added later, and was to shelter the air conditioning, heating, and utility systems. The installation of a garage door in the west elevation of the outbuilding/garage is a contemporary alteration. The ceiling in the northeast bedroom was replaced due to water damage.

**GARAGE**

Located on the northeast part of the lot is a small building originally used for parties. Like the main house, the building has rusticated concrete block walls and a side gabled roof (Photos #17 & 18). The south elevation has one door and a window. The north elevation has one door flanked by two windows, and the east elevation has paired sashes filling one central window. In the 1970s the building was converted into a two-car garage and a garage door was installed on the west elevation. Although converted into a garage, the building is little altered except for the garage door and still displays the distinctive concrete block construction.

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Section number 8 Page 1 **HIPPARD HOUSE, AMERICAN BEACH,  
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**SUMMARY**

The Hippard House is nominated to the National Register for significance on the local level under Criteria A and C in the areas of Ethnic Heritage: Black, and Architecture. The two-story, Colonial Revival Style home is constructed of rusticated concrete blocks made on the site. The home is the most high-style building within the American Beach community. The house was constructed by a Fernandina Beach business woman as a resort residence. It was one of the earliest homes built in the new 1930s segregated resort community for African Americans initiated by the Jacksonville based, Afro-American Life Insurance Company.

**HISTORIC AND ARCHITECTURAL CONTEXT**

Before the development of American Beach in 1935, racial segregation limited the opportunities for African Americans to take advantage of Florida's extensive beaches. In 1884 with the establishment of Pablo Beach (Jacksonville Beach), which was connected to Jacksonville by the Jacksonville and Atlantic Railroad, the south end of the beach was open to African Americans only one day of the week. On Mondays, the railroad carried African American beach goers for an excursion to the Coney Island Pavilion.

In 1899, Henry Flagler purchased the Jacksonville & Atlantic Railway and by 1900 had extended it to Mayport at the mouth of the St. Johns River in order to provide a direct port for importing coal. Beach property just south of Mayport was sold by Flagler for the establishment of a beach resort for the Company's African American workers. Called Manhattan Beach, the resort, which was a forty-five mile train trip from Jacksonville, was a popular destination for church excursions. With the end of rail service to Mayport in 1932, African Americans in fewer numbers, still went by car and bus to enjoy the pavilion and amusement park at Manhattan Beach. Manhattan Beach ceased to exist after the purchase of most of the property by the United States Government for the construction of the Mayport Naval Base during World War II.

In St. Augustine, an African American real estate broker, grocer, and civic leader, Frank B. Butler, purchased 78 acres of beach property on Anastasia Island from Edgar Pomar. Although many lots were sold and homes built, most of the property owners in Butler Beach sold their parcels to the State of Florida in 1958 for the development of a state park.

The most ambitious and only surviving beach resort developed by and for African Americans was American Beach located just north of Franklinton on the south end of Amelia Island. At one time encompassing 216 acres and one half mile of ocean front, American Beach was a real estate development of the Pension Bureau of the Afro-American Life Insurance Company under the leadership of A.L. Lewis.

Abraham Lincoln Lewis was born in Madison, Florida, in 1865, and worked his way from water boy to foreman at a lumbermill in East Jacksonville. Responding to the need for health and burial insurance, Lewis joined with six others to found the Afro-American Industrial and Benefit Association in 1901 at Bethel Baptist Institutional Church. In addition to Lewis, the founders included the Reverend J. Milton Waldron, D.D., pastor of Bethel Baptist Institutional Church; the Reverend E. J. Gregg, D.D.; E.W. Latson; A.W. Price; James

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Franklin Valentine; and Dr. Arthur Walls Smith. In addition to serving as treasurer of the company, Lewis also was the chief executive officer from 1919 to 1936.

After surviving the fire of 1901 that destroyed most of Downtown Jacksonville, the company grew rapidly and soon had branch offices in Tampa, Fernandina Beach, and St. Augustine. By 1910, the Afro-American Industrial and Benefit Association constructed the first of its home offices at 105 East Union Street in Jacksonville. The company expanded its service to the community by establishing a savings department, pension bureau, as well as investment department in 1936. In 1937 with assets in excess of one million dollars, the name of the company was changed to the Afro-American Life Insurance Company. It was at that time, Florida's only million dollar black business. The company expanded into other Florida cities, as well as into Alabama, Georgia, North Carolina, and Texas. By 1956 when a headquarters was constructed, the company had assets of eight million. Elected president in 1919, A.L. Lewis directed the company until his death in 1947. At that time, Lewis owned more property and paid more property tax than any other Black citizen in Florida.

**Development of American Beach**

The Pension Bureau of the Afro-American Life Insurance Company acquired the properties constituting the original 216 acres of American Beach in three separate parcels over an eleven year period. The first parcel was composed of thirty-three acres that had been part of the Suhrer Tract. In January of 1935, the Pension Bureau purchased the thirty-three acres with 1,000 feet of ocean front from the estate of Richard Delafield. The second parcel, which included one hundred acres, was purchased in 1936 by the Pension Bureau from Olin and Cornelia Watts, who were probably serving as agent for the Pension Bureau. The land had previously been a pioneer homestead of the Samuel Harrison family. The final eighty-three acres with 1500 feet of shoreline was granted to the Pension Bureau by the United States Government in 1946, reportedly through the efforts of Eleanor Roosevelt.

In March of 1936, the Pension Bureau filed the first plat for American Beach. This plat included ten blocks bounded by Lewis Street on the south, the Atlantic Ocean on the east, undivided land on the north, and James Street on the west. In June of 1941, the Pension Bureau filed an additional plat identified as Section Two of American Beach. This plat, which included eight blocks, was bounded by Lewis Street on the south, James Street on the east, Mary Avenue on the west, and undivided land on the north.

The streets in the plats were named after four of the seven founders of the Afro-American Life Insurance Company, as well as family members of A.L. Lewis. The first and main street of American Beach, connecting State Road A1A on the west with the ocean on the east, was Lewis Street named after A.L. Lewis. To the north of Lewis Street, also connecting State Road A1A and the ocean, was Julia Street named after A.L. Lewis's mother, Julia Brown. Louis Dargen Ervin, the first full time agent for the Afro-American Life Insurance Company and later Vice President who worked for the company for sixty-three years, was honored by the naming of Ervin Street.

From the time it opened in the 1930's until the early 1970's, each summer American Beach attracted thousands of visitors. For the first ten years, construction at American Beach had been almost exclusively private vacation homes except for the pavilion and company cabins. The first house constructed at American



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Beach was completed in August of 1935 for A.L. Lewis. The individual lots sold slowly with only twenty-five out of two hundred lots sold by 1940. Most of these lots were sold to professionals from Jacksonville and Fernandina Beach. In 1945, Ralph and Ada Lee, who owned two houses at American Beach, opened the Ocean Vu-Inn on Lewis Street. It included a restaurant, ballroom and twenty-one guest rooms. A frequent visitor at the Ocean Vu-Inn was noted educator, Mary McLeod Bethune, who was for a time an agent of the company, as well as serving on the Board of Directors in the 1940's. Her experiences at American Beach may have encouraged Mary McLeod Bethune to establish a similar type beach resort for African Americans in Volusia County. In 1952, the Ocean Vu-Inn was sold to Alonzo and Pauline Davis, who changed the name to Duck's Ocean Vu-Inn. Williams' Guest House was constructed in 1949, and in 1950, the A.L. Lewis Motel was built. Popular restaurants and clubs included the El Patio, Reynold's Sandwich Shop, the Sweet Tooth, and Evan's Rendezvous. The Rendezvous had an open porch facing the ocean and a two hundred seat dining room. On the southwest corner of Gregg and Lewis Street is a large vacant parcel used for parking. Originally property of the United States Government, this large empty lot housed barracks during World War II for soldiers doing beach patrols.

Because of its reputation, American Beach hosted numerous noted African Americans over the years. In the summer of 1939, the beach was visited by folklorist and author Zora Neale Hurston, who was married to Albert W. Price III, grandson of A.W. Price, Sr., one of the founders of the Afro-American Life. During the 1940's and 1950's, American Beach was visited by songwriters and musicians such as Billie Daniels, Cab Calloway, Ray Charles, James Brown, and sports figures such as Joe Louis and Hank Aaron. In addition to visits by actor Ossie Davis, American Beach provided a vacation home for actress Barbara Montgomery and jazz drummer Billy Lionel Moore and Allan Moore, Jr., as well as New York artist Bradley S. Phillips. U.S. Federal Judge, Henry Lee Adams, Jr.; Florida Supreme Court Justice, Leander Shaw; and county judge, James Ruth had homes on American Beach. Williams' Guest Lodge attracted presidents from historically black colleges and universities, such as Frederick D. Patterson from Tuskegee Institute and George Gore of Florida A&M University.

**Since the 1964 Civil Rights Act**

The decline of American Beach as a vacation destination for African Americans started with the destruction caused by Hurricane Dora in September of 1964. In addition to Williams' Guest Lodge, the hurricane also destroyed the summer home of Dr. and Mrs. Robert M. Harris from Atlanta, Georgia. The beach erosion caused by Hurricane Dora required a revetment project at American Beach in 1965 funded by the U.S. Office of Emergency Planning. Also in 1964 the passage of the Civil Rights Act hastened desegregation. As the fortunes of the Afro-American Life Insurance Company declined in the 1970's and 1980's, the descendants of A.L. Lewis progressively sold their various holdings in American Beach, the last being a one hundred acre parcel sold in the 1980's. The decrease of summer visitors meant the closing of the restaurants, lodging facilities, and clubs with the exception of the American Beach Villas, formerly the A.L. Lewis Motel.

In 1970, the Amelia Island Company began property purchases for the development of an extensive, gated resort community with golf course. The company purchased property along Lewis Street near State Road

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A1A for the construction of a warehouse and maintenance facility. In 1995, the Amelia Island Company acquired the one hundred acre parcel sold by the Lewis family in the early 1980's. The remaining 125 acres of American Beach have since been surrounded by resort developments on the north, west, and south. American Beach has not attracted major development because most of the properties are small lots controlled by a multitude of different owners. However, these new resort developments have resulted in an increase in property values, making it difficult to attract and keep middle class ownership.

Although not attracting the number of visitors it once had, American Beach still occasionally draws large crowds on holiday weekends. Property owners formed American Beach, Inc. in 1982, later known as the American Beach Property Owners' Association, Inc. The organization initiated several community projects, such as new sidewalks and palm trees along Lewis Street, and was involved with establishing a beach front park just south of American Beach. "Ervin's Rest" at 5448 Gregg Street was listed on the National Register of Historic Places in 1998.

**Architectural Context**

Part of the Eclectic movement between 1880 - 1940, the Colonial Revival Style, a popular residential style, reflected the early English and Dutch houses of the Atlantic Seaboard. Interest in the Colonial Revival Style was stimulated by the Philadelphia Exposition of 1876, which featured examples of early American designs. The typical Colonial Revival Style house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. Some identifying characteristics of Colonial Revival architecture include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; verandas or simple entry porches supported by columns; and paired double-hung sash windows.

Concrete block forming machines were patented in 1902 by Harmon S. Palmer, and quickly sold by many suppliers, including Sears and Roebuck. The hand tamped mold had design plates set on the bottom which gave a surface texture or pattern to a side of the block. These plates came in numerous designs. "Rockface" or rusticated patterns were commonly used. These small hand operated machines made it possible for builders to form their own blocks on site, and using local sources of sand and aggregate.

**HISTORIC AND ARCHITECTURAL SIGNIFICANCE**

The residence at 5406 Ervin Street was constructed in 1938 as a vacation home for Fernandina Beach business owner, Martha Thompson Hippard. She was born in St. Augustine and moved to Fernandina Beach in her childhood. Martha Thompson married Lemuel Hippard, and later became an established and well known business owner on Amelia Island. At the time of her American Beach construction, Martha Hippard, then a widow, owned and operated the Plum Garden, a combination restaurant, lounge, and rooftop bar located in Fernandina Beach. Hippard, a middle-class Black from Northeast Florida, mirrored the ownership norm for the historic community. The house built by her in 1938 was among the first constructed within the development, and was accomplished prior to the plat being filed in the county records. Secluded at the end of Ervin Street,

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the house is referred to as "Miss Martha's Hideaway." Probably because of the popularity of her Fernandina Beach club, oral tradition states that the outbuilding/garage was actually used to house gambling and other recreational activities that moved to the beach house after the clubs and bars were closed for the evening in Fernandina Beach. Contrary to this position, other oral sources state that the building originally served as a party house that hosted dances and club parties for a variety of civic, fraternal, and religious organizations.

Martha Hippard hired Fernandina Beach builder, Frank Wayne Johnson, Sr. to construct her house at American Beach. Johnson's family had first settled in the New Berlin area of Duval County before moving to Fernandina Beach in the 1870's. At the time of his death in 1962, Johnson was noted for his restaurant in South Fernandina Beach called Francina's Lunch Room. Johnson along with his son, Frank Johnson Jr., constructed the concrete blocks by hand on site using a form that produced two 16' x 8' x 8' blocks. Using a formula of two parts coquina shell with one part cement, construction of the block required hauling loads of coquina shell from the beach. Carpentry work in the house was credited to Frank Xavier Mayer of Sonthofer, Germany, a craftsman who immigrated along with his wife to Fernandina Beach in 1936.

Built in the Colonial Revival Style, the house is a two-story construction with a rectangular, side gable main block, and has a symmetrical main façade with central portico entrance. The house is the most prominent high-style building within the American Beach community. Its concrete block construction is well suited to withstand the harsh ocean coastal location. The enclosure and vinyl cladding of the rear porch is the only major alteration and does not diminish the architectural significance of the house. The integrity of the house is high, and is among the few individually eligible resources in a community subject to storm damage and alterations.

In 1953, the property at 5406 Ervin Street in American Beach came under the ownership of Lottie Orleana Harris of St. Marys, Georgia, reportedly in exchange for a gambling debt encumbered by Martha Hippard. Harris sold the property in 1959 to the current owners, Annette and Elmo Myers. In 1959, both Martha Hippard and Lottie Harris passed away.

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**United States Department of the Interior  
National Park Service**

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**VERBAL BOUNDARY DESCRIPTION**

Lots 1,2,3,16,17, & 18, Block 11 – Section Two, American Beach (Plat Book 3, Page 6)

**BOUNDARY JUSTIFICATION**

The boundary encompasses the property historically associated with the Hippard House.

**United States Department of the Interior  
National Park Service**

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NASSAU COUNTY, FLORIDA**

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**PHOTOGRAPHIC LIST**

1. 5406 Ervin Street, American Beach
2. Nassau County, Florida
3. Joel McEachin
4. January 2001
5. Myers, Fernandina Beach, Florida
6. West elevation facing Ervin Street, looking northeast
7. Photo #1 of 18

Items 1-5 are the same for the following photographs.

6. West, main façade from Ervin Street, looking east
7. Photo #2 of 18
  
6. North elevation, looking south
7. Photo #3 of 18
  
6. South elevation, looking north
7. Photo #4 of 18
  
6. East elevation, looking northwest
7. Photo #5 of 18
  
8. Chimney on north elevation, looking southwest
9. Photo #6 of 18
  
6. Corner entrance, utility shed, looking northwest
7. Photo #7 of 18
  
6. Interior stairs from entry, looking west
7. Photo #8 of 18
  
6. Living room, looking west
7. Photo #9 of 18
  
6. Dining room, looking west
7. Photo #10 of 18

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National Park Service**

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Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 2

**HIPPARD HOUSE, AMERICAN BEACH  
NASSAU COUNTY, FLORIDA**

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- 6. Kitchen, looking east
- 7. Photo #11 of 18
  
- 6. Rear office/enclosed porch, looking north
- 7. Photo #12 of 18
  
- 6. Second floor central hall, looking west
- 7. Photo #13 of 18
  
- 6. Master bedroom, looking west
- 7. Photo #14 of 18
  
- 6. Bedroom, looking south
- 7. Photo #15 of 18
  
- 6. Rear sitting room/enclosed porch, looking north
- 7. Photo #16 of 18
  
- 6. Outbuilding/garage, looking east
- 7. Photo #17 of 18
  
- 6. Outbuilding/garage, looking north
- 7. Photo #18 of 18

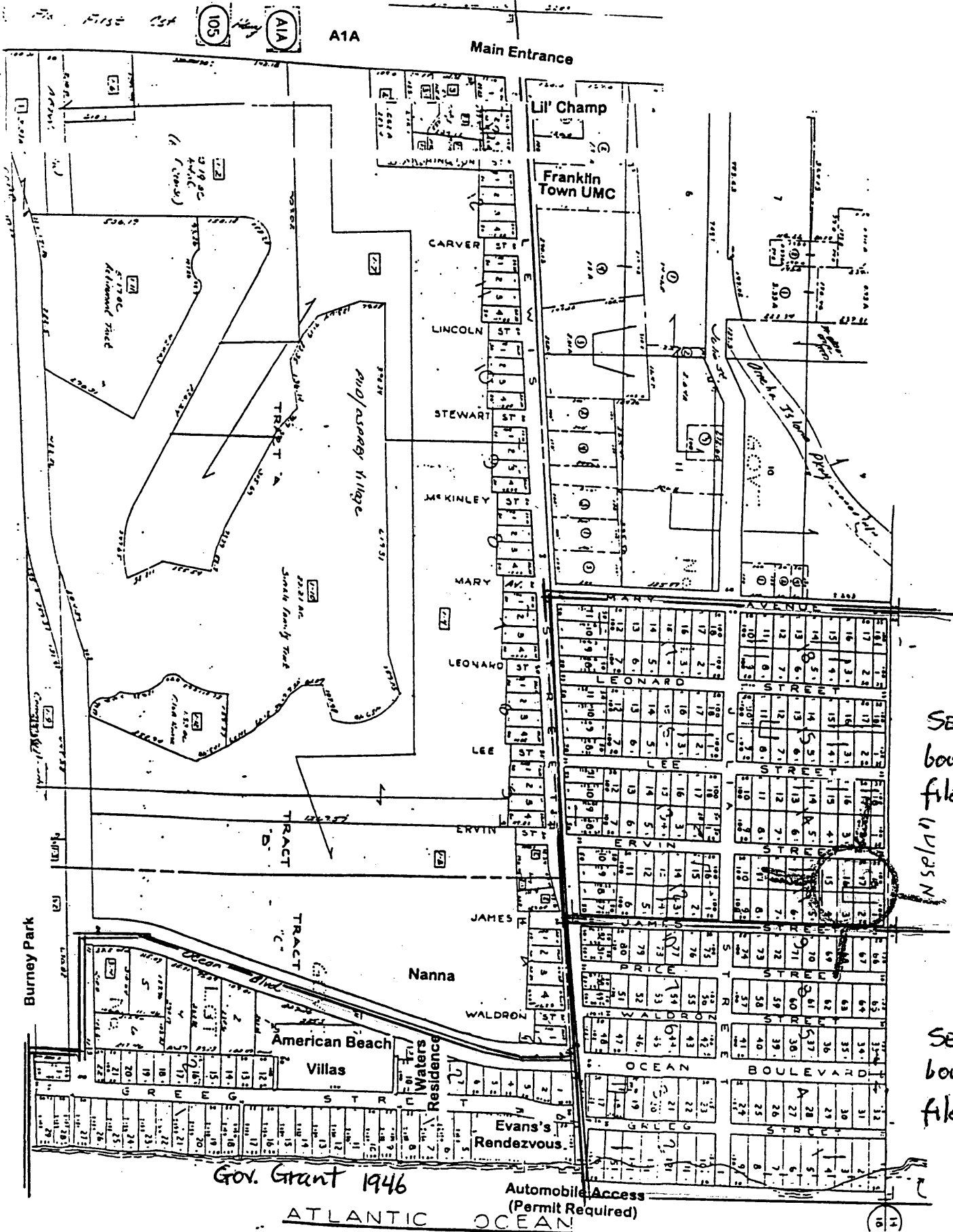


# AMERICAN BEACH on Amelia Island, Florida

5406 Ervin Street

RN 33

Franklin Town Cemetery



SEC 2  
bought 1936  
filed 1941

SEC 1  
bought 1935  
filed 1936

Gov. Grant 1946

Automobile Access  
(Permit Required)

ATLANTIC OCEAN

NORTH

Burney Park

Nanna

American Beach

Villas

Waters Residence

Evans's Rendezvous

OCEAN BOULEVARD

WALDRON

JAMES

ERVIN

LEE

LEONARD

MARY

McKINLEY

STEWART

LINCOLN

CARVER

Lil' Champ

Franklin Town UMC

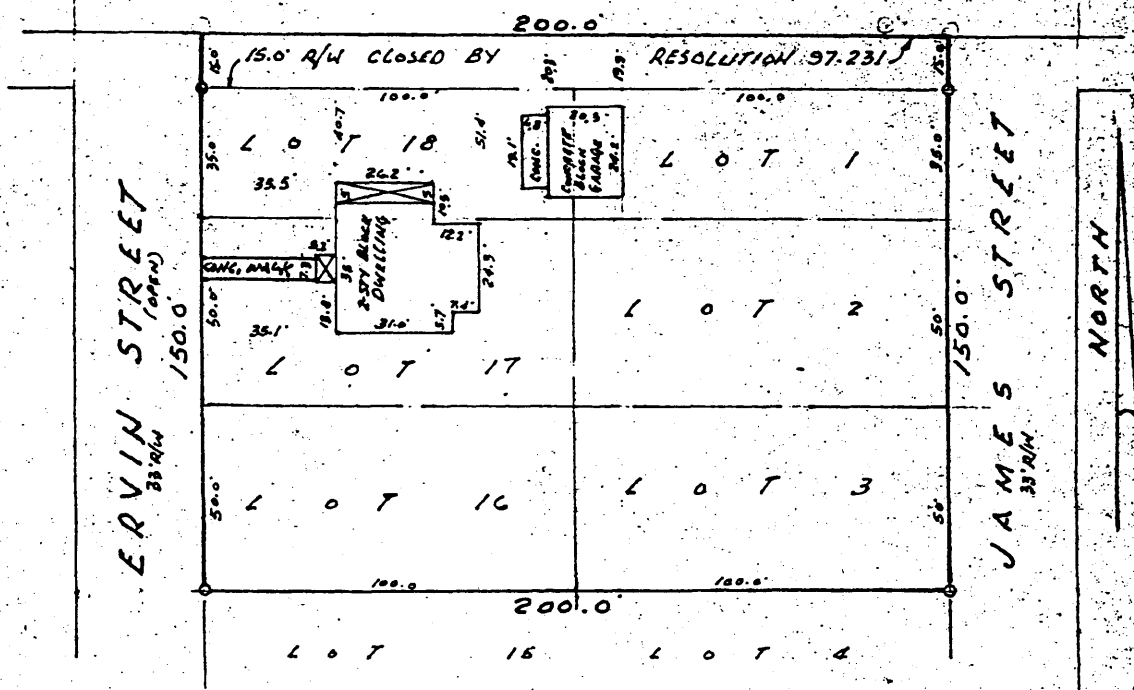
Main Entrance

A1A

105

A1A

11



NOTE:  
 THIS SKETCH DOES NOT PURPORT TO REPRESENT AN ACTUAL FIELD SURVEY.  
 THIS SKETCH PREPARED FROM SURVEY DATED: JULY 11, 1968 FOR ELMO MYERS.

SKETCH SHOWING  
**LOTS 1, 2, 3, 16, 17 AND 18**  
**BLOCK II, SECTION TWO,**  
**AMERICAN BEACH,**  
**NASSAU COUNTY, FLORIDA.**

ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF THE AFORE-  
 SAID COUNTY, IN PLAT BOOK 3, PAGE 6.  
 TOGETHER WITH THAT PORTION OF A 15.0 FOOT STRIP  
 OF LAND (ROADWAY NO NAME) THAT LIES NORTHERLY  
 OF AND ADJOINS BLOCK II, AFOREMENTIONED.

FOR  
**ANNETTE MYERS**

**HIPPARD HOUSE**

American Beach, Nassau Co., FL

Site Plan, Boundary Map & Photo Diagram

PREPARED BY

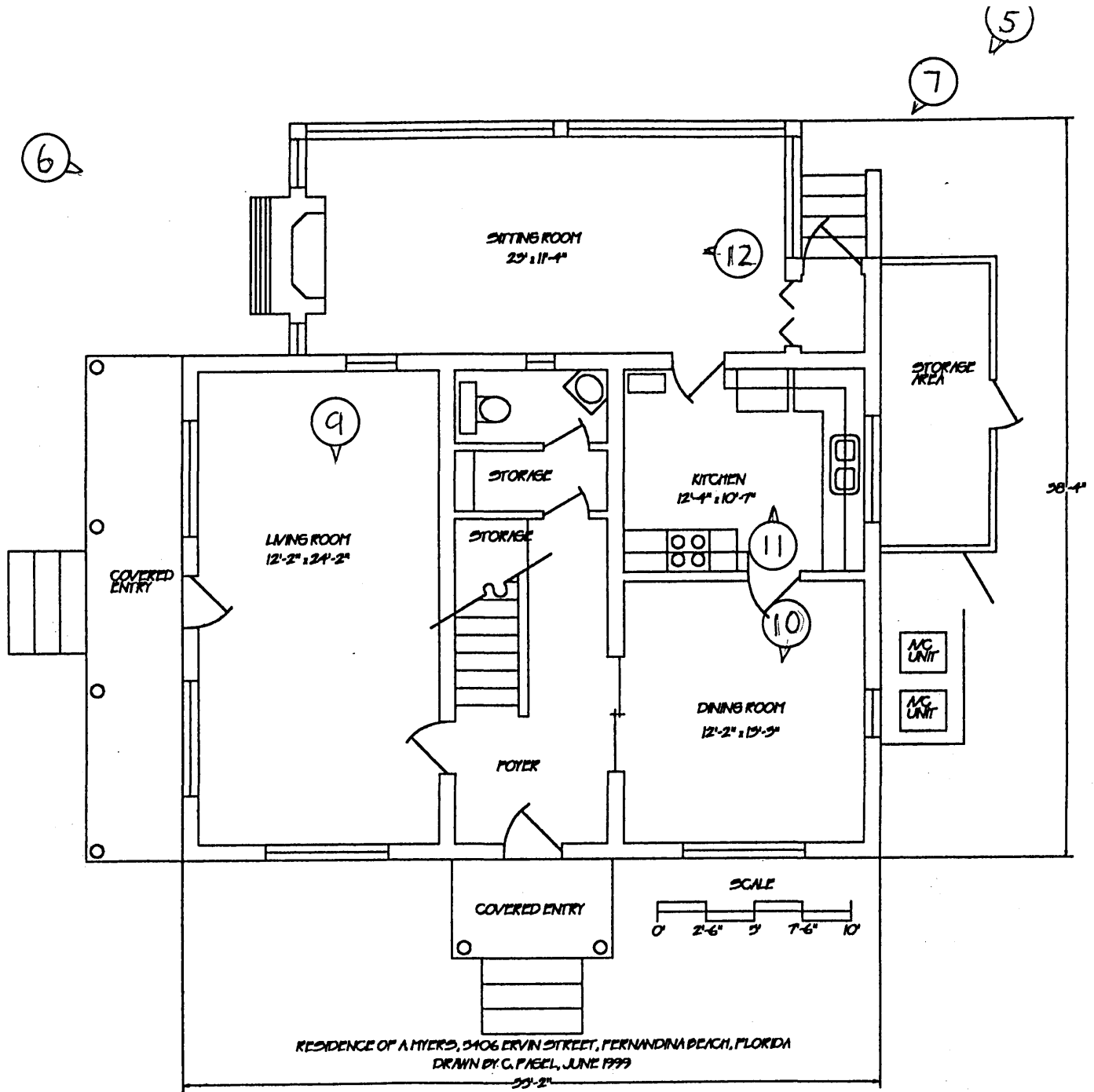
*Vernon N. Drake*  
 VERNON N. DRAKE P.S. & M. No. 1558  
 VERNON N. DRAKE & ASSOC., INC.  
 TEL: 904-261-5976 - FAX: 904-261-0160  
 P.O. BOX 782 - 103 SOUTH TENTH STREET  
 FERNANDINA BEACH, FLORIDA

SCALE: 1" = 40'  
 DATE: JULY 21, 1999

JOB No. 13 445

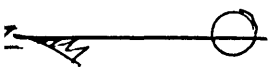
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**HIPPARD HOUSE**  
 American Beach, Nassau Co., FL  
 Floor Plan & Photo Diagram

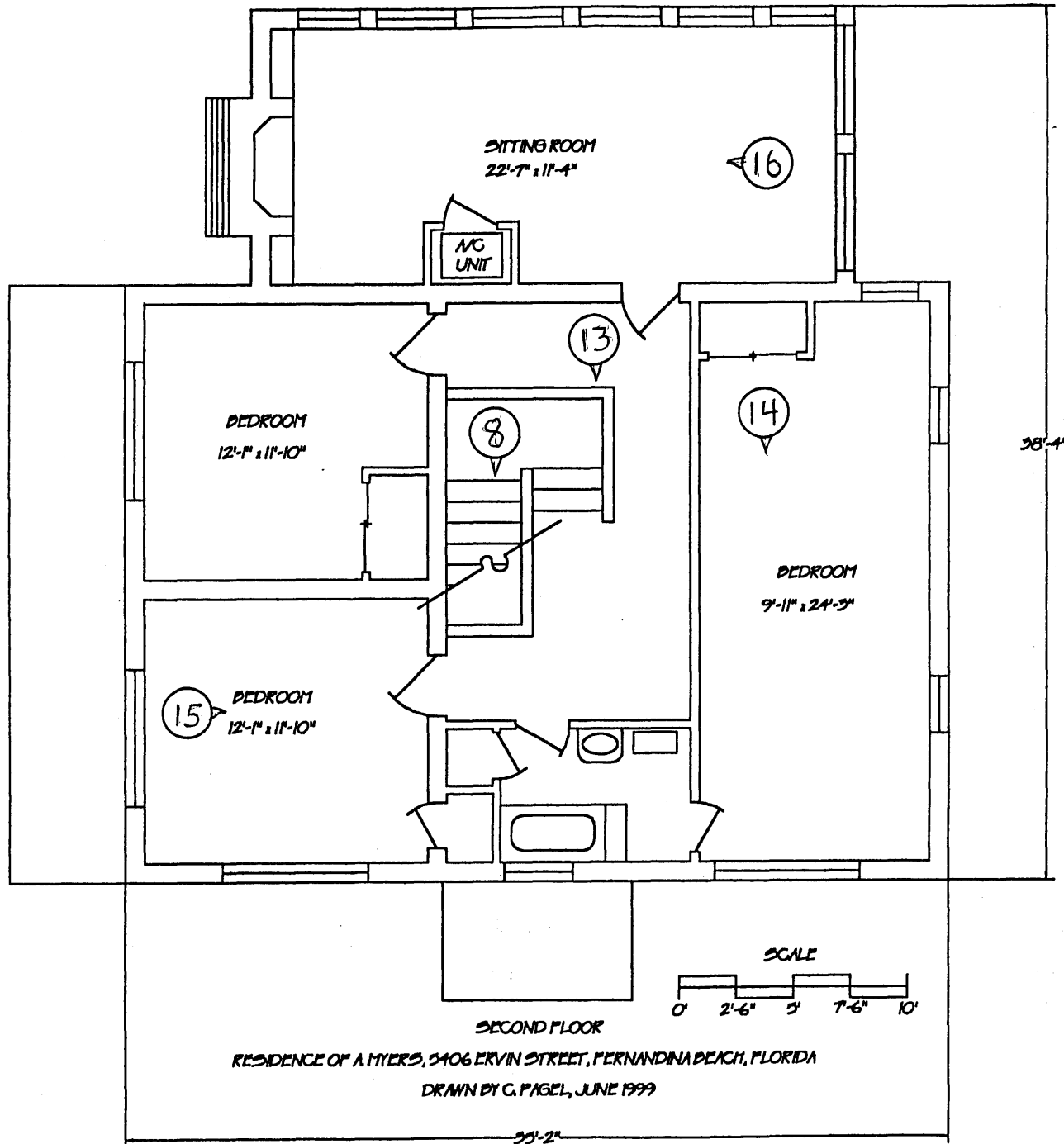


RESIDENCE OF A MYERS, 2406 ERVIN STREET, FERNANDINA BEACH, FLORIDA  
 DRAWN BY: C. FAEEL, JUNE 1999

FIRST FLOOR



**HIPPARD HOUSE**  
American Beach, Nassau Co., FL  
Floor Plan & Photo Diagram



SITTING ROOM  
22'-7" x 11'-4"

AC  
UNIT

BEDROOM  
12'-1" x 11'-10"

BEDROOM  
9'-11" x 24'-3"

BEDROOM  
12'-1" x 11'-10"

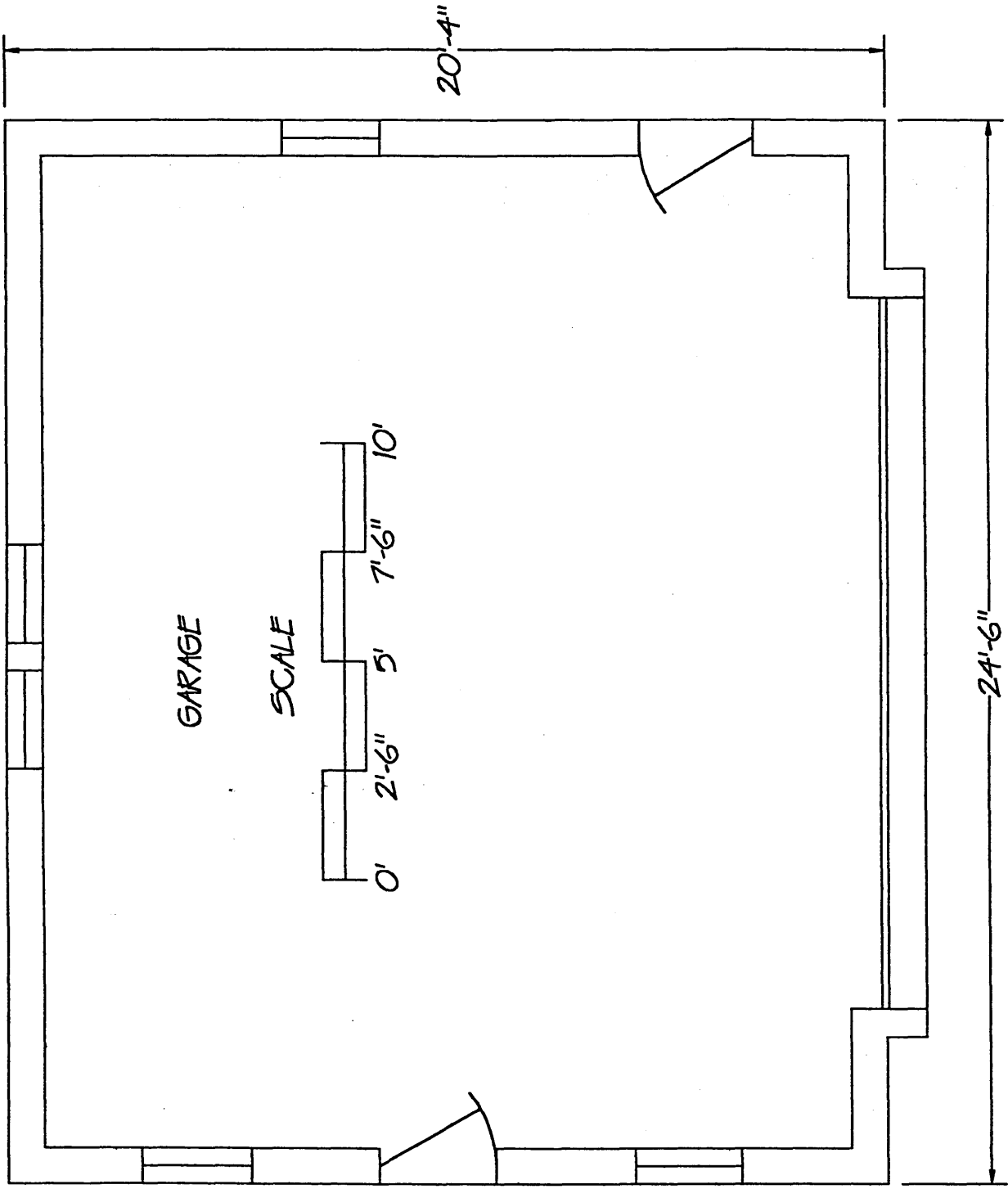
SECOND FLOOR

RESIDENCE OF A. MYERS, 3406 ERVIN STREET, FERNANDINA BEACH, FLORIDA

DRAWN BY C. PAGEL, JUNE 1999



18



RESIDENCE OF A. MYERS, 5406 ERVIN STREET.

DRAWN BY C. PAGER, JUNE 1999

17



**HIPPARD HOUSE**  
 American Beach, Nassau Co., FL

Floor Plan & Photo Diagram