



790

(Rev. 10-90)

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 West Side Grade School, Old

other names/site number Broward County Historical Commission/BD2793

2. Location

street & number 301 Harmon (S.W. 13th) Avenue n/a not for publication

city or town Fort Lauderdale n/a vicinity

state Florida code FL county Broward code 011 zip code 33312

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 7/23/2012
Signature of certifying official/Title Date

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) _____

Edson H. Beall 9.19.12
Signature of the Keeper Date of Action

Old West Side Grade School
Name of Property

Broward Co., FL
County and State

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	
1	0	buildings
0	0	sites
0	0	structures
0	1	objects
1	1	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)

EDUCATION: School

Current Functions

(Enter categories from instructions)

RECREATION & CULTURE: Museum
GOVERNMENT: Government Office

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Masonry Vernacular

Materials

(Enter categories from instructions)

foundation STUCCO
walls STUCCO
roof SYNTHETICS: Plastic (TPO)
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 67) 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)

EDUCATION

Period of Significance

1923-1961

Significant Dates

1923

1925

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

Architect: Peterman, John Morris

Builder: Cayot and Hart

Primary location of additional data:

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

Name of Repository

Old West Side Grade School
Name of Property

Broward Co., FL
County and State

10. Geographical Data

Acreage of Property 1.6 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	8	4	0	8	0	2	8	8	9	1	0	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 David Baber/Broward Co. Historic Preservation Coordinator & Barbara E. Mattick, Ph.D./DSHPO

organization Bureau of Historic Preservation date July 2012

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 Mr. William Mague, Historic Westside School LLC

street & number 250 3rd Avenue, #500 telephone 612-465-0214

city or town Minneapolis state MN zip code 55401

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.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DESCRIPTION**

SUMMARY

The Old West Side Grade School, built in 1923 and expanded in 1925, is a Masonry Vernacular building with some Mediterranean Revival Style details (Photo 1).¹ It is located in the neighborhood that today is known as Sailboat Bend, just west of downtown Fort Lauderdale. It was built on a two-acre parcel at the western terminus of the neighborhood. Eventually, the site grew to 13.4 acres. The Old West Side Grade School is currently surrounded by approximately 1.6 acres of open space. To the south and west are townhouse style condominiums and to the north is a building containing affordable live/work artist lofts. In its original configuration, the two-story building had a rectangular footprint on the site and housed 4 classrooms, two on each floor. Centered on the front elevation is a simple entry portico behind which is a double entry door with side lights and a large, multi-paned fanlight. The building was enlarged in 1925, just two years after its original construction date, resulting in the addition of 4 classrooms and an attached open air pavilion, creating a T-shaped footprint. The predominant glazing on the building is 12-over-12-light double-hung windows with eight-light transom windows. The masonry building, constructed of hollow clay tile, has walls finished with stucco and a flat roof with parapet walls with canales for drainage. The building retains its historic integrity to a large degree.

SETTING

Fort Lauderdale is a city in the U.S. state of Florida, on the Atlantic coast. It is the county seat of Broward County. As of the 2010 census, the city had a population of 165,521. It is a principal city of the South Florida metropolitan area, which was home to 5,564,635 people at the 2010 census. The city is a popular tourist destination, with 10.35 million visitors in 2006. Fort Lauderdale is sometimes known as the Venice of America because of its expansive and intricate canal system. The city is a major yachting center, with 42,000 resident yachts and 100 marinas and boatyards in 2006. The city sits 23 miles north of Miami. Fort Lauderdale is named after a series of forts built by the United States during the Second Seminole War. The forts took their name from Major William Lauderdale, who was the commander of the detachment of soldiers who built the first fort. Development of the city, however, did not begin until 50 years after the forts were abandoned at the end of the conflict. Three forts named Fort Lauderdale were constructed; the first was at the fork of the New River, the second at Tarpon Bend on the new River between the Colee Hammock and Rio Vista neighborhoods, and the third near the site of the Bahia Mar Marina.

The Old West Side Grade School was constructed on two acres of land located in the Waverly Place subdivision in Section 9, Township 50 South, Range 42 East. The building is located just east of the North Fork of the New River, and the main entrance to the building is on the east elevation, facing the western terminus of Las Olas Boulevard. A small lunch room southwest of the building is shown on the 1928 Sanborn map, and a small "school rooms" building is shown on the Sanborn map for 1928-1950. Neither building remains. Sailboat Bend, the current name of the neighborhood where the Old West Side Grade School is located, is the largest

¹ "Coyot and Hart Are Successful Bidders for New Building", *Fort Lauderdale Daily News*, July 13, 1923.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DESCRIPTION**

locally designated historic district in the City of Fort Lauderdale. The residential neighborhood is comprised of a variety of historic buildings ranging from small simple wood frame vernacular cottages to medium sized homes in styles such as Mediterranean Revival, Colonial Revival, Craftsman Bungalow, and Art Moderne.

Over time, the Broward County Board of Public Instruction purchased additional land around the Old West Side Grade School, eventually creating a 13.4 acre site. In 1961, by vote of the Board, the Old West Side Grade School ceased to be used as a school building, and the site, including the Old West Side Grade School building, became the campus for the School Board's administrative offices.² New buildings were built and others were moved to the campus, such as surplus structures from the then defunct World War II Naval Air Station. The campus continued to be used as the School Board administrative offices until March 5, 2002.³

In 2002, Lennar Homes, Inc. purchased the 13.4 acre site and initiated the process of redeveloping it. Ultimately, a total of 257 connected townhouse and free standing condominiums were built to the south and west of the Old West Side Grade School, while affordable live/work artist lofts were built to the north of the school. The school itself was rehabilitated and is adaptively reused as the current headquarters of the Broward County Historical Commission (Photos 2-5).

Exterior

The Old West Side Grade School is laid out in a T- shaped plan with the top of the T, facing east, forming the main elevation (Photos 1). The building is of masonry construction, utilizing structural hollow clay tile and covered with smooth stucco. Many of the wall surfaces are framed along the perimeter with a protruding box element finished with stucco in a heavy texture (Photo 6). The building is capped by a flat roof with a parapet wall.

East Elevation - As originally built, the east (main) elevation had five bays (Photos 7 & 8). The central bay contains the main entry, consisting of double doors flanked by side lights and capped by a large fanlight transom window (Photo 9). The doorway is framed by a one-story simple portico. Originally, the floor of the portico was four steps above grade. Above the central doorway is a mullion window consisting of two windows, which originally consisted of 12-over-12 double hung wooden windows, each capped by an 8-light transom window. The two window bays on each side of the central entry bay had double mullion window banks on each floor, each with three 12-over-12 double hung wooden windows capped with 8-light transom windows. The window bays on the first floor were separated by decorative buttresses with a heavy stucco finish. In 1925, two years after the initial construction, two wings were added, one each to the north and south, to double the number of classrooms (Photos 10 & 11). There was no fenestration on the east face of these bays, though a stylized

² "School Closing," *Fort Lauderdale Sun-Sentinel and Daily News*, May 1961.

³ Landers, Helen, "West Side School: 86 Years of Serving Broward County," *Broward Legacy*, vol.29, no. 1, p. 41.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DESCRIPTION**

medallion mounted on a decorative rectangular base was framed within each bay (Photos 12 & 13). This is the present configuration of the building.

North and South Elevations – The north and south elevations are identical and consist of two bays, each with a double mullion window bank on each floor (Photos 14, 15, 16). Each window bank originally consisted of three 12-over-12 double hung wooden windows capped with 8-light transom windows. The window banks on both the first floor and second floors are separated by buttresses that were integral to the structure when built.

Pavilion/ West Elevation

The most westerly part of the building was occupied by what was built as an open pavilion. This pavilion was added to the original building in 1925. The pavilion consisted of a series of open bays on the south, west and north sides and abutted the building on the east side. The posts separating the bays had ogee details where they met the lintels that they support (Photos 17, 18, & 19).

When the 13.4 acre site was cleared of all buildings except for the Old West Side Grade School, the pavilion was inadvertently demolished. The pavilion was replicated in 2008, based on photographic documentation and materials salvaged from the demolition. The exterior of the new pavilion is visually identical to the original with two exceptions:

1. In order to accommodate the utilization of the pavilion as a meeting room, the open bays were enclosed with a contemporary aluminum framed clear glass window/door system that provides a maximum of glass area while meeting current hurricane codes (Photos 20, 21, 22, & 23).
2. The original concrete floor was poured nearly at grade (Photo 17). The new concrete floor was elevated to be level with the floor height in the main part of the building (Photos 21, 22, & 23). By doing this, the meeting room is wheelchair accessible from the main part of the building and the finished floor height is above the flood zone.

The addition on the rear of building is smaller than the main building and is a reconstruction of the original 1925 pavilion. Its construction after the loss of the original pavilion was a conscious effort to replace the historic fabric that was inadvertently destroyed. The pavilion, therefore, is counted as part of the contributing resource.

Alterations

Based on photo documentation, at some point between 1952 and 1961, the last year that the building functioned as a school, the original windows were replaced with five-sash wooden awning windows (Photos 24 & 25). Then, when the building was rehabilitated in 2008 to ready it for occupancy by the Broward County Historical

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DESCRIPTION**

Commission, the windows were again replaced. The new single hung windows are made of aluminum with impact glass to meet the current hurricane codes. They are designed to visually approximate the original 12-over-12 double hung windows with 8-light transom windows.

Interior

The interior of the Old West Side Grade School is laid out with a central entry and stair hall flanked by classrooms to the north and south. The center hall is bisected by another hallway that runs north to south and provides access to the classrooms. This design is the same on the first and second floors. The north/south hallway on the first floor was originally partially open to the exterior and provided direct access to the classrooms from the west (Photo 18 & 19). The doorways that separated the interior and exterior hallway spaces remain in place, though the doors are no longer extant. The configuration of the doors in the interior corridors was as double doors capped by a transom window (Photo 26). Originally, the restrooms for the building were located on the first floor in the center of the building to the west of the classroom access hallway, beyond which was the open pavilion. At some point, prior to 1952, the most northerly classroom was converted into a cafeteria. When this was done, an exterior door was added in the east wall (Photos 11 & 27).

After the building ceased to be used as a school in 1961, considerable alterations, including reconfiguration of the spaces, occurred to accommodate the administrative needs of the School Board. Additionally, the open corridors on the first floor were enclosed (Photo 28).

When the Old West Side Grade School was rehabilitated in 2008 to prepare it for use as the Broward County Historical Commission, the building was again reconfigured with an effort towards returning the floor plans to their early configuration while providing the spaces necessary for the new use. Four of the classrooms, those on the first floor, were returned to their original size and shape and are used for a library (Photo 29), an exhibit gallery (Photo 30), and an archaeology storage space (Photo 31). Other spaces have been configured to accommodate offices, a conference room, and ancillary uses (Photo 32). An elevator has been installed in order to provide accessibility to the second floor, and a state of the art fire suppression system has been installed to provide protection for the historical collections that are maintained in the building.

Noncontributing Resource

On February 5, 1925, the Harmon Foundation announced, by telegram, that the City of Fort Lauderdale was receiving a grant to construct a playground, one of 54 given out across the United States⁴. The playground was

⁴ Telegram between the Harmon Foundation and Russell G. Snow, mayor of Fort Lauderdale, February 5, 1925, Broward County Historical Commission, Julia Snow Jones Collection; "Harmoun (sic) Foundation Selects Lauderdale for Playground Gift," *Fort Lauderdale Evening Sentinel*, February 7, 1925.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DESCRIPTION**

built at the Old West Side Grade School by the City of Fort Lauderdale and was located to the west of the school building (Photos 17, 18, & 19). One of the amenities on the playground was a drinking fountain housed in a small monumental concrete structure with a shallow hip roof. Each side had a stylized arch opening. Attached to the structure was a bronze plaque acknowledging the Harmon Foundation gift (Photos 33 & 34). Sometime prior to 1993, the monument was relocated to the east of the school along Harmon Avenue, where it is currently located (Photo 1). It is a noncontributing resource because of its relocation from the playground, where it served as a water fountain, to the east side of the property, in front of the school, where, minus the water fountain, it serves as decorative street furniture (Photo 35).

Integrity of the Building

Although the West Side Grade School building has undergone changes related to its various uses, it reflects a high level of architectural integrity and closely resembles its 1920s appearance. The greatest changes were made after the facility ceased to be used as a school and became the administrative offices for the Broward County School Board in 1961. In 2008, the Broward Historical Commission became the tenant, and made a conscious effort to return the school to its historic appearance, as it looked in 1925. The appearances of the windows and exterior doors were restored with modern, code compliant single-hung windows that closely approximate the original windows, 12-over-12 light double hung sash with 8-light transoms. The rear pavilion, which was inadvertently demolished, was reconstructed, closely following the appearance of the 1925 pavilion, but in a way that complements the historic fabric of the historic classroom building and meets building code and accessibility requirements. Major interior spaces, including corridor configurations (Photo 36) are largely intact, and the four first-floor classroom spaces retain their historic dimensions (three of the four classrooms on the second floor have been divided into two spaces each). The corridor on the rear of the building originally could be accessed through open arches. The arches, as well as some windows, had been blocked in when the building was used by the Broward County School Board in 1961 (Photo 28). The 2008 rehabilitation of the building restored the windows and arched openings and niches, in-filling them with multi-paned windows. Although the playground is no longer evident, the spaces immediately around the school retain their openness.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SIGNIFICANCE**

SUMMARY

The Old West Side Grade School is **locally significant under Criterion A in the area of Education** for its role in the history of public education in Fort Lauderdale in the establishment of ward schools. It was designed by architects John Morris Peterman and Cayot and Hart. One of the outcomes of the Florida real estate boom of the 1920s was a dramatic increase in population in Broward County. To address a basic need of this growing population in Fort Lauderdale, the Broward County Board of Public Instruction created a geography-based ward system to build schools within the city. Old West Side Grade School was the second of four elementary schools built in the ward system. Built in 1923, the school remained in operation until 1961.

HISTORICAL CONTEXT

The New River has played a crucial role in the development of Broward County and specifically, the Fort Lauderdale area. Though Spaniards arrived and occupied what is now known as Florida in the 16th century, there is no evidence that there was any European settlement in South Florida until much later. The first white settlers in the Fort Lauderdale area are believed to be Surles (Charles) and Frankee Lewis, who arrived from the Bahamas in 1783 or after on the north and south banks of the New River to the east of today's Federal Highway.⁵ By the early 1790s, the Spanish government was becoming increasingly concerned over the possibility that there were foreigners illegally residing in the wilderness along the southern coast of the Florida peninsula. It was specifically rumored that the Lewis family had settled in this region along the New River. In 1793 a schooner set sail south from St. Augustine on a secret mission to determine whether or not the Lewis Family had taken up residency.⁶ This mission confirmed that the Lewis family had, in-fact, settled on the north and south banks of the New River, to the west of the New River Inlet, with their homestead located on the south bank, though no action was ever taken to remove them.⁷

After Florida became a U.S. territory, in 1821, settlement in the area began to grow. By 1830, there were approximately 50 people living along the New River.⁸ Among them was William Cooley who, in 1824, settled along the New River. He built his homestead along the north bank near today's S.W. 7th Avenue, 6 blocks east of the site of the Old West Side Grade School. Cooley used the land that he settled to develop a successful and

⁵ "Spanish Land Grants in Florida; Briefed Translations from the Archives of the Board of Commissioners for Ascertaining Claims and Titles to Land in the Territory of Florida", Prepared by the Historical Records Survey, Division of Professional and Services Projects, Work Progress Administration (WPA), Florida State Library Board, Tallahassee, 1940, pp. 62-62.

⁶ Murdoch, Richard K., "Documents Concerning a Voyage to the Miami Region in 1793", *The Florida Historical Quarterly*, V. XXXI, N. 1, July, 1952, p.21. Included in this article is a translated verbatim reprint of a correspondence from Juan Nepomuceno de Quesada, the Governor of the Spanish Florida territory to the Governor General in Havana Cuba proposing the secret mission and specifically mentioning Charles Lewis.

⁷ *Ibid*, pp. 25-26. Within the article is a translated verbatim reprint of a report from Captain Sebastian Antonio Verezaluze, the commander of the mission.

⁸ Gillis, Susan, "Fort Lauderdale, The Venice of America", Arcadia Press, 2004, p. 11.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SIGNIFICANCE**

lucrative business. He grew and harvested coontie plants from which he made flour and starch. An additional source of his income came from salvaging cargo and equipment from ships that ran aground on the reefs off shore. This activity was known as “wrecking.”⁹ On Monday, January 6, 1836, a group of men from the New River settlement, including William Cooley, set out on a wrecking operation to salvage cargo from the *Gil Blas* which had run aground near the Hillsboro Inlet. After the men left, a band of Seminole Indians attacked and massacred the Cooley family.¹⁰ This action brought the 2nd Seminole War to South Florida. The remaining settlers along the New River fled in terror, initially to Key Biscayne near the Cape Florida Lighthouse, then to the relative safety of Indian Key, putting an end to the New River settlement.¹¹

In November 1836, Major General Thomas S. Jesup was named commander of the Army in the south, including the Florida territory. His strategy for the 2nd Seminole War was to squeeze the Seminoles to the southern tip of the peninsula, then using a series of forts along the coast as bases of operations, round them up in the Everglades. As a part of this effort, Major William Lauderdale was tasked with assembling a group of Tennessee volunteer troops. In October 1837, Lauderdale assembled a group of 500 men for a 6-month enlistment, forming the Battalion of Tennessee Mounted Infantry. They reported to General Jesup in Florida in late November. On March 2, 1838, Major Lauderdale led this group of Tennessee Volunteers south to establish a presence on the New River. They arrived on March 6 and made camp on the north bank approximately 1/8th mile upstream from Cooley’s Landing at the fork of the river.¹² This location is four blocks east and two blocks south of the Old West Side Grade School. This hastily established fort was named for the man who established it and was subsequently adopted as the name of the city. After some skirmishes with the Seminoles, Lauderdale and his troops left on April 3 in order to return to Tennessee by the end of their six-month enlistment. Lieutenant Colonel James Bankhead, who was in charge of Fort Lauderdale, soon came to the conclusion that routing the Seminoles from the Everglades was futile and the fort was abandoned on May 7.

There is no evidence of permanent occupation of the New River area until well after the Civil War, though there are accounts of short term residents such as Unionist Isaiah Hall and John J. “Pig” Brown. There is some disagreement about who was the first permanent settler that led to the establishment of what is now the City of Fort Lauderdale. The common belief is that it was Frank Stranahan, who arrived in January 1893 and operated the ferry across the New River on the Lantana-to-Lemon City Road.¹³ There is, however, strong evidence to indicate that William C. Valentine, a surveyor, was residing in the area as early as 1889, and certainly was there

⁹ Kirk, Dr. Cooper, “William Cooley: Broward’s Legend”, *The Broward Legacy*, V. 1, N. 1, October, 1976, p.15.

¹⁰ Ibid, p.18.

¹¹ Kirk, Dr. Cooper, “William Cooley: Broward’s Legend, Part two”, *The Broward Legacy*, V. 1, N. 2, January, 1977, pp.24-25.

¹² “Excerpts Regarding Fort Lauderdale 1836-1842, 1857 and 1870”, *The New river News*, V.3, N.2, January 31, 1965, p.1.

¹³ Robinson, Tim, “A Tropical Frontier, Pioneers and Settlers of Southeast Florida, 1800-1890 Port Sun Publishing, 2005, p. 542.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SIGNIFICANCE**

by August 1891, when he was named postmaster of the newly formed post office at Fort Lauderdale.¹⁴ It was Valentine who, in July 1898, completed the first plat survey for the area where the Old West Side Grade School is located.¹⁵

Arguably, one of the most significant events in the development of Fort Lauderdale was the construction of the Florida East Coast (FEC) Railroad in 1895, and specifically the creation of a stop at the New River. It brought together the three forms of transportation to the area, the first road, water transportation on the New River, and railroad. As a result, Fort Lauderdale became a regional center for commerce and development. Further, part of the deal that was struck to bring the railroad through Fort Lauderdale was a partnership between the FEC and Mary Brickell, a major land owner in the area, to develop a square mile of land where the railroad tracks cross the New River. This became the area that was incorporated as the Town of Fort Lauderdale in 1911. The Valentine Subdivision abutted this property to the west.

In 1911, the easterly portion of the Valentine Subdivision that is north of the New River was re-platted as the Waverly Subdivision. The western terminus of the Waverly Subdivision is at the east side of today's 13th Avenue, across the street from the Old West Side Grade School. All of the land that was purchased, over time, for the Old West Side Grade School site is located within the remaining Valentine Subdivision.

STATEMENT OF SIGNIFICANCE

By the early 20th Century, the area that would, be incorporated as the Town of Fort Lauderdale in 1911 was emerging as a vibrant community and transportation center. Growth in Fort Lauderdale was swift, with its population increasing dramatically from 143 in 1910 to 1,870 in 1915, the year that Broward County was formed.¹⁶ The newly elected Broward County Board of Public Instruction divided the County into three districts, each with a three-member board of trustees. To address the immediate need for facilities in the Fort Lauderdale District, Central High School and Central Elementary School were both built in 1915.¹⁷ The District Trustees then developed and implemented a ward system for school facilities. The first ward school, constructed in 1922, was South Side School, built south of the New River, along Andrews Avenue. South Side School was listed in the National Register of Historic Places in 2006.

¹⁴ Dillon, Rodney E. and Knetsch, Joe, "Forgotten Pioneer: The Legacy of Captain William C. Valentine", *The Broward Legacy*, V. 17, N. 1, Winter 1994, p. 40.

¹⁵ Plat Book Dade 1 and 2, D2-3.

¹⁶ Burghard, August and Weidling, Philip, "Checkered Sunshine", University of Florida Press, Gainesville, 1966, p.16, Mayo, Nathan, Commissioner of Agriculture, "Florida State Census – The Sixth Census of the State of Florida", State of Florida, Tallahassee, 1935, p. 91.

¹⁷ Landers, Helen, "West Side School: 86 Years of serving Broward County", *Broward Legacy*, V.29, N.1, 2009, p.38.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4 **OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SIGNIFICANCE**

The second ward school was completed in 1923 with the construction of the Old West Side Grade School, built west of downtown, just west of the Waverly Place subdivision (a portion of the Sailboat Bend neighborhood).¹⁸ On July 9, 1923, the Board of Public Instruction approved the \$500 purchase of a two-acre site from John C. Alley for the location of the Old West Side Grade School. At that same meeting, they awarded the contract to build the school, consisting of four classrooms, to Cayot and Hart in the amount of \$17,577.90, based on the designs by architect John Morris Peterman.¹⁹

John Morris Peterman, an Iowa native, was born in 1886. He received his formal architectural training from the University of Colorado, School of Architecture, followed by an internship at the prestigious Chicago architectural firm of Graham Burnham and Company, the successor firm to Burnham and Root and D. H. Burnham and Company. Upon completion of the internship, Peterman established a practice in Columbus, Ohio, where he worked until the early 1920s, when he relocated to South Florida. He settled into Fort Lauderdale where he established the first architectural firm physically located in the city. He was soon asked to design South Side School, built in 1922.²⁰ One year later, Peterman prepared plans and specifications for the West Side Grade School.

On February 24, 1924, the Board of Public Instruction approved the purchase of an additional “ten acres of land adjoining the present site of the West Side School from the estate of Ben Sherrod.”²¹ By 1925, the student population had grown to the point that additions were needed for the West Side Grade School. The additions, consisting of four additional classrooms and an open-air pavilion, were designed by the architectural firm of Lattener, Keil and Harper, in association with Thomas McLaughlin.²² The additions were constructed by Hart and Johnson at a cost of \$25,688.²³

On February 5, 1925, Fort Lauderdale Mayor Russell G. Snow received notification by telegram that the city was awarded a \$2,000 grant from the Harmon Foundation, one of 54 awarded nationwide, to construct a playground.²⁴ The Harmon Foundation is named for its founder, William E. Harmon, whose wealth was generated by The Wood, Harmon Company, a real estate company that he founded with his brother, Clifford,

¹⁸ Ibid, p. 39.

¹⁹ “Meeting Minutes”, Broward County Board of Public Instruction, July 9, 1923, p. 563.

²⁰ Stout, Wesley W., “The Beachcomber, Architect”, *Fort Lauderdale Daily News*, August 18, 1957. This is an interview with architect John Morris Peterman.

²¹ “Meeting Minutes”, Broward County Board of Public Instruction, February 24, 1924, p. 628.

²² “Expenditures Being Made to Improve Public Schools, Education Needs Get Attention”, *Fort Lauderdale Daily News*, July 25, 1925, p.1, “Meeting Minutes”, Broward County Board of Public Instruction, June 6, 1925.

²³ “Contracts for School Work are Awarded”, *Fort Lauderdale Daily News*, July 7, 1925, p.29.

²⁴ Telegram from the Harmon Foundation, Julia Snow Jones Collection, Broward County Historical Commission. Crawford, William G. Jr., “Harmon Field at West Side School: A Forgotten Legacy”, *The Broward Legacy*, V.29, N. 1,2009,p.42.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SIGNIFICANCE**

and his uncle, Charles E. Wood.²⁵ The playground was built to the west of the school building (Photos 17, 18, & 19). Included in the playground was a drinking fountain housed in a small monumental concrete structure (Photo 33). A bronze plaque dedicating the Harmon Field, as a gift of the Harmon Foundation, is mounted on the structure (Photo 34). At some point prior to 1993, the monument was relocated to the east side of the property along SW 13th Avenue, centered in front of the Old West Side Grade School. It remains in that location today (Photo 1).

The school continued to be used for educational instruction until 1961 when this function was moved to a new elementary school facility nearby, to the northwest. At that point, the administrative offices for the school board were moved to the building and campus. That function continued on the site until 2002, when the building was vacated and boarded up. In 2008, the Old West Side Grade School was extensively rehabilitated and adapted for its current use as the home of the Broward County Historical Commission. The rehabilitation included restoration of many of the historic configurations of the building.

²⁵ Bogan, Dallas, "William Harmon Legacy Lives Throughout Lebanon and Beyond", *The Warren County Ohio GenWeb Project*, November 24, 2004.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY

Primary Sources

- “Cayot and Hart Are Successful Bidders for New Building,” *Fort Lauderdale Daily News*, July 13, 1923.
- “Contracts for School Work are Awarded,” *Fort Lauderdale Daily News*, July 7, 1925.
- “Expenditures Being Made to Improve Public Schools, Education Needs Get Attention,” *Fort Lauderdale Daily News*, July 25, 1925.
- “Harmoun (sic) Foundation Selects Lauderdale for Playground Gift,” *Fort Lauderdale Evening Sentinel*, February 7, 1925.
- Mayo, Nathan, Commissioner of Agriculture, *Florida State Census – The Sixth Census of the State of Florida*, State of Florida, Tallahassee, 1935.
- “Meeting Minutes,” Broward County Board of Public Instruction, July 9, 1923, February 24, 1924 and June 6, 1925.
- Plat Book Dade 1 & 2, D 1-26 and D2-3, Broward County Historical Commission.
- Sanborn Fire Insurance Map, January 1924 and February 1928.
- “School Closing,” *Fort Lauderdale Sun-Sentinel and Daily News*, May 1961.
- “Spanish Land Grants in Florida; Briefed Translations from the Archives of the Board of Commissioners for Ascertaining Claims and Titles to Land in the Territory of Florida,” Prepared by the Historical Records Survey, Division of Professional and Services Projects, Work Progress Administration (WPA), Florida State Library Board, Tallahassee, 1940.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

Secondary Sources

- Bogan, Dallas, "William Harmon Legacy Lives Throughout Lebanon and Beyond," *The Warren County Ohio GenWeb Project*, November 24, 2004.
- Burghard, August and Weidling, Philip, *Checkered Sunshine*, University of Florida Press, Gainesville, 1966.
- Crawford, William G. Jr., "Harmon Field at West Side School: A Forgotten Legacy," *The Broward Legacy*, V.29, N. 1, 2009.
- Dillon, Rodney E. and Knetsch, Joe, "Forgotten Pioneer: The Legacy of Captain William C. Valentine," *The Broward Legacy*, V. 17, N. 1, Winter 1994.
- "Excerpts Regarding Fort Lauderdale 1836-1842, 1857 and 1870," *The New River News*, V.3, N.2, January 31, 1965.
- Gillis, Susan, *Fort Lauderdale, The Venice of America*, Arcadia Press, 2004.
- Kirk, Dr. Cooper, "William Cooley: Broward's Legend," *The Broward Legacy*, V. 1, N. 1, October, 1976.
- Kirk, Dr. Cooper, "William Cooley: Broward's Legend, Part Two," *The Broward Legacy*, V. 1, N. 2, January, 1977.
- Landers, Helen, "West Side School: 86 Years of serving Broward County," *Broward Legacy*, V.29, N.1, 2009.
- Murdoch, Richard K., "Documents Concerning a Voyage to the Miami Region in 1793", *The Florida Historical Quarterly*, V. XXXI, N. 1, July, 1952.
- Robinson, Tim, *A Tropical Frontier, Pioneers and Settlers of Southeast Florida, 1800-1890*, Port Sun Publishing, 2005.
- Stout, Wesley W., "The Beachcomber, Architect," *Fort Lauderdale Daily News*, August 18, 1957. This is an interview with architect John Morris Peterman.
- Telegram from the Harmon Foundation, Julia Snow Jones Collection, Broward County Historical Commission.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
GEOGRAPHICAL DATA**

Verbal Boundary Description

Beginning at the southeast corner of the site at the intersection of Harmon Avenue (SW 13th Avenue) and McSweeney Street (SW 3rd Court), proceed north along Harmon Avenue for approximately 275 feet to the sidewalk to the south of the Artspace lofts. Then, proceed westerly along said sidewalk for approximately 251 feet to Olsson Avenue (SW 13th Terrace). Then, proceed southerly along Olsson Avenue for approximately 275 feet to McSweeney Street. Then, proceed easterly along McSweeney Street for approximately 251 feet to Harmon Avenue.

Boundary Justification

The boundaries create a site that encompasses the Old West Side Grade School building and the open space that currently surrounds it. It is approximately 1.6 acres, 20% smaller than the original 2 acre site.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 1

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
LIST OF PHOTOGRAPHS**

LIST OF PHOTOGRAPHS

1. Old West Side Grade School
2. 301 Harmon (SW 13th) Avenue, Fort Lauderdale (Broward County), Florida
3. Dave Baber
4. February 2011
5. N/A, Digital Image
6. Main (East) Facade, Looking West
7. Photo 1 of 36

Items 1-5 are the same for the remaining photographs unless noted otherwise indicated.

4. August 2011
6. View showing setting to the south and east
7. Photo 2 of 36

4. August 2011
6. View showing setting to the north and east
7. Photo 3 of 36

4. August 2011
6. View showing setting to the north and west taken from southwest of the building
7. Photo 4 of 36

4. August 2011
6. View showing setting to the west taken from north of the building
7. Photo 5 of 36

6. South side facing northeast
7. Photo 6 of 36

3. Unknown
4. c. 1923
5. Fort Lauderdale Historical Society
6. East (front) elevation showing original building shortly after construction
7. Photo 7 of 36

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
LIST OF PHOTOGRAPHS**

3. Unknown
4. c. 1923
5. Broward County Historical Commission
6. East (front) elevation showing original building shortly after construction
7. Photo 8 of 36

6. East (front) elevation close up of main entry taken facing west
7. Photo 9 of 36

3. Unknown
4. c. 1925
5. Fort Lauderdale Historical Society
6. East (front) elevation showing building shortly after construction of the addition
7. Photo 10 of 36

3. Unknown
4. c. 1952
5. Broward County Historical Commission
6. East (front) elevation taken from Las Olas Boulevard facing west
7. Photo 11 of 36

6. North addition east elevation
7. Photo 12 of 36

6. View of decorative detail on the east elevation of the north and south additions
7. Photo 13 of 36

6. Northeast corner taken facing southwest
7. Photo 14 of 36

4. August 2011
6. North side elevation taken facing southeast
7. Photo 15 of 36

6. Southeast corner facing northwest
7. Photo 16 of 36

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
LIST OF PHOTOGRAPHS**

3. Edna Herriott
 4. c. 1928
 5. Broward County Historical Commission
 6. Children using the playground west of the building
 7. Photo 17 of 36
-
3. Edna Herriott
 4. c. 1928
 5. Broward County Historical Commission
 6. Children using the playground west of the building.
 7. Photo 18 of 36
-
3. Edna Herriott
 4. c. 1928
 5. Broward County Historical Commission
 6. Children using the playground northwest of the building.
 7. Photo 19 of 36
-
6. Northwest corner taken facing southeast
 7. Photo 20 of 36
-
6. Northwest corner of pavilion taken facing southeast
 7. Photo 21 of 36
-
6. West (rear) elevation with pavilion in the foreground facing east
 7. Photo 22 of 36
-
6. Southwest corner taken facing northeast
 7. Photo 23 of 36
-
3. Unknown
 4. c. 1961
 5. Broward County Historical Commission
 6. Close up of east (front) showing replacement awning windows
 7. Photo 24 of 36

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 4

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
LIST OF PHOTOGRAPHS**

3. Unknown
4. Date Photographed: c. 2002
6. East (front) elevation facing west showing building shortly after it was vacated
7. Photo 25 of 36

4. August 2011
6. Interior view of original 1st floor corridor doorway and south hall
7. Photo 26 of 36

3. Unknown
4. c. 1952
5. Broward County Historical Commission
6. East (front) elevation close up of north wing showing new door to converted cafeteria facing southwest
7. Photo 27 of 36

3. Unknown
4. July 25, 2007
6. Southeast corner facing northwest prior to initiating rehabilitation
7. Photo 28 of 36

4. August 2011
6. Interior view of former 1st floor classroom now used as a research library
7. Photo 29 of 36

4. August 2011
6. Interior view of former 1st floor classroom now used as an exhibit gallery
7. Photo 30 of 36

4. January 2012
6. Interior view of former 2nd floor classroom now used as archaeology storage space
7. Photo 31 of 36

4. January 2012
6. Interior view of former 2nd floor classroom now used as administrative office
7. Photo 32 of 36

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 5

**OLD WEST SIDE GRADE SCHOOL
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
LIST OF PHOTOGRAPHS**

6. The Harmon monument.

7. Photo 33 of 36

6. Detail of plaque on the Harmon monument.

7. Photo 34 of 36

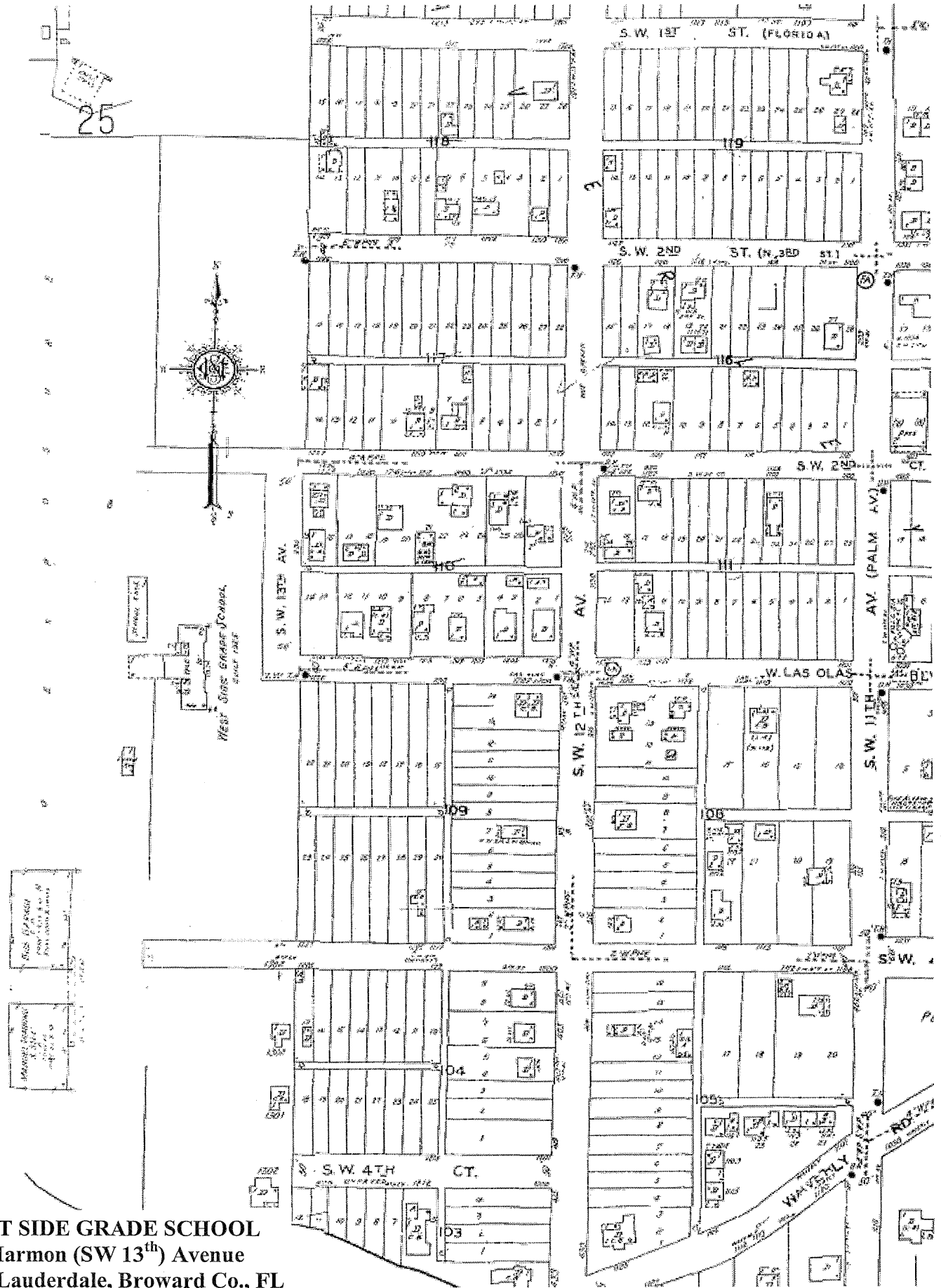
6. View east down Las Olas Boulevard behind the Harmon Monument from the front door

7. Photo 35 of 36

4. January 2012

6. Interior view of original 2nd floor corridor doorway and north hall

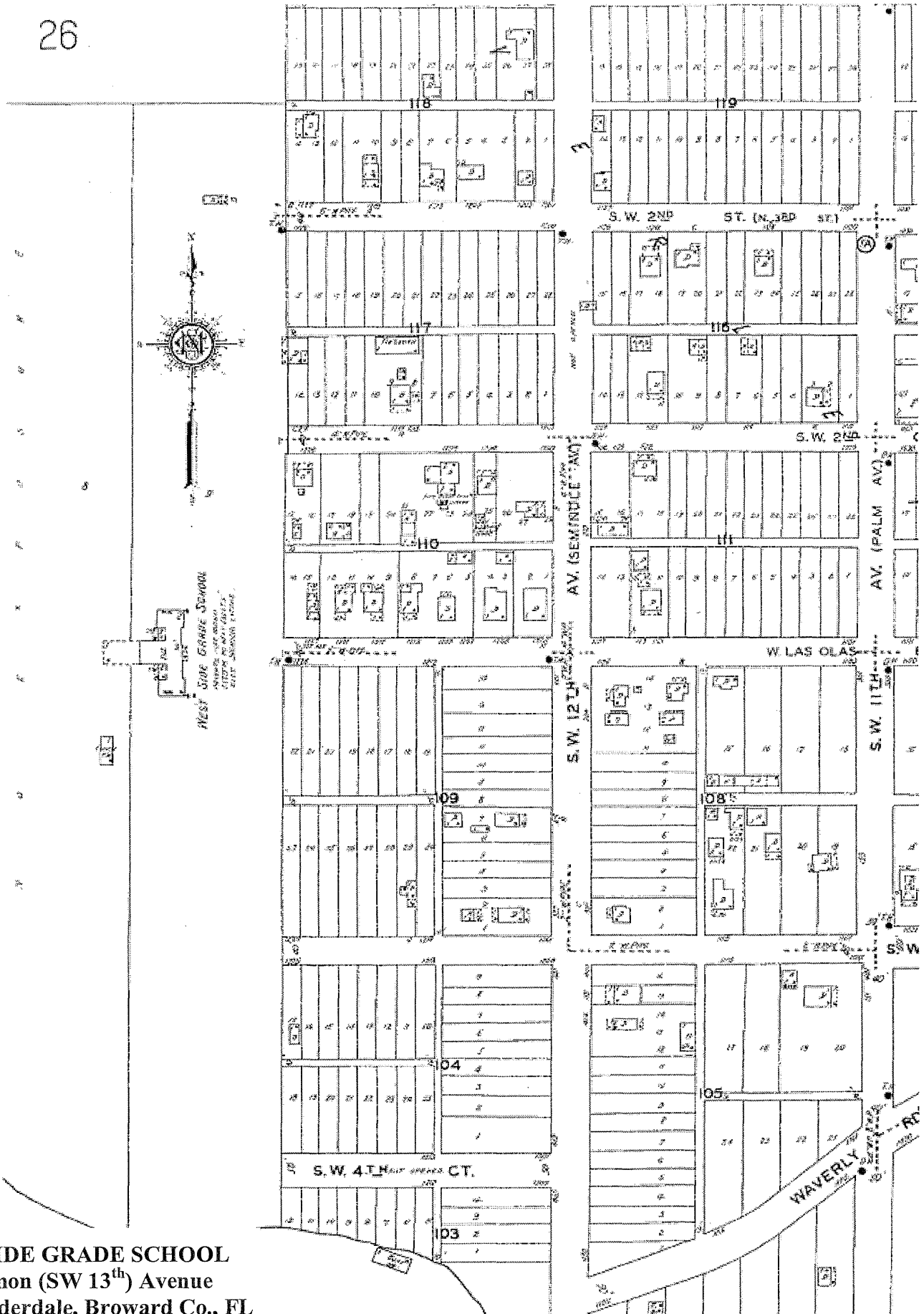
7. Photo 36 of 36



WEST SIDE GRADE SCHOOL
 301 Harmon (SW 13th) Avenue
 Fort Lauderdale, Broward Co., FL

1928-1950

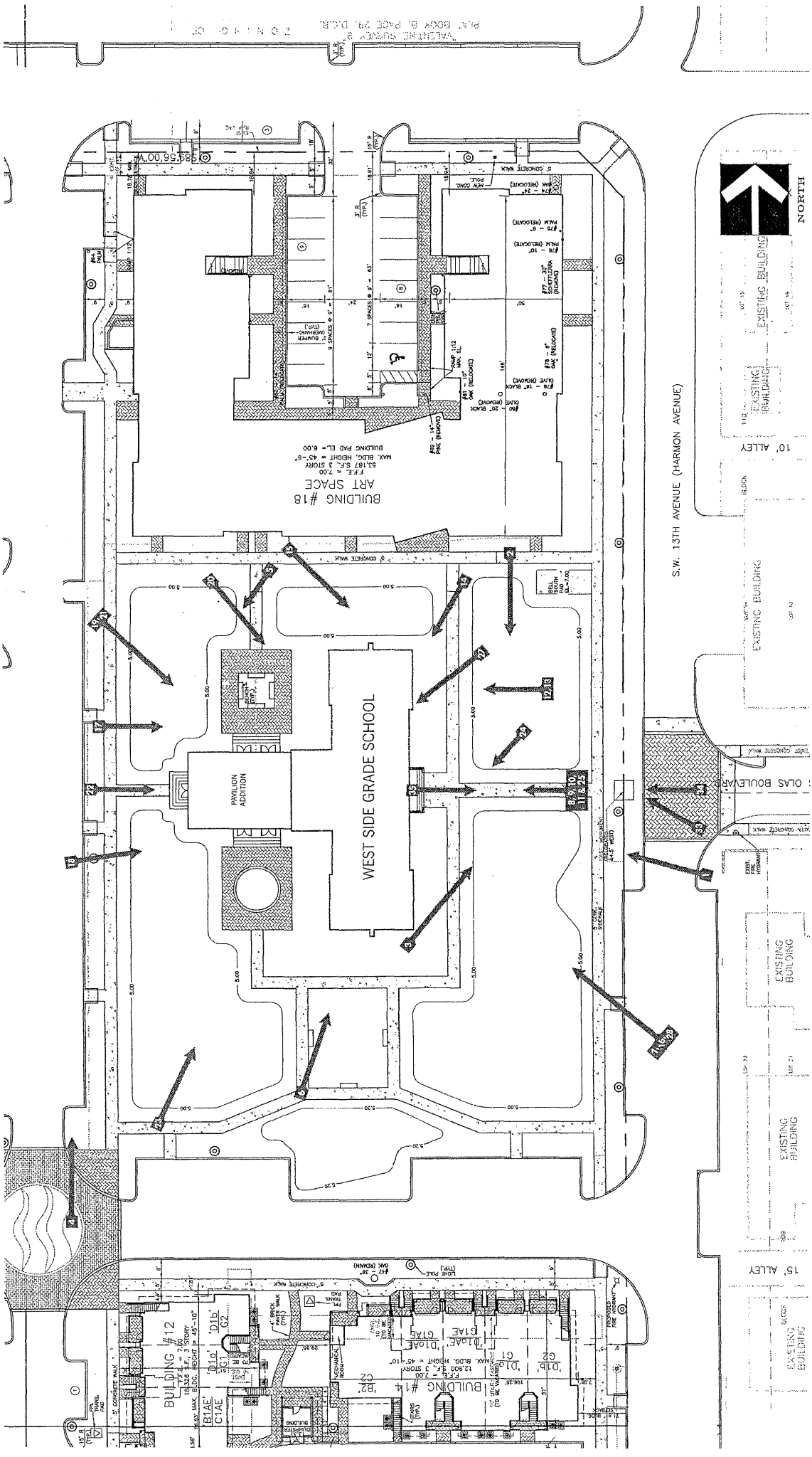
26



WEST SIDE GRADE SCHOOL
 301 Harmon (SW 13th) Avenue
 Fort Lauderdale, Broward Co., FL

1928

WEST SIDE GRADE SCHOOL
 301 Harmon (SW 13th) Avenue
 Fort Lauderdale, Broward Co., FL



S.W. 13TH AVENUE (HARMON AVENUE)

O.W.S. BOULEVARD

10' ALLEY

15' ALLEY

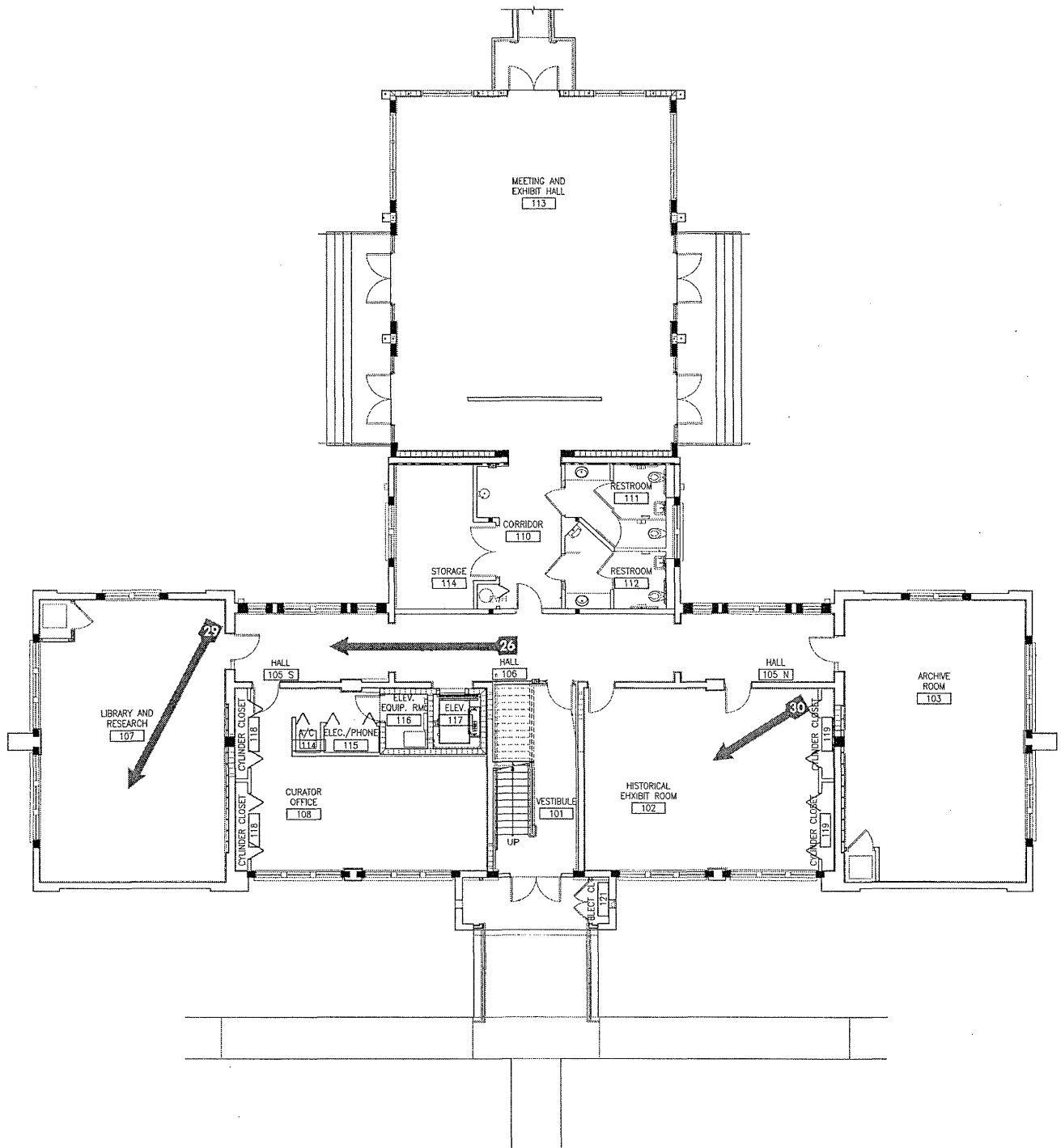
EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

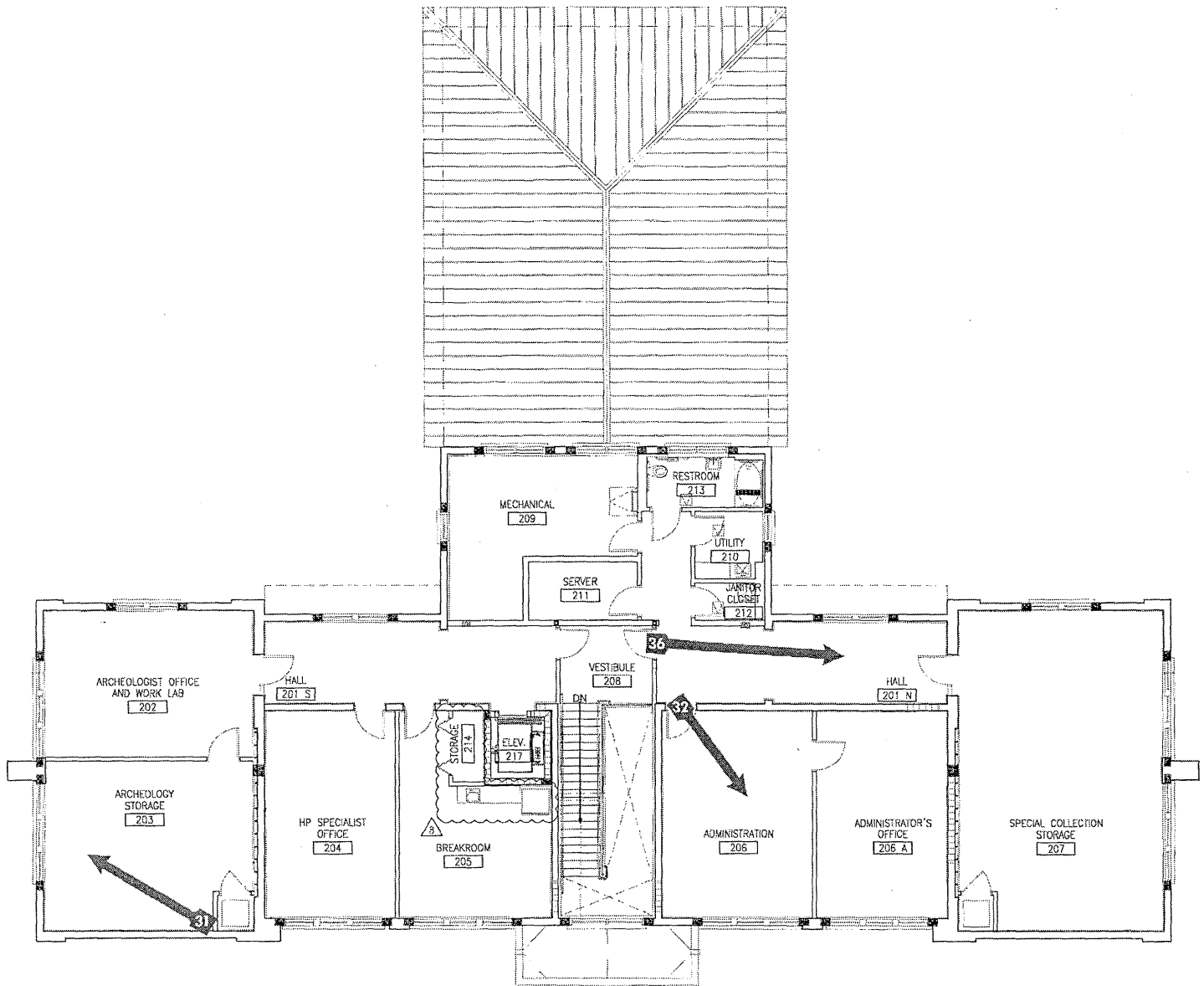
PLAT BOOK B, PAGE 29, D.M.R.
 VALERINE SURVEY
 2014.03.07



GROUND FLOOR PLAN
 Scale: 1/8" = 1'-0"



WEST SIDE GRADE SCHOOL
 301 Harmon (SW 13th) Avenue
 Fort Lauderdale, Broward Co., FL



SECOND FLOOR PLAN



WEST SIDE GRADE SCHOOL
301 Harmon (SW 13th) Avenue
Fort Lauderdale, Broward Co., FL