

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to 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 Hammerstein House

other names/site number Rust House/8BD3349

2. Location

street & number 1520 Polk Street n/a not for publication

city or town Hollywood n/a vicinity

state Florida code FL county Broward code 011 zip code 33020-5246

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.)

Barbara C. Mattick, DSHPO for Survey & Registration 12/27/04
Signature of certifying official/Title Date

Florida State Historic Preservation Office, 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) _____

Edson H. Beall 2/15/05
Signature of the Keeper Date of Action

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

Current Functions
(Enter categories from instructions)

Recreation and Culture: Museum

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals: Mediterranean Revival

Materials
(Enter categories from instructions)

foundation Stucco
walls Stucco

roof Clay tile
other _____

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)

- Agriculture
- Social History
- Architecture
- _____
- _____
- _____

Period of Significance

1935-1955

Significant Dates

1935

Significant Person

Hammerstein, Clarence

Cultural Affiliation

n/a

Architect/Builder

Architect: Lukens, Bayard C./ Builder: Unknown

Primary location of additional data:

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

Name of Repository

Hammerstein House
Name of Property

Broward Co., FL
County and State

10. Geographical Data

Acreege of Property Less than 1 acre

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 8 6 2 8 0	2 8 7 7 4 5 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 Anthony Campos, Laura Lake & Barbara E. Mattick/DSHPO for Survey & Registration

organization Bureau of Historic Preservation date January 2005

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 City of Hollywood

street & number 2600 Hollywood Boulevard telephone 954-921-3321

city or town Hollywood state FL zip code 33020-4807

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
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Section number 7 Page 1 **THE HAMMERSTEIN HOUSE**
Hollywood, Broward Co., FL

SUMMARY

The Hammerstein House, located at 1520 Polk Street in Hollywood, Broward County, Florida, is a one and two-story, gable-and-hipped-roofed, Mediterranean Revival Style building constructed in 1935. It features a smooth stucco exterior and Spanish tile roofs. The one-story area houses the public spaces, while the two-story area houses the bedrooms and private baths. A garage, now used to house the Hollywood Historical Society archives and as a meeting space, is located behind the house.

SETTING

A coastal city of over 130,000 residents located in Broward County, Hollywood is nestled between Fort Lauderdale and Miami. The Fort Lauderdale-Hollywood International Airport abuts the city, while Port Everglades, the second busiest cruise port in the world, is partially within its municipal boundaries. Interstate 95, the Florida Turnpike, Tri-County Commuter Rail, and two major railroads cut through the city in a north-south direction. Miami International Airport and the Port of Miami are less than twenty-five miles away, providing further opportunities for Hollywood residents and companies to have access to the global marketplace. The region is served by a substantial post-secondary educational infrastructure, including Florida Atlantic University, Florida International University, the University of Miami, a number of smaller private universities and colleges, and a community college system.

The Hammerstein House is located in Hollywood Lakes Section in 1-21 B Lot 21, 22, 23 BLK 75. Hollywood Boulevard, lined with homes and Royal Palms, provides visitors their first impression of the neighborhood. Historically, the most grandiose homes graced the main boulevard entering the town. Houses occupy 50 lots clustered around green public spaces. Joseph Young set aside land for parks and open space. Many of these green spaces still exist today. Among these is the Hollywood Golf and Country Club located across the street from the Hammerstein House. Garages are placed to the rear of the lots. In older neighborhoods, alleys, which are used for pleasant walks as well as maintenance and access to garages and apartments, are features of each street. Electric lines are placed along the alley to create uncluttered front views of the residences. Many of the houses were designed to capture the southeast breezes from the Atlantic Ocean. Hollywood Lakes was planned as a large residential section of expensive homes with twin man-made lakes flanking Hollywood Boulevard as focal points for beauty, symmetry, and aquatic activities.

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DESCRIPTION

Exterior

The Hammerstein House represents the Mediterranean Revival Style, which was the most prevalent style of home constructed in the locally designated Hollywood Lakes Historic District during the period of significance. The distinguishing features of the home are attributed to the home's design by architect Bayard Lukens, a very prominent Hollywood architect. Many of the unique details usually associated with Lukens' work are abundantly present in the Hammerstein House as the architect was personally associated with Mr. and Mrs. Hammerstein.

The structural system of the home is concrete block with a continuous foundation. The exterior finish is a smooth stucco with concrete moulding details around the windows and front entry door. The roof of the main block is multi-leveled and side gabled, while the roof of the two-story area is hipped. Both areas are covered with Spanish clay tile (Photos 1 & 2). A flat-roofed area above the dining room on the rear of the building functions as sundeck off the rear of the south-facing bedroom above (Bedroom 1) (Photo 3). A slender chimney with a finial cap is centered on the roof ridge at the point that the multi-level roof makes its first vertical rise (Photo 3). Exterior ornament consists of decorative cornices at the roof wall juncture, and a curved planter adds detail to the entry on the main elevation. The sill of the living room window is a full foot wide, sloping downward and covered in decoratively glazed Spanish tile. Some of the original wood-frame casement windows are still present at several of the first story windows, but many have been replaced with aluminum awning windows. The original sizes of the openings, however, remain. The living room window on the façade is original and is composed of a wide fixed panel window flanked by two narrow casement windows (Photo 2).

Interior

Entry to the house is directly into the main room of the home. This large room features an exposed beam and rafter ceiling of pecky cypress (Photo 5) supported by king post trusses with decorative finials. A fireplace is centered on the far (east) end of the wall of the large room and is flanked by original wood-frame, double French doors (Photo 6). The fireplace surround has decorative terra cotta bas-relief panels on each side of the hearth, as well as heatlators which helped to circulate the air warmed by the fire.

The interior plan of the house is irregular with a double-loaded corridor on the second floor. The first floor, as well as the adjacent dining room, parlor, and Florida room, retain the original tile floor (Photo 6). The hand made Cuban tile floor is a complicated pattern composed of two sizes of square tiles and one six sided tile. The six sided tiles are arranged around the smaller of the two square tiles to form an octagon. A decorative glazed Spanish tile is regularly substituted for the center tile in the octagon. There is a lace effect to the tile floor. The

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handmade tile from Cuba was also used on the staircase treads; the risers on the staircase feature the Spanish inserts as well (Photo 7).

The doors flanking the fireplace lead to the Florida room which houses the Hammersteins' collection of artifacts from around the world. The walls are lined with floor to ceiling glass-front cabinets, and free-standing objects occupy the floor. The Florida room retains the original wood-framed casement windows which face north and south; a south facing door is flanked by two windows and exits to the rear yard (Photo 3).

At the opposite end of the large main entry room is the parlor which features a large walk-in closet. The home is unique in that there were many closets included in the original design; it also has two full baths, atypical for homes built during the era. A second door in the parlor, exits into a hall. Off the hall is a second large closet across from a full bath which features a linen closet. The north-south passageway continues under the staircase to the dining room. A cedar closet, at the end of the hall before the dining room, is used to house the mechanical equipment added to the home in recent years. The dining room, which can also be accessed through a broad arched opening off the main room, features an exposed beam and rafter ceiling of Dade County pine (Photo 8). The small kitchen is accessed from a swinging door off the dining room.

The central staircase is a signature feature of the home (Photo 7). A focal point as one enters the house, there are four stairs up to a small landing which overlooks the main room. A wrought iron banister adds to the delicate scale of the stair. A decoratively scalloped arch transitions the stairs to the second floor (Photo 5). A notable detail is the small, arched niche on the wall that is open on both sides from the staircase into the dining room (Photos 7 & 9).

Up the stairs and to the right is the front bedroom. A second bedroom on the rear of the house functioned as the master bedroom and features a sun deck (Photos 3 & 10). Both rooms feature two closets each. The second full bathroom is centered between the two rooms at the top of the stairs. Both the downstairs and upstairs bathrooms feature a decorative arch as the bathtub/shower surround and have been maintained with the original fixtures and hardware.

Alterations

Mr. Hammerstein willed the house to the City of Hollywood. After his death in 1987, the house became the property of the City of Hollywood, which in turn leases it to the Hollywood Historical Society. The original wood frame, stucco-covered, two-car garage/servants quarters, located to the rear of the house (Photo 11), was converted into an Assembly Room and archival depository, and a new garage was added to the east wall of the existing home (Photo 3). The garage addition steps down in scale from the existing structure, repeating the architectural characteristics of the existing home. While several of the original windows remain on the front

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façade of the first story, a number of the original windows were replaced. A full roof replacement, with historically appropriate Spanish tile, is planned, and the existing non-historic windows will be replaced with wood frame casement windows to match the original.

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Hollywood, Broward Co., FL

SUMMARY

The Hammerstein House is significant at the **local level** under **Criteria A and B** in the areas of **Agriculture** and **Social History** as the home of Clarence P. Hammerstein, an important early contributor to the City of Hollywood. Mr. Hammerstein was a World War I fighter pilot and extensive world traveler. After settling in Hollywood in 1935, "Hamm" Hammerstein became widely known for raising mangos and oranges in his yard, along with helping to found the Flamingo Groves, now known as Flamingo Gardens. He volunteered to help Hollywood's founder, Joseph Young, in planning the City and promoting tourism. Mr. Hammerstein, along with his wife Vera Hammerstein, helped with the World War II efforts by canning fruits and vegetables. Designed by prominent local architect Bayard C. Lukens, the one and two-story Mediterranean-style house is also significant under **Criterion C** in the area of **Architecture** as an outstanding representation of the architect's work, particularly his use of materials. The home was willed to the city when Mr. Hammerstein died in 1987; it now is a museum and home of the Hollywood Historical Society.

HISTORIC CONTEXT

CITY OF HOLLYWOOD

From its formal incorporation by adoption of a municipal charter on November 28, 1925, the City of Hollywood has been transformed. Beginning as an undeveloped tract of pine forests, palmetto plants, and tangled undergrowth interspersed with tomato farms and low lying marshland, it has become the second-most populated city in Broward County and the ninth largest city in the State of Florida. Founded by the planning visionary Joseph Wesley Young, a Washington state native and former resident of California and Indiana, the original one square mile of farmland has grown to over 28.87 square miles.

Joseph Young first arrived in South Florida in January 1920 to survey several parcels of land that would be suitable for the site of his "Dream City in Florida." His initial vision included a wide boulevard extending from the ocean westward to the edge of the Everglades with man-made lakes paralleling each side of the roadway. One end of each lake would empty into the Intra-coastal Waterway and the other would serve as a twin turning basin for private yachts. Also included in Young's vision was the sectioning of Hollywood into districts, a precursor of present day zoning regulations, with a centrally located business district, large park spaces, a golf course, schools, and churches.

Hollywood, in Joseph Young's vision, "will be a city for everyone - from the opulent at the top of the industrial and social ladder to the most humble of working people." Unique in Young's city plan was the incorporation of three large circles of land located along his planned principal boulevard. These circles became the sites of a ten-acre park (originally named Harding Circle and later renamed Young Circle), the City Hall

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complex (originally named City Hall Circle and later renamed Watson Circle), and a military academy (Academy Circle). Academy Circle, now called Presidential Circle, is the current site of a focal commercial structure. Having formerly lived in California, Young chose as the name of his "Dream City" the name of the Southern California town that had once been very attractive to him.

With the formation of the Hollywood Land and Water Company, composed of twenty-six departments covering every aspect of city-building, Joseph Young began earnestly bringing to reality his vision of Hollywood. In February 1921 he purchased, at approximately \$175 per acre, the first parcel of land that would evolve into present-day Hollywood. Young was successful in attracting numerous potential Hollywood residents to visit and eventually purchased property in Hollywood. By 1925, the Florida real estate market had reached all-time highs with speculators constantly bidding up Hollywood real estate in a frenzy of buying. Construction continued at a rapid pace with the building of the Hollywood Boulevard Bridge across the Intra-coastal Waterway at the cost of \$110,000. By January 1926, Hollywood numbered approximately 2,420 dwellings with approximately 18,000 people, thirty-six apartment buildings, 252 business buildings and nine hotels either completed or under construction. The city had grown to include 18,000 acres, six-and-a-half miles of oceanfront and an assessed value of \$20,000,000. With this phenomenal growth, residents from the neighboring communities of Hallandale to the south and Dania to the north petitioned the legislature and the Hollywood City Commission to permit their annexation into Hollywood.

During this period, construction along Hollywood Beach was rapidly transforming the coastline. Construction was underway on the Hollywood Boardwalk, a unique cement promenade, thirty feet wide, stretching along the shoreline for a distance of one-and-a-half miles and patterned after Atlantic City's famed boardwalk. Hollywood Beach also boasted Florida's largest and best appointed bathing pavilion, the Hollywood Beach Casino located on the Boardwalk, built at a cost of \$250,000 and complete with 824 dressing rooms, eighty shower baths, a shopping arcade and an Olympic-sized swimming pool. The "Atlantic City of the South" added more allure with the opening in February 1926 of the Hollywood Beach Hotel, which was situated on an 800-foot expanse of oceanfront property at the eastern end of Hollywood Boulevard. The Hollywood Beach Hotel would rise seven stories in height, include 500 rooms with private baths, contain the world's largest solarium, and boast a private wire connection direct to the New York Stock Exchange for use by hotel guests. It was built at a cost of more than \$3,000,000. The hotel quickly became the winter home of many northern industrialists, visiting celebrities, and the site of several of Hollywood's fanciest social affairs.

On September 18, 1926, disaster struck Joseph Young's "Dream City." A vicious hurricane slammed into the South Florida Atlantic coast, with Hollywood among its targets. The city was devastated by the hurricane's high winds and surging floodwaters. It claimed thirty-seven lives, uprooted trees, ripped electrical wires down, tore roofs off buildings, and flattened signboards and houses alike. Millions of dollars in property losses were incurred and the seemingly unlimited growth of Hollywood stopped overnight without warning.

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Again, Joseph Young took up the challenge and led in the rebuilding of Hollywood as head of the Hollywood Relief Committee. During this time of despair, the Hollywood Municipal Band would assemble on Hollywood Boulevard to play rousing marches and other inspirational music as the rebuilding was undertaken.

The huge task of rebuilding and the financial losses inflicted by the hurricane were enormous, however, and caused thousands of Hollywood's residents to abandon their new found homes and return to northern cities. The population of Hollywood declined precipitously from 18,000 to approximately 2,500, and property values plummeted as former residents sold properties for whatever the real estate market would yield. As a result of the turmoil, the residents of the communities of Hallandale and Dania seceded from Hollywood, refusing to pay municipal taxes to what was now, in essence, a bankrupt municipality.

During this period, Hollywood had also been expanding its residential stock of homes by building new residences in the western reaches of Hollywood in an area that would become the Hollywood Hills section. Young had contracted with the Highway Construction Company of Ohio and its founder, Samuel Horvitz, to begin construction in this area. By February 1927, in the aftermath of the hurricane and the ensuing collapse of the real estate market, construction had ceased as Young found himself unable to meet financial commitments to Horvitz and other lenders.

Undeterred, Joseph Young's vision of his "Dream City" included one last inspiration. While grounded in a speedboat on a mud flat in shallow Lake Mabel one afternoon, Young developed his visionary concept while awaiting rescue from his predicament. His idea was to dredge a deep-water seaport from the shallow lake north of Hollywood to the Atlantic Ocean, so that ships from around the world could dock and disembark eager visitors and tourists to Hollywood. In February 1928, Young's vision became a reality. From that initial predicament, the present day Port Everglades grew from a shallow lake into one of the busiest seaports in Florida.

Despite his best efforts to promote the new seaport and the City of Hollywood, Young's precarious financial situation caused him to ultimately lose control of his vast Hollywood holdings to a sheriff's auction on the steps of the Broward County courthouse in Fort Lauderdale in 1930. Young continued to live in his beloved city until April 1934, when he collapsed in his Hollywood Boulevard home and died of heart failure at the age of 51.

In the wake of Young's financial collapse and untimely death, two of his principal creditors formed new corporations in an attempt to renew the growth of Hollywood. Led by Hollywood, Inc., a slow but perceptible growth was re-ignited in Hollywood in the decade of the 1930s. Early in the 1930s, construction began on Federal Highway (U.S. 1) from Dania to Hollywood. The city added to its recreational facilities with the opening of the Orangebrook Golf and Country Club and Dowdy Field, a local baseball park that later became

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the spring training home of the Baltimore Orioles for a short while. In 1935, the city added a water softener system to its municipal water plant and the original Fiesta Tropicale celebration was inaugurated.

By the end of the decade, Hollywood's population had risen from 2,689 in 1930 to 4,500 in 1935 and to 6,239 in 1940. In the 1940s World War II came to Hollywood. The Riverside Military Academy, the former Hollywood Hills Inn located in the westernmost circle, was taken over and converted into the United States Naval Air Gunners' School; the Hollywood Beach Hotel became the United States Naval Indoctrination and Training School; and the Hollywood Golf and Country Club became an entertainment and recreation center for U.S. servicemen. With the end of the war in 1945, new management was installed at the Hollywood Beach Hotel; the hotel was repainted and refurbished and building permits were secured to build the largest swimming pool and cabana club in the United States. The city's population continued to grow, reaching over 7,500 in 1945 and almost doubling to 14,351 by 1950. Even two hurricanes in the fall of 1947 failed to deter the city's renewed growth.

Continuing its growth into the decade of the 1950s, a \$1,000,000 bond referendum providing funds for the construction of Hollywood Memorial Hospital was passed in 1951. The hospital was opened in February 1953, providing 100 hospital beds and a major medical facility for southern Broward County. In 1952, Joseph Watson became Hollywood's twenty-second city manager since the city's incorporation in 1925. During the next eighteen years, Hollywood would know only one city manager. In 1954, Hollywood Boulevard was extended from State Road 7 westward to U.S. 27 along the eastern edge of the Everglades in Broward County. This triggered the westward expansion of the city. The remainder of the decade saw the continued growth of Hollywood as Hollywood, Inc., moved ahead with the development of the Hollywood Hills section and set aside a tract of land for the future Hollywood Mall. In 1958, Hollywood celebrated the opening of the Diplomat Hotel on Hollywood Beach and for years thereafter, the Diplomat became the temporary residence of many of America's celebrities, entertainers, and dignitaries as they visited, performed, and basked in Florida's warm winter sun.

By the beginning of the 1960s, Hollywood had over 12,171 single family homes and 2,422 hotel units in addition to thousands of other housing structures. In 1964, the county's tallest cooperative office-apartment building at the time, the eighteen-story Home Federal Tower was constructed in downtown Hollywood. A spurt of growth during this decade resulted in an increase of the housing stock to 35,045 single-family residences with a similar increase in other accommodations. In the middle part of this decade, Hollywood's municipal boundaries continued to expand from its eastern border on the Atlantic Ocean to new areas of unincorporated Broward County to the west, north, and south. From a population of 22,978 in 1955, Hollywood grew to 35,237 in 1960, almost doubling to 67,500 in 1965, expanding to 106,873 by 1970, and finally reaching over 121,400 by 1975.

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CLARENCE HAMMERSTEIN

Clarence Hammerstein was born in Evanston, Indiana, on July 27, 1895. He served as a fighter pilot during World War I. and later married his wife Vera. In November 1925, the Hammersteins tried to locate in Hollywood to establish an advertising agency, but there were no rooms to rent; neither was there opportunity to establish an office, so the nearest opportunity was to move to New Shenandoah, east of Coral Gables, near Miami. The Hammersteins moved into an old grove of citrus, mango, and avocado trees and commuted to Hollywood each day. Mr. Hammerstein established a real estate sales office on Hollywood Boulevard and Young Circle. After the Hurricane of 1926, he took up an interest in the citrus fruit his wife grew. In 1927, he contacted a Mr. Walsh who had just come up from the Panama Canal Zone and had built a beautiful grove in the center of Davie. The two of them then met Frank Stirling, who was on the State Plant Board at that time. Mr. Stirling was quite interested in establishing citrus in Davie. The three gentlemen began investigating and found that in section 24 in western Davie (a community in Broward County, west of Fort Lauderdale), they could procure a sufficient amount of acreage and start a grove. This was to be the beginning of the Flamingo Groves. "Hamm" Hammerstein was the Vice President in charge of advertising and sales, and bought a 20-acre plot himself. Famed horticulturalist Dr. David Fairchild assisted the team in an advisory capacity. The Groves are now known as Flamingo Gardens.

The Flamingo Groves began in the northwest corner of Section 24, in the approximate location of 103rd Street and Flamingo Road. The first groves were platted on ten acres the team had acquired. Dr. Fairchild and Mr. Hammerstein, through the Florida State Planting Board, got huge quantities of plants and started a botanical garden on the hammock on Flamingo Groves. All the material that was left over, along with 10 citrus trees, was planted in Young Circle; many of the plantings remain today. During the late 1920s and early 30s, Mr. Hammerstein, along with Frank Stirling and others, held citrus growing "front porch" seminars for individuals interested in home canning. The citrus front porch seminar was specifically for the average individual coming down from the north wanting to know how to plant, take care of, and produce fruit. The informal gathering generally attracted between 40 and 80 people.

In 1933, the Hammerstein's personal grove supplied the individual citrus plantings needed for a demonstration in the Century of Progress International Exposition held in Chicago during 1933-1934. Six box cars were loaded, one each with a Broward County grown citrus tree, and taken to Chicago. For their contributions to the exposition, the Hammersteins were presented with the official Century of Progress medal by Nathan Mayo, Florida State Commissioner of Agriculture, in Flamingo Groves on August 17, 1933. In 1960, Hamm Hammerstein was made president of the State Mango Forum and was asked to supply similar plant exhibits for display at the World's Fair in 1964 - 1965. Mr. Hammerstein's involvement with citrus growing extended beyond simple ownership; he was very involved in experimentation and research that led to improving the South Florida Citrus industry. While traditional citrus growers planted in sandy soil and

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fertilized, in an oral history given in 1976, Hamm Hammerstein recalls a decision to place groves in the organic-rich soils near the Everglades. The groves were sufficiently inland to avoid devastation by hurricanes, yet in soil superior to that of northern inland groves and in a climate with less chance of damage by frost. Consequently, citrus yields were higher and production was cheaper.

The Hammersteins moved from the Coral Gables area up to Hollywood in 1932 to be closer to the activities in which they were involved. They rented an apartment at 27 Tyler Street, where they lived for three years. In 1935, "Hamm" Hammerstein purchased three building lots at 1520 Polk Street, and with his good friend, architect Bayard Lukens, designed this two-story, ten-room, house in the Mediterranean Revival style. While the house was being built, the Hammersteins lived next door with Mr. and Mrs. Rust, Vera Hammerstein's parents. When Mr. Rust died, Vera's mother moved into 1520 with the Hammersteins until her death.

In 1938, under the guidance of the president of the Chamber of Commerce, Nelson Elasser and Mrs. Hammerstein, who had extension service experience, established a cannery operation in Hollywood. Area citizens had furnished approximately 20 gas stoves, and the county and the state had furnished all the canning material to make canned fruit and vegetables. Over a period of five years, Mrs. Hammerstein and the women in the community produced an amount comparable to the ordinary commercial canning centers. During this decade, large tomato fields were located in nearby Hallandale and Dania. One picking of tomatoes would take care of the commercial needs. The growers would then allow women from the canning center to go in and pick the remaining tomatoes, a practice known as gleaning. Mrs. Hammerstein, with her canning force of women generated about 200,000 cans of vegetables and fruits and charged just 1 cent a can while the war related rationing was in effect.

Mr. Hammerstein had joined the Kiwanis Club in 1919 and, upon arrival in the City in 1925, established his membership in Hollywood; the Kiwanis Club was the first service club established in the City. Mr. Hammerstein maintained a lifelong tradition of service and dedication for over 66 years, becoming president of the Club early in the organization's history. As President of the Kiwanis Club, Mr. Hammerstein was involved in the establishment of "The Rec," a recreation center for the community's youth. The club also held an annual Pancake Festival to raise funds for six to eight scholarships a year. Mr. Hammerstein was instrumental in the club's planting of trees around City Hall Circle and along Hollywood Boulevard, one representing each state in the Union, and in replacing the trees that had been torn down around Young Circle to accommodate needed parking places.

The Hammersteins were known for their famous Christmas parties. The tradition had started when the couple was married on Christmas morning in Evansville, Indiana. No one was supposed to know anything about the wedding, but when the newlyweds returned home they hosted an open house. After that, each year

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the Hammersteins would hold an open house in honor of their anniversary and the Christmas season. When they arrived in Florida, they found that about 90 % of the people in the community could not afford to go home for Christmas, so they threw a huge party on Christmas and invited everyone. The annual celebration grew to be so large that they generally had between 150 and 200 people in attendance; friends and families would come in from around the country and many would stay four and five days. At one time the entire membership of the Sinawik Club, the lady's Kiwanis association, was associated with the event. The annual celebration grew to be a real community event.

Clarence Hammerstein died on September 1, 1987, at the age of 92, but left behind a wish that would live on. It was his desire that their home be maintained as a memorial to his wife who had passed away in 1979, and as a historical showplace for the City. Dedication and opening ceremonies for the Hammerstein House were held on May 5, 1990. The Hammerstein House at 1520 Polk Street is maintained under the supervision of the Hollywood Historical Society on behalf of the City of Hollywood which leases the property to the Society.

ARCHITECTURAL CONTEXT

Architect Bayard C. Lukens

Widely known for his numerous civic contributions, Bayard C. Lukens resided at 1537 Adams Street in Hollywood. He was born in Germantown, Pennsylvania. Prior to living in Florida, Lukens was associated with the firm of Niles, Bement, and Pond of Philadelphia in the engineering department, and with the B.F. Sturtevant Company. Lukens came to Florida in 1925 and was initially associated with the architectural firm of David and Rinderman. At one time, he was also chief engineer for the Southern Steel Company of Miami. The April 19, 1940 issue of the Hollywood Herald contained an article about the Hollywood homes and buildings designed by Lukens. Included in the list was the Hammerstein House, which was also known as the Rust Home. The article also stated that the homes designed by Lukens had straight simple lines with a trim, shiny appearance and were ideal for a tropical setting. In 1949, the Southeast Florida Optemtric Association honored Lukens and Clinton Gamble for their design of South Broward High School. The South Broward High School was praised as being, "the last word in modernistic design, convenience, and comfort."

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BOUNDARY CONDITION

The boundary is HOLLYWOOD 1-21 B LOT 21,22,23 BLK 75. Parcel contains 0.35 acres, more or less.

BOUNDARY JUSTIFICATION

The boundaries of the nominated property, shown on the accompanying site plan, have been historically associated with the Hammerstein House.

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PHOTOGRAPHS

- 1 1) Hammerstein House, 1520 Polk Street
 2) Hollywood, Broward County, Florida
 3) Photographer: Staff of City of Hollywood Planning Department
 4) Photograph taken: December 2004
 5) Negative on file with City Hollywood Planning Department
 6) Main (north) elevation, camera facing S
 7) Photo 1 of 11

Items 1-5 are the same for the remaining photos.

- 2 6) Closer view of main elevation, camera facing S
 7) Photo 2 of 11
- 3 6) East end of rear (south) elevation
 7) Photo 3 of 11
- 4 6) West and rear elevation, showing kitchen entrance at SW corner, camera facing NEE
 7) Photo 4 of 11
- 5 6) Close-up of pecky cypress ceiling and curvilinear arch over stairway
 7) Photo 5 of 11
- 6 6) Fireplace in Living Room, flanked by French doors to Florida Room, camera facing E
 7) Photo 6 of 11
- 7 6) Stairway to second floor, showing wrought iron banister and Spanish tiles, camera facing W
 7) Photo 7 of 11
- 8 6) Dining Room, showing chandelier and Dade County pine ceiling, camera facing S
 7) Photo 8 of 11
- 9 6) Hallway on first floor, showing telephone niche at stairway/dining room, camera facing NW
 7) Photo 9 of 11
- 10 6) Bedroom 1 on second floor, camera facing N
 7) Photo 10 of 11

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- 11 6) Garage, camera facing SW
- 7) Photo 11 of 11