

ATTACHMENT A
Application Package
Part VI

HISTORIC DESIGNATION REPORT

**BRYAN HOUSE
4220 NORTH 58 AVENUE**



JULY 26, 1999

by

**City of Hollywood, Florida
Department of Development Administration
Community Planning Division**

**Recommendation for Historical Consideration
Broward County Historical Commission
October 1, 1991**

Historic Name of Site: Bryan House

Current Name of Site: Cheaney Residence

Address: 4220 North 58th Avenue

Construction Date: c. 1916

Function: Residential

Brief Description: Two-story Wood Frame Vernacular residence

Owner: Thomas Cheaney

Type Ownership: Private

Legal Description: Seminole Estates 21-15 B, Lot 1 Less Beginning N.E. Corner of Lot 4, Easterly along North Property Line of Lot 1 243.23, Southerly 196.13, Westerly 242.67 to N. W. Corner of Lot 3, Northerly to Point of Beginning.

Folio Number: 514101010010

Previous Listing: Florida Master Site File; Listed as Very High Priority Site by Broward County Historical Commission

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**The Bryan House
4220 North 58th Avenue
Local Historic Site**

Statement of Significance:

Historical Information:

This two-story Dade County Pine farmhouse, built in 1916, is one of the oldest surviving structures in Southern Broward County and is a fine example of Wood Frame Vernacular style of architecture. The Broward County Historical Commission recently listed the Bryan home as being one of the most historically and architecturally significant structures in Broward County.¹

Phileomen N. Bryan built the farmhouse for John M. and Guilda M. Bryan. The Bryans were a prominent Broward County pioneer family and citrus growers. The farmhouse was built near the site of Bryan's 1902 farmhouse that was demolished.²

John and Guilda Bryan originally purchased 90 acres of land for 25 cents per acre and developed the first orange grove in Broward County on the property. It is believed that the property was originally an island, but the surrounding land was drained when the first farmhouse was constructed. It is also believed that the property contained the most southern tributary of the South Fork of the New River and that there was a dock at the water's edge. An existing nearby pond and a remnant oak and hardwood hammock provide evidence to these original land features.

According to the 1974 Florida Master Site File for this property, "servants were Indians. Betty Jumper, a Seminole Indian, played there when she was a child. In the late 1940s and early 1950s, the house was used as a gambling casino by a syndicate operation. The syndicate was involved in raids, gun running, and other illegal activities. In 1948 and through the early 1950s the house was used by the Elk's Club".³

¹ Research Atlantica, Inc., City of Hollywood, Florida Comprehensive Historic Preservation Plan, Coral Springs, September 1991, pp. 8 and 35.

² Murray and Lourcey Bryan, sons of John M. Bryan and Guilda M. Bryan, Interviews with Dr. Cooper Kirk, Broward County Historian, 1982.

³ State of Florida, Department of State, "Florida Master Site File, 4220 N. 58th Avenue."

Over the years the homestead has been reduced to 5 acres and a new house recently was built near the original homestead.

Architectural Information:

The Bryan House is an example of Wood Frame Vernacular style of architecture. This style represents a typical method of construction used by pioneers in South Florida. As is typical of the style, the builder used local available materials in the construction of a useful and practical building. The materials included Dade County Pine that is valued for its longevity. The rectangular structure has stark simplicity and is described in the Florida Site File as a farmhouse in the "Carolina" style. The structure is built on stone piers, has a front porch, and has a high pitched gabled roof which usually indicates construction before 1920. The windows are double-hung and single-hung sash with shutters.⁴

On inspection, it is evident that some additions and alterations have been made to the house. Most notable alterations to the original structure are the additions of an enclosed front porch, a side porch, a kitchen and dining room to the rear. Other alterations include elimination of some doorways, replacement of some windows and doors, interior remodeling, and replacement of a portion of siding on the south side of the house. Most of these alterations appear to have been made between the 1920s and the 1940s. Despite these changes, much of the original material and configuration of the house appears to be intact.⁵

Although the structure has been altered, the architectural integrity of the original structure remains.

Archaeological Survey:

The Bryan property was tested as part of the current countywide archaeological survey in May 1995. This effort located no prehistoric or Seminole sites, although materials from the twentieth century occupation of the land were recovered.⁶

⁴ State of Florida, Department of State, "Florida Master Site File, 4220 N. 58th Avenue."

⁵ Rodney Dillon, Broward County Historical Commission, Memorandum on the "Survey of Historic John M. and Guilda Bryan House," May 15, 1995, p. 1.

⁶ Dillon, p. 2.

Criteria for Designation:

(D.3.a.) “Integrity of location, design, setting, materials, workmanship, and association.” Although there have been some alterations, the building maintains its architectural integrity and is one of the oldest structures in South Broward County.

(D.3.b.)1. “Association with events that have made a significant contribution to the broad patterns of our history.” The Bryan House is associated with the farming industry in the 1920s and the surrounding property contained one of the first orange groves in Broward County. The structure is one of the few remaining examples of a farmhouse in Broward County.

(D.3.b.)2. “Association with the lives of persons significant in our past.” The structure is significant historically as the homestead of John M. and Guilda M. Bryan, a prominent pioneer family in Broward County.

(D.3.b.)3. “Embodiment of the distinctive characteristics of a type, period, or method of construction.” Although there have been alterations, the structure at 4220 N. 58 Avenue embodies the characteristics of the Wood Frame Vernacular style of architecture. It is representative of the Boom Years of the 1920s in Broward County.

Recommendation:

Based upon the information presented in this report, it is recommended that the City of Hollywood designate 4220 N. 58 Avenue as a local historic site.

1. Areas subject to Review: All exterior elevations of buildings.
2. Review Guidelines: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, as amended, and the City's Design Guidelines for Historic Properties.

Page 1 **HISTORICAL STRUCTURE FORM**
FLORIDA SITE FILE

Site # 8BD01076

Site Name *CHEANEY RESIDENCE*

Recorder # 0

Field Date

Survey

No Original

Form Date 6/17/1996

National Register Category *BUILDING*

Yes Update

Multilist #: 0

Survey #:

LOCATION AND IDENTIFICATION

Address (include N,S,E,W; st. ave, etc) *4200 N 58 AVE*

Cross Streets (nearest/between) *42 ST & STERLING RD*

Nearest City/Town *HOLLYWOOD*

Within City Limits Yes

County *BROWARD*

Tax # 514101010010

Subdivision Name *SEMINOLE ESTATES 21-15 B*

Ownership *PRIV-RESI*

Block

Lots *LOT 1 LESS..*

Name of Public Tract (e.g., park)

Route To *W SIDE 58 AVE/STERLING RD*

MAPPING

USGS Map Name *FT LAUD SOUTH 1962 PR 1969*

Township 51 Range 41 Sect. 1 1/4 1/4 - 1/4: Irreg. Sect.? No

UMT ZONE (16 OR 17): 17 Easting 579400 Northing 2880800

Landgrants:

Plat or Other Map (Map's name, Location) *SEMINOLE ESTATES 21-15 B*

DESCRIPTION

Style *FRAME VERNACULAR* Exterior Plan *IRREGULAR* No. Stories 2

Structural Systems *WOOD FRAME*

Foundation Types *PIERS* Materials *UNKNOWN*

Exterior Fabrics *WOOD*

Roof Types *GABLE* Materials *UNKNOWN*

Secondary Strucs. (dormers etc.) *SHED*

Chimney: No. 0 Materials *NA* Locations *NA*

Windows: Types *DHW, 1/1, SINGLE W/SHUTTERS* Materials *WOOD*

Main Entrance (stylistic details) *UNKNOWN*

Open Porches 0 Closed 1 Incised 0 Locations *S/ACCESS FROM S*

Porch Roof Types *UNKNOWN*

Exterior Ornament *NONE*

Interior Plan *UNKNOWN* Condition *FAIR*

Surroundings *A-RESI*

Ancillary Features *UNKNOWN*

Archaeological Remains at Site: *NONE-NA*

NARRATIVE: (eg description of interior, landscape, architecture, etc. 250 character limit.)

Architectural features that add to the integrity of this Wood Vernacular style structure include use of Dade County Pine (local materials), rectangular shape, porches, high pitched gable roof, and stark simplicity.

HISTORY

Construction Date 1916 CIRCA: Yes

ARCHITECT (last name first): UNKNOWN

BUILDER (last name first): UNKNOWN

Moves No Dates Orig. addr. NA

Alterations Yes Dates Nature ADDITIONS (ENCLOSED FRONT PORCH, SIDE P

Additions No Dates Nature UNKNOWN

Original Use (give dates): RESIDENCE From To

Intermediate Uses (give dates): From To

Present Uses (give dates): RESIDENCE From To

OWNERSHIP HISTORY:

ACCORDING TO FLA SITE FILE, JOHN M AND GUILDA M BRYAN WERE THE OWNERS OF THIS PROPERTY AND BUILT THE HOUSE IN 1916

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

Yes Archaeological survey/testing:	Yes Tax records only:	No Library research-local:	Yes Subdivision maps:
No Exposures inspected, informal:	No Interior inspection:	Yes Library special collectn	No Sanborn maps:
No Controlled archaeological surf colln	Yes FMSF survey search:	No Building Permits:	Yes Plat maps:
No Archaeological form completed:	Yes FMSF sites search:	No Demolition permits:	Yes Newspapers:
No Public Lands Survey:	No FL Archives (Gray Bldg):	No Commercial permits	Yes Occupant interview:
No Tax records/property deeds:	No FL Photo Archives	No Occupation permits:	No neighbor interview:

No other: (Specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local designation? Yes

Individually eligible for National Register? No Category

Potential contributor to National Register district? No

Historical Associations ARCHITECTURE

Explanation of Evaluation

THIS BUILDING IS SIGNIFICANT AS ONE OF THE OLDEST SURVING STRUCTURES IN SOUTHERN BROWARD COUNTY, IS A FINE EXAMPLE OF WOOD VERNACULAR STYLE OF ARCHITECTURE, AND REPRESENTS THE BOOM YEARS OF THE 1920S IN HOLLYWOOD, FLORIDA.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use continuation Sheet, give FSF Manuscript # if relevant)

NA

Location of negatives + negative numbers R33/F2,3,4

NOTE: For computer entry on "Smartform" please refer to the REPOSITORY section to input information on photographs)

RECORDER

Recorder Name NIPE, FRANCES

Recorder Address 2600 HWD BLVD, HWD FL 33022-9045

Recorder Phone 954-921-3471

Affiliation COM PLN DIV, HWD, FL

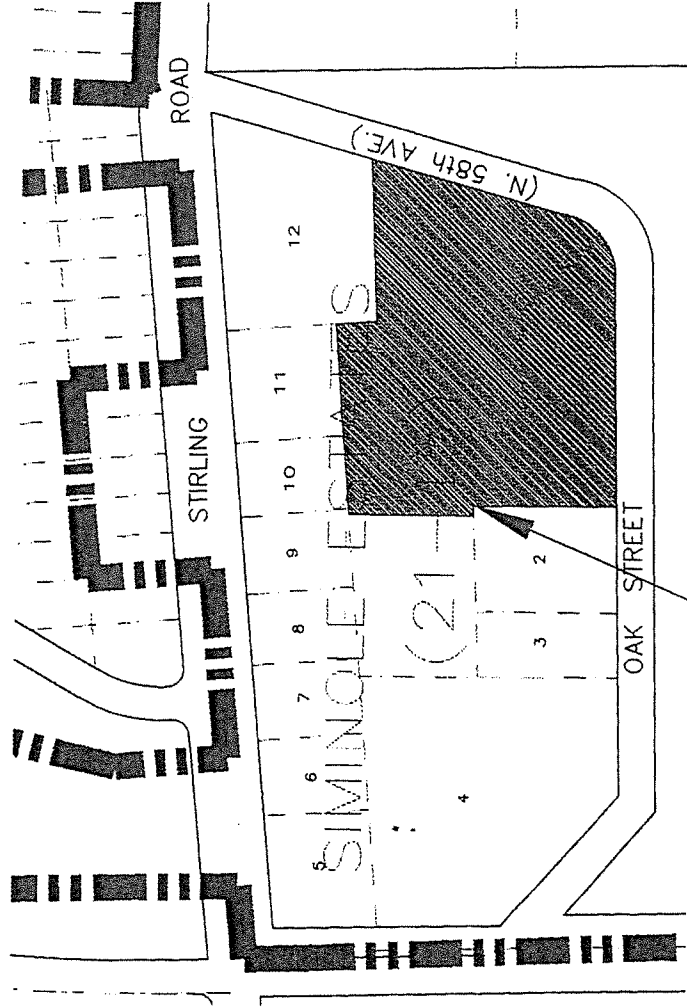
ADDITIONAL INFORMATION

Memorandum from Rodney Dillon, Broward County Historical Commission to Elizabeth Matei, Broward County Planning Council. "At the request of the Planning Council and Tom Cheaney, current owner of the John M. and Guilda Bryan house, the Historical Commission staff has conducted research in the Commission archives and performed a site survey on May 10. This structure is listed as Site #8BD0153 on the Florida Master Site File, which incorrectly identifies it as the Philemon Bryan house. It is also listed as a high priority site on the county's "Review of Florida Site File Records for southern Broward County and Recommendations for Historic Site Considerations". Both the Master Site File and the county's report, as well as a number of other secondary sources indicate a construction date of 1902. Both the site file and the county report describe the structure as a farmhouse of the "Carolina style". Background research: subsequent research by Historical Commission staff indicates the house was actually constructed by Broward County pioneer and citrus grower John M. Bryan in 1916 near the site of Bryan's 1902 house which has long since been demolished. This information is contained in a 1982 oral history interview by Broward County Historian Dr. Cooper Kirk with Murray and Lourcey Bryan, sons of John M. Bryan. Murray Bryan was born in 1905 and grew up on the property in the 1900s and 1910s.

Site Survey: On inspection, it is evident that some additions and alterations have been made to the house. Most notable are the additions of an enclosed front porch, a side porch, and a kitchen and dining room to the rear. Alterations include elimination of some doorways, replacement of some windows and doors, interior remodelling, and replacement of a portion of siding on the south side of the house. Most of these alterations appear to have been made between the 1920s and 1940s. Despite these changes, much of the house appears to be intact. The Master Site File refers to outbuildings on the property, but none of these remain. There are two other houses on the property, neither of historic significance.

Archaeological Survey: The Cheaney property was tested as part of the current county-wide archaeological survey in May 1995. This effort located no prehistoric or Seminole sites, although materials from the twentieth century occupation of the land were recovered. This historic pioneer component is not deemed eligible for the National Register of Historic Places, and no further testing is required of Mr. Cheaney. However, this office has requested access to the property to allow students and the Broward County archaeological Society volunteers to continue archaeological and historical research on this important east Everglades pioneer settlement. Field Survey: This represents the archaeological component for the Bryan House, a wood vernacular structure located at 4200 N 58th Avenue, Hollywood. The current structure includes a 1902 residence of the Bryan family. Potential archaeological components include pre-1920 trash pits and the out-house privy. The exact locations of these components are not known. Extensive conversations with the current owner, Tom Cheaney, indicates that the property has been in his family's possession since 1946. According to Mr. Cheaney, it was not until 1982, that the City of Hollywood stopped his grandmother from burning trash in the backyard. Two concrete "troughs" exist in the backyard where the trash was burned, and then separated and buried. That means that there may be approximately 80 years of historic refuse buried on the property. Complicating and obscuring the interpretation of any subsurface feature is the fact that Tom Cheaney has conducted extensive ditching for utility lines, landscaping, and clearing across the property. In recent months, he also brought a large load of dark grey sand from a land fill site and used it as fill at various locations across the property. This fill has hundreds of small fragments of glass and china mixed in the sand. During our 1995 assessment we excavated a total of six test holes on the property. These holes were all characterized by light to medium grey sand. The holes were all excavated at the eastern portion of the property the highest natural elevation occurs, and a remnant of an oak and hardwood hammock remains. No prehistoric or significant artifacts were uncovered during those tests.

HISTORIC RESOURCE



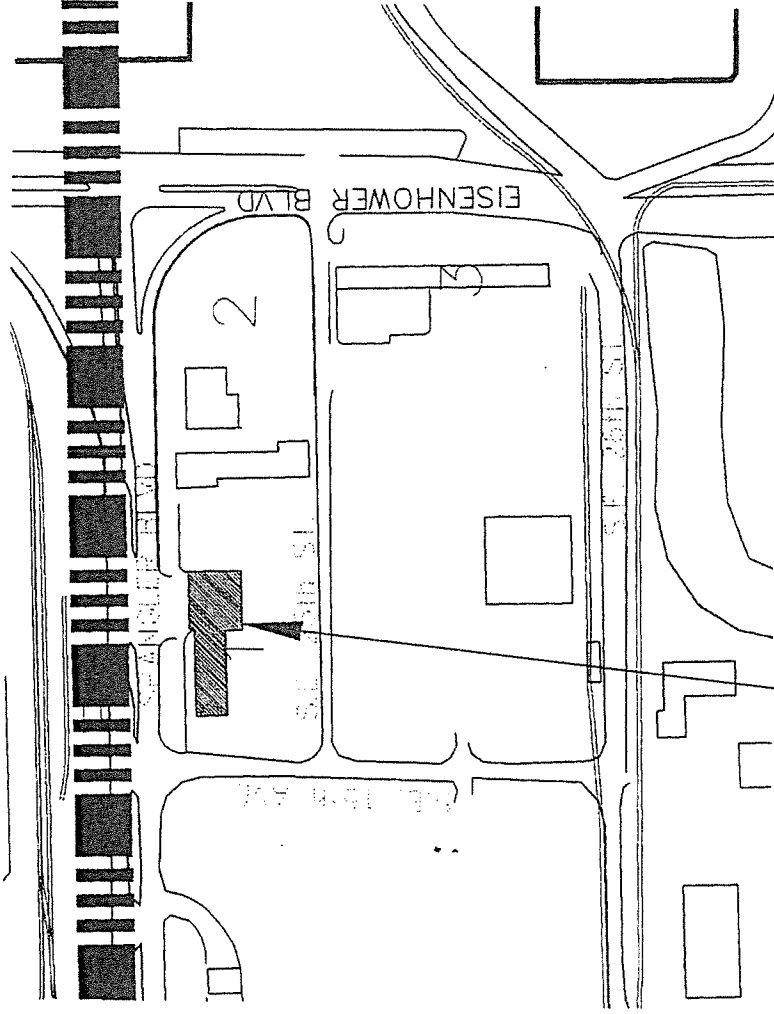
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CPD COMMUNITY PLANNING DIVISION
Department of Development
Administration

FLORIDA SITE FILE
8BD01076

CITY OF
HOLLYWOOD, FLORIDA
GEOGRAPHIC SECTION - GIS

HISTORIC RESOURCE



SUBJECT PROPERTY
1700 Spangler Blvd



GIS FILE: D:\DRAWINGS\PROJECTS\Historic\Historic_resource\8bd00port.dwg

CPD COMMUNITY PLANNING DIVISION
Department of Development
Administration

FLORIDA SITE FILE
8BD00210

CITY OF
HOLLYWOOD, FLORIDA
GEOGRAPHIC SECTION - GIS

























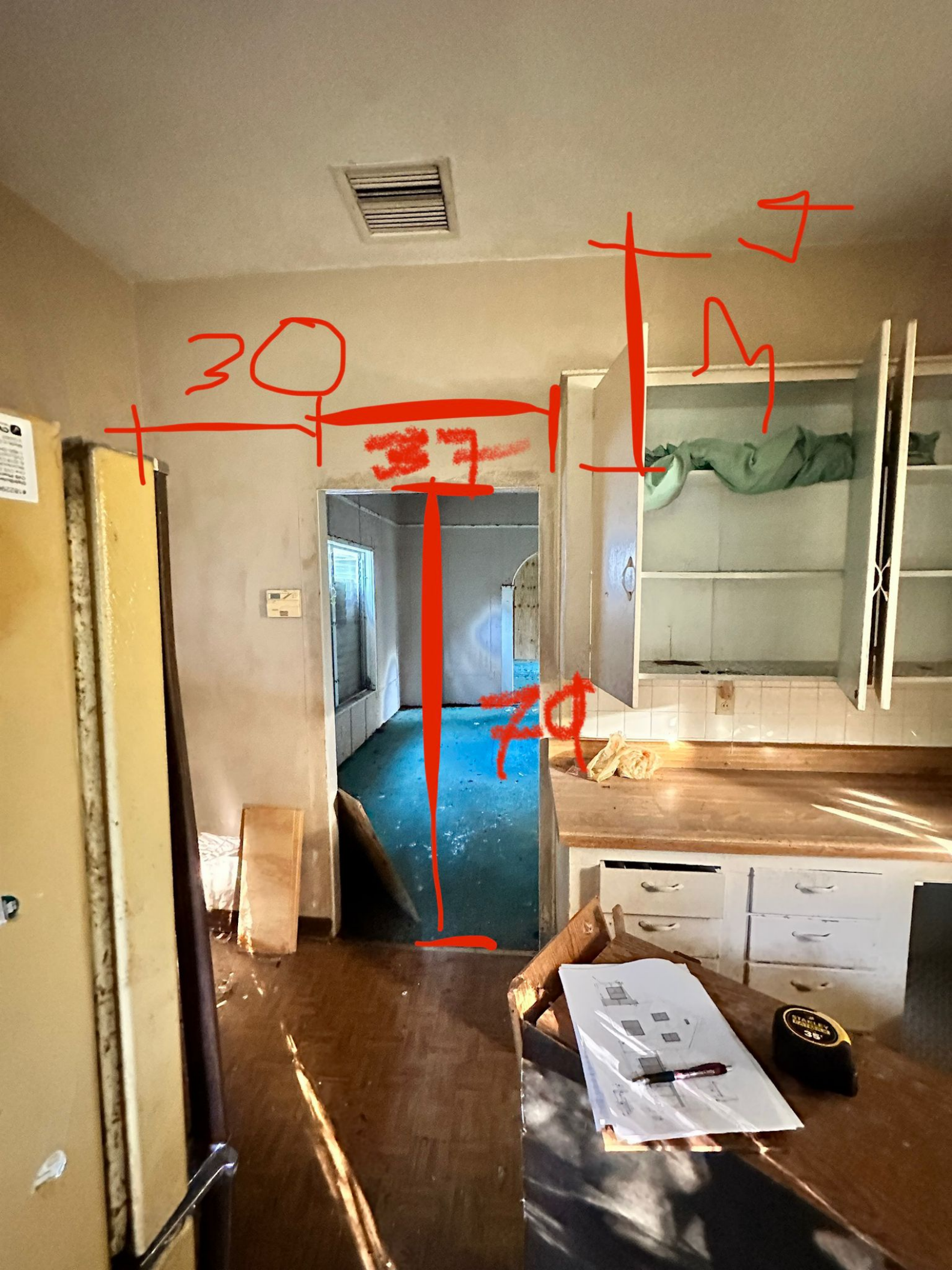












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