Resilient Environment Department
URBAN PLANNING DIVISION · Historic Preservation Program
1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-9731 · Broward.org/History

Application for Designation

Historic, Architectural, Archaeological, or Paleontological Resource Site or District

All applications must include:

- ☐ Photographs (one minimum of each building elevation, two minimum for other designation types)
- ☐ Location map (required)
- ☐ Location aerial (if available)
- ☐ Site survey

This application will not be processed for review until all required information is received, accepted and determined "complete" by the Historic Preservation Officer. **All applicants should schedule a pre- application meeting with the Historic Preservation Officer before submitting this form.**

I. GENERAL INFORMATION

A. Property Information

Folio No.
5142 28 01 0011

Historic Name(s)
Historic Hallandale Schoolhouse

Other Name(s)
Hallandale Schoolhouse, Old Hallandale Schoolhouse

Owner's Name
City of Hallandale Beach, Florida

Address	City	St	Zip
648 NW 2nd Street	Hallandale Beach	FL	33009

Location (if no given address)

Township	Range	Section
51S	42E	28

Municipality
Hallandale Beach

Legal Description (required)
TOWN OF HALLANDALE B-13 D A POR OF E1/2 OF HALLANDALE OUTLOT 9,DESC AS,BEG AT SW COR OF E1/2 OF OUTLOT 9,N 120,E 81.1 SE 65.14,S 73.73,W 127 TO POB

Type (check all that apply)
☐ Site ☒ Building ☐ Structure ☐ Object ☐ Landscape Feature ☐ District ☐ Other

Prior Use (if known)
Public School, Church-related learning center, Policemen's Benevolent Association & Community Hall

Existing Use
Historical Schoolhouse Museum & Meetings Center

Land Use
Utilities/Historic

Zoning
CF: Community Facility District

I. GENERAL INFORMATION

A. Property Information (continued)

Construction
Wood frame

Date of Construction (if known)
1910

Architect and Builder (if known)
The Hallandale schoolhouse was built with the voluntary labor of the local Hallandale community townspeople.

Statement of Significance
Built in 1910, the Hallandale Schoolhouse is the City of Hallandale's and Broward County's oldest surviving school building. Built entirely by local volunteer labor (with lumber and supplies provided by the Dade County School Board) the schoolhouse represents an early attempt of local autonomy, 5 years prior to the formal creation of Broward County.

B. Property Owner Information

Property Owner(s)
City of Hallandale Beach, FL

Address	City	St	Zip
400 South Federal Highway	Hallandale Beach	FL	33009

Phone	Mobile Phone	Email
(954) 458-3251		

NOTE: If the Owner is the Applicant, please sign below in the Applicant Information section.

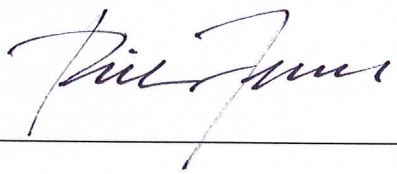
C. Applicant Information

Applicant is:
☐ Owner ☐ County Commission ☐ Municipality ☒ Historic Preservation Officer ☐ County Historic Preservation Board

Applicant's Name & Title *(if different than the owner)*
Rick A. Ferrer, Historic Preservation Officer
(Supported on this Application provided by: Michael Meloni, Historic Preservation Intern)

Address	City	St	Zip
Broward County Resilient Environment Department Urban Planning Division 1 North University Drive, Box 102	Plantation	FL	33324

Phone	Mobile Phone	Email
(954)-357-9731		rferrer@broward.org

Signature	Date
	April 16, 2025

II. SITE CRITERIA (if additional space needed use SUPPLEMENTAL INFORMATION page)

A. Period(s) of Significance

1910 - 1916 (School)

1921 - 1966 (Church Building)

1967 - 1970s (Policemen's Benevolent Association)

2015 - present (Historical Schoolhouse Museum & Meetings)

B. Has this site been previously surveyed, reviewed or recorded as a historical resource? (reference prior recordings or surveys if known)

Yes, the Old Hallandale Schoolhouse was first recorded in 1992 under Florida Master Site File No. 8BD192.

The Old (or Historic) Hallandale Schoolhouse was initiated for municipal historic designation by the City of Hallandale's Historic Preservation Board in 2008.

The site has also been noted in two books about the city:

Hallandale by Bill McGoun (Published 1976); and,

Hallandale Beach Florida; For More than Ninety Years Broward County's City of Choice by Seth H. Bramson (Published 2010).

C. Has this site been recorded in the Florida Master Site File? (reference the FMSF recording number if affirmative)

Yes. The Old Hallandale Schoolhouse was recorded under FSMF Number 8BD192.

D. Is this site listed (or eligible for listing) in the National Register of Historical Places? (reference the date of the certification of the nomination if known)

Although the Old (Historic) Hallandale Schoolhouse was relocated in 1966 (59 years from the date of this Application), in the opinion of the County's Historic Preservation Officer, the structure is eligible for National Register nomination based on its status as the oldest extant school building in Hallandale Beach and Broward County and on its association with early efforts of exerting local control from Dade County.

E. Is this site potentially eligible for local designation? (if so, please reference the criteria for designation that apply under Broward County Ordinance 2014-32)

The Historic Hallandale Schoolhouse is eligible for Broward County historic resource designation based on meeting the following criteria of Broward's Historic Preservation Ordinance No. 2014-32:

*(2) A site, building, structure, object, landscape feature, or district that is not listed in the National Register of Historic Places may be designated only if it conveys an overall sense of past time and place by possessing at least three (3) of the following attributes of integrity: location, **design**, setting, **materials**, **workmanship**, and **association**,*

Design – The Historic Hallandale Schoolhouse embodies many of the architectural characteristics of small schoolhouse buildings constructed in the United States during the latter half of the 19th and early 20th centuries. The structure was built in 1910, in what is today commonly referred to as the 'Frame Vernacular' style. The schoolhouse is a wood frame building with high pitch hip roof, front porch, large single hung sash windows, transom doors and flexible interior space that can be divided into two separate rooms or unified as one large space. The raised foundation, high pitch roof line, high windows and transoms are building elements appropriate for the sub tropics, allowing proper ventilation in an era that predates mechanical cooling.

Materials – The schoolhouse is of wood frame construction of various construction techniques that provide evidence of fine

Continuation of criteria for designation (E.):

carpentry assemblage. Original wood timbers and framing remain, exterior and interior wood cladding is largely new. Interior walls are generally beaded board panels.

Workmanship – The Historic Hallandale Schoolhouse, built originally by volunteers from the local community, demonstrates the fine quality workmanship and craftsmanship that original Hallandale settlers had, many of whom were immigrant Swedes. The restoration of the Schoolhouse by carpenters from the City of Hallandale's Department of Public Works continued a level of craftsmanship rarely found in South Florida today.

Association – The Historic Hallandale Schoolhouse is associated with early 20th century education (more specifically with small town education) when one or two-room schoolhouses were still in use. The fact that the schoolhouse was built by local volunteers and not by school board contractors is a testament to the motivation, skills and craftsmanship of the local population.

and is characterized by one (1) or more of the following:

a. Events associated with the site, building, structure, object, landscape feature, or district have made a significant contribution to the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history and have contributed to the pattern of history in the community, Broward County, South Florida, the State of Florida, or the nation; or

c. The site, building, structure, object, landscape feature, or district embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master builder, architect, or designer; possesses high artistic values; or represents a significant and distinguishable entity, the components of which may lack individual distinction.

F. If the site is potentially eligible for designation, what local government issues construction or work-related permits for the property?

City of Hallandale Beach.

Briefly describe the existing area context of the site

Before its modern development began, at the turn of the 19th/20th century, southeastern Florida consisted of a wilderness dominated by slash pine trees, palmetto scrub, sawgrass, live oaks, mangroves and various subtropical and tropical plants and understory. The vegetation that once covered what is now the mainland part of Hallandale Beach was, in the early years of the 20th century, removed when the land was prepared for agricultural use. A ridge of oolitic limestone runs along the coastline of southeastern Florida, forming the only 'high' ground found in the area that reaches roughly from the Atlantic coastline to the nearby Everglades. This rock substrate found approximately two feet below surface underlays the soil of much of the lower eastern coast. Only a few miles inland, the coastal ridge gives way to the Everglades, a slow-moving freshwater swamp approximately thirty miles wide and one hundred miles long that stretches across the lower part of the peninsula. Reclamation or drainage of the swamp in the early 20th century extended farm, grazing and habitable land beyond the coast and coastal ridge at an environmental cost that only in recent years has begun to be fully acknowledged.

IV. SITE HISTORY (if additional space needed use SUPPLEMENTAL INFORMATION page)

Briefly describe the history of the site, including prior owner(s)

The historic Hallandale Schoolhouse, constructed in 1910, was utilized as a school by the community of Hallandale until the Spring of 1916. It is the oldest known building in Broward County to have been originally constructed as a schoolhouse.

The first school of Hallandale was a single room facility, constructed in 1904 at the Northwest corner of what is today West Hallandale Beach Boulevard (Originally West Beach Boulevard) and Second Avenue. Inside its walls, first grade through eighth grade was taught to approximately twelve children.

In 1910, the original schoolhouse was razed by a hurricane. The town had a population large enough to warrant construction of a two-room schoolhouse on the same site. However, Dade County (Broward County would not be incorporated until five years later.) claimed that it did not have any money to construct a new school building. However, the School Board did supply the lumber and necessary building materials to construct another schoolhouse. Hallandale residents then ventured South to Miami, acquired the building materials, and delivered these materials to the site where the school was to be built.

At this site, residents voluntarily constructed a larger, two room schoolhouse themselves. There are no known sketches or plans to have been employed in the design or construction of the schoolhouse.

According to Helen Larson (Born in 1907), a long-time local Hallandale resident residing in the city until 1959, the school consisted of two large rooms. Additionally, the school had a sliding door partition that allowed for use either as a large room or two classrooms.

Final classes in the schoolhouse were conducted in the Spring of 1916. After 1916, the children of the community started attending school in a newly constructed two-level school building that existed until 1941. During the next five years, some evidence exists that the building was occasionally utilized as a residence or as a meeting hall.

In 1921, the Bethlehem Lutheran Church, located next door to the schoolhouse, held an exclusive meeting to discuss the purchase of the former schoolhouse building. John Olsen, a resident of the community, offered to financially contribute the necessary $1,000 to purchase the building and two lots of land from the local school board. The Ladies Aid Organization of the church provided a down payment of $200 and the church congregation agreed to annually pay $100 in addition to interest for the balance.

The building was utilized by the church for multiple purposes for the next four-and-a-half decades, including as a church learning center, for holding church lay meetings, as a parish house and for Sunday School classes. In 1935, the schoolhouse was utilized as the temporary main chapel for Sunday church services when the main sanctuary of the church suffered hurricane damage that year.

By 1966, the religious establishment needed the land for other purposes, so it donated the structure to the police department of the city. By 1969, the schoolhouse was relocated to a new location within a facility under the public works department of the City of Hallandale Beach. It was adapted for utilization by the Police Benevolent Association (PBA) and was utilized by the association as a recreational hall and a meeting hall.

In the mid-to-late 2000s, the schoolhouse was moved once again approximately 450 feet south to its present location. This was due to the nature of the daily operations that take place in the compound of

the department. These include, but are not limited to, storage of landscape and construction materials, heavy traffic of sanitation trucks, and construction. Additionally, the schoolhouse was neighbored by a one-million-gallon storage ground tank containing water. Furthermore, the tank overflow valve was parallel to the schoolhouse. This continuously moistened the surrounding ground which, in turn, contributed to decay of the structure.

As a result of this, the city of Hallandale Beach received a grant from a grant program created by the Broward County Historical Commission and the Board of County Commissioners. The grant would specifically provide funding to relocate the schoolhouse in addition to stabilizing it on a new foundation. Additionally, this grant would permit much easier public access to the structure. In 2009, the schoolhouse was relocated to its present location at 648 NW 2nd Street. A perimeter wall was constructed to separate it from the Public Works compound. When this project was completed in September 2009, both goals of the grant – locating the schoolhouse away from the Public Works compound and permitting easier public access – had been achieved.

Approximately one year later, the City of Hallandale Beach received city and county grants to restore both the interior and exterior of the schoolhouse. The project rehabilitated the schoolhouse into a history museum/exhibition hall. One of the classrooms was restored to its original classroom appearance. The other classroom was planned to house general historical exhibits. Work started in September of 2010 and craftsman from the Department of Public Works of the City of Hallandale Beach worked diligently to ultimately revitalize the structure. The restoration was fully completed fourteen months later. The official grand opening ceremony of the Historic Hallandale Schoolhouse occurred on February 18, 2015.

Presently, the east room and the patio of the schoolhouse are available for social functions and meetings. The west room of the structure is set up to reassemble a school classroom circa 1910 with items and artifacts representative of the era.

Briefly describe the architecture, construction, design, or physical elements of the site

This one-story Frame Vernacular educational building is located at 648 Northwest 2nd Street, 3 blocks to the north of Hallandale Beach Boulevard and approximately 7 blocks west of the Dixie Highway and Florida East Coast Railway corridor. Notable architectural features include a square floor plan under a high-pitched hip roof, symmetrical façade (or front elevation), and a porch or verandah on the south end. The porch is integrated under the main asphalt shingle hip roof supported by tapering wood posts and over a poured concrete floor. The exterior wall fabric is beaded board above the porch and below eaves and ceilings, Ship Lapped (or Novelty Drop) wood siding. Doors include vertical panels and transoms above and windows are 2/2 single hung sash windows. The schoolhouse was beautifully restored and reinaugurated in 2015 with the aid of local, county and state funding. The entire building is painted white (interiors are stained wood) and framed with tropical plants projecting an overall pleasing appearance

VI. Attachment Descriptions

A. Photographs (required: one minimum of each building elevation, two minimum for other designation types) – provide number of photographs attached, brief description of what the photographs are displaying

See attached ('Attachment A – Photographs')

B. Location map (required) – provide brief description of attachment

See attached ("Attachment B – Location Map')

C. Location aerial (if available) – provide number and date of image(s) attached, or "None attached"

See attached ('Attachment C – Location Aerial')

D. Site survey (required) – provide number of pages, date of survey

N.A.

To mail this application, attach all supporting documents to:

Broward County Urban Planning Division
Attention: Broward County Historic Preservation Officer
1 North University Drive, Box 102
Plantation, Florida 33324

To email, include digital copies of all supporting documents to:

HPB@Broward.org

Questions? Please call (954) 357-9731

SUPPLEMENTAL INFORMATION

Please check all the appropriate sections of continued information from above first, then fill in the text box below. For additional or continued text attach additional sheets.

☐ **I. General Information** ☐ **II. Site Criteria** ☐ **III. Site Context**

☐ **IV. Site History** ☐ **V. Site Physical Description** ☐ **VI. Attachment Descriptions**

Historic Hallandale Schoolhouse as viewed in a period photograph dating to the mid-1970s (before restoration work).

Historic Hallandale Schoolhouse as viewed today from the street in 2023 (post restoration).

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Application for Historic Resource Designation

Attachment A – Photographs

Figure 1. Historic Hallandale Schoolhouse – Front (south) façade as viewed today.

Figure 2. Historic Hallandale Schoolhouse – View of the northwest corner with accessibility ramp at rear.

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Attachment A – Photographs

Figure 3. – Hallandale Schoolhouse – Front porch (looking west) with right hand door open.

Figure 4.- Historic Hallandale Schoolhouse – South elevation wall with two access doors (door to left opens to reinterpreted class room; door to right opens to multi-purpose room).

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Attachment A – Photographs

Figure 5. Historic Hallandale Schoolhouse – Interior view of reinterpreted classroom.

Figure 6. Historic Hallandale Schoolhouse – An open space multi-purpose room is divided from the adjacent classroom by wood pocket doors (as seen partially on the right hand side).

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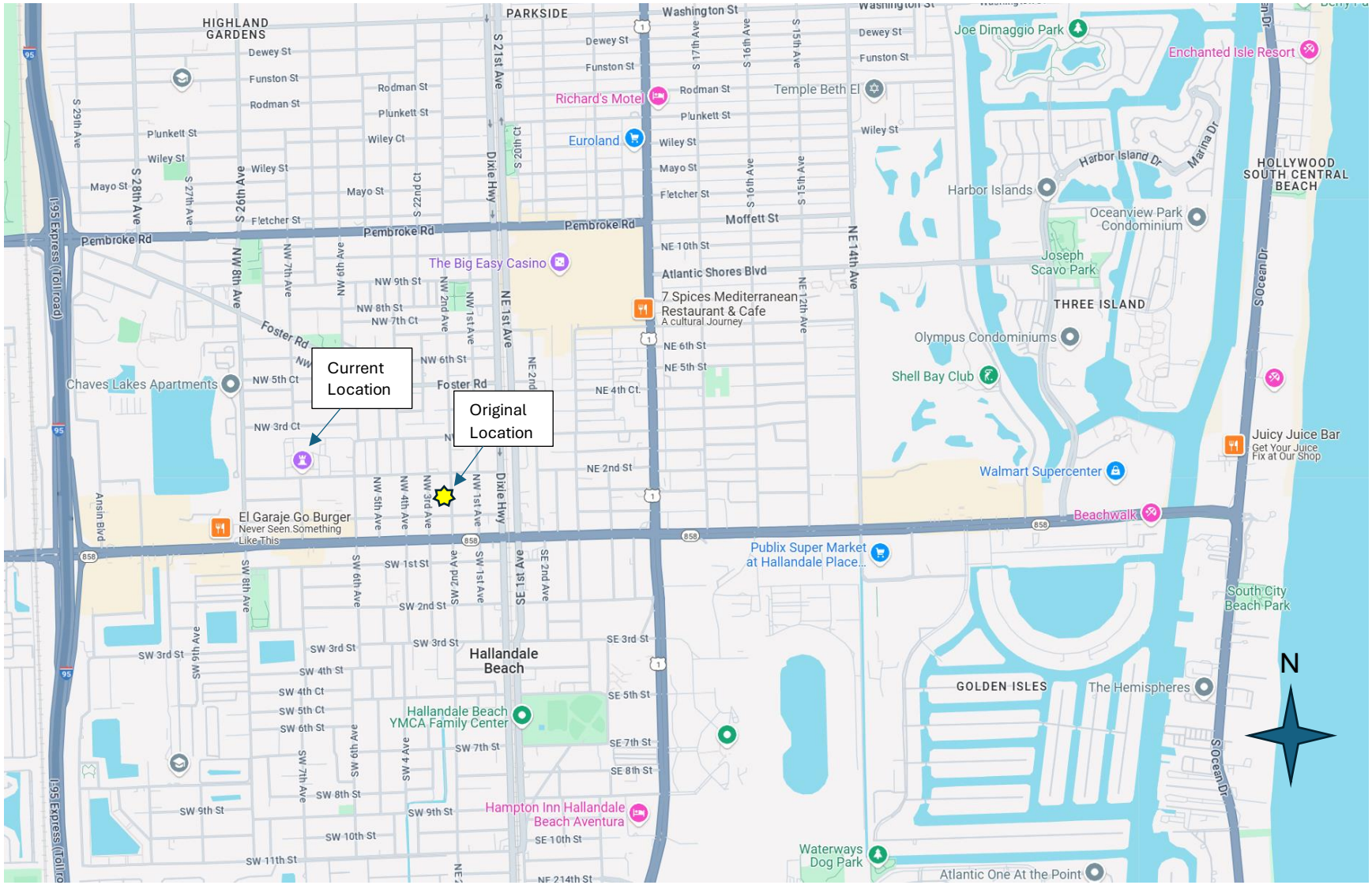
Attachment A – Photographs

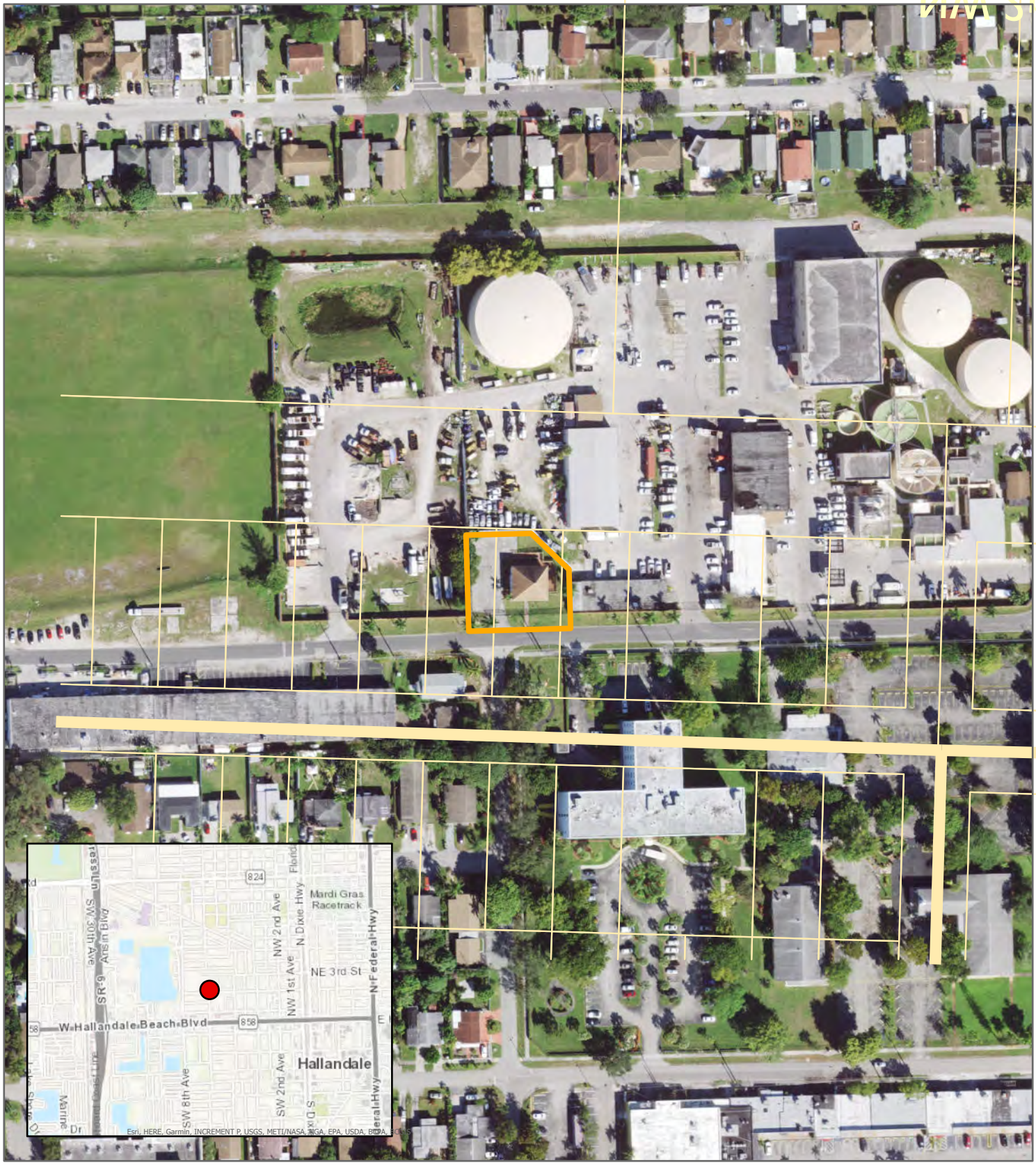
Figure 7. Historic Hallandale Schoolhouse – View of shuttered schoolhouse as viewed in the early 1980s.

Figure 8. Historic Hallandale Schoolhouse – Aerial view indicating the schoolhouse's original location in 1947.



Attachment B – Location Map
Map indicating the current and original locations of the Historic Hallandale Schoolhouse within the City of Hallandale Beach.

General Location Map
Hallandale Schoolhouse
Broward County Historic Resource Designation



This map for conceptual purposes only and
is not intended for legal boundary determinations

Prepared By:
GIS Section
Urban Planning Division
Resilient Environment Department

0 80 160 Feet

#14995 nbiarrieta 05/01/2023