NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

NEGENERAL DESTRUCTION OF THE SECONDARY

1282

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-sach ten 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 BRYAN BUILDING	
other names/site number Shepherd Building; DeSoto Hotel 8BD 1334	
2. Location	
2. Location	
street & number 220-230 Brickell Avenue	N/A □ not for publication
city or town Fort Lauderdale	N/A □ vicinity
state <u>FLORIDA</u> code <u>FL</u> county <u>Broward</u>	code011 zip code 33301
3. State/Federal Agency Certification	
As the designated authority under the National Historic Preservation Act, as amended, I h request for determination of eligibility meets the documentation standards for registerin Historic Places and meets the procedural and professional requirements set forth in 36 C meets does not meet the National Register criteria. I recommend that this property nationally statewide locally. (See continuation sheet for additional comments.	ng properties in the National Register of FR Part 60. In my opinion, the property be considered significant
Signature of certifying official/Title Date	
Florida State Historic Preservation Officer, Division of Historical Resource	es
State or Federal agency and bureau	
In my opinion, the property \square meets \square does not meet the National Register criteria. (\square S comments.)	see continuation sheet for additional
Signature of certifying official/Title Date	
State or Federal agency and bureau	
National Park Service Certification	
hereby certify that the property is: If the interest in the National Register If the interest is see continuation sheet Signature of the interest is signature of the interest in the interest is signature of the interest in the interest is signature of the interest in	Ball Date of Action 10/30/97
☐ 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)	

BRYAN BUILDING		Broward Co., Florida				
Name of Property		- · · · · · · · · · · · · · · · · · · ·	County and State			
5. Classification						
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)		ources within Property eviously listed resources in the count)			
□ private □ public-local	buildings □ district	Contributing	Noncontributing			
☐ public-State ☐ public-Federal	☐ site ☐ structure ☐ object	1	0buildings			
	□ object	0	osites			
		0	0 structures			
		0	oobjects			
		1	<u>0</u> total			
Name of related multiple pro (Enter "N/A" if property is not part of		Number of contributing resources previously listed in the National Register				
	J/A		0			
6. Function or Use						
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from inst	tructions)			
COMMERCE/TRADE/bank/Spc Offices	ecialty Store/Professional	COMMERCE/TRADI	E/Specialty Store/Professional Offices			
GOVERNMENT/Post Office						
DOMESTIC/Hotel						
7. Description		Matariala				
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from	m instructions)			
NO STYLE/Masonry Vernacular		foundation <u>Brick</u> walls <u>Brick</u>	<u>k</u>			
		roof <u>Flat: Con</u> other <u>Stucco</u>	IPOSITION			

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

BRYAN BUILDING	Broward Co., Florida
Name of Property	County and State
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.)	Areas of Significance (Enter categories from instructions)
571 6 75 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMMUNITY PLANNING & DEVELOPMENT
▲ Property is associated with events that have made a significant contribution to the broad patterns of our history.	COMMERCE
☐ 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.	Period of Significance
□ 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.)	Significant Dates 1913
Property is:	
☐ A owned by a religious institution or used for religious purposes.	Significant Person N/A
☐ B removed from its original location.	Cultural Affiliation
☐ C a birthplace or grave.	N/A
☐ D a cemetery.	
☐ E a reconstructed building, object, or structure.	Architect/Builder
☐ F a commemorative property.	Unknown
☐ G less than 50 years of age or achieved significance within the past 50 years	Unknown
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 Previous documentation on file (NPS):	r more continuation sheets.) Primary location of additional data:
☐ 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 #	State Historic Preservation Office Other State Agency Federal agency Local government University Other Name of Repository

BRYAN BUILDING Name of Property	Broward Co., Florida County and State
10. Geographical Data	
Acreage of Property Less than 1 acre	
UTM References (Place additional references on a continuation sheet.)	
1 1 7 5 8 5 5 3 0 2 8 8 8 9 8 0 Zone Easting Northing 2	Zone Easting Northing 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 Jane Day/Susan Krassy/Carl Shiver, Historic Sites S	pecialist
organization Bureau of Historic Preservation	date September 1997
street & number R.A. Gray Building, 500 S. Bronough Street	telephone (904) 487-2333
city or town <u>Tallahassee</u>	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 t	he property's location.
A Sketch map for historic districts and properties h	naving large acreage or numerous resources.
Photographs	
• •	Aho nagarasti.
Representative black and white photographs of	пе ргорепу.
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 <u>Halmos Holdings, Inc.</u>	
street & number 22 Wall Street	telephone
city or town Fort Lauderdale	state Florida zip code 33301-1814

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.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number	7	Page	1	Bryan Building Fort Lauderdale, Broward Co., Florida
				Physical Description

SUMMARY

The building located at 220-230 Brickell Avenue is a two-story structure built between 1913 and 1914. It is located within the first commercial downtown district of Fort Lauderdale. The most noteworthy feature of the masonry vernacular building is its brick facade with brick detailing and brick columns. With the exception of the demolition of a small roof pediment once situated in the center of the west facade the building maintains the integrity of its original design. The brick facade is most unusual in South Florida. The building, constructed for Thomas Bryan after the devastating fire of 1912, represents the second stage of the commercial development in Fort Lauderdale. It is the least altered building of its era in downtown Fort Lauderdale. The building is currently undergoing restoration. Alterations to the building will not threaten the integrity of the original design.

SETTING

The Bryan Building, also known as the Shepherd Building, is a two-story masonry vernacular structure located within the original downtown commercial area of Fort Lauderdale. This area became the center for commercial development because of its close proximity to the New River, early Fort Lauderdale's main transportation artery. Numerous frame buildings were constructed along Brickell Avenue which ran perpendicular to the north bank of the river. In 1912 a fire destroyed nearly all the buildings that comprised the business district.

Two significant buildings constructed after the fire were the Oliver Building at 305-325 Brickell Avenue and 220-230 Brickell Avenue originally known as the Bryan Building. The pre-World War I and post war years saw the construction of other one and two story masonry vernacular buildings. Wheeler's Garage at 318-322 S.W. 1st Avenue was constructed in 1916. By the 1920s the Tibbets Building at 201 Brickell Avenue and the Colonial Building at 211 Brickell Avenue were constructed. Fort Lauderdale's first skyscrapers, the nine story Sweet Building at 303-305 South Andrews (1925) and the eight story Governor's Club at 236 S.E. 1st Avenue (1926) soon followed. During this time period the First National Bank building was constructed directly across the street from 220-230 Brickell Avenue. The area contained Fort Lauderdale's first bus station, lawyers' offices, the Fort Lauderdale Herald newspaper office and various small businesses, barber shop, taverns and restaurants. These buildings were predominately poured concrete or hollow clay tile. Brick was the least common building material.

Currently adjacent to the east of the Bryan Building is a two story commercial building. Across the street to the south is public parking. The Oliver Building, across the street to the southwest of the Bryan Building, has recently been demolished (September 1996). Directly across the street to the west, a large vacant lot with a

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				Physical Description

forlorn pedimented front entryway is all that remains of the First National Bank. The bank's entryway is scheduled to be the focal point of new construction on this site. The Tibbets Building and the Colonial Building are north of the demolished bank building site. These buildings have been altered. A new commercial building is located to the north of the Bryan Building. The nine-story Sweet Building has been extensively altered and is now known as "One River Place."

DESCRIPTION

Exterior:

The Bryan Building is situated on the northeast corner of Brickell Avenue and Wall Street also known as either West Las Olas Boulevard or Sterling Place. The building is rectangular in shape and has a flat roof. Its dark red brick facade is accentuated by brick columns and pilasters. The principal elevation faces the west (photo #1). A bold rough cast stuccoed belt course with a projecting cornice divides the first and second floors. An arched door surround has been found beneath this pediment. This indicates an original feature that will be included in the current restoration project. Another entrance is found on the southwest corner. This recessed entrance is framed by chamfered brick supports and has one brick column (photo #3). Brick niches add to the detailing. Five storefronts with plate glass windows are found on the ground floor west elevation. Glass blocks replace historically correct bricks originally below the plate glass windows. The current restoration project will replace these current windows with fixed plate glass that more closely resembles the original windows. Brick pilasters divide each of these storefronts.

The second floor consists of eight windows which are framed with a brick motif that resembles a simplified Greek key design. Seven brick pilasters are additional detailing on the second floor (photo #4). All the windows have brick sills supported by brick brackets and are single hung sash. Multiple bands of bricks divide the brick facade from a projecting cornice beneath the flat roof. Large ornamental brackets with a flower-like modillion are placed at each corner while smaller modillions decorate the cornice. Egg and dart detailing is also found along the cornice. It is unknown when the original paired 1/1 sash windows were changed, but the current rehabilitation project has already replaced the later aluminum single hung windows with 6/6 single hung sash windows. It should be noted that the size of the window openings has not been changed.

The south elevation (photo #3) consists of four ground floor windows with brick sills and two simple doorways. A single raised band of brick acts as a belt course between the ground and second floor. Detailing on the second floor windows is consistent with the detailing found on the west elevation windows with brick pilasters, sills and brackets. The easternmost door leads to a staircase to the second floor.

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				Physical Description

Interior:

The interior of the building has adapted well to multiple uses. The ground floor has always been divided into various individual storefronts. From 1947 to the early 1990s the law office of prominent attorney and City Judge Ennis Shepherd has occupied a portion of the ground floor. The general configuration of the ground floor rooms has remained the same. The recessed entrance on the southwest corner has traditionally been the doorway into the law offices and not associated with the west elevation storefronts. The second floor served as a hotel or rooming house from the 1920s to the early 1990s. The single staircase from the west elevation entrance has always functioned as the main access to the upper level. Interior hallway configurations closely resemble earlier floor plans.

The current owner has contracted with an architect and local contractor who are known for their restoration work. The building is currently undergoing a rehabilitation to restore dignity to one of Fort Lauderdale's oldest commercial buildings.

¹Interview: Bette H. (Mrs. Ennis) Shepherd by Susan Krassy, Plantation, FL, 22 October 1996.

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			 Statement of Significance

SUMMARY

The building at 220-230 Brickell Avenue is significant at the local level under Criterion A in the areas of Commerce and Community Planning and Development. The property was developed by Tom Bryan, a member of one of Fort Lauderdale's most influential pioneer families. Bryan built the structure during a period of great commercial development which occurred after the devastating 1912 fire. The commercial growth was enhanced by the opening of the North New River Canal system linking Fort Lauderdale to Lake Okeechobee. The building represents a move away from the fire susceptible frame vernacular buildings to more fire resistant masonry buildings. It was been called "particularly noteworthy" in the 1985 Architectural and Historical Survey of Fort Lauderdale.²

HISTORICAL CONTEXT

The development of Fort Lauderdale as a community began in the late nineteenth and early twentieth century as a series of small farms and trading posts by the New River. An early description of the river said that "for six miles above its mouth...(it was) the straightest, deepest and finest river...in Florida." In 1895 Henry Flagler extended his Florida East Coast Railway from West Palm Beach to Miami. Flagler hired Philomen Nathaniel Bryan, a citrus grower from New Smyrna who had been wiped out in "The Big Freeze" of 1895, and his two sons Thomas and Reed to supervise construction of the railroad bed. When Bryan arrived in Fort Lauderdale the area was already homesteaded by William and Mary Brickell, Frank Stranahan, Edwin T. King and a few other hardy families. Stranahan's trading post and ferry did considerable business with locals and the Seminole Indians.

Shortly after completing the railway, Bryan moved his wife and daughters to Fort Lauderdale where he and his sons began various projects. The Bryans constructed a small wood frame hotel near the train depot in 1900.⁴ By 1906 the Bryans constructed their second hotel, the New River Inn which is listed on the National Register of Historic Places in 1972. The family were also successful farmers. As the brothers matured they continued the family tradition as influential members of the community. They established the first board of trade and developed real estate. Reed Bryan developed the area's first canal system. He assisted Governor Broward's ambitious plan to drain the Everglades, thereby producing hundreds of acres of fertile farm land.⁵ Tom Bryan served as a councilman, was instrumental in the construction of the first water plant, and assisted in the

²Architectural and Historical Survey of Fort Lauderdale: Town Limits, Historical Property Associates, St. Augustine, 1985. p.97.

³Philip Weidling and August Burghard, <u>Checkered Sunshine</u>. (Fort Lauderdale: 1974) p. 13.

⁴Florence C. Hardy, "New River News History Section," New River News, July 31, 1971. p. 5.

⁵<u>Historical and Architectural Significance of the Bryan Homes, Fort Lauderdale, Florida,</u> compiled by Research Atlantica, Inc. for the Chart House, Inc. Solana Beach, California. 1989. p. 2.

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				Statement of Significance

purchase of land for the first city hall. Both brothers actively pursued a course of action which led to the establishment of Broward County.⁶

By 1910 advertising campaigns by land companies boasted that Fort Lauderdale was "The Gateway to the Everglades". The population soared as did subsequent developments. The Oliver brothers opened their general store. The first bank, Fort Lauderdale State Bank, opened with Thomas Bryan as one of the directors. Brickell Avenue, named after one of the earliest pioneer families, became a center for commerce in the thriving community a year before Fort Lauderdale's incorporation in 1911. The Osceola Hotel with its fifty rooms became Fort Lauderdale's third hotel. Two weekly newspapers, the Fort Lauderdale Herald and the Fort Lauderdale Sun, began publication. Thomas Bryan began the Fort Lauderdale Light & Ice Company. The company produced ice for the carloads of vegetables that were shipped to northern markets and power to generate electricity for public use. Bryan also was instrumental in the administration of the telephone system.

By 1911 numerous wood frame buildings dotted Brickell Avenue and North West New River Drive. Grocery stores, garages, the post office, general merchandise stores, real estate offices and banks all operated within this business district. The area was further enhanced when the North New River Canal to Lake Okeechobee opened in grand style on April 26, 1912. Governor Albert W. Gilchrist presented Fort Lauderdale's first mayor William Marshall with a commemorative gold shovel.

Disaster struck on June 1, 1912 when a fire destroyed almost the entire downtown business district. Fire departments summoned from Miami and West Palm Beach failed to arrived in time to be of any assistance, but Fort Lauderdale's antiquated bucket brigade was able to saved one bank building. The Osceola Hotel also survived.

HISTORIC SIGNIFICANCE

As a member of the city council and the business community Thomas Bryan played a decisive role in the reconstruction of the business district. Bryan joined other community leaders who rebuilt the downtown area when he constructed a two-story brick building on the northeast corner of Brickell Avenue and Wall Street, the site of the old Dade Theater.¹⁰ This building at 220-230 Brickell Avenue became known as the Bryan Building.

⁶**Ibid**. p. 3.

⁷Cooper Kirk, "The Abortive Attempt to Create Broward County in 1913." <u>Broward Legacy</u>, Vol. 12, Winter-Spring 1989. p. 9.

⁸Checkered Sunshine, p. 42.

⁹Sanborn Map, 1912. on file at the Fort Lauderdale Historical Society.

¹⁰Historic photograph, Fort Lauderdale Historical Society file. N.A., c1914.

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				Statement of Significance

The Oliver brothers built their new store on the site of the old Stranahan store. The Gilbert Hotel was added to the street, and a movie theater and ice cream parlor brought a diversity to the street.

The post office was housed on the ground floor of Bryan's new building from 1914 through 1925. The Fort Lauderdale Bank was also located on the ground floor until at least 1924. The second floor was used for various hotels and rooming houses. The Hotel DeSoto occupied the second floor from 1919 through at least 1927. Other hotels that occupied the building were the Lee Hotel from 1936-1938, the Hotel Boriss from 1940-1948, and the Dorsey Hotel from 1950-1965. The Dorsey Hotel was a "men only" hotel known for its cowboy motif. Rooms were painted with western scenes which ranged from corrals to hangman's nooses. Real estate offices, insurance agencies, beef purveyors and dry goods merchants were additional tenants. Read's Dry Goods was a popular store for local women to purchase clothing material. 14

In the mid 1940s the building was purchased by Fort Lauderdale real estate developer Bailey R. Howard from a Mr. Hollenbach. Howard moved his family to Fort Lauderdale from Iowa in 1938. His son-in-law Ennis Shepherd eventually acquired the building and maintained his law offices there until the early 1990s. 15

The downtown commercial area remained vital until the 1960s when suburban growth forced the eventual closing or moving of the mainstay downtown businesses. These included a large McCrory's, Burdine's Department Store and a Fort Lauderdale favorite, M. Sterling Clothing Store. Only since the current rehabilitation project by Halmos Holding Company have tenants been forced to vacate the Bryan Building. Many of the other older buildings in the area have been demolished or abandoned. A few, such as the Sweet Building, now known as One River Plaza, Tibbets and the Colonial Building have lost much of their architectural integrity through renovations. The Bryan Building, now known as the Shepherd Building, stands out as a reminder of Fort Lauderdale's early commercial beginnings.

¹¹"Post Office Seeks Larger Quarters; Bids Requested", Fort Lauderdale Daily News, 6 August 1925. p. 3.

¹²Sanborn Maps, 1914 and 1924, Fort Lauderdale Historical Society.

¹³Shepherd Interview.

¹⁴Interview: Helen Landers by Susan Krassy, Fort Lauderdale, FL, 22 October 1996.

¹⁵Shepherd Interview. Note: The Hollenbach purchase of the property and subsequent sale to Howard is based on the interview with Bette Howard Shepherd. This information cannot be documented. Broward County tax records are incomplete.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number	9	Page	1	Bryan Building Fort Lauderdale, Broward Co., Florida
				Major Bibliographical References

<u>Architectural and Historical Survey of Fort Lauderdale: Town Limits</u>, compiled by Historic Property Associates, St. Augustine, Florida, 1985.

Bryan Family file, Fort Lauderdale Historical Society.

Day, Jane S. and Emily Perry Dieterich. <u>Historical and Architectural Significance of the Bryan Homes, Fort Lauderdale, Florida</u>, Research Atlantica, Inc., Coral Springs, Florida, 1989.

Hardy, Florence C., "New River News History Section," New River News, 31 July 1971.

Heiney, A.U., "Land Lottery", Broward Legacy, July 1977.

Kirk, Cooper. "The Failure to Create Broward County: 1913", Broward Legacy, Summer/Fall, 1988.

"Post Office Seeks Larger Quarters; Bids Requested", Fort Lauderdale Daily News, 6 August 1925.

Sanborn Maps, 1912, 1914, 1924, and 1928 on file at the Fort Lauderdale Historical Society.

Weidling, Philip and August Burghard. <u>Checkered Sunshine, The Story of Fort Lauderdale 1793-1955</u>. University of Florida Press, 1974.

"What Seven Years Have Done for Fort Lauderdale", <u>Broward Legacy</u>, Summer/Fall 1987, reprinted from the Fort Lauderdale Sun-Sentinel, April 19, 1918. N.A.

INTERVIEWS

Landers, Helen, Broward County Historian, by Susan Krassy. Fort Lauderdale, FL, 22 October 1996.

Shepherd, Bette H. (Mrs. Ennis) by Susan Krassy. Plantation, FL, 22 October 1996.

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				Boundary Description and Justification

VERBAL BOUNDARY DESCRIPTION

Ft Lauderdale B - 40 D Lot 5 POR DESC AS COMM AT SW COR OF LOT 5, E 10 TO POB, N. 46 E 65.90, S.57, W65.90 TO POB

BOUNDARY JUSTIFICATION

This boundary is justified because it consists of the entire property historically chosen for the construction of the Bryan Building by Thomas Bryan in 1913.

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				Photographs

PHOTOGRAPHS

- 1. Bryan Building, 220-230 Brickell Avenue
- 2. Fort Lauderdale, Broward County, FL
- 3. Susan Krassy
- 4. June 24, 1996
- 5. Research Atlantica, Inc.
- 6. West elevation, camera facing southeast
- 7. Photo 1 of 5
- 6. Detail, west elevation, camera facing east
- 7. Photo 2 of 5
- 6. Detail, west and south elevations, camera facing northeast
- 7. Photo 3 of 5
- 6. Detail, west and south elevations, camera facing northeast
- 7. Photo 4 of 5
- 6. Detail, interior, camera facing southwest
- 7. Photo 5 of 5