

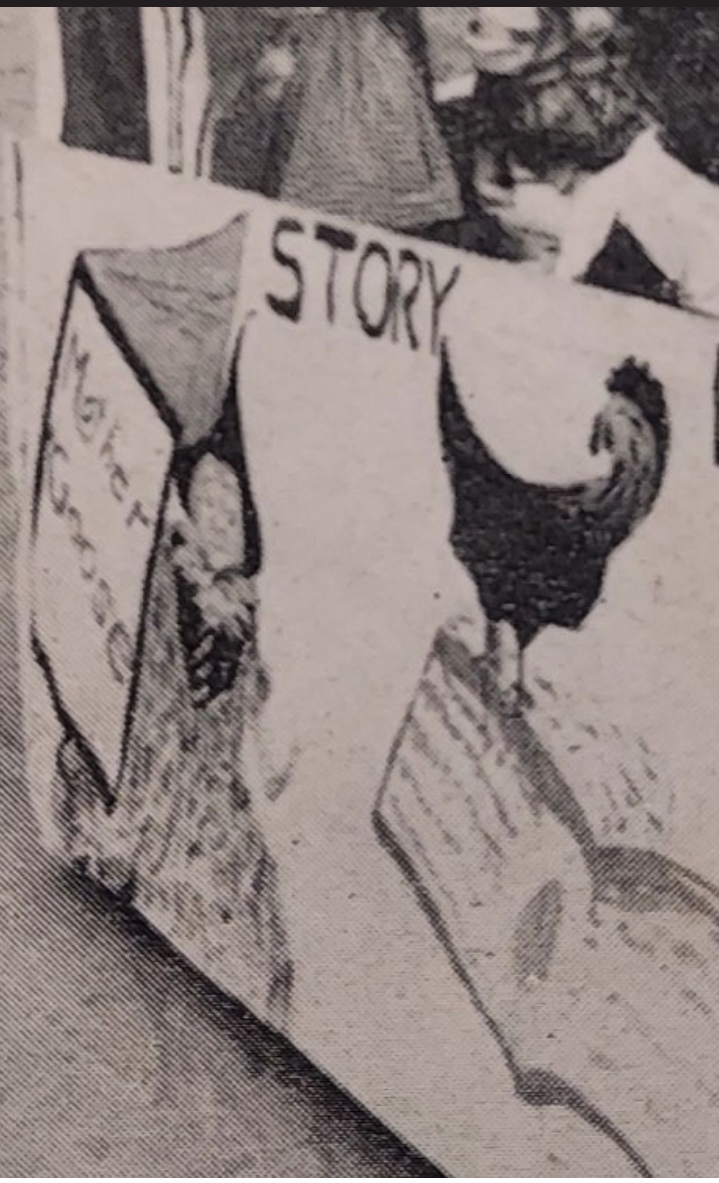


Lincoln Park Historic Structure Survey

St. Lucie County, Florida

Prepared for the Lincoln Park Main Street, Inc.
by Community Planning Collaborative and Stantec

September 2025





LINCOLN PARK HISTORIC STRUCTURE SURVEY

St. Lucie County, Florida

September 12, 2025

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Lincoln Park Historic Structure Survey

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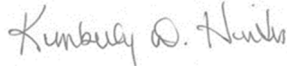
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The contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, or Lincoln Park Main Street. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility, as described above, or if you desire further information, please write to Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

Acronyms / Abbreviations

CRAS	Cultural Resource Assessment Survey
DHR	Division of Historical Resources
FMSF	Florida Master Site File
NRHP	National Register of Historic Places
NPS	National Park Service
SHPO	State Historic Preservation Officer



1 Introduction

Lincoln Park Main Street Inc. applied for and received a state survey and planning grant from the Bureau of Historic Preservation, Division of Historical Resources (DHR), to undertake a historic resources survey of the Lincoln Park Main Street area (Figure 1). Lincoln Park is located northwest of downtown Fort Pierce roughly between U.S. 1 and N. 29th Street and Avenue B and Avenue E in St. Lucie County, entirely within the city limits. Lincoln Park Main Street contracted with Community Planning Collaborative (CPC) and Stantec to complete this work in January 2025. This survey's essential goals were to record or update 250 historic resources in the Florida Master Site File (FMSF) and identify any properties eligible for listing in the National Register of Historic Places (NRHP) in the Lincoln Park neighborhood. CPC and Stantec conducted the field survey and archival research between March 2025 and June 2025. This report describes the methods and results of the survey.

Federal funds for historic preservation grants-in-aid are apportioned annually to the State of Florida by the U.S. Department of the Interior, pursuant to the National Historic Preservation Act of 1966 (PL 89-665), as amended. These federal funds are used for Certified Local Government (CLG) grants for Survey, Planning, and National Register Nomination projects. The use of federal funds provided by the U.S. Department of the Interior for Small Matching Grants is subject to the policies, procedures and guidelines set forth by that agency in the July 2007 edition of the Historic Preservation Fund Grants Manual, incorporated by reference, and to any special conditions required by the U.S. Department of the Interior in apportioning monies to the State of Florida from which such projects will be funded. The Historic Preservation Grants Program is administered in accordance with Chapter 267.0617, *Florida Statutes*, Chapter 1A-39, F.A.C., and the program's guidelines, which are incorporated by reference into Rule 1A-39.001, F.A.C.

The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code (F.A.C.), the National Historic Preservation Act of 1966 (PL 89-665), as amended, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716). As part of the agreement between DHR and Lincoln Park Main Street, a minimum of 250 properties were to be surveyed within Lincoln Park. At the time of the survey, background research indicated that 259 previously recorded historic resources existed within the Lincoln Park Main Street area with an additional 557 unrecorded buildings constructed between 1901 and 1975 within the same area. Consequently, the geographic area for this survey was narrowed down and restricted to historic properties built prior to 1975 and not previously recorded. At the request of Lincoln Park Main Street Inc., the gymnasium at Lincoln Park Academy was recorded, and the FMSF for Pine Grove Cemetery was updated. Both of these properties were located north of the principal area of geographic survey for this project.

CPC and Stantec surveyed and completed FMSF forms for 268 historic buildings and one historic cemetery. Project deliverables included the FMSF forms, Geographic Information Systems (GIS) data for the resources, and a Final Survey Report summarizing the findings. The Final Survey Report is divided into seven sections. Section 1 contains an introduction to the project as well as the scope of work. Section 2



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discusses the archival and background research conducted along with a list of the prior surveys undertaken in the project area. An historical overview of Lincoln Park is in Section 3. In Section 4, the research design incorporates a discussion of the methodology employed during the survey, the anticipated results, and the criteria for evaluation. The survey fieldwork results are explained in Section 5 along with a brief architectural analysis. Section 6 presents the survey results and conclusions regarding NRHP eligibility while Section 7 provides recommendations for future survey, planning, and preservation actions. The sources consulted are in Section 8. The FMSF Survey Log Sheet is in Appendix A. A full list of the recorded historic structures is in Appendix B. A full list of previously recorded historic structures is in Appendix C. Appendix D includes a synopsis of the community engagement efforts, while Appendix E includes historical information provided by local historian, Ms. Dorothy Jackson.



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Figure 1. Project location on a street map.



2 Archival Research

A narrative history of Lincoln Park was prepared to provide context within which to identify significant events, people, institutions, and organizations associated with the community. To provide context and data to support the project, CPC and Stantec conducted archival and background research. Sources of information included:

- Local resident testimony;
- Florida Master Site File (FMSF);
- St. Lucie County Property Appraiser;
- St. Lucie County Clerk of the Circuit Court, Official Records and Plat Maps;
- St. Lucie County Regional History Center Archives;
- Zora Neale Hurston Branch Library, St. Lucie County Library Department;
- State of Florida Library and Archives, Florida Photographic Collection;
- University of Florida Digital Collections;
- University of Central Florida Digital Collections;
- Historic aerials, Sanborn Fire Insurance, and United States Geological Survey (USGS) maps;
- State of Florida Board of Trustee's Land Database System;
- City of Jacksonville, FL Public Library Digital Collections;
- ProQuest Black Studies Collection;
- Library of Congress; and
- Newspapers.com.

Community Planning Collaborative (CPC) and Stantec used the St. Lucie County Property Appraiser records to generate a list of probable historic properties to be verified during the field survey and to determine probable dates of construction for the identified resources. This information was then checked against historic and current aerial photographs to verify construction dates. Research also involved a search for historic photographs of properties in the Florida Photographic Collection of the Florida State Archives and in local archives such as the St. Lucie County Regional History Center. Regional historical newspapers, such as the *Fort Pierce Tribune*, helped to provide background information surrounding events prompting construction of significant buildings and important persons associated with their construction. Stantec reached out to the City of Fort Pierce, which is a CLG, on April 7, 2025, but received no response. CPC



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also conducted two in-person Community Engagement Workshops on April 23 and 24, 2025 at the Indian River State College and virtually via Zoom to gather historical research from local residents (Community Planning Collaborative 2025).

2.1 Previous Field Surveys

The FMSF, part of the Florida Division of Historical Resources, maintains records of previous archaeological and historical surveys completed statewide. As part of the background research for this project, a search of the FMSF database, in GIS format dated April 2025, was completed to identify previously recorded cultural resources and surveys with some relevance to the current investigation (Figure 2). Review of these reports provided background information for the current survey concerning types of properties that would be expected, relevant research questions, and previous findings in this or similar areas.

The search of the FMSF database identified two previous cultural resource surveys completed prior to 2025 that included all or a portion of the survey area (Table 1). These studies were conducted for planning purposes to inventory historic resources within the City of Fort Pierce. In 1992, Historic Property Associates Inc. conducted the Historic Properties Survey of Fort Pierce, Florida, providing a comprehensive survey of historic buildings, monuments, structures, and cemeteries within the city limits for the City of Fort Pierce. Later, in 2007, TRC Environmental Inc. prepared Fort Pierce Historic Properties Survey, conducting a survey and survey update of pre-1957 historic architectural resources for the City's Department of Planning that encompassed the entire 11,159-square-acre corporate boundaries of Fort Pierce. Both surveys covered portions of Lincoln Park but addressed buildings which were 50 years of age or older at the time of the survey. As a result of these surveys, only resources built prior to 1957 within the project area were recorded and are addressed in the following section. The surveyed resources were primarily in the eastern and southern portion of the project area reflecting the older construction dates in those areas.

Table 1. Prior Cultural Resource Surveys

FMSF Survey No.	Title	Year	Author	Sponsor
3312	Historic Properties Survey of Fort Pierce, Florida	1992	Bennett, Robert B., Jr. (Historic Property Associates)	City of Fort Pierce
14380	Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida	2007	TRC Environmental, Inc.	City of Fort Pierce Department of Planning



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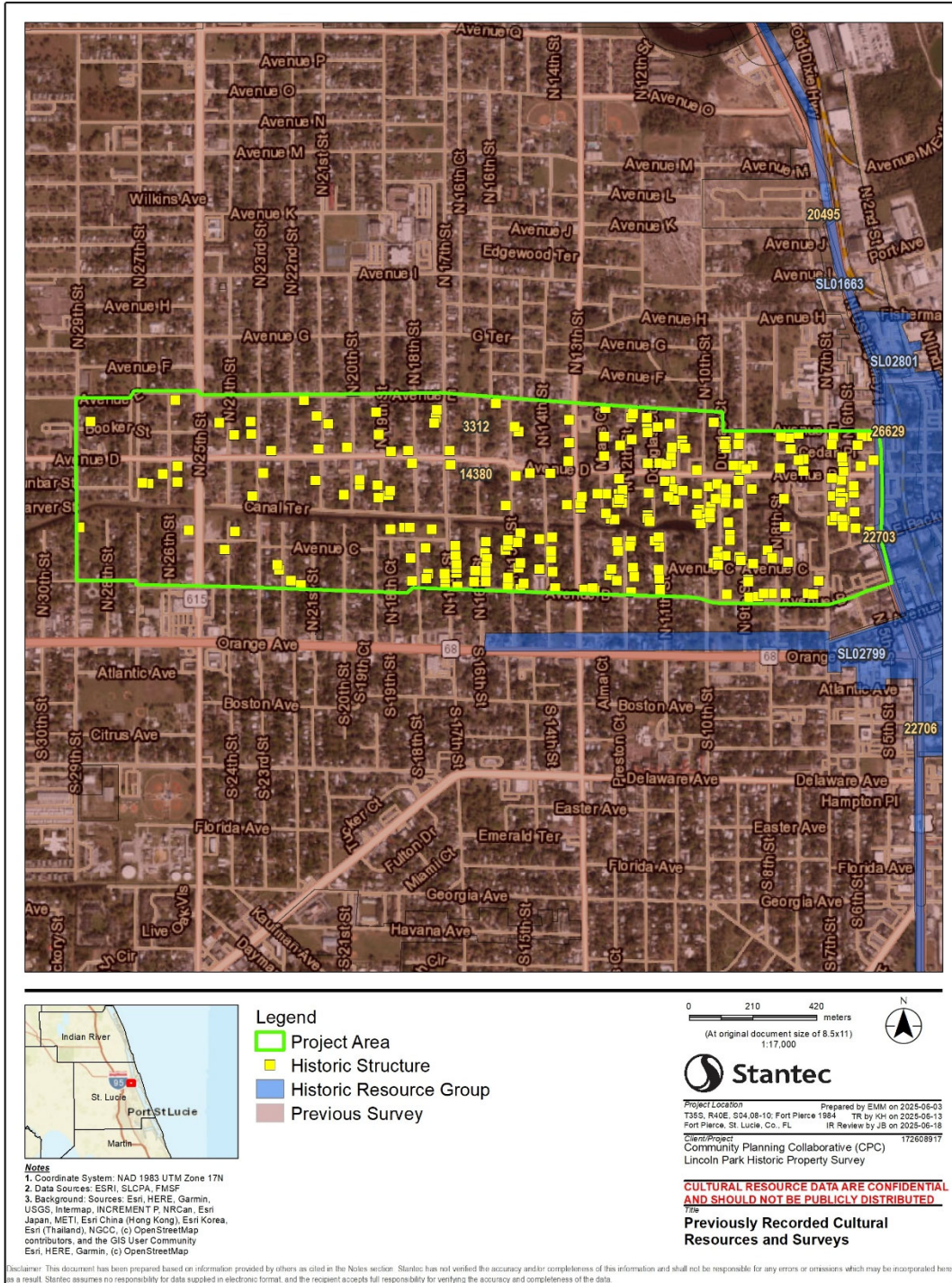


Figure 2. Previously recorded cultural resources and surveys.



2.2 Previously Recorded Historic Resources

Concurrently with the FMSF database search for prior surveys, individual FMSF records were sought for historic resources already recorded within the Lincoln Park survey area (Appendix C and Table 2). Research identified 259 historic structures and one cemetery (8SL01102) that have been previously recorded with the FMSF. None of these resources are listed in the NRHP. All of the recorded structures were built between 1901 and 1956, and nearly all are built in the Frame Vernacular or Masonry Vernacular styles. Only three structures were recommended by the surveyor as eligible for NRHP listing, and none have been evaluated by the SHPO.

The previously recorded cemetery, Pine Grove Cemetery (8SL01102), was established as an African American burial ground ca. 1910, separate from the city's White burial ground, the Fort Pierce Cemetery (8SL01101; now Riverview Memorial Park) located immediately to the east.

Table 2. Previously Recorded Cemeteries

FMSF #	Name	Date Established	Type	Status	SHPO Evaluation
8SL01102	Pine Grove Cemetery	ca. 1910	Community	Still used for burials	Not evaluated by SHPO

2.3 Plats

A review of plats through the St. Lucie County Property Appraiser's records, the St. Lucie County Clerk of Circuit Court, and the Brevard County Clerk of Circuit Court records identified 23 subdivisions recorded within the project area (Table 3). Since the survey area was part of Brevard County until 1905, the earliest plats for the initial settlement in the Lincoln Park area were filed in the public records of Brevard County and were later copied and filed into the transcription plat book in the records of St. Lucie County. In such cases, the plat book and page number for the record in St. Lucie County is noted below. Additional information concerning the historic plats is included in the Narrative History.

Table 3. Subdivisions within the Survey Area

Date	Subdivision	Plat Book (PB) and Page (PG)	Developer/Surveyor
1893	Dittmar's Addition to Edgartown	PB 1, Pg 161	None listed/Franklin Sheer, Surveyor
1908	Assessor's Map of North Part of Fort Pierce	PB 1, Pg 164	None listed
1910	Fee and May's Addition	PB 1, Pg 31	Fred Fee/illegible surveyor
1911	Emancipation Park	PB 1, Pg 38	St. Lucie Investment Company/C.S. Steele, Civil Engineer
1913	Lincoln Park Subdivision	PB 3, Pg 4	None listed/J.M. Swain, Surveyor



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Date	Subdivision	Plat Book (PB) and Page (PG)	Developer/Surveyor
1913	Dutton Terrace	PB 3, Pg 8	G.E. Dutton/C.M. Rogers, Civil Engineer
1916	Fee & May's Blks J-N	PB 3, Pg 48	Illegible
1922	Re-subdivision of the H.A. Wallace Subdivision	PB 3, Pg 82	None listed/C.S. Steele, Civil Engineer
1924	Lincoln Heights	PB 4, Pg 73A	None listed/F.E. Englar, Surveyor
1924	Clyde Killer's Addition	PB 4, Pg 73B	None listed/J.M. Swain, Surveyor
1925	Alamanda Vista	PB 5, Pg 49	C.B. Moling/Bishop Engineering Co.
1925	Mary A. Chappell's Subdivision	PB 5, Pg 52	Mary A. Chappell/ H.P. Mason, Civil Engineer
1925	Courtney Terrace	PB 6, Pg 7	Thos. J. O'Brien & Courtney A. O'Brien/The Bishop Engineering Company
1926	Goldsmith's Subdivision	PB 6, Pg 49	M.B. Goldsmith/F.E. Englar, Civil Engineer
1932	Service Home Builders, Inc. Subdivision	PB 7, Pg 17	Service Home Builders Inc./F.E. Englar, Civil Engineer
1933	Hellen Hammond Subdivision	PB 7, Pg 23	Hellen Hammond/Elmer Robb, Sunrise Engineering Co.
1940	Alamanda Vista, Revised Plat of Blocks B, K, and O, C.	PB 7, Pg 40	Virginia M. Litts/F.E. Englar, Civil Engineer
1947	Re-subdivision of Lots 1 and 2 of John Davis Subdivision of Lot 5 of the Re-Subdivision of H.A. Wallace's Subdivision	PB 8, Pg 22	Ben L. Bryan and Geraldine L. Bryan / Frank E. Englar, Civil Engineer
1947	Survey of Part of Lots 14, 15, & 16, Blk 19 of A.C. Dittmar's Re-subdivision	PB 1, Pg 27	W.R. Hellier and W.L. Cooper/Sunrise Engineering Company
1948	Englar's Riverview Heights Revised Plat	PB 8, Pg 40	F.E. Englar and Myrtle B. Englar/Frank E. Englar, Civil Engineer
1950	Magnolia Park	PB 9, Pg 27	Clyde W. Cato and Anne M. Cato and D.H. Saunders and Emma H. Saunders/ Alton A. Register, Civil Engineer
1969	Wayne Subdivision	PB 14, Pg 54	Wayne U. Sines Jr. and Patricia A. Sines/A.G. Weatherington, Surveyor
2008	Adams Record Plat	PB 61, Pg 1	Wayne A. Adams/James A. Cesko Jr., Surveyor



3 Narrative Prehistory and History

3.1 The First Inhabitants

Archaeologists have found evidence that people have lived in the Americas for at least the past 15,000 years (Goodyear 2005; McAvoy and McAvoy 1997). Data from archaeological sites in the northern part of the state suggests that Florida has been occupied for at least about 14,000 years (Dunbar 2007; Halligan 2021; Halligan et al. 2016). At that time (the Paleoindian period) sea levels were 40 meters (130 feet) lower than present levels, making Florida roughly double the size that it is today. While the Gulf coastline would have been 145 kilometers (90 miles) farther to the west than it is currently, the Atlantic coastline was similar to that of today (Faught 2004). Coincident with this lower sea level was a lower water table, which made Florida a relatively dry savannah during the Paleoindian and Early Archaic periods with a cool, temperate climate (Carbone 1983; Dunbar 2002, 2006; Watts and Hansen 1988). Migratory bands of hunter-gatherers likely traveled between permanent and semi-permanent sources of water that attracted animals, including large game species (Dunbar 1991). Most Paleoindian sites have been found near the center of the state, especially along waterways or spring-fed sinkholes, and where good quality stone was available for tool manufacture. Although fewer sites of this age have been identified along the coastline, at least one is known to the south in Miami-Dade County (the Cutler Fossil site), and it is believed that many Paleoindian sites remain undiscovered in southeastern Florida since they were inundated as the sea level rose (Carr 1986; Milanich 1994).

Rising sea levels, combined with warmer, less arid conditions led to a change in vegetation in the Early Archaic (8000 to 5000 BC), where savannahs were replaced by hardwood forests and hammocks. The Middle (5000 to 3000 BC) and Late Archaic (3000 to 500 BC) periods saw stabilizing sea levels and climate approaching modern conditions. These environmental changes led to a shift in settlement and subsistence patterns for populations that were increasing. Archaic hunter-gatherers pursued smaller game animals and relied more on marine and freshwater resources. There was a shift from dispersed settlements to base camps with numerous smaller satellite camps (Milanich 1994). Permanent settlements were established in areas where resources were more dependable and abundant, such as along the coast and rivers (Russo 1991; Ste.Claire 1990). During the Late Archaic there was a settlement shift that is evidenced by the large linear shell middens constructed along the coasts and inland waterways of Florida, and it was during this period, by about 2000 BC, that pottery first appears in the archaeological record (Randall 2015; Sassaman and Randall 2012).

The South Florida cultural region and its constituent sub-regions represent post-Archaic cultural traditions dating from roughly 1000 BC to AD 1700. The archaeological assemblages of South Florida were different from what was found in sites for cultures described to the north of this area. Significant among early excavations within the region were more undecorated ceramics, almost exclusively sand-tempered wares, and smaller bowl-shaped vessels (Goggin 1947; Milanich 1994). The South Florida area has since been divided into three somewhat distinct culture regions including the Caloosahatchee Region, the Okeechobee Region, and the Glades Region (Milanich 1994). St. Lucie County falls into the Glades Region of the South Florida cultural sphere. Post-Archaic occupation of this region is typified by the Belle Glades culture and



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pottery, named after an archaeological site located near the town of Belle Glade along the southeastern shore of Lake Okeechobee. Most chronological data on the Belle Glade culture is derived from excavations at the Fort Center (8GL13) site, located along Fisheating Creek, by William Sears (Sears 1982).

Sears identified four phases of occupation at Fort Center. The first of these, Belle Glade I, runs from 1,000 BC to AD 200 and roughly corresponds to what Bullen (1958) terms the Transitional period throughout much of Northern and Central Florida and the Early Woodland period. This phase is characterized by fiber tempered ceramics and the adoption of sand tempered ceramics, and the earliest monumental constructions at Fort Center. Monuments built throughout the region during Belle Glade I generally consist of mounds and circular ditches with few of the associated linear earthworks that characterize later phases (Johnson 1996). Belle Glade II, dating from AD 200 to 1000 BP, witnessed the emergence of Belle Glade Plain ceramics as a formal type and the construction of the linear earthworks in conjunction with mounds, what Johnson (1996) calls “Type A.” The Belle Glade III phase dates from AD 900 to 1200 and corresponds to the greatest elaboration of earthworks in the region, termed “Type B” (Johnson 1996) and the introduction of St Johns Check Stamped ceramics. Finally, Belle Glade IV, which ran from AD 1300 to 1700 saw the construction of linear earthworks terminating in mounds (Johnson 1996) and the introduction of European materials, including materials salvaged from shipwrecks, into burial mounds within the region. The Seminole Tribe of Florida recognize their tribe and other tribes today as a continuation of all previous cultures and Ancestors who lived in what is now Florida (Seminole Tribe of Florida 2025).

3.2 Historic Period

Historically, the land we refer to today as Fort Pierce is on the traditional Homelands and territories of the Seminole, Miccosukee, and Ais people. After forced removal of the Indigenous people, the land was in part portioned off by the United States government to various homesteaders through a series of land grants in the late nineteenth and early twentieth century.

The 2007 Fort Pierce Historic Properties Survey contains an overview of general Fort Pierce history that provides useful context for studying the evolution of the survey area (TRC Environmental 2007). Eras included are historical development, the Florida land boom (1919-1930), architectural growth, economic challenges (1930-1945), and post-World War II expansion (1946-1957). This survey focuses on Lincoln Park, which has historically been an African American community in Fort Pierce. See Appendix F for the historic context provided in the 2007 survey.

3.2.1 HISTORIC CONTEXT: FORT PIERCE AND LINCOLN PARK

The development of Fort Pierce must be understood as a product of both opportunity and exclusion. In the early twentieth century, Fort Pierce was a growing coastal city shaped by agriculture, tourism, transportation, and persistent segregation. This backdrop is essential to understanding the formation, resilience, and challenges faced by the Black community of Lincoln Park.

Fort Pierce's origins trace back to its establishment as a military outpost during the Second Seminole War. A fort was constructed in 1838 near the Indian River Lagoon and named for Lt. Col. Benjamin Kendrick Pierce. Though abandoned by 1842, the site remained a point of interest for settlers. Growth accelerated



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following the arrival of the Florida East Coast Railway in 1901, which established Fort Pierce as a hub for citrus, pineapple, cattle, and fishing industries. The railroad spurred a building boom, with businesses and civic infrastructure expanding rapidly throughout the 1910s and 1920s. Fort Pierce was officially incorporated in 1901 and became the seat of the newly formed St. Lucie County in 1905 (TRC Environmental 2007).

Economic expansion was fueled by shipping and the development of Avenue A and Second Street as commercial corridors, anchored by the waterfront and connected by rail. Tourist interest rose in tandem with the Florida Land Boom of the 1920s, though the Great Depression slowed this momentum. Fort Pierce rebounded during World War II, becoming the site of a major U.S. Navy training center, which brought thousands of servicemen and war-related jobs to the city (TRC Environmental 2007).

However, Black residents, many of whom labored in the citrus groves, rail yards, and domestic service, remained excluded from the city's civic and economic power. They were confined by Jim Crow-era segregation to neighborhoods north and west of downtown, most notably in what would become Lincoln Park. Black workers built much of the city's infrastructure while being denied access to many public facilities, jobs, and political representation.

As Fort Pierce's White population expanded and prospered, the Black community forged its own institutions, cultural life, and economic networks under discriminatory constraints. The 1910s through the 1940s saw the growth of self-contained Black business districts, fraternal organizations, churches, and schools. Many of these were located along or near Avenue D, which became Lincoln Park's main commercial corridor. At the same time that Fort Pierce's downtown thrived with department stores, hotels, and theaters, Black residents created their own versions: grocery stores, clubs, beauty shops, funeral homes, and cultural venues like the Lincoln Theater.

While the city benefited from state investment and infrastructure upgrades during the New Deal and postwar years, the Black community often had to self-fund its own improvements, such as schools, recreation spaces, and housing. For example, Lincoln Park Academy only became a four-year high school after local Black parents organized fundraisers and demanded support from the county.

The segregation of public spaces, disenfranchisement of Black voters, and refusal of services such as hospital care underscored the unequal development of Fort Pierce. Civic resistance grew during the 1950s–60s civil rights era, spurred by local chapters of the NAACP and activist residents. Yet, even as desegregation laws passed, integration in Fort Pierce was slow, incomplete, and often resulted in disinvestment in Black institutions, such as the shuttering of Black schools and the economic unraveling of Avenue D.

By the 1970s, many of Lincoln Park's businesses had closed or been displaced, and systemic neglect left physical and economic scars. Fort Pierce's broader revitalization efforts, including historic preservation, often overlooked or excluded Lincoln Park's contributions and needs.

Today, Lincoln Park's history cannot be separated from the larger trajectory of Fort Pierce. It is a story of parallel development, one marked by deep inequities, but also by extraordinary resilience, cultural richness,



and leadership. Understanding how Lincoln Park evolved within the economic, political, and spatial dynamics of Fort Pierce is critical to honoring its legacy and to guiding equitable preservation efforts.

3.2.2 EARLY AFRICAN AMERICAN EXPERIENCES IN FORT PIERCE

African Americans have played a vital role in the history of Fort Pierce since its inception. In 1842, the first White settlers arrived on the Treasure Coast and brought 38 enslaved Africans. During the mid-nineteenth century and after the Civil War, there were few people of color, freed or enslaved. Things began to change when St. Lucie County became known for pineapple plantations. Clearing the land and farming the pineapples was grueling work and was largely done by Black people (Figure 3). Around this time, Black settlements began to appear west of the Indian River (Wilson n.d.). “Blind tigers” were mobile gambling and drinking establishments near these settlements, run by men who did not work in the pineapple fields but took the earnings (Wilson n.d.).



Figure 3. African American laborers in early twentieth century pineapple fields. (St. Lucie County Regional History Center)

Early Black residents found work on the steamboats that went up and down the Indian River as well as in the fishing industry. James G. Seward was the first Black man to own land in Fort Pierce in 1889, owning five acres near where Georgia Avenue and 7th Street are today. He went on to own many other properties. Seward was also a trustee of the African Methodist Episcopal Church and was a registered voter in 1890 (Wilson n.d.).



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The second Black man to own land in the area was Issac E. Brown, who in 1890 paid off his purchase of ten acres west of the railroad in Lots 1 and 2, Section 3, Township 35 South and Range 40 East. When Henry Flagler's rail line was expanded through Fort Pierce, the Black population grew to construct the railroad and then became workers on the railroad when it was completed. Music was a big part of the railroad camps and after meals banjos, fiddles, and guitars appeared with singing continuing into the night. Blind Tigers, as discussed above, also were near the railroad camps (Wilson n.d.).

In 1900, 26 Black men were listed as living in Fort Pierce. In 1902, Benjamin Hogg, a member of one of St. Lucie's "First Families," started subdividing land in Section 10 of Township 35 South and Range 40 East. In 1905, it was noted that these lands west of downtown were building up as a "colored" community. In 1902, Mose and Lucinda Boyd built a house at 414 Dundas Court in Hogg's Addition. The Fee/Mays subdivision was also an area of Black home ownership (Wilson n.d.).

During the Jim Crow era of the late nineteenth and early twentieth century, opportunities for African American people were limited in terms of where they could live in Fort Pierce. Lincoln Park is in the northwest part of town and grew out of the expanding early Black community in Fort Pierce that was established at the turn of the twentieth century. Located east of U.S. 1, south of Delaware Avenue, north of Georgia Avenue, and east of 10th Street, Woodbine was an early Black neighborhood in Fort Pierce. However, Black residents had their church burned and were forced to leave Woodbine in 1897 after a supposed threat to a White woman (Wilson n.d.).

Black residents lived in the area encompassed by 7th Street, 8th Street and 9th Street as an early development of what would become known as Lincoln Park. The oldest church, St. Paul A.M.E Church, was constructed circa 1900 on 8th Street and Avenue B after the original church (1897) was burned in Woodbine. This area of the neighborhood developed earliest and is a foundation for the further expansion of Lincoln Park.

Early residents included the Lyons family, headed by Wilson and Alice Lyons, along with their four children, Abel, Emma, Walter, and Mary. At the time they arrived in 1903, there were only a few Black families and the Tommies, a Seminole family, living in Fort Pierce. Wilson was the son of a Cherokee Tribal member and an Irish woman. Wilson's brother William came with the family also. The Lyons family owned the first house built on Avenue D. Wilson Lyons worked at East Coast Lumber during the day, and at night he and his wife Alice worked on building their family home, moving into it around 1908. Lyons later went to work for local businessman P.P. Cobb, opened the first co-op grocery store in Lincoln Park, and donated land to build Mt. Olive Baptist Church. Three other Black founding families were the Boyds, Washingtons, and Highs (Jackson et al. 1996; Wilson 2014).

The Duval family was originally from the Bahamas and moved to the area around 1909. Jennie Duval arrived at Jensen Beach as a cook on a steamer and stayed to marry a pineapple grower. Her son Frederick Duval was said to be the first Black child in area history whose birth was recorded; he later married Francina Johnson. Francina Duval was the first Black person to cast a vote in a local election in 1922, and she lived to be 109. Their son Patrick Duval became the first African American Sheriff's Deputy for St. Lucie County in 1953 (Jackson et al 1996; Wilson 2014).



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The Lincoln Park subdivision was originally platted in 1913. Street names were different at that time, and the subdivision encompassed the area from North 10th Street to the east, North 13th Street to the west, the canal to the south, and Avenue E to the north. Avenue D was called Selene Street at that time, and at the center of the subdivision was a central park called Lincoln Park (SLCCCC 1913).

In 1924, the subdivision was revised to remove the Lincoln Park open space, and the street names were changed at this time to the current names. The park space was transitioned to subdivided lots fronting Avenue D. The former park space is still identifiable in the development pattern of the neighborhood; it is the area between Douglas Court to the east and North 12th Street to the west, and Lincoln Place to the south and Warrick Drive to the north. This subdivision is the original core of the Lincoln Park neighborhood, which then expanded out to the north and west (SLCCCC Plat 1924).

Lewis and Targie Monroe moved to Fort Pierce in 1924 and built one of the early houses in Lincoln Park. Lewis was the first Black school bus driver for St. Lucie County and the first night watchman for Lincoln Park Academy. He was also an insurance agent for the Afro-American Life Insurance Company and worked with Stones Brothers Funeral Home (Jackson et al. 1996).

Lincoln Park expanded during the 1920s through the 1960s and became the center of St. Lucie County's African American community during the 1930s and 1940s. Unlike other predominantly Black communities in Florida, urban renewal and highway expansion did not occur in Lincoln Park and the neighborhood is largely intact from a built environment perspective. Avenue D is the commercial center in Lincoln Park and experienced a heyday in the mid-twentieth century.

3.2.3 CITRUS AND RAILROAD INDUSTRY CONNECTIONS

The railroad and agricultural industry were influential factors in the development of the Lincoln Park neighborhood and continue to be an economic anchor in Fort Pierce today. On January 29, 1894, Henry Flagler completed the extension of the Florida East Coast Railway along the Indian River from Daytona Beach to Fort Pierce, linking the Treasure Coast with northern markets (University of Central Florida n.d.).

The railroad increased the population of African Americans in Fort Pierce as workers arrived to construct the railroad and remained once it was completed. It is noted from New Smyrna to Miami that almost all Black neighborhoods in the southern portion of Florida are located northwest of downtown, having started as railroad camps (Wilson n.d.).

As discussed above, during the first decade of the twentieth century the area that would become Lincoln Park was home to pineapple fields. An example was Ben Frambach's pineapple plantation (1906-1910), which was in a section of the neighborhood now bounded by North 14th and 15th streets between Avenues D and F. By 1895 around one million boxes of pineapples were shipped annually, primarily during the months of June and July. Eventually, pineapple farms dominated the landscape from as far south as Stuart to as far north to present-day Vero Beach (Rights 1994).

At the time, almost all labor in cultivating and harvesting the fruit was done by hand (Rights 1994). Early pineapple growers in what would become the Lincoln Park neighborhood included Fred and Francina Duval, who moved to Fort Pierce in 1909 and settled on a property at Dundas Court to build their home. William



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Lyons, who later opened the first co-op grocery store in the Lincoln Park area, was also employed in the pineapple industry when he first arrived in the area in 1903 (Jackson et al. 1996).

Migrant laborers included many Bahamian men who entered the country legally through immigration offices and sent money back to their families. Housing was furnished by the grower for the workers. Eventually, some families followed their men and moved to the United States. By 1911, Fort Pierce was considered the central hub of the Florida East Coast Railway between Jacksonville and Miami (Figure 4). The railroad had become the main way to transport these goods to the northeast United States. Economic challenges in industry during World War I, as well as high freight rates, led to many pineapple growers turning to the citrus and truck farming industries by the 1920s (Rights 1994).



Figure 4. Fort Pierce Florida East Coast Railway Station during the twentieth century (University of Central Florida).

Gradually, tens of thousands of acres of groves were developed, resulting in St. Lucie County becoming one of Florida's largest citrus growers. During this transition, many small family groves were replaced with nationally known companies like Minute Maid and large family-controlled groves. Fruit was packaged and exported to Europe and Japan through the Port of Fort Pierce. This created support industries in the city, such as citrus juice processing plants (Rights 1994).



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During the 1940s, most African Americans living in Lincoln Park were employed by work camps such as Ideal Holding Company and Standard Groves, which had vast holdings in the western part of the county. Full families, including fathers, mothers, and children, worked in the fields picking tomatoes, peppers, cucumbers, pineapples, and citrus fruits (Rights 1994). African Americans were the preferred labor force for harvesting citrus fruits as they performed physically demanding tasks, including carrying heavy field crates, picking fruit, and climbing trees. They were paid based on productivity, earning a dime or less per crate, which equated to approximately \$1.50 per crate in 2018 (*The New York Times* 1973).

The migrant labor force in Lincoln Park would start arriving in early October, the majority to harvest early oranges. From December to February, they picked mid-season citrus and then Valencia oranges from February to June. The first season tomatoes were packed in October and November, with a second crop harvested in March. During the peak months as many as 1,500 to 2,500 laborers were required. By June of each year, when the growing season in the area was over, the laborers began to move north again following other crops (*St. Lucie News-Tribune* 1962a).

Avenue D became an important logistics center for the migrant labor community, as well as the region's citrus and truck farming industries. Field hands regularly congregated at 3 a.m. each night at a loading zone near the Lincoln Theatre and Margarita's Grocery Store. Buses then lined up and loaded laborers and drove them west on Okeechobee Road. A diligent worker could make an average of \$10 a day. However, it was a long, backbreaking day under the glaring sun (Monroe 2020).

Serving as a logistics hub for the African American labor force, Avenue D prospered as the region's premier destination for Black entertainment, retail, dining, and recreation during segregation. Over time, the agricultural system changed with advancement in technology and modernization of the industry. As one example, Lincoln Park resident Vernon Dixon, a labor contractor, had improved on the old system of recruiting workers. No longer did those seeking work need to wait under a tree on North 13th Street to board a bus or truck going west to the fields (Wilson 2014).

3.2.4 COMMUNITY INSTITUTIONS AND LEADERS

3.2.4.1 Churches

Lincoln Park has long been home to a remarkable number and variety of churches, each deeply interwoven into the community's cultural and spiritual fabric. "Lincoln Park has a great number and a wide variety of churches...the church means faith, hope, and a sense of freedom" (*St. Lucie News-Tribune* 1962b). These churches were more than religious spaces; they served as extended families, schools, concert halls, and essential community anchors. At its peak, there were an estimated 130 Black churches in Fort Pierce (Jackson et al. 1996).

Among the earliest churches was St. Paul African Methodist Episcopal (AME) Church, established in 1900 before St. Lucie County was formed. In 1904, a widow named Dorcas Hudson donated land for the church, which was then rebuilt twice following destruction by fire in 1906 and the hurricane of 1926. Originally located at Eighth Street and Avenue B, this congregation later relocated and is now known as Greater New



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Bethel, as noted in community engagement documentation (Jackson et al. 1996). St. Paul AME continues to be recognized as an important and representative institution within Lincoln Park.

Other historically significant churches in Lincoln Park include Mount Olive Missionary Baptist Church (1903), First Bethel Missionary Baptist Church (1926), Mount Moriah Primitive Baptist Church (1911), Goodwill Presbyterian Church (1921), and Mount Pleasant Primitive Baptist Church (1944). These congregations not only supported the spiritual lives of residents but also reflected the community's resilience and unity throughout the twentieth century. Their enduring presence underscores the role of faith institutions as foundational pillars of Lincoln Park's identity and communal strength (Jackson et al. 1996).

Additional churches of significance noted during community engagement for the current survey include Greater St. James Missionary Baptist Church, Triumph the Church (located at 20th Ave. and Avenue D), and the small sanctuary at Blessed Martin Catholic School. Masses were held regularly at the school, and residents attended nearby St. Anastasia for larger services (Community Planning Collaborative 2025).

3.2.4.1 Education

In Lincoln Park, education is a cornerstone of community identity, resilience, and pride. For generations, residents have understood the power of learning to uplift individuals and strengthen collective futures. From makeshift classrooms in tin structures to nationally recognized academic programs, the educational institutions of Lincoln Park reflect a deep and sustained commitment to academic opportunity and cultural enrichment. This commitment was led by parents, educators, and civic leaders who challenged segregation-era barriers and invested their own time, resources, and labor to create schools that served the needs of Black children.

3.2.4.1.1 Lincoln Park Academy

The history of Lincoln Park Academy (LPA) is one of community determination, cultural vibrancy, and educational excellence. Born from the advocacy of parents like Francina Duval, who began campaigning for educational opportunities for Black children in the early 1900s, the school emerged from humble beginnings. The first school for Black students in Fort Pierce was housed in a tin building formerly used to store supplies for White schools in an area known as Cobb's Bottom. A new building was constructed in 1906 beside the tin structure. The school later moved to Means Court, becoming known as the Means Court School. That school went through eighth grade. Parents and the community pushed for a four-year high school, which was a bold vision at a time when no such option existed for Black students south of Palatka (Jackson et al. 1996).

Basketball games became pivotal community events, initially held at the Dreamland Theater due to a lack of other facilities. Francina Duval led a grassroots fundraising effort by selling sandwiches to students, which helped fund a new basketball court at 13th Street and Means Court in 1922. That same community spirit eventually led to the founding of Lincoln Park Academy (LPA), which opened in September 1923 as a junior high school, at North 13th Street and Avenue E. The St. Lucie County School Board only agreed to support it after witnessing the community's fundraising efforts. J.P. Thompson of the Afro-American Life Insurance Company recruited James A. Espy, a local native and vocational educator from Georgia, to serve



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as the school's first principal. Under his leadership LPA flourished, requiring teachers to hold bachelor's degrees and drawing students from as far as New Smyrna, Delray Beach, and even Tampa (Jackson et al. 1996).

By the 1925–26 school year a Rosenwald Library had been purchased, and a 1927 Columbia University review lauded the quality of instruction at LPA. Accredited as a senior high school by the Florida Department of Education in 1928, LPA supported both academic and athletic excellence. Its boys' basketball team won state championships in 1930 and 1932. Also in 1932, Dr. Mary McLeod Bethune gave the commencement address (*The Call* 1932). Plans to relocate the school to its current location (Avenue I and North 17th Street) began in 1952 and the new LPA opened in 1953 (City of Fort Pierce n.d.b.; Highwaymen Heritage Trail).

The site of LPA was also home to Lincoln Junior College, which opened in 1960 under the leadership of Leroy C. Floyd Sr. It operated for four years before merging with Indian River Junior College, where Floyd became the first Black dean of the renamed Indian River Community College (Jackson et al. 1996).

LPA's cultural and social life was as vibrant as its academic legacy. Community engagement participants recall fond memories of LPA homecoming parades along Avenue D, choral concerts and operettas, and dances like sock hops and prom held in the school gym where the legendary Betty Wright once sang thanks to her family ties to Fort Pierce. The gym is now the last remaining building from the original school. The school's band and chorus were integral to its spirit, often mentioned with pride (Figure 5; Community Planning Collaborative 2025).



Figure 5. The Lincoln Park Academy marching band, ca. late 1950s (St. Lucie County Regional History Center).

Lincoln Park Academy also holds a connection to author and anthropologist Zora Neale Hurston. Initially arriving in Fort Pierce to work for C.C. Bolens' newspaper, she lived with the family before moving into her own residence at 1734 Avenue L. This house was designated a National Historic Landmark in 1991.



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Hurston's time at the newspaper was brief, and she went on to teach English at LPA (Jackson et al. 1996). Her former home was recently purchased by The Conservation Fund and will be transferred to the Zora Neale Hurston Florida Education Foundation (The Conservation Fund 2023).

Longtime LPA educators like Mrs. E. E. Pierce are remembered with reverence (Community Planning Collaborative 2025), and her funeral was a significant community event. Eva E. Stewart Pierce was a three-time graduate of Atlanta University. She was head of the Department of English at LPA and also served as the dean of personnel (*Atlanta Daily World* 1964).

Among the school's other notable educators was Gustava Robinson Hussain, who taught for 35 years and broke numerous racial and gender barriers in civic and educational leadership. She was the first Black woman on the St. Lucie County Democratic Committee, a founder of the local Alpha Kappa Alpha chapter, and the first woman appointed to both the Florida Council on Elementary Education and the Board of Trustees at Mount Olive Missionary Baptist Church (Jackson et al. 1996).

Regarding the arts, LPA had a profound impact on the nationally renowned Highwaymen, a group of African American painters famous for their Florida landscape scenes. Art teacher Zanobia Jefferson introduced student Alfred Hair to local painter Beanie Backus. Hair later brought other young Black men to study painting. Music teacher Earl Little, a 1945 graduate of LPA and Hampton University, also played a lasting role in shaping generations of musicians (Wilson 2014).

Through segregation and into the era of integration, mandated for St. Lucie County by the U.S. Justice Department in 1970, LPA educators remained pillars of the community. Robert Jefferson, a former LPA coach, became the first Black principal at Central High School amid a tumultuous integration process marked by violence and protest (Jackson et al. 1996). After integration in 1970, LPA became an integrated school for all ninth graders in the St. Lucie County school system. It later became a middle school. Since 1985, LPA has been a magnet high school (Woodall 2023).

3.2.4.1.2 Means Court Elementary

Means Court Elementary school began as Means Court School during the mid-1910s. Located at 13th Street and Means Court, the school was the only option for Black students at the time. As noted above, parents advocated for a high school, and Means Court School became Lincoln Park Academy (Figure 6). After LPA relocated in the 1950s, Means Court became Means Court Elementary School (City of Fort Pierce 2004). A new facility was constructed in 1963. The Fort Pierce Redevelopment Agency purchased the building in 2020 with hopes to turn it into a community hub for Lincoln Park (Rodrigue 2020).

Community engagement participants reflected fondly on the basketball tournaments held nearby at North 13th Street and Avenue E and the May Day maypole plaiting ceremonies. It was noted that Means Court is an important, representative site of Lincoln Park's history (Community Planning Collaborative 2025).





Figure 6. The Lincoln Park Academy at the Means Court School site (St. Lucie County Regional History Center).

3.2.4.1.3 Blessed Martin Catholic School

In September 1940, Blessed Martin de Porres Catholic School for Colored Children opened its doors on North 8th Street. Established by Rev. Michael Beerhalter, pastor of St. Anastasia Parish (the White parish), the school was created to provide a Catholic education to African American children during an era of segregation. Black children could not attend the all-White St. Anastasia Catholic School. The Sisters of St. Dominic from Adrian, Michigan, staffed the school with assistance from lay teachers, offering instruction to students from first through eighth grade. The student body averaged around 100 during the 1950s, although enrollment declined in the early 1960s (Smith 2023).

The school's facilities included a main building, originally a theater, that housed the lower grades, featuring two classrooms, bathrooms, a mini-auditorium, and a small chapel. As enrollment grew, a war-surplus building was added to accommodate grades six through eight. Despite the modest tuition of about \$1 per month, many families struggled to afford it. The school relied heavily on donations and gifts, including significant support from local White benefactor families who also stood in as sponsors for students' Catholic sacraments when needed (Smith 2023).



Students recall annual traditions such as May Day celebrations where they participated in maypole plaiting, fostering a sense of community and joy. The school's nurturing environment and quality education laid the foundation for many graduates to pursue successful careers (Community Planning Collaborative 2025). However, by June 1962 Blessed Martin de Porres Catholic School closed its doors. The building was demolished shortly thereafter, and an apartment complex was constructed on the site in 1968 (Smith 2023).

3.2.4.2 Organizations

Throughout the twentieth century, Black civic life in Fort Pierce was anchored by a range of social, service, and fraternal organizations that shaped the cultural, educational, and political fabric of the community. Many of these clubs illustrate the importance of women's leadership in the Lincoln Park community. Community workshop participants emphasized the importance of civic clubs in providing a foundation for life in Lincoln Park (Community Planning Collaborative 2025). These clubs and organizations, led by visionary local leaders, played a transformative role in building infrastructure, preserving culture, and fighting for civil rights in Fort Pierce. Their legacies remain woven into the civic identity of the community and continue to inspire contemporary engagement and leadership.

3.2.5 CIVIC AND SOCIAL CLUBS

Among the earliest of these clubs was the Civic Federated Women's Club, founded in 1922 by Francina Duval and Josephine Moore. It was the oldest club in the community and initiated some of the first efforts to create safe and engaging spaces for children, including the construction of Dreamland Park on Eighth Street. Duval also launched the *Better Girls Club*, Fort Pierce's first girls' club (Jackson et al. 1996).

The Fort Pierce Federated Women's Club, established in 1941, became the second women's organization in the area. The original members, who included two White women, first met at the home of Memolia Stubbs and the first president was Pauline Williams. The club took on a range of youth-centered initiatives, including the construction of a clubhouse on Sixteenth Street and Avenue G (Jackson et al. 1996). In 1946, the group made history by hosting Dr. Mary McLeod Bethune at St. Paul AME (Fort Pierce Federated Club 1946).

Another notable club, Club Utilitas, was organized in January 1945. Their first major achievement was founding the Lincoln Park Academy band. The club paid the salary of the first band teacher and raised funds for uniforms. Their contributions extended to building a concession stand at Grisby Park and later establishing a Teen Center. Similarly, the Zenith Club formed in September 1949 and made their mark by painting the community recreation center. Club Entre Nous, created by Algernon Bolen in 1955, was led by its first president Laura Lipscomb. In the 1960s, Charmettes Incorporated was established as part of a national civic and social organization network (Jackson et al. 1996).

In response to the 1968 assassination of Dr. Martin Luther King Jr., the Quarterback Club was organized to support and uplift the community during a time of uncertainty and loss. Around the same time, sports-based youth initiatives expanded with the formation of the Pony League, founded by Albert "Baylock" Benjamin, Wesley "Wes" Dixon, and Emanuel "Sam" Green. This was the first Little League for boys on Fort Pierce's northside. In 1965, the league broke barriers by allowing girls to play in the newly established Bobby Sock League (Jackson et al. 1996).



3.2.6 CIVIL RIGHTS

In 1919, Black people in St. Lucie County formed a chapter of the Negro Uplift Association and in 1929, the St. Lucie County Colored Welfare Association protested a zoning change that would change the Hoggs and Fee/Mays subdivision from unrestricted to Zone B. It is unclear today what that zoning actually meant, but it was seen as a threat to the Black community at the time. Early Civil Rights efforts in Fort Pierce included World War II veteran Pat Duval, who was commander of the first Black Veterans of Foreign Wars (VFW) post in Fort Pierce as well as St. Lucie County's first Black sheriff's deputy, requesting that a section of the beach should be opened for Black people (Lincoln Park Main Street 2007; Wilson n.d.).

The NAACP also played a key role in the civic life of Fort Pierce. Its local chapter was organized in 1943 by Horatio Grisby Sr., with later leadership by figures such as Michael McKinnon, Rev. Howard D. Coleman, Dean Mosley, and Charlie Frank Matthews. The chapter remained a vital force in local advocacy and even hosted the state NAACP convention in 1996. One of its longtime leaders, Willie "Britt" Stockton, was a powerful community advocate throughout the 1960s and 1970s (Jackson et al. 1996).

In the 1970s, the Afro American League emerged as a dynamic force for employment justice. In 1978, the League successfully fought for the hiring of Eddie Edwards, the first Black lineman at the Fort Pierce Utility Authority (Jackson et al. 1996).

3.2.7 FRATERNAL ORGANIZATIONS

Fraternal organizations were central to community rituals and leadership. Groups such as the Masonic Lodge, Order of Eastern Stars, Black Order of Shriners, Daughters of Isis, and Heroines of Jericho met regularly in a prominent two-story white frame building at the corner of Avenue D and Douglas Court. Known as the Cherokee Lodge No. 7270, this structure was a social and ceremonial hub for organizations including Mount Moriah Lodge No. 96, Free and Accepted Masons. By 1965, it housed Henry's Western Meat Market but was tragically lost to fire that year. A young boy named Douglas Brown died in the blaze (*Fort Pierce News-Tribune* 1965).

Oral testimony from community engagement conducted as part of this project suggests this may have been the same two-story building across from Broxton's Grocery Store and family home, indicating it served various fraternal organizations over the years (Community Planning Collaborative 2025).

3.2.8 GREEK LIFE

Greek-letter organizations known as the "Divine Nine" have also made their mark on Fort Pierce's civic landscape. The Alpha Kappa Alpha (AKA) chapter was the first sorority to organize locally, followed by the Fort Pierce Chapter of Delta Sigma Theta Sorority, which was founded in September 1960. The community also saw the establishment of a chapter of Zeta Phi Beta Sorority, further enriching the social, educational, and leadership opportunities available to Black women in the region (Jackson et al. 1996). Community workshop participants noted the significance of Greek organizations to social and civic life in Lincoln Park (Community Planning Collaborative 2025).



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Other chapters of Greek organizations in Fort Pierce include Omicron Tau Chapter of Omega Psi Phi Fraternity, Inc. and Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority. The AKA Chapter was chartered February 28, 1959, at F.K. Sweet Elementary School. Charter information for various Greek organization chapters in Fort Pierce includes:

- Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority, Inc. was the first sorority chapter chartered February 28, 1959;
- The Fort Pierce Alumnae Chapter of Delta Sigma Theta Sorority, Inc. was chartered September 17, 1960;
- Omicron Tau Chapter of Omega Psi Fraternity, Inc. was chartered October 10, 1960;
- Zeta Eta Zeta Chapter of Zeta Phi Beta Sorority, Inc. was chartered December 14, 1961;
- Delta Lambda Sigma Chapter of Phi Beta Sigma Fraternity, Inc. was chartered December 12, 1970;
- Gamma Iota Sigma Chapter of Sigma Gamma Rho Sorority, Inc. was chartered April 22, 1978;
- Eta Kappa Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. was chartered December 12, 1981; and
- The Fort Pierce Alumnae Chapter of Kappa Alpha Psi was chartered on April 17, 1982.

The last Divine Nine Greek fraternity established, Iota Phi Theta Fraternity, Inc. founded November 1, 1968, does not have a local chapter in Fort Pierce (Jackson 2025).

3.2.9 BLACK PROFESSIONALS AND ENTREPRENEURS

The Lincoln Park community of Fort Pierce has long been shaped by the entrepreneurial spirit, professional leadership, and civic dedication of Black residents who overcame systemic barriers to establish thriving businesses and institutions. Early Black families such as the Duvals, Bentons, Lyons, Peeks, Stones, Carters, Ellises, and Williamses laid the foundation for an emerging class of Black business owners during the early twentieth century.

These families opened and operated enterprises ranging from pineapple farms and funeral homes to barber shops, beauty salons, restaurants, grocery stores, and bars (Figure 7). One notable pioneer was Gertrude Duval Robinson, who opened the first beauty shop in Lincoln Park in 1918. A charter member of the Fort Pierce Civic Federated Women's Club and an active figure in the Baptist Training Union, Robinson exemplified the intersection of entrepreneurship and community leadership (Jackson et al. 1996). By the 1920s, Fort Pierce saw a rise in the number of Black professionals and skilled workers, creating an economic ecosystem where Black people could increasingly find employment under Black business owners. This development not only provided economic empowerment but also fostered social resilience and autonomy.





Figure 7. Ellis' Barber Shop (8SL03612) at 516-18 Means Court during the late 1950s (St. Lucie County Regional History Center).

In the field of healthcare, professionals made life-saving strides in serving Black residents who were excluded from White medical services. Prior to the integration of Fort Pierce Memorial Hospital, the Fort Pierce Federated Women's Club purchased a house on Dundas Court in the 1920s and converted it into a small hospital for the Black community. Dr. Clem C. Benton was the only Black doctor serving the Lincoln Park community and on staff at Fort Pierce Memorial Hospital, working alongside Helen Barr, one of the few Black nurses at the time. Nearby, Dr. Young, a Black dentist, maintained his office close to Dr. Benton's on Eighth Street. Funeral homes provided ambulance services (Jackson et al. 1996). Another neighborhood healthcare-related facility was the Humanities Center at 809 North 9th Street, a segregated nursing home and later a senior daycare center where Zora Neale Hurston spent her final days. It is now owned by the Zora Neale Hurston Florida Education Foundation (Zora Neale Hurston Florida Education Foundation n.d.).

Religious leaders, such as Reverend Reeves, also played a significant role in shaping the social and spiritual fabric of the neighborhood alongside leaders in media like Charles E. Bolen who ran the local Black newspaper, *The Chronicle* (*Atlanta Daily World* 1974; Enns 2023). Bolen's wife, Algernon Bolen, was also an influential community figure and was at one time President of the Southeastern Association of Colored Women's Clubs (*New Journal and Guide* 1967). In the financial sector, the Afro-American Life Insurance Company established a district office in Fort Pierce, providing essential financial services and employment opportunities to Black families.

Among the most enduring legacies in the Lincoln Park community are those of its funeral directors, who were both business leaders and civic champions. Percy L. Peek became the first Black funeral home director here in 1924. His son-in-law, Rufus Alexander, joined the business in 1948. During his military service, Peek's daughter, Sarah Alexander, ran the funeral home, which became known as Sarah's



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Memorial Chapel in the 1950s (Jackson et al. 1996). The funeral home remains a cornerstone of Lincoln Park history, as noted in community engagement workshops (Community Planning Collaborative 2025). Rufus Alexander also served as a Fort Pierce City Commissioner and was a descendant of early settler Wilson Lyons (Wilson 2014).

Albert T. Stone opened Stone Brothers Funeral Home sometime before 1932. His grandson, Samuel Gaines, later took over operations and went on to become the first Black member of the St. Lucie County School Board (Jackson et al. 1996). Stone Brothers Funeral Home is widely recognized as a significant landmark in the Lincoln Park community (Community Planning Collaborative 2025).

The funeral directors were connected to two cemeteries serving the Black community in Fort Pierce. Pine Grove Cemetery, noted as an important and representative site in Lincoln Park by community engagement participants, dates to 1910 and the earliest documented burials date to the 1930s (Henry & Jenkins 2007a, 2007b). Several of the Highwaymen are buried at Pine Grove. The Garden of Heavenly Rest Cemetery (also known as Sarah's Memorial Garden) is another cemetery connected to Lincoln Park. This cemetery is the resting place of Zora Neale Hurston (City of Fort Pierce 2004).

The emergence of Black professionals in Fort Pierce extended to elected office and public service. Jackie Caynon became the first Black person elected to the Fort Pierce City Commission in 1967, serving until 1978. He was succeeded by Havert "Coach" Fenn, who was later appointed by Governor Bob Graham as the first Black member of the St. Lucie County Commission in 1982. Over the decades, numerous Black leaders have followed in their footsteps, including Gertrude Walker who became the first Black woman in Florida to serve as a county Supervisor of Elections (Jackson et al. 1996).

Samuel Gaines not only ran Stone Brothers Funeral Home but also broke new ground in public education as the first Black person elected to the St. Lucie County School Board. Matthew Meadows, a graduate of Lincoln Park Academy, rose to become a Florida State Senator representing Broward County. He played a pivotal role in naming the Fort Pierce Health and Rehabilitation Services Building after Dr. Benton (Jackson et al. 1996). More recently, in 2012, Larry Lee became the first African American from the area elected to the Florida House of Representatives (Wilson 2014).

Lincoln Park also produced trailblazers in military and law enforcement. James Hair, a Lincoln Park Academy graduate, was one of the "Golden Thirteen," the first group of Black men to integrate the U.S. Navy's officer program. He received his commission in 1944. In law enforcement, Pat Duval made history as the first Black deputy sheriff in St. Lucie County. By the 1960s, the county sheriff's office had begun fully integrating, creating a force more representative of the broader community (Wilson 2014).

3.2.10 PARKS

Recreational spaces in Lincoln Park were created through persistent community advocacy and became vital centers for youth development and civic life. Before formal facilities were available children played in the dirt streets, reflecting both the need and desire for dedicated athletic spaces. Like the creation of Lincoln Park's educational spaces, parents and civic leaders were instrumental in developing these spaces despite segregation-era challenges.



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Francina Duval led an early grassroots fundraising effort by selling sandwiches to students, which helped fund a basketball court at 13th Street and Means Court in 1922 (Jackson et al. 1996). Another pivotal figure in recreation efforts was Horatio Grisby Sr., founder of the local NAACP chapter, who successfully lobbied for the creation of a Lincoln Park recreation area, thus ensuring safer and more structured play for young people (Jackson et al. 1996). Grisby organized the purchase and development of the park land off Avenue M and North 13th Street in 1944 (*Fort Pierce Tribune* 1968). By 1970, the Athletic Field was renamed in Grisby's honor and today it is Horatio Grisby Park and Tennis Courts (*Fort Pierce Tribune* 1970).

In addition to the park, the Arthur Lee Boatwright Swimming Pool off Avenue M provided a valuable space for youth recreation and safety. Dating to the late 1930s, the pool served local youth and for many years was known as the Lincoln Park Open Space Pool (St. Lucie County 2025). Civic organizations supported continued improvement of the local recreation areas. Plans for improving the swimming pool coalesced in 1960 led by a committee chaired by Mrs. Leola Washington (*Fort Pierce Tribune* 1960a). Mrs. Washington was president of Club Utilitas at the time, which also planned to help with the pool (*Fort Pierce Tribune* 1960b). The pool was renamed in 2022 to honor Boatwright, a Fort Pierce native, baseball coach at LPA, and longtime swim instructor at the pool (St. Lucie County 2025).

The Lincoln Park Recreation Center (now Lincoln Park Community Center) also played a central role in the neighborhood, hosting dances, concerts, basketball games, and community programs like summer camps for students. It served as a hub for civic engagement, mentorship, and cultural events such as the Black Arts Festival, which was organized in part by respected arts educator at Lincoln Park Academy and community leader Ms. Zanobia Jefferson (Community Planning Collaborative 2025). Mrs. Paulyne Williams, director of the Recreation Center, was especially known for her mentorship of young people in the neighborhood (Community Planning Collaborative 2025; *Fort Pierce Tribune* 1955).

3.2.11 RESIDENTIAL LINCOLN PARK

In 1892, Henry Flagler obtained a charter from the State of Florida authorizing him to build a railroad along the Indian River from Daytona Beach to Miami. As railroad construction progressed south, cities began to develop along the tracks and camps of Black railroad laborers formed to the west along the route. The railroad reached Fort Pierce on January 29, 1894. Once these crews had done the work of right-of-way cutters, graders, crosstie cutters and the tracks were laid, the next wave of Black immigrants came for new employment opportunities in the rapidly expanding agricultural fields and economy just west of the city (Wilson n.d.).

Mose Boyd and his family came to Fort Pierce in 1896 working for the railroad. He and wife Lucinda Boyd built their own home in 1902 at 414 Dundas Court. As the family grew so did the house, eventually containing seven rooms, a bathroom, and two porches (Wilson n.d.). Wilson and Alice Lyons moved their family from Aikens, South Carolina, to Fort Pierce in 1902. They owned the first house built on Avenue D. The family worked in the pineapple industry and Wilson's brother, William, later opened the first co-op grocery store in the Lincoln Park area (Jackson et al. 1996).

In 1905, it was noted that these lands northwest of downtown were building up as a "colored" community (Wilson, n.d.). Located north of Orange Avenue and south of Moores Creek, this community became known



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as Cobb's Bottom (Jackson et al. 1996). In addition to the railroad, through Jim Crow-era policy the White community forced Black residents of Fort Pierce to primarily reside in the northwest section of the city. In the 1896 case of *Plessy v. Ferguson* the Supreme Court upheld the constitutionality of racial segregation under the "separate but equal" doctrine. This landmark decision legally justified racial segregation. The case stemmed from Homer Plessy, who in 1892, intentionally violated Louisiana's Separate Car Act by sitting in a White-only train car (Library of Congress n.d.).

In 1906, the St. Paul African Methodist Episcopal Church moved to the northwest corner of 8th Street and Avenue B. The church had originally been established in Maravilla, a neighborhood located on the south side of town. This building was deliberately destroyed by fire to keep Black people from settling in this section of town (Jackson et al. 1996).

Cobb's Bottom began to develop around its social hubs like the churches, school, and voluntary associations. The Black church, as an extended family, school, and concert hall, became the center of activity for early African American residential life (Jackson et al. 1996). With a concentrated population, a small business district developed along North 8th Street, north of Orange Avenue.

Incorporated in 1901, the population of Fort Pierce had grown to 1,333 by 1910 (U.S. Census Bureau 2020:1910). In 1913, the original Lincoln Park Subdivision Plat was recorded on what had been pineapple fields. Bounded by Moore's Creek Canal to the south, North 10th Street to the east, Avenue E to the north, and North 13th Street to the west, the Lincoln Park Subdivision was located just northwest of Cobb's Bottom (SLCCCC 1913).

During the early years of the Cobb's Bottom community, Francina Duval began a campaign to establish a school for Black children. By 1918, the school had been relocated to a larger campus in the northwest section of the new Lincoln Park Subdivision (Sanborn Map Company 1918). Located at Thirteenth Street and Means Court, the school became known as Means Court School (Jackson et al. 1996).

As discussed above, the school served as the center of activity for the small but growing community, sparking residential development to increase north of Moore's Creek Canal and northwest of Cobb's Bottom during the 1920s. This is where Lewis and Targie Monroe Sligh built a house in Lincoln Park in 1924. Lewis Monroe later became the first night watchman for Lincoln Park Academy (Jackson et al. 1996).

Like many Florida communities, Fort Pierce experienced a period of rapid growth in the 1920s Florida Land boom. Between 1920 and 1930, Fort Pierce's residential population increased 127.1 percent from 2,115 to 4,803 (U.S. Census Bureau 2020:1930).

Early residences in Lincoln Park were primarily single-family, one-story in height, and of wood frame construction. The majority were occupied by working-class families who worked in nearby agricultural fields west of town. By 1929, except for Avenue D, Frame Vernacular became the dominant architectural style of the neighborhood (Figure 8; Sanborn Map Company 1929).





Figure 8. A home in the early days of Lincoln Park (St. Lucie County Regional History Center).

Common features of these Frame Vernacular residential structures include, but are not limited to, a gable or hip roof, horizontal board siding (such as weatherboard or novelty construction materials), front porches with a separate or secondary roof structure, symmetrical window patterns, and minor detailing or ornamentation such as exposed rafter-tails, corner board, or porch brackets. During the 1940s, Masonry Vernacular residential structures became a popular construction type. Masonry Vernacular residences built in the area were typically small, one-story buildings (Sanborn Map Company 1948).

Between 1930 and 1950, the city's population increased to 13,502 (U.S. Census Bureau 2020:1950). During this period, agricultural fields west of the original Lincoln Park Subdivision between North 13th Street and North 25th Street were developed with primarily single-family homes for the working-class community.

By the 1950s, Fort Pierce had become the center for winter tomato crops. Many families moved to the neighborhood from Georgia, Alabama, and the Carolinas for jobs picking citrus or tomatoes (*Scripps Treasure Coast Newspapers* 2011). It was hard work and whole families worked side by side through the season (Wilson n.d.).

In addition, Avenue D had emerged to become the region's primary commercial and entertainment district for the region's African American community. Prior to World War II, North 8th Street in Cobb's Bottom had been the main Black commercial district (Sanborn Map Company 1929). Many business owners resided near their businesses or in the neighborhood. An example included the owners of Granny's Kitchen, Charles and Hassie Russ. From 1965 until their retirement in 2018, the Russ's operated a laundry, men's clothing shop, a grocery, and Granny's Kitchen restaurant on Avenue D. Charles was born in Dothan, AL in 1939, and came to Fort Pierce when he was two. Hassie, born in 1940, came to Fort Pierce from Brunswick, GA,



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in 1954 at the age of 15. The two met in high school at Lincoln Park Academy. They dated, graduated in 1958, and married shortly afterward, moving into a North 16th Street home where they still live. All of Russ's children also worked at the restaurant, including two daughters in 1999 (*Fort Pierce Tribune* 1999). While a small number of residents became financially secure and bought their own homes the majority relied on low-paying jobs and rented their homes, which defined the character of the community.

Plans to relocate Lincoln Park Academy to its current location (Avenue I and North 17th Street) began in 1952. The new Lincoln Park Academy opened in 1953 (City of Fort Pierce, n.d.; Highwaymen Heritage Trail). Following the opening of the new Lincoln Park Academy, residential growth in the neighborhood shifted primarily north of Avenue G, south of the Belcher Canal, and east of N 33rd Street (USDA 1958).

New residential developments included School Court, an early attempt by the private sector to provide affordable, clean, and safe housing for African Americans in Fort Pierce. Dr. C.C. Benton, a highly respected and successful African American medical doctor in the community, developed the project of modern rentals and duplexes just north of Lincoln Academy in 1950. In 1957, a second phase of single-family houses was added just north of the first phase. It was named School Court because it was situated one block from the new school, which was built on land Benton had previously sold to the school board. This was a large-scale project during that era, providing the most progressive, modern, and economical housing for the community (Miller 1991). Additional schools built north and west of Lincoln Academy between 1952 and 1970 include Chester A. Moore Elementary School at 827 North 29th Street, ALPI Queen Townsend Head Start Center at 2202 Avenue Q, and Frances K. Sweet Elementary School at 1400 Avenue Q (USDA 1970). Oral testimony from community engagement mentioned that kids' activities in the neighborhood included playing marbles, jacks, hopscotch, climbing trees, playhouses at people's homes, visiting friend's houses, and playing "cowboys & Indians." Children also walked to and from the schools in the neighborhood (Community Planning Collaborative 2025).

The growth of Lincoln Park's residential community was negatively impacted by desegregation and the closure of Lincoln Park Academy as a high school. In a 2011 interview, Lincoln Park resident Joyce Jackson attributed the decline of the area to the integration of schools, starting in 1970, and accelerated by the forced busing of Black students to Port St. Lucie: "The sense of community disappeared. Integration of the schools broke up the community and no one knew each other" (*Scripps Treasure Coast Newspapers* 2011).

3.2.12 COMMERCIAL LINCOLN PARK

3.2.12.1 Avenue D and the Stroll

In the 1930s Walter Barnes, musician, music promoter, and *Chicago Defender* columnist, noticed a pattern in Black communities across the country that he came to call "the stroll." This term characterized the main corridors of Black neighborhoods that were home to the commercial activities of the community. Today, Florida's Black Main Street communities are historic evidence of the stroll (Burke and Davis 2023).

Walter Barnes was an originator of the Chitlin' Circuit; he established a network of venues across the American South during the 1930s where it was safe, acceptable, and successful for African-American entertainers to perform (Lauterbach 2012). The Chitlin' Circuit was the collective name given to a series of



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Black-owned nightclubs, dance halls, juke joints, theaters, and other venues that were safe and acceptable for African American entertainers to perform in during segregation. The name for the circuit is related to African American foodways, specifically chitlins, that were once a staple for enslaved African Americans and continue to be important as a part of Southern Black cuisine today.

As Barnes worked from town to town down South, he noticed a pattern. Any place with a sizable [B]lack population grew a darktown, and each of these [B]lack districts centered on a thoroughfare, a world unto itself. The maestro, in his hep vernacular, called it 'the stroll.' He dashed off dispatches from every stroll he hit on the 1936-37 tour, leaving behind a neon and mud portrait of [B]lack Main Street in the South - the unfolding filaments of the chitlin' circuit (Lauterbach 2012:51).

Barnes used his position at the *Chicago Defender* to promote himself and the circuit that visited strolls across the South. At its height, the *Defender* was a daily publication with a national circulation of over 500,000 and the largest Black-owned newspaper in the nation. White distributors in the South refused to stock the paper, and instead it gained an audience in the South via Pullman porters who traveled south on the railroad. Newspapers were shared among neighbors and in restaurants and barbershops, providing a different distribution network for Black southerners to access the *Defender* and its news (Smithsonian National Museum of African American History & Culture n.d.). Barnes was in a unique vantage point to personally benefit from such a large audience of readers, but the contracts and routes created and promoted through his position at the *Chicago Defender* became the overall Chitlin' Circuit that ultimately featured many touring acts.

As another stroll example, Nelson Street in Greenville, Mississippi, was a stop on the Circuit and the description of the stroll there echoes how other Black main streets operated in the South. "During the era of legal segregation, nearly every major southern city or town had its own version of Nelson Street. It was the colored business district by day and dreamland by night" (Anderson 2004:51). Like many other strolls in the South, these districts were home to Black entrepreneurs and housed daytime businesses and nighttime bars and clubs: "[T]he doors to the shops would lock up in the evening and the doors of the clubs and juke joints would fly open. The streets would be filled with different sounds - laughing couples, tinkling glasses, the slow, muffled beat of a bass guitar" (Anderson 2004:52).

Florida's strolls were a significant part of the Circuit, especially since Barnes established a winter headquarters in Jacksonville in 1933 to conduct annual late-fall-to-spring Southern tours. Barnes elaborated on the stroll in Jacksonville and Florida in his writings in the *Defender*.

Avenue D was the heart of Lincoln Park and the "stroll" in Fort Pierce. "[The] Avenue D that I remember in the forties and fifties was gutsy, exciting and challenging. It was indeed the hub of the African American community" (Leath 1998). Avenue D served as the major thoroughfare in the community - a path for workers in the vegetable and citrus fields, a path for domestic work for women, a path to the schools and a path to all the businesses (Figure 9). It was the place to see and be seen - attend church, eat at a restaurant, and sing to jukeboxes. It was a mixed-use corridor with residential, religious, and business uses (Leath 1998).



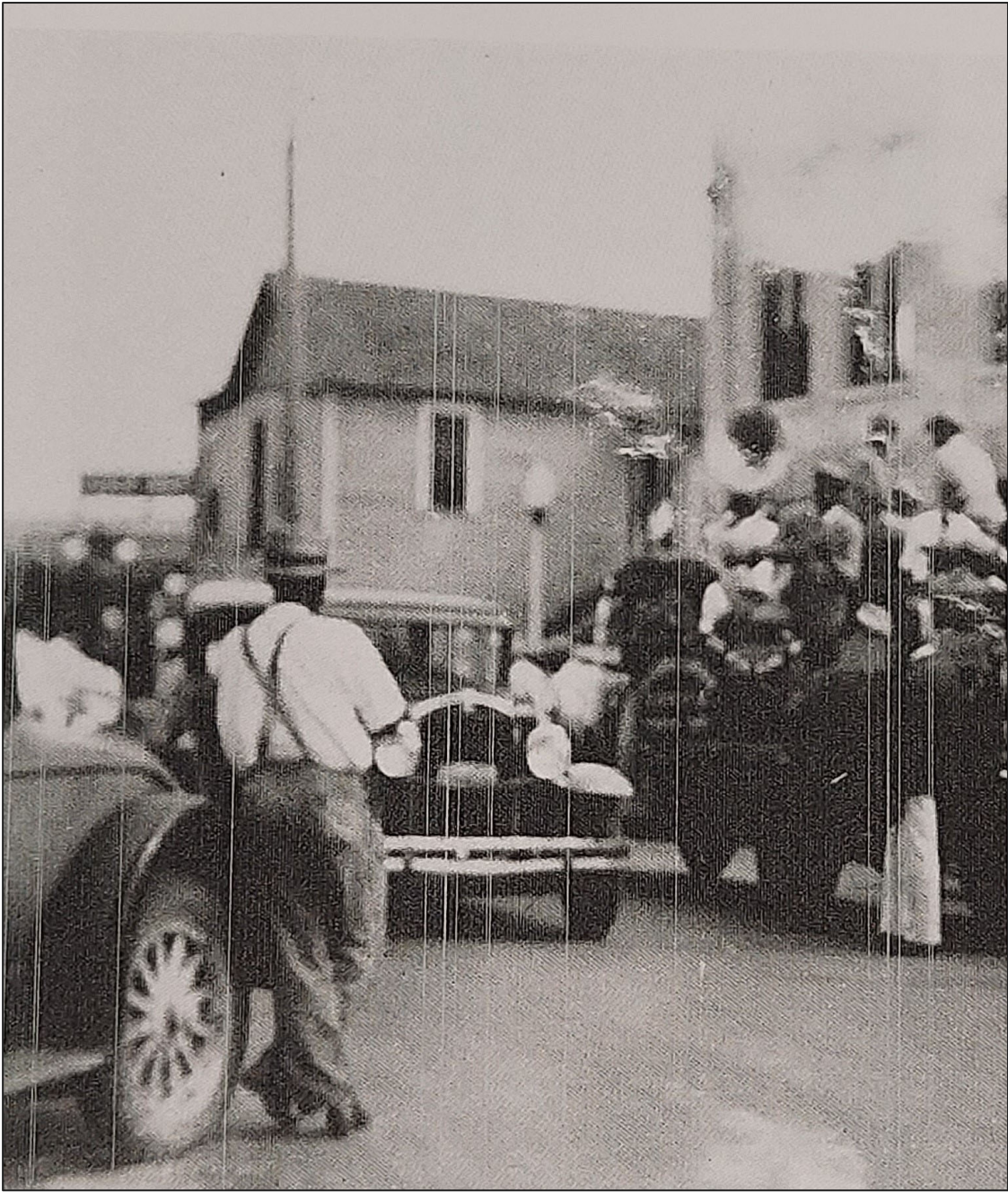


Figure 9. A parade on Avenue D (St. Lucie County Regional History Center).



3.2.12.2 Chitlin' Circuit Highlights

Some of Lincoln Park's Chitlin' Circuit venues on and near Avenue D where the buildings still exist today include the following locations (Burke and Davis 2023).

3.2.12.2.1 Lincoln Theatre: 1124 - 1132 Avenue D

One of the most well-known and visible venues on Avenue D was the Lincoln Theater. Community engagement participants noted Lincoln Theater as one of the buildings most representative of Lincoln Park (Community Planning Collaborative 2025). Lincoln Theater was built in 1946 by Dr. Clem C. Benton and Dr. Harry Center. Dr. Benton was one of the first African American doctors in Fort Pierce, and Dr. Center was a White pharmacist. The theater was a central location for entertainment and culture along Avenue D from the time it opened until closure in the late 1960s. Movies were shown at the theater, but it also served as a live performance venue with musical and theatrical events, as well as a venue for graduation ceremonies (Benton 2006).

Lincoln Theater did not have a concession stand. Dr. Center had a drug and sundry store to the right of the building as well as a soda fountain. There was a small window from his store that opened into the lobby of the movie theater where people could buy drinks and popcorn. Dr. Center also had another pharmacy in the White section of Fort Pierce on Orange Avenue (Yates n.d.).

3.2.12.2.2 Jackie Caynon Building: 1228 - 1230 (1234 Today) Avenue D

Built in 1948, this building known as the Caynon Building (today 1234 Avenue D), was originally two separate storefronts on the first floor. Jackie Caynon was the first Black City Commissioner for Fort Pierce. He lived upstairs at his building, and the downstairs at one time was a hangout for young teens called Twinks (Culverhouse 2007). Restaurants once located in the Jackie Caynon building during the 1950s and 1960s include Robinson's Place, Sam's Place, Lillie's Café, and The Grill. In addition, in the early 1960s Augustus Johnson briefly operated the Johnson's Pool Room at 1232 Avenue D (Polk 1960-1965). Community engagement participants noted the Caynon Building as one of the buildings most representative of Lincoln Park (Community Planning Collaborative 2025).

3.2.12.2.3 La Tropical Tavern & Little Joe's Tavern: 1233 - 1237 Avenue D

1233-1237 Avenue D was constructed in 1952 and there were originally two storefronts (St. Lucie County Property Appraiser). One storefront was occupied by La Tropical Tavern, originally owned by George J. Ford in 1958. In the 1960s and 1970s, the Tavern was operated by George and Ora L. Jones. Recollections of the Tavern, also known as George Jones Bar, include the venue being filled to capacity on Friday nights after the migrant labor force in the neighborhood had been paid.

The bars were nearly the same inside the Tavern, about 50 feet by 20 or 30 feet wide with a bar at one end, booths along the sides, and a loud jukebox in the corner. Half of the people danced until closing time at 2:00 a.m. Others stood immobile, leaning against the bar top, unless someone pushed them accidentally.



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Saturday night was more active, with a greater sale of moonshine and bolita tickets. The bars were more crowded, and trouble was sometimes anticipated (*St. Lucie News Tribune* 1962a).

The second storefront was occupied by Little Joe's Tavern, owned by Josephine Griffin from 1957-1969. Little Joe's sold beer, wine, short order, sandwiches, home cooking, bar-b-que, and soft drinks (Polk 1957-1969). Ms. Griffin was a member of Temple 853 (Elks Lodge 1189). In 1957, she was charged with operating a gambling house in the Tavern, and was later arrested in 1964, charged with selling bolita tickets and possession of gambling equipment. This space was also known as the Blue Moon Tavern in 1974.

3.2.12.2.4 Tavern/Restaurant: 1238 Avenue D

Built in 1954 as two storefronts, 1236-1238 Avenue D was home to Ethel's Tavern and El Chico Restaurant (Polk, Fort Pierce City Directory). Ethel's Tavern at 1238 Avenue D was operated during the late 1950s and into the 1960s by Ethel Bryant. El Chico was at 1236 Avenue D and was opened by Mrs. David Monroe in 1955. Other owners over the years were Mr. and Mrs. George Ferguson and David Monroe. Both George Ferguson and David Monroe were previously employed as cooks at Chisholm's, located at U.S. 1 in Stuart. El Chico specialized in home-cooked meals and pastries as well as a catering service. A 1961 ad noted El Chico "specialized in steak, chops, chicken and fish, 'challenging you to find better home cooking anywhere!'" (Southern Bell Company 1961).

3.2.12.2.5 Eddie's Place: 1907 Avenue D

1907 Avenue D was constructed in 1950 (St. Lucie County Property Appraiser). During the 1950s and 1960s the building was known as Eddie's Bar & Grill, Eddie's Drive In, and Eddie's Place and was owned by Eddie Asbury (Polk, 1950-1969). Eddie's Place was the juke joint where twenty-nine-year old Alfred Hair was shot to death on the night of August 9, 1970 (City of Fort Pierce n.d.b.).

3.2.12.2.6 510 North 13th Street

510 North 13th Street was constructed in 1952 and by 1956 it was the Starlight Cafe (St. Lucie County Property Appraiser). Operated by Hardy and Ruby Pelt, the Starlight Cafe served home cooked meals, sandwiches, barbecue, homemade pies, and cold drinks (Polk 1956). In 1969 Margaret Harrell operated Harrell's Barbecue & Grill in the building. In 1974, the space was home to the Casa Rena Grill owned by Marie Cox (Polk 1969, 1974).

3.2.12.2.7 Means Court Elementary: 532 North 13th Street

Means Court Elementary School was constructed on the original site of the Lincoln Park Academy, which was established in 1925. Over the years, the school's auditorium was a space occasionally used for concerts, events, and dances, including Daddy Dave's Rock and Roll Talent Show on August 19, 1955 (*Fort Pierce News-Tribune* 1955a). Other events included a concert by the Gospel Harmonettes, who performed at the Means Court Elementary School Auditorium on January 3, 1956 (*Fort Pierce News-Tribune* 1956c).



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3.2.12.2.8 Baker's Flamingo Bar and Grill: 907 North 13th Street

Levie Baker was the owner and operator of Baker's Flamingo Bar and Grill, another significant live music venue in Fort Pierce. Baker was the first Black person to get a liquor license in Fort Pierce. The Baker's Flamingo Bar heyday was during the 1950s and 1960s, and Baker and his wife Irene built the bar from the ground up despite Levie having only a grade-school education (*Fort Pierce News-Tribune* 2001). The venue, located in what is today called the Love Center, hosted a teenage dance every week in 1956, with Ace King and His House Rockers as the regular performers. Emmet Wiley and his Melody Makers were also routine visitors to the Flamingo (*Fort Pierce News-Tribune* 1956b). The *Ft. Pierce News-Tribune* captured performers at Baker's during the 1950s including:

- Silas Green Orchestra - January 20, 1952
- Charles Brown - March 9, 1952, March 16, 1952
- Wiley's Music Melody Makers - December 21, 1952
- Charles Brown and his Smarties plus Billy Ford Orchestra - December 26, 1952
- Griffin Brothers Orchestra - April 13, 1952, January 18, 1953
- Emmet Wiley and his Melody Makers - June 25, 1952, August 31, 1952, February 8, 1953
- Floyd Dixon and Margie Day - November 16, 1952
- The Great Silas Green Band - January 29, 1956
- Ace King and His House Rockers - January 6, 1956
- The Midnighters - March 30, 1958
- B.B. King
- Nat King Cole
- Sam Cooke
- Ruth Brown

3.2.13 LIFE ON AVENUE D

During segregation, Avenue D was a regional hub for the Treasure Coast's African American migrant labor force. Migrant workers would arrive in early October and remain in the area until June the following year. As many as 1,500 to 2,500 jobs were created during a peak citrus season month (*St. Lucie News-Tribune* 1962a).



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In the mornings, Avenue D served as a route to various places of work, whether a path for migrant workers in the vegetable fields that surrounded the neighborhood or as a pick up spot for citrus workers to be transported to groves west of the city. It was also a domestic market where a great majority of women worked from 7 a.m. to 7 p.m. and a path for children to walk to schools. As such, it became the region's top Black commercial district during segregation (Leath 1998:13).

Buildings on Avenue D were often mixed-use with commercial space on the bottom floor and residential above. Examples included the Betts Building at 1217 Avenue D with Bobby's Grocery Store on the first floor and a rooming house upstairs. The Caynon building at 1234 Avenue D is another example. Jackie Caynon was the first Black City Commissioner and he lived upstairs at his building, with the downstairs made into a hangout for young teens called Twinks (Culverhouse 2007).

The corner of Avenue D and Douglas Court was a landmark location. It was home to a large white frame building owned by the Cherokee Lodge No. 7270. It was the scene of ritual ceremonies, parties, and meetings for the Order of the Eastern Star, Mount Moriah Lodge No. 96, Free and Accepted Masons, and other organizations. By 1965, it was home to Henry's Western Meat Market before it burned down that same year (*Fort Pierce News-Tribune* 1965).

Businesses on Avenue D during its heyday included Richardson's Garage, 9th Street Market, Adams' Grocery, Bush's Drugstore, Pahner's Grocery, Lincoln Theater and Variety Shop, Broxey's Grocery, Oats-Johnson Beauty Box, Benton's Beauty Parlor, McDonald's Kindergarten, L.T. Thomas Dry Cleaning Parlor, Lincoln Car Company, Peek's Funeral Home, Baldwin Building Mall, Moyer's Cozy Corner, Dale's Beauty Center, McAfee's Beer Parlor, Bailey's Barber Shoppe, George's Place, Williams' Variety Shop, Currington's Ice Cream Parlor, the Chronicle-Fort Pierce Publishing Company, Gibson and McClain Funeral Home, McMillian's Grocery, and Charlie's Service Station (Figure 10; Leath 1998).





Figure 10. Mary Wright (left) and Joanne Small (right) participate in the Lincoln Park Academy homecoming parade along Avenue D during the 1960s (St. Lucie County Regional History Center).

The Chronicle newspaper was started in the 1950s by Charles E. Bolen. This weekly Black newspaper was published at 1529 Avenue D and Bolen hired Zora Neale Hurston to write a weekly column (City of Fort Pierce n.d.a.; Florida Humanities Council n.d.). The neighborhood is also famous for its association with the Highwaymen, 26 African American landscape artists who were largely self-taught after having been introduced to art by A.E. Backus, an artist living in Fort Pierce. The artists have been inducted into the Florida Hall of Fame. Alfred Hair, Livingston “Castro” Roberts, Johnny “Hook” Daniels, Harold Newton, and the lone female artist Mary Ann Carroll, are some of the prominent names among the artists. Tragically, Alfred Hair lost his life on Avenue D, when he was murdered at Eddie’s Place at 1907 Avenue D in 1970 at age 29 (City of Fort Pierce n.d.a.).

Bolita, an illegal lottery game extremely popular in Florida, was also present on the stroll. Stories of arrests were not uncommon. In one, an Avenue D resident who was arrested for possession of lottery tickets said he could not remember where he purchased them. The presiding judge said he heard lottery tickets could be easily purchased in the Lincoln Park area (*St. Lucie News-Tribune* 1954).

Avenue D had a residential component as well. Dr. C.C. Benton lived near the corner of Avenue D and North 11th Street. Other well-known families living on and around Avenue D were the McDonalds, Johnsons, Millers, Gilliams, Lyons-Burns, Hughes, Oats-Johnsons, Smiths, Bushes, Rogers, Rhodes, Warricks, Butlers, Peeks, Broxeyes, Williams, Langs, Curtises, and Parishes (Leath 1998).



3.2.14 AVENUE D: 1960S AND EARLY 1970S

The push for racial integration in Fort Pierce during the 1960s brought significant changes to the Lincoln Park community. In 1961, the local chapter of the NAACP publicly criticized the Fort Pierce Greyhound Bus Station for its resistance to desegregation, part of a broader effort to challenge discriminatory practices across public and private spaces (*Afro-American* 1961). At the time, there were no Black clerical workers employed in county, city, state, or federal offices. Community members began advocating for equal employment opportunities and the right to be served at lunch counters and restaurants. These efforts were often met with institutional resistance (Jackson et al. 1996).

One trailblazer was Annie Kate Jackson, whose relentless determination broke multiple racial barriers in local government. Through her persistence, Jackson became the first Black woman to work in several key government positions: with the City Clerk, the Fort Pierce Utilities Authority, the State Attorney's Office, and ultimately as the personnel director for the Public Defender's Office - all unprecedented achievements for a Black woman in Fort Pierce at the time (Jackson et al. 1996).

As schools and public accommodations began to integrate, many residents noticed a shift in the cohesion of the Lincoln Park community. Joyce Jackson, a former resident, remembered the strong presence and guidance of Black educators at schools like Lincoln Park Academy before integration. "Our teachers had more control over our children," she recalled in a 2011 interview. "They cared about them. They were interested in you and you being productive" (*Scripps Treasure Coast Newspapers* 2011). But starting in 1970, when forced busing sent Black students to schools in Port St. Lucie, that sense of familiarity and accountability began to fray. "Integration of the schools broke up the community and no one knew each other," Jackson said. Many attributed the decline of Avenue D to this fracturing of neighborhood ties (*Scripps Treasure Coast Newspapers* 2011).

With integration, a similar unraveling occurred in the local economy. As Black residents gained the right to shop in previously restricted areas, the once-bustling business district along Avenue D began to decline (Figure 11). Businesses that had thrived within a close-knit customer base found themselves unable to compete with larger, White-owned stores downtown. "What had once been a thriving Main Street with everything a person could ever desire started to fail," the article noted. As stores closed, the street became vulnerable to rising rates of crime, drugs, and prostitution (*Scripps Treasure Coast Newspapers* 2011).

Tensions also surfaced in newly integrated school settings. In 1971, a firebombing incident in downtown Fort Pierce stemmed from unrest at the newly integrated Central High School. School integration challenges highlight the volatility of the era and the challenges of creating unified, equitable institutions during a time of major social transition (*Fort Pierce News-Tribune* 1970).





Figure 11. Jake's 66 Service Station and Grey Taxi Service (8SL03465), at 2410 Avenue D, ca. 1960s (St. Lucie County Regional History Center).

Meanwhile, families like the Russes, known for Granny's Kitchen, persevered and continued to serve the community through hard work and resilience. In 1965, they opened a grocery store that operated from early morning until late at night to support farm laborers. Fruit pickers, mostly Black workers, would gather at Ninth and Avenue D to be taken to groves by company buses. But as agricultural operations changed and grove owners transitioned to widespread van pick-up routes, fewer young people entered fruit picking and the dynamic at Ninth and D began to shift. "As time passed, the younger people didn't get into the fruit picking thing," said Hassie Russ (*Fort Pierce Tribune* 1999). This shift mirrored broader changes taking place across Lincoln Park, where integration brought both new opportunities and ruptures in the fabric of community life.

In 1968, just days after the assassination of the Rev. Dr. Martin Luther King Jr. on April 4th, the grief and rage felt across the country also erupted in Fort Pierce. On the evening of April 7, around 8:00 p.m., firebombs were thrown into Bass Grocery at 20th Street and Avenue D. What followed was a gathering of 250 to 300 mostly young residents mourning King's death and expressing long-simmering frustrations. Initially peaceful, the gathering turned chaotic when a tear gas bomb exploded at 8th Street and Avenue C. Protesters scattered. In the confusion, storefronts between 9th and 13th Streets along Avenue D were damaged, fires were set, and 47 people were arrested (Jackson et al. 1996).

Jimmy Barr, a respected local radio personality from WOVV, was among those on the scene. Seeing tensions rising, he tried to steer the teens toward a peaceful march. By that time, over 100 law enforcement officers from city, county, and state agencies had been deployed. Barr later remarked that many in the crowd seemed unfamiliar to him: "most of the crowd was from outside of town," Barr said. Law enforcement denied deploying tear gas. Still, the damage was done. The National Guard was activated, and local businesses suffered the consequences (Jackson et al. 1996).

Businesses impacted included Check's Five and Ten, Richards Department Store, Western Meat Market, Dixie Dime Store, Sammy's Shop, Whiddon Grocery, United Furniture, and Midway Sundries. In the years



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following, Avenue D began to decline. “I was in the eighth or ninth grade, and I heard someone had burned down Richard’s Department Store at 10th Street and Avenue D. I remember that was the beginning of the end,” one resident recalled (*Fort Pierce News-Tribune* 2002). “A lot of those businesses just vacated after that and left the buildings there. They started falling one by one. It was a chain reaction. They were turned into places you wouldn’t go to” (Port 1992).

The unrest catalyzed a larger exodus already underway through integration. Businesses such as Sammy’s Shoes, Sammy’s Dry Cleaners, Lincoln Pharmacy, Warren’s Laundry, and Collins Barber Shop shut their doors. Both minority and non-minority business owners began to abandon the corridor, not only because of economic pressures, but also due to insurance companies becoming increasingly unwilling to underwrite policies in the area. By the 1970s, drug activity and crime rates had spiked in northwest Fort Pierce (*Fort Pierce Tribune* 1972). When Larry Lee, a Fort Pierce native and former Denver Broncos linebacker, returned home in 1979 after earning his college degree, he was devastated by what he saw. “It drove through my heart,” said Lee. “I remembered what the community used to be” (*Fort Pierce News-Tribune* 2002).

3.2.15 AVENUE D: LATE 1970S - TODAY

In recent decades, the City of Fort Pierce, along with Lincoln Park residents, have been instrumental in revitalization efforts. From 1982 to 1987, the City of Fort Pierce spent \$95,000 studying the redevelopment of Avenue D and establishing the Northwest Community Development Corporation. Several redevelopment projects were launched and completed during the 1990s, including the development of Fire Station 15 at 721 Avenue D in 1997 (St. Lucie County Property Appraiser) and the completion of a \$2.6 million streetscape on Avenue D, between U.S. 1 and 25th Street in 1999. Streetscape improvements included wider sidewalks, underground power lines, and the addition of decorative streetlamps (*Fort Pierce Tribune* 1998).

In 1999, construction of a four-phase drainage system at Moore’s Creek Linear Park began with two concrete walls built at 29th and 15th streets (*Fort Pierce Tribune* 2003). The Moore’s Creek Linear Park project evolved from a 1996 community-planning meeting to eliminate blight in the Lincoln Park neighborhood. Completed in 2010, the goal of the \$12 million project was to alleviate flooding and eliminate blight in the Lincoln Park neighborhood by replacing rental properties run by absentee landlords with owner-occupied single-family homes and town houses. The project also included the creation of a linear park, between 7th and 15th streets featuring decorative lights, irrigation, landscaping, park benches, water fountains, 10-foot sidewalks, and decorative bridges at 8th, 9th, and 14th streets, and Dundas Court (*Fort Pierce Tribune* 2006).

Lincoln Park and Avenue D became a Main Street community in 2001. A year later, the Avenue D Historic District was established at the local level; it was renamed the Lincoln Park Historic District in 2015. In 2007, a new Indian River State College branch campus was completed at 3002 Avenue D (St Lucie County Property Appraiser) and the St. Lucie Historical Society purchased the Betts Building (1217 Avenue D) with assistance from the Fort Pierce Redevelopment Agency. The building was rehabilitated in 2009 for \$1.4 million and was expected to house the Historical Society’s offices and archives (Culverhouse 2007).



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In 2011, the Beth Ryder Intermodal Facility was built at 725 Avenue D. Named in honor of Beth Ryder, the St. Lucie County Community Services Director who oversaw construction of the \$3 million project, the new station was built to include a small park-and-ride lot, public restrooms, a shelter, a ticket counter, and a lounge for bus drivers (*St. Lucie News-Tribune* 2009).

3.2.16 SUMMARY OF LINCOLN PARK HISTORY

Lincoln Park, one of Fort Pierce's most significant historically Black neighborhoods, developed in the early twentieth century as a hub of African American life during an era of segregation. Initially established as a self-sustaining residential and commercial enclave, the community was shaped by both necessity and resilience, with its earliest development concentrated around Avenue D. Churches, schools, and Black-owned businesses formed the backbone of Lincoln Park's early growth, offering spiritual, educational, and economic stability. Community figures like Francina Duval and J.P. Thompson played instrumental roles in developing institutions such as Lincoln Park Academy, which became a beacon of Black educational excellence. Similarly, the entrepreneurial drive of families like the Duvals, Lyonses, Peeks, and Stones contributed to a thriving business corridor filled with barbershops, pharmacies, funeral homes, and restaurants. This community-driven infrastructure made Lincoln Park a place where Black residents could access essential services, pursue opportunity, and build social cohesion in the face of systemic racism.

The mid-twentieth century brought both progress and disruption to Lincoln Park. The Civil Rights Movement led to long-overdue integration of schools and public facilities, but these shifts also sparked the unraveling of the tight-knit economic and educational systems the community had developed. Following the assassination of Dr. Martin Luther King Jr. in 1968, unrest in Lincoln Park mirrored uprisings across the country, culminating in protests, damage to local businesses, and lasting economic decline along Avenue D. Integration brought increased access to services and jobs but also contributed to the erosion of community-centered institutions like Lincoln Park Academy, as Black students were bused to other areas and local Black teachers were displaced. Despite these challenges, Lincoln Park remains a symbol of cultural pride, leadership, and endurance. The neighborhood's legacy continues to be honored through preservation efforts, oral histories, and community-driven revitalization initiatives that seek to tell the full, complex story of this historically rich and resilient neighborhood.



4 Research Design

4.1 Objectives

The goals of this project as stated in the grant agreement between the State and the Lincoln Park Main Street are as follows:

Grant funds will be used to hire a historic preservation consultant to conduct a historic resources survey of Lincoln Park in St. Lucie County, including a survey report conforming to *Chapter 1A-46, Florida Administrative Code (FAC)*, and a minimum of two-hundred and fifty (250) new/updated Florida Master Site File (FMSF) forms.

FMSF forms were prepared for only previously unrecorded resources within the survey area. The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code, the National Historic Preservation Act of 1966 (PL 89-665), as amended, and as implemented in 36 Code of Federal Regulations (CFR) Part 60, for the creation of the National Register of Historic Places, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716).

4.2 Methodology

Prior to field work, GIS information from the St. Lucie County Property Appraiser's Office was used to generate a list of historic properties 50 years old and older within the project area. This information was compared with the FMSF data for previously recorded resources to separate and select newly identified historic properties within Lincoln Park. Background research identified 259 previously recorded resources while property appraiser records indicated an additional 557 unrecorded historic properties constructed between 1901 and 1975 within the Lincoln Park Main Street area. The number of historic buildings led CPC and Stantec to limit this survey to previously unrecorded buildings. In consultation with the client, a survey area incorporating the parcels fronting on Avenue D was selected from North U.S. 1 on the east to North 29th Street on the west. From North U.S. 1 to the west side of North 18th Street, this survey area would be expanded from Moore's Creek on the south to the north side of Avenue E in order to incorporate the most historic portion of the neighborhood. This approach allowed for an intensive survey of historic properties within a refined project approach while adhering to the scope of the project.

Field survey and research were conducted between March 2025 and June 2025. The initial phase of fieldwork included a reconnaissance survey utilizing the background research and GIS data. Fieldwork was completed by a team of two, consisting of an architectural historian and a technician. The team was equipped with R-1 GNSS system paired with an iPad loaded with ArcGIS Field Maps connected to Enterprise ArcGIS Online platform. iPads were used to collect digital data for each historic resource and included GPS data and photographs; field assessment notes were entered into digital fillable resource forms. The second phase of fieldwork involved an in-depth study of each identified resource. For each



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structure identified as a historic resource through either archival research or appearance during field survey, information about architectural style, details, materials, and setting was recorded on the FMSF form. Structures were identified by street address. The technician recorded UTM coordinates for each structure while standing at the center of the front elevation on the sidewalk or the street, to avoid trespassing on private property. No interior inspections were conducted for this project.

The preliminary list of historic resources based on GIS data was used to guide fieldwork, but other structures that appeared to be historic were noted on field forms for subsequent verification through archival research. Determination of each building's age began with a search of the St. Lucie County Property Appraiser records, which includes a construction date. While this date was generally accurate, other sources or characteristics of the building itself may have suggested a different timeframe. Aerials, Sanborn Fire Insurance Maps, and local newspapers were used to confirm dates of construction.

4.3 Site File Forms

FMSF forms have been completed for each historic resource identified in this inventory survey as well as a survey logsheet. Digital photographs, at least two of each structure plus general street views throughout the survey area, were taken and saved in a format that meets the photographic standards of the FMSF.

4.4 Curation Note

Historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are stored at Stantec's office in Riverview, Florida.

4.5 Expected Results

As specified by the grant, it was anticipated that 250 historic resources would be recorded or updated during this survey. Stantec expected to identify a mix of both residential structures and commercial resources as well as some churches and schools within the Lincoln Park neighborhood. Based on archival research, expected dates of construction ranged from the early-to-mid-twentieth century. This survey recorded and evaluated historic resources identified as having been built before 1975. It was anticipated that some historic resources originally constructed within the project area would have been demolished and replaced with new construction.

Considering the history and geography of the survey area, it was anticipated that a mix of building types and styles would be identified. Because of two prior surveys conducted within the area in 1992 and 2007, it was anticipated that most of the newly identified historic resources would be constructed after 1957. Correspondingly, most of the styles and forms represented were anticipated to reflect Frame and Masonry Vernacular construction as well as Ranch, Contemporary, and Mid-Century Modern designs. Some churches and commercial buildings were expected to exhibit more stylistic influences.



4.6 Criteria for Evaluation

4.6.1 NATIONAL REGISTER OF HISTORIC PLACES

The standard criteria used by architectural historians and preservationists across the country to evaluate the significance of historic properties are those criteria specified by the Secretary of the Interior and the National Park Service (NPS) for determining whether properties qualify for listing in the National Register of Historic Places (NRHP). Contained in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, these criteria were developed by the NPS as authorized by the National Historic Preservation Act of 1966. All these criteria are consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (National Park Service 1991). The guidelines define a building as being "created principally to shelter any form of human activity." Structures are distinguished from buildings in that they are not intended as human shelter. For this survey, only buildings were recorded. No historic structures (e.g., bridges, water towers), linear resources (e.g., roads, railroads), sites (e.g., cemeteries), or landscapes were recorded.

Essentially, the NRHP criteria consider two major elements: historic context and integrity. Historic context is defined in National Register Bulletin 15 as "patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear" (National Park Service 1997). The historic context for the project area is provided in chapter 3 of this report. Properties eligible for NRHP listing can be significant at the local, state, or national level.

A property is eligible for inclusion in the NRHP if it meets one or more of the following criteria, as defined in 36 CFR 60.4, and in consultation with the SHPO:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; and

- A. That are associated with events that have made a significant contribution to broad patterns of our history; or
- B. That are associated with lives of persons significant in the past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the NRHP eligibility criteria, a property must have maintained its historic integrity. Historic integrity is defined as the authenticity of a property's historic identity, evidence by the survival of physical characteristics that existed during the property's historic period. Historic integrity



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enables a property to illustrate significant aspects of its past. The National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity.

The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. Location is the place where the historic property was constructed or where the historic event occurred. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Setting is the physical environment of a historic property. Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. Association is the direct link between a historic event or person and a historic property. Assessment of the integrity of a resource is driven by the reasons why a resource is significant and an assessment of the character-defining aspects that must be retained in order for the resource to still convey its significance. Integrity does not directly relate to the resource's state of repair or functional obsolescence (e.g., not up to current codes), but if the condition of the resource has deteriorated to the point that its design, material, or workmanship have been affected, it may impact the resource's integrity (National Park Service 1997).

Historic resources can be NRHP eligible individually or as part of a district. The NRHP guidelines define a district as having "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development (National Park Service 1997, 5)." Furthermore, "The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." Even if all the properties in a district do not meet the criteria for listing in the NRHP on their own merits, the district as a collective whole may still be considered eligible. Properties that on their own do not meet the NRHP criteria may qualify if they contribute to the historic significance of a district, or in other words, if they contribute to a historic district. Non-contributing properties are those that do not contribute to the historic character of a district. The NPS provides a two-part definition for what constitutes a contributing resource:

A contributing building, site, structures, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- > It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- > It independently meets the National Register criteria (National Park Service 2018).

Common reasons specific properties are found to be non-contributing include a loss of integrity or a construction date outside the district's period of significance. "Period of significance" refers to the span of time during which significant events and activities occurred.

Certain properties are not ordinarily considered for inclusion in the NRHP. They include cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious



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purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years. These properties can, however, be eligible if they meet special requirements known as Criteria Considerations, in addition to meeting the regular requirements. The Criteria Considerations are only applied to individual properties. If the resource is part of a district, it does not need to meet a Criteria Consideration unless it comprises the majority of the district or is the focal point of the district. Such properties may qualify for listing if they meet the following criteria considerations (National Park Service 1997):

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life.
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events.
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Recognizing the overall planning intent and projected use of the survey, Stantec used a liberal approach in considering the aspects of integrity. Most buildings have undergone some alterations for maintenance and safety. For example, the original roofing material has likely been replaced on most buildings over 50 years of age. Replacement of such elements does not eliminate its NRHP eligibility as such work is common and necessary and does not affect the structure's character defining elements. The question is whether or not the alterations change the appearance, design, or function of the building in a way that would compromise its historic or architectural significance. For example, a change from a flat roof to a hipped roof would change the original design of a building. In general, although the use of a building can be changed, such as from residential to commercial use, the overall historical appearance should be maintained. Thus, the altered condition of some of the buildings was regarded leniently with the overall retention of the original design of primary importance. Each building was also evaluated as contributing or noncontributing independently and noted as such on the form, whether or not the surrounding area could cohesively form a district.



4.6.2 LOCAL REGULATIONS

The City of Fort Pierce was designated as a Certified Local Government in 2001. As required by the Certified Local Government Guidelines, the City of Fort Pierce has an approved ordinance in Chapter 111 of the Land Development Code establishing the Historic Preservation Board, a local register, and a certificate of appropriateness process to review alterations to local landmarks (City of Fort Pierce 2001). Six districts within the City, including the Lincoln Park Historic District (Figure 12), were locally designated by the City of Fort Pierce. Additionally, 41 buildings have been individually designated within the City, including the Heavenly Church of the First Born at 519-521 North 15th Street (8SL03555; Resolution 09-31) and 516-18 Means Court (8SL03612; Resolution 11-38), which were surveyed as part of this project. The City has adopted the US Secretary of the Interior's Standards for the Treatment of Historic Properties as well as green energy design guidelines for historic resources as design guidelines for alterations to designated structures. The City has also adopted a historic preservation property tax exemption program to provide an ad valorem tax exemption for the rehabilitation of historically designated properties.



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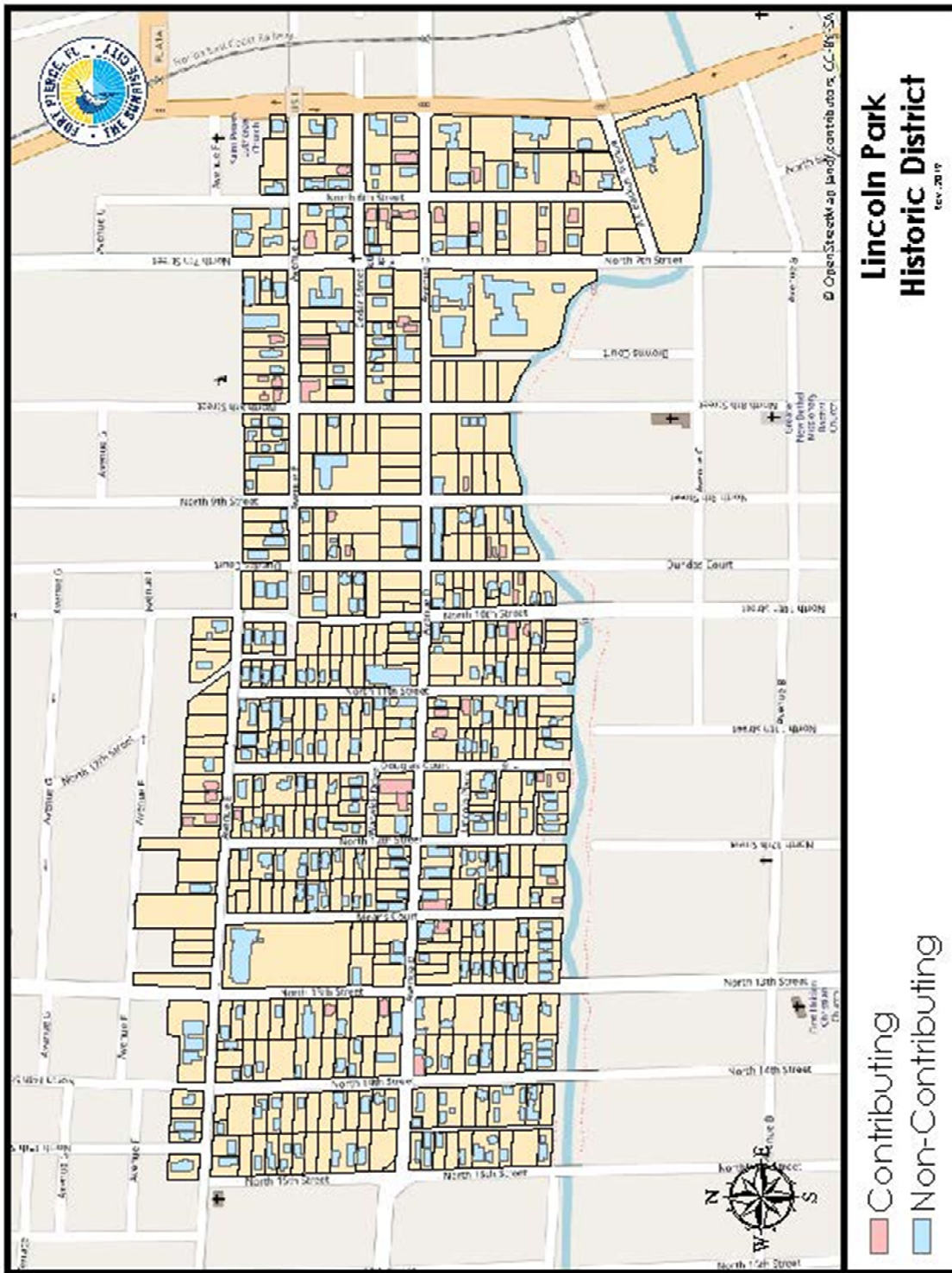


Figure 12. The locally designated Lincoln Park Historic District.



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Established procedures guide the review of the nomination of properties and districts to the local register. This process is defined in Division 3, Sections 111-125 of the City of Fort Pierce Land Development Ordinances, as detailed below:

DIVISION 3. - DESIGNATION OF HISTORIC SITES

Sec. 111-123. - Criteria.

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in the city's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

(1) Significant event. Are associated with events that have made significant contributions to the pattern of history in the community, the county, the state or the nation;

(2) Significant person. Are associated with the lives of persons significant in our past;

(3) Architectural significance. Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction;

(4) Archaeological significance. Have yielded, or are likely to yield information in history or prehistory;

(5) Is listed in the National Register of Historic Places;

(6) Aesthetic significance. Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon an historic, cultural, or architectural motif; or because of its prominent or spacial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

(b) For a multiple property nomination, eligibility will be based on the establishment of historic contexts, or themes which describe the historical relationship of the properties.

(c) Criteria considerations. Ordinarily, cemeteries, birth places, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures which have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall not be considered eligible for the city register of historic places. However, such properties will qualify if they are integral parts of districts which do meet the criteria or if they fall within the following categories:



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- (1) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with an historic person or event;
- (2) A birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life;
- (3) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- (4) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and no other building or structure with the same association has survived;
- (5) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance;
- (6) A property achieving significance within the past 50 years if it is of exceptional importance; or
- (7) A religious property deriving primary significance from architectural or artistic distinction or historical importance.

(Code 1983, § 23-36; Ord. No. K-72, § 2, 4-16-2001)

Sec. 111-124. - Procedure for historic designation.

Properties which meet the criteria for local historic sites and local historic districts set forth in section 111-123 shall be designated according to the following procedures:

- (1) Petition of the owner. The owner of any property in the city may petition this board for designation of their property as an individual site, district or archaeological zone by submitting a preliminary application for historic designation to the historic preservation officer. Nothing in this subsection shall be deemed to restrict the power of the board to initiate the designation process pursuant to this section. If the board is initiating designation, the preliminary application may be submitted concurrently with the full application at the public hearing.
- (2) Directive of the board. The board shall either accept or deny the application. By accepting the application, the board must set a date for a public hearing and shall direct staff to complete the designation report and notify the proper parties of the public hearing.
- (3) Designation reports. Prior to the designation of an individual site, a district, or an archaeological zone, an investigation and designation report must be prepared by the historic preservation officer and filed with the board. All reports must address the following:
 - a. Legal description of the property.
 - b. The historical, cultural, architectural or archaeological significance of the property or how the property fulfills the criteria for designation.



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c. Boundaries for individual historic sites and a recommendation of boundaries for districts and archaeological zones. When a district is recommended, the report must identify those properties which are not historically or architecturally contributing to the district. District boundaries should be drawn to include properties which individually do not contribute to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district. The standards for regulating such noncontributing properties shall provide that a certificate of appropriateness shall be required for alterations and new construction on such properties.

d. Zoning regulations. Every historic site and historic district designation report may include detailed zoning regulations made to be compatible with its designation. Such regulations may be designed to supplant or modify any element of existing zoning regulations, including, but not limited to, use, floor area, ratio, density, height, setbacks, parking, minimum lot size and transfer of development rights, or create any additional regulations provided for in this section. The zoning amendment may identify individual properties, improvements, landscape features, or sites or categories of properties, improvements, landscape features or sites for which different regulations, standards and procedures may be required.

e. All reports shall take into consideration current conditions of the property and how the owners have maintained the property.

f. The report shall also contain a location map and photographs of all exterior surfaces (and interior if applicable).

g. Optional designation of interiors. Normally interior spaces shall not be subject to regulation under this section; however, in cases of existing structures having exceptional architectural, artistic or historical importance, interior spaces which are customarily open to the public may be specifically designated. The designation report shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations.

h. Designation reports shall also include a copy of any survey materials related to such property, the property appraiser's records of such property, and a copy of the public hearing newspaper advertisement.

i. Moratorium. Upon the filing of a designation report by the staff, the owner of the real property which is the subject matter of the designation report or any individual or private or public entity shall not:

1. Erect any structure on the subject property.

2. Alter, restore, renovate, move or demolish any structure on the subject property until such time as final administrative action, as provided by this chapter is completed.

(4) Notifications.

a. Notification of owners. For each proposed designation of an historic site or historic district, the board is responsible for mailing a copy of the designation report and a notice of public hearing to all property owners of record whose properties are located within the boundaries of the designation. This notice shall serve as notification of the intent of the board to consider designation of the property at least 30 days prior to a public



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hearing held pursuant to this section. Such notice shall be by certified mail, return receipt requested, 30 days prior to any public hearing, and addressed to the owner of the property or properties in question at the address listed in the tax collector's office for tax notices, and at any other address furnished to the department by such owner, provided that if the notice is returned as unclaimed or refused, notice may then be provided by First Class mail with a properly executed proof of mailing or affidavit confirming the First Class mailing.

b. Notification of public hearing. For each historic site and historic district proposed for designation, a public hearing shall be held within 60 days from the date a designation report has been presented to the board. Such notice shall be given by publishing a copy thereof in a newspaper of general circulation in the city and the county at least ten days prior to the hearing. All interested persons shall be given an opportunity to be heard at the public hearing on the proposed designation.

c. Notification to community redevelopment agency. Upon initial receipt of a proposal for designation, notification of such proposal shall be furnished to the community redevelopment agency in the event the proposal involves properties within the existing community redevelopment area. The community redevelopment agency may submit comments or make recommendations to the historic preservation board concerning the designation of such property prior to the date of the public hearing.

d. Notification shall also be given to the building department and code compliance division.

(5) Decision of the board. Within seven days of a public hearing on a proposed individual site or archaeological zone, the board shall make a decision to approve, deny or amend the proposed designation and shall forward their recommendation to the city commission for final approval.

(6) Recommendations of the board. For the designation of a district, or for the designation of individual sites that require a modification or variance in the zoning, the board must first send its recommendations to the city planning board for their review. The city planning board shall then send their recommendations along with the preservation board's to the city commission for final approval.

(7) Decision of the city commission. The city commission shall either approve, deny or approve with conditions the designation, and shall designate the property by resolution. The following parties shall be notified of its actions with a copy of the resolution:

a. The building department and code compliance division;

b. The city clerk, so that they may provide the resolution to the circuit clerk of the courts office for the purpose of recording such designation in the public record;

c. Owners of the affected property and other parties having an interest in the property, if known; and

d. Appropriate county and state officials for certified local government requirements.

(8) Amendment or rescission. The city commission may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation.



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(9) Appeal of designation. A party aggrieved by a designation decision may appeal such decision to the city commission in the manner provided for in this chapter.

(Code 1983, § 23-37; Ord. No. K-72, § 2, 4-16-2001; Ord. No. K-467, § 1, 5-7-2007)

Sec. 111-125. - Nominations to the National Register of Historic Places.

As part of the duties under the certified local government program, the historic preservation board shall receive all nominations of local property to the National Register of Historic Places following the regulations of the state historic preservation office.

(1) The board shall give notice to the owner of the property at least 30 days but not more than 75 days prior to the historic preservation board meeting at which the nomination will be considered. The board shall also obtain a written opinion from the mayor and the chairperson of the city commission as to whether or not each property should be nominated to the National Register, and these recommendations shall be given to the board within 30 days.

(2) The board shall obtain comments from the public that shall be included in the report making a recommendation. Objections to being listed in the National Register by property owners must be notarized and filed with the historic preservation office. Within 30 days after its meeting the board shall forward to the state historic preservation officer its action on the nomination and the recommendations of the local officials. Appropriate local officials, the owner and the applicant shall be notified of the board's action.

(3) The state historic preservation officer will take further steps on the nomination in accordance with federal and state regulations. If either the board or the local officials or both support the nomination, the state historic preservation officer will schedule the nomination for consideration by the state review board for the National Register at its next regular meeting. If both the board and the local officials recommend that a property not be nominated to the National Register, the state historic preservation officer will take no further action on the nomination unless an appeal is filed with the state historic preservation officer.

(Code 1983, § 23-38)



5 Historical Fieldwork

5.1 Architectural and Historical Analysis

This chapter consists of an overall analysis of the buildings surveyed and a discussion of building styles found within the project area. Notable properties and recommendations regarding NRHP eligibility will be included in the next chapter.

The Lincoln Park Historic Structure Survey resulted in the recordation and evaluation of 269 historic resources (see Appendix B for complete list; Figure 13 and Figure 14). Of the total, only one, the Pine Grove Cemetery (8SL1102), was previously recorded. Due to the number of extant unrecorded buildings constructed between 1901 and 1975 indicated in the background research and the limited funding for this project, the survey was narrowed down to the area between Avenue E and Canal Terrace and U.S. 1 and the west side of North 18th Street with only the parcels fronting on Avenue D surveyed west of that point to North 29th Street. Historic buildings were scattered throughout this area, but a number of vacant parcels on the eastern and southern edges of the survey area indicated the extensive demolition which has occurred in the neighborhood.

Of the 269 surveyed resources, there were 146 single-family residences, 45 duplexes, and 15 multi-family residential buildings surveyed. Forty-eight buildings were primarily commercial in use, while the remaining resources were ecclesiastical (10), educational (3), or non-profit (2). The portion of the survey area between North 15th Street on the west, North U.S. 1 on the east, Avenue E on the north, and Canal Terrace on the south is locally designated as the Lincoln Park Historic District. Construction dates of buildings ranged from 1914 to 1975. This satisfies the fifty-year criterion established by the National Park Service as a basis for listing in the NRHP (although more recent construction can be designated if exceptionally significant). Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance.

The design of the surveyed buildings and materials used in their construction are generally in keeping with statewide and national architectural trends. The seven buildings constructed in the 1910s and 1920s exhibited the Frame Vernacular, American Foursquare, and Bungalow forms. Unsurprisingly, they exhibit the architectural forms and construction methods that were popular throughout Florida during this period. Thanks to the influx of federal funding and workers to the area for construction projects built through the CCC, WPA, and other federal programs, 15 properties were built during the 1930s. Most of the resources surveyed that were erected during this period exhibit Masonry or Frame Vernacular construction, Minimal Traditional, and late Bungalow forms. During the early 1940s construction started to resume, with nine buildings constructed early in that decade. After a brief lull during World War II, construction exploded during the late 1940s with 36 buildings built during this period and 91 erected during the 1950s. Structures built within the survey area during this time are primarily comprised of Ranch style residences, as well as Masonry and Frame Vernacular construction with a few late Bungalows, Shotgun houses, Minimal Traditional, International, and Mansard style buildings. The Mid-Century Modern and Contemporary styles

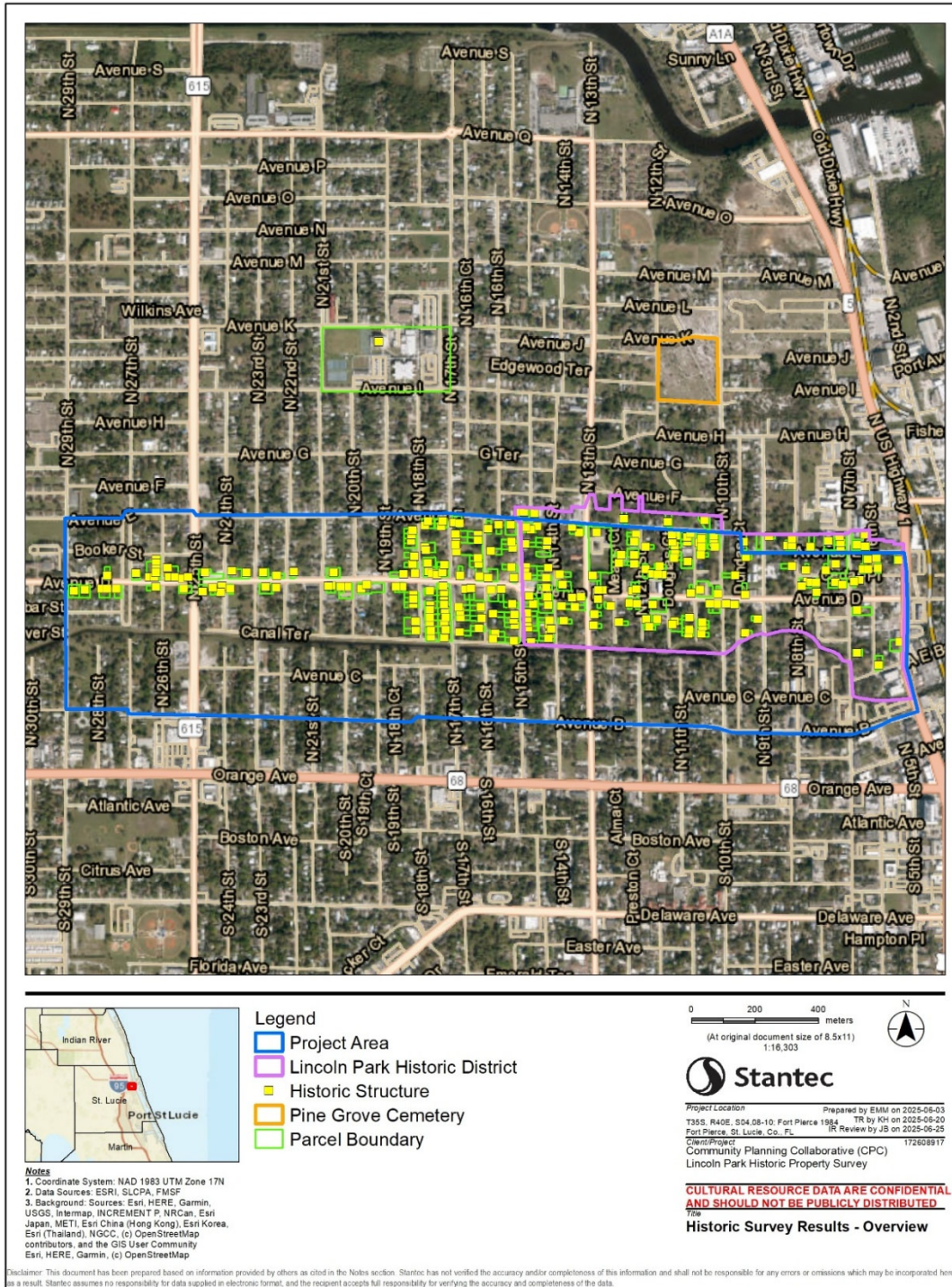


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also originated during this period. The neighborhood expanded rapidly in the 1960s and 1970s with a total of 78 structures built during the 1960s and 32 constructed between 1970 and 1975.



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Figure 13. Current survey results overview on street map.



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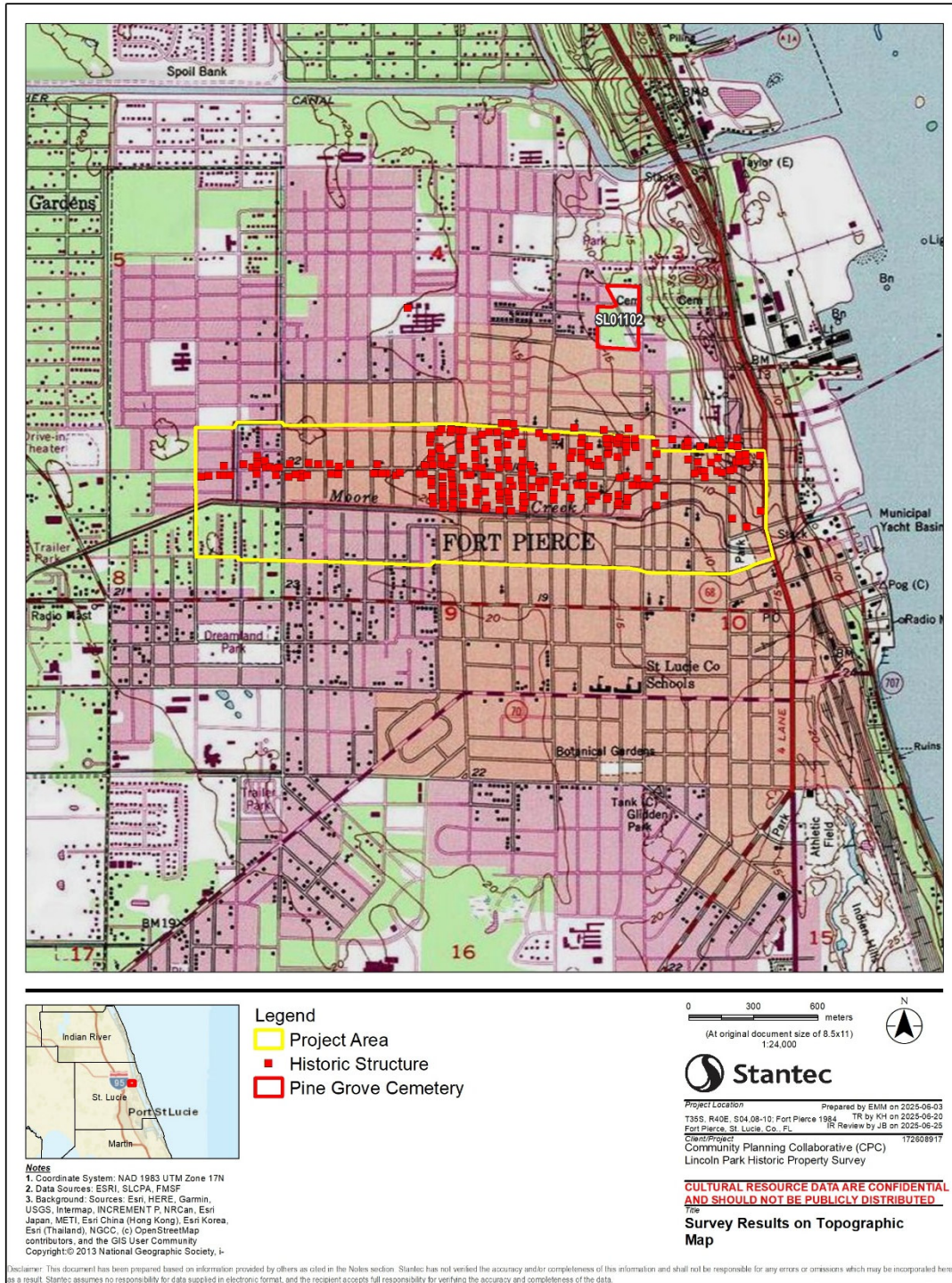


Figure 14. Current survey results overview on USGS quadrangle map.



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The history of construction in Lincoln Park followed the overall development trends of St. Lucie County and Florida. As shown in the background research, early construction in the neighborhood consisted of small, wood frame single-family residences or multi-family housing with commercial buildings utilizing the few more available permanent materials like hollow clay tile. Many of these early buildings were rental housing for the segregation era migrant labor force. Many of the properties were likely owned by the citrus companies or White residents and rented to African Americans. The construction of the Means Court School, later renamed Lincoln Park Academy, drew residential construction north of Moore's Creek. The original Black business district developed along North 8th Street between Avenue B and Avenue D during the early twentieth century. However, by the end of the 1930s, Avenue D replaced it as the region's main segregation era Black business district. Avenue D served as a hub where workers would gather for transportation to the agricultural fields on the west side of the county.

As a working-class community where the majority of residents worked harvesting citrus or vegetables from groves and truck farming fields, the homes in the neighborhood were modest. Although most of the residents were poor, Avenue D developed into a large commercial district because segregation limited Black residents' access to goods and services in downtown Fort Pierce and due to the larger seasonal migrant labor force in town from October to June. The flood of new residents to the region following the end of World War II led to more masonry residences with development, initially spreading west of the original subdivisions to the area between North 13th and North 25th Streets. As Lincoln Park Academy moved to the northern edge of the neighborhood in 1953 and three more elementary schools opened, development followed with most commercial enterprises remaining near Avenue D. As a result, the Lincoln Park neighborhood was largely filled out by the late 1970s. Demolition since the late 1970s has resulted in the loss of much of the earlier building stock of the neighborhood with some streets in the southern part of the area now largely vacant.

5.2 Architectural Styles and Forms in the Survey Area

Type refers to the overall form of the building. Style refers to the decorative elements used. A building can have no recognized style yet still be a particular type. The identification of styles and forms for the Lincoln Park Historic Structure Survey relied heavily on *A Field Guide to American Houses* by Virginia McAlester, which was used as the authoritative architectural style guide for this project. Other sources included: *The Visual Dictionary of American Domestic Architecture* by Rachel Carley, *American Architecture Since 1780* by Marcus Whiffen, "Model Guidelines for Design Review" by Paul Weaver, *Identifying American Architecture* by John J.G. Blumenson, and *American House Styles* by John Milnes Baker (McAlester 2014; Carley 1994; Whiffen 1993; Weaver n.d.; Blumenson, 1981, Baker 1994). The Pine Grove Cemetery was classified as No Style. Each architectural style and form identified during this survey is discussed in detail with examples illustrated below and subdivided by district in Table 4.



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Table 4. Architectural styles surveyed

Style	Count
Bungalow	15
International	2
Mansard	5
Mid-Century Modern	19
Minimal Traditional	3
No Style (Cemetery)	1
Other: Contemporary	3
Other: Shotgun, Double Shotgun	5
Ranch	50
Vernacular: Frame	32
Vernacular: Masonry	134
Total	269



5.2.2 BUNGALOW

Although the two are commonly, but incorrectly, equated, Bungalows are defined by their form, while Craftsman refers to a style. Derived from the Indian word *bangla*, this form originated in India during the British colonial period referring to wayside shelters built for British travelers featuring one-story construction with a long form topped by a low-pitched roof with wide overhanging eaves and a covered front porch. Initially appearing in New England in the United States in the 1880s, the adaptation of the style in rapidly growing southern California popularized it as a small, yet attractive single-family home which could be rapidly and cheaply built. The style also integrated Japanese construction techniques exhibited at expositions during the late nineteenth century including the display of structural members and interplay of angles and planes. By the early twentieth century, plans were published in popular design magazines spreading the style throughout the country and developers adopted it for use as tract housing. Particularly popular throughout the United States from 1905 to the 1930s, Bungalows have low-pitched roofs, wide eaves, and prominent porches. Bungalows usually have a rectangular plan, and are 1 to 1 ½ stories tall, although two-story examples are not rare. Subtypes may be identified by the form of the roof, i.e., a Front-Gable Bungalow (Weaver et al. n.d.:80; Jakle et al. 1989; Historic Preservation Division n.d.)

Fifteen Bungalows were identified within the survey area. Although altered with replacement windows, the house at 529 North 11th Street (8SL03643; Figure 15) exhibits the traditional Bungalow form of a one-story, rectangular house with a gable roof and a gable-on-hip front porch supported by square piers. Bungalows within the survey area have generally experienced extensive alterations including large rear additions, front porch enclosures, and replacement siding and/or windows.



Figure 15. Example of a Bungalow at 529 North 11th Street (8SL03643) within the survey area.

5.2.4 INTERNATIONAL

Originating in Europe in the 1920s, the common elements of the International style were solidified with the 1932 exhibition by New York's Museum of Modern Art and the accompanying book, *The International Style* by Henry-Russell Hitchcock and Philip Johnson. Utilizing a lightweight structural skeleton (in theory), the International style freed walls from performing as the structural support for a building. In reality, except for high style examples, these buildings in Florida were generally built of concrete. In concept, window placement could be flexible, and walls could escape the ornamentation applied to a flat surface popular with earlier styles. Identifying features included a flat roof with minimal coping, cantilevered projections, windows set flush with exterior walls, smooth, unornamented surfaces with no decorative detailing of doors and windows, corner windows, and large, linear window groupings. The design was generally asymmetrical. Focusing on functionalism, traditional decorative elements were discarded. On the interior, walls became partitions instead of load bearing, allowing for more flexibility in room layout. Later examples may incorporate a courtyard or a picturesque brick or stone wall.

Two buildings in this survey exhibited characteristics of the International style. The 1953 Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443; Figure 16) retains its flat roof, linear window groupings, windows set flush with exterior walls, smooth, largely unornamented surfaces, and horizontal design.



Figure 16. Example of an International style building within the survey area is the Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443).

5.2.5 MANSARD

The Mansard style utilized the dual-pitched hipped roof that originated with the Second Empire style in the mid-nineteenth century. Often incorporating dormer windows on the steep lower slope, the style originated in France during the reign of Napoleon III and became favored because it permitted a full upper floor under the roof. The twentieth-century revival of the style focused primarily on the mansard roof, discarding the molded cornices and decorative brackets found in the eaves of the original nineteenth century style. Used primarily for residential construction between 1940 and 1985, most single-family homes are one-story, but two-story apartment buildings also featured the style as well as commercial buildings. Wall surfaces were typically brick veneer. Designs could be symmetrical or asymmetrical, with the entry recessed into the main body of the house. Five buildings in this survey were identified with the Mansard design. The Hot Stop Food Mart, built 1972 at 1702 Avenue D (8SL03502; Figure 17), exhibits the character-defining Mansard roof although it has been converted from a gas station to a convenience store.



Figure 17. Example of a Mansard style gas station at 1702 Avenue D (8SL03502), within the survey area.

5.2.6 MID-CENTURY MODERN

The Mid-Century Modern aesthetic emerged during the 1940s and lasted until the end of the 1960s in both residential and commercial architecture. Not really a single style, the phrase represents a confluence of modern influences adapting the International and Modernistic styles to the Florida climate. The design also incorporated the mainstream stylistic influences of the 1940s through the 1960s including the space race, futurism, automobile and airplane styling, and the lavish Hollywood sets of the movie age. Streamlined design was updated with the low-slung lines and the swept wing of jets and cars. Geometric symbols of acute angles, boomerangs, and trapezoids proliferated while canted windows tilted outward from the base,



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compressed arches, and pylons altered traditional elements with a modern twist. A variety of sun-protection devices like breezeways, breeze block (perforated concrete block) panels, and louvers emphasized the continuity of exterior and interior spaces. Flat surfaces were decorated with stucco relief patterns, or clad with crab orchard stone, slumped brick, or mosaic tile. Beanpoles and lally posts supported porches, carports, and overhangs. Shadow effects with cheeseholes, cantilevered eyebrows over windows, roof cutouts over built-in planters, and metal grilles created decorative effects on plain stucco walls. Cantilevered projections including projecting canopies and balconies as well as floating staircases cantilevered from a wall were common. Glass doors and walls, flat roofs with wide eaves, and concrete canopies paired with jalousie and awning ribbon windows. Often the commercial application of Mid-Century Modern exaggerated the form and style by emphasizing elements like extended rooflines and multiple window walls (Nash and Robinson 2004). Within Lincoln Park, the examples of Mid-Century Modern design are restrained examples of the style; like most of the structures within the neighborhood, these buildings were not architect designed, but were local builders' interpretations of trends at the time of construction.

Nineteen buildings in this survey exhibited characteristics of Mid-Century Modern design. The 1956 combination residential and commercial building at 914 Avenue D (8SL03672; Figure 18) retains its flat roof with wide projecting eaves, breeze block accents, windows shaded by louvers, and exterior staircase with pipe railings.



Figure 18. Example of a Mid-Century Modern design is the former Palm Café/Better Food Cafe at 914 Avenue D (8SL03672), within the survey area.

5.2.7 MINIMAL TRADITIONAL

As a type, the Minimal Traditional emerged in the late 1930s to early 1940s as a low-cost, simple house. The design developed in response to the Federal Housing Administration's (FHA's) guidelines for the construction of houses utilizing FHA-insured loans in the midst of the Great Depression. The FHA's *Principles for Planning Small Houses* mandated simple composition, roof lines and materials, while avoiding unnecessary ornamentation. With the earliest built in the late 1930s, the style remained popular into the 1940s as it could be quickly built as worker housing at the plants ramping up production for World War II as well as to accommodate returning soldiers and the GI promise of an affordable home (McAlester 2014:588).

Minimal Traditional style homes are usually small houses, one- to one-and-a-half stories, with a low to moderate roof pitch and minimal or no overhanging eaves. The plan is often rectangular or L-shaped with a detached garage. Decorative detailing is simple, but derivative of the Colonial Revival and Tudor Revival styles. Brick exteriors are unusual, with wood siding and stucco more commonly used fabrics. Three Minimal Traditional houses were identified during this survey. The house at 433 North 16th Street (8SL03531) is a 1936 example of the L-shaped subtype with minimal overhanging eaves and wood frame construction surfaced with stucco (Figure 19).



Figure 19. Example of a Minimal Traditional style house at 433 N. 16th Street (8SL03531), within the survey area.

5.2.8 OTHER: CONTEMPORARY

The Contemporary style emerged during the mid-1940s and lasted until the end of the 1960s in residential architecture, although some later examples are possible. Generally, residences are one story, built or finished with natural materials, and characterized by very low-pitched front gabled roofs with widely overhanging eaves and exposed roof beams. Flat, butterfly and shed roofs are also common and used in varying combinations. The design is usually asymmetrical with broad expanses of uninterrupted wall surfaces on the facade. The internal space focuses on functionality while maintaining minimally or uninterrupted views of the outside and preserves privacy for the residents. The residential facade commonly lacks window openings or integrates smaller, horizontal openings just below the roofline; the main entry is deeply recessed and/or screened in such a way as to create a high degree of privacy and separation from the outside. Breeze block is frequently used to achieve the screened effect in various locations around the home. Outdoor spaces are integrated into the home through incorporation of courtyards viewed through large windows, glass doors and window walls. Designers often integrated a carport and a broad, low masonry chimney into the Contemporary style house. Although not as popular as the contemporaneous Ranch style, this design was easier to integrate into hillsides and was used to provide variety in the vast builder constructed subdivisions popular following World War II.

Four Contemporary style residences were identified in the survey area. The residence at 420 North 7th Street (8SL03706; Figure 20) is a 1959 example of the low-pitched front gable subtype of the Contemporary style with widely overhanging eaves, a recessed entry, a decorative screen with beanpoles, and different wall textures.



Figure 20. Example of a Contemporary style house, 420 North 7th Street (8SL03706), within the survey area.

5.2.9 OTHER: SHOTGUN AND DOUBLE SHOTGUN

The Shotgun form is a rectangular, one-story, freestanding house which is one room wide and two or more rooms deep, without interior hallways; it usually incorporates a front porch as well. Popular from the 1880s through the 1920s, the Shotgun house was built as low-cost housing in African American neighborhoods and mill, mining, and lumber towns throughout the southeast. Scholars generally trace the origin of the form to New Orleans during the early nineteenth century as a result of Creole, Haitian, and French building traditions. The form gained popularity because it could be quickly and inexpensively assembled of locally available materials without blueprints or skilled carpenters. Architectural details could also be applied to represent popular styles of the period. At one time, it was one of the most prevalent forms of folk housing built throughout the southeast for working class Black and White communities. Two side-by-side units could also be combined into one building which was labeled the Double Shotgun (Campanella 2019; McAlester 2013:136-38).

First brought to Florida after the Civil War when newly freed men and women started establishing their own communities, the form spread throughout the state during the late nineteenth and early twentieth centuries, especially in urban industrial areas like Ybor City, Key West, Jacksonville, and Miami. Although once prevalent throughout the state, relatively few intact clusters remain, especially in south Florida. As only a few examples remain, a greater degree of alteration may be acceptable.

Five resources exhibit the Shotgun or Double Shotgun form in the survey area. Constructed in 1943, the residence at 425 North 18th Street (8SL03508; Figure 21) is a late example of the form, which is true of all of the ones found within the survey area. It displays the traditional form of a one-room wide rectangle extending several rooms deep perpendicular to the road. It has replacement windows, a gable roof with exposed rafter ends, and a front porch with square wood supports. The duplex at 433 North 14th Street (8SL03593; Figure 22) exhibits the Double Shotgun house form.





Figure 21. Example of the Shotgun house form at 425 North 18th Street (8SL03508).



Figure 22. Example of the Double Shotgun house form at 433 North 14th Street (8SL03593).

5.2.10 RANCH

In *A Field Guide to American Houses*, author Virginia McAlester describes Ranch houses as:

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade (McAlester 2014:597).

She further identifies four subtypes based on roof forms (hipped, cross-hipped, side-gabled, and cross-gabled), while noting that each of these may be found in the two-story variant, the Split-Level. Alternatively, *The Ranch House in Georgia: Guidelines for Evaluation* identifies Ranch subtypes based on form or plan: compact, linear, linear-with-clusters, courtyard, half-courtyard, bungalow, rambling, and alphabet (which in plan resemble a letter of the alphabet, such as a T; Sullivan et al. 2010).

Ranch houses started to appear in the 1930s and peaked in popularity between 1950 and 1970. While compact houses had been preferred for smaller, urban lots, the increased mobility provided by the automobile allowed more houses to be built on larger suburban lots or rural parcels. The Ranch style house, with its wide expanse and attached garage, was promoted in magazines and pattern books as being ideally suited to a casual, postwar family lifestyle. Decorative elements include picture windows, wrought iron porch supports or railings, a horizontal emphasis, an incorporated garage, and Colonial derived detailing.

The Ranch style represents the second highest percentage (at approximately 18 percent) of buildings recorded in the project area, accounting for 50 structures. The earlier Ranch style houses identified in this survey were predominantly examples of the compact subtype with hip roofs. These designs often featured modest Colonial style detailing with fixed shutters and multi-light windows transitioning from the Minimal Traditional style. Later examples of the Ranch style within the survey area leaned toward the linear and linear-with-clusters forms with hipped or side-gabled roofs. While some still exhibited Colonial style elements, the mid-to-later period examples often incorporated mid-century decorative features like the use of breeze block, wrought iron porch supports, and projecting side gable roofs. Later examples also were prone to include a front-facing carport or garage incorporated into the main structure, while earlier Ranches had smaller front-facing or separate parking for cars.

The residence at 1711 Avenue E (8SL03494; Figure 23) is an example of the style from 1966 with a low-pitched gable roof, horizontal massing, original awning and jalousie windows, wrought iron porch supports, Roman brick and scalloped trim in the inset entry porch, a picture window, an integrated planter, and an incorporated two-car garage.





Figure 23. Example of a Ranch style residence at 1711 Avenue E (8SL03494) within the survey area.

5.2.11 VERNACULAR

Vernacular structures do not reflect a particular style, and tend to be simple, plain, and built from locally available materials. “Vernacular” refers to the architecture frequently built by a group of people in a particular time and place. Vernacular buildings are constructed to meet a particular need, using available materials, and typically reflecting the traditional architecture of the local population. The builder of a vernacular structure may not be a trained architect but is familiar with the building stock of the area. The builder’s choice of materials, plan, and techniques may reflect or be influenced by the climate; for example, vernacular houses in Florida often rest on piers and incorporate concrete and stucco.

Two different vernacular styles were found on buildings recorded in the Lincoln Park survey area:

- Frame Vernacular refers to wood-framed buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 24).
- Masonry Vernacular refers to masonry construction (brick, tile, stucco, and concrete block) buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 25).

Of the structures in the survey area, 134 buildings or 52 percent of the buildings, were Masonry Vernacular, while 32 could be classified as Frame Vernacular. Within the project area, the Frame Vernacular buildings were mostly single-family residences built between 1914 and 1950, but a few Frame Vernacular commercial buildings were present. Most were heavily modified with the application of stucco and replacement windows



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as well as room and/or carport additions. The Masonry Vernacular buildings were primarily single-family residences (61), although a few duplexes (20) and multi-family residences (11) fell into this classification. Thirty Masonry Vernacular buildings were primarily commercial while seven were churches. The existing Masonry Vernacular buildings within the survey area were generally built between 1945 and 1975 with only one predating 1944. Primarily of concrete block construction, some were surfaced in stucco with all of them lacking the architectural detailing necessary to be classified as a style. Some were originally Ranch or Contemporary style houses, but were stripped of their stylistic detailing, or received additions to the point that the original style was no longer identifiable. Many of the commercial buildings were originally simple designs or were continuously modernized to the point that there was no definite stylistic influence any longer.



Figure 24. Example of a Frame Vernacular building at 519 North 14th Street (8SL03585) within the survey area.



Figure 25. Example of a Masonry Vernacular building at 1706 Avenue D (8SL3501) within the survey area.

5.3 Demolished Buildings

As the focus of this survey was preparing FMSF forms for unrecorded historic properties, a full review of all previously recorded resources within the project area was not conducted. However, as a result of the survey, 18 previously recorded buildings were found to be demolished (Table 5).

Table 5. Previously Recorded Buildings Demolished within the Survey Area

FMSF #	Address	Date	Description	Current Condition
8SL02545	2208 Avenue D	ca.1930	Masonry Vernacular	Demolished 2011; Vacant lot
8SL01061	519 N. 17 th Street	ca.1935	Frame Vernacular	Demolished 1996; Vacant lot
8SL02548	1404 Avenue E	ca.1925	Frame Vernacular	Demolished 2013; parking for new church
8SL02591	514 Means Court	ca.1910	Frame Vernacular	Demolished 2010; Vacant lot
8SL00415	1205 Avenue D	ca.1924	Bungalow	Demolished 1994; Vacant lot
8SL02714	513 11 th Street N	ca.1936	Frame Vernacular	Demolished 2011; Vacant lot
8SL00438	1106 Avenue D	ca.1929	Bungalow	Demolished 2000; Vacant lot

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FMSF #	Address	Date	Description	Current Condition
8SL00440	437 11 th Street N	ca.1929	Frame Vernacular	Demolished 2015; Vacant lot
8SL00447	1006 Avenue D	ca.1924	Frame Vernacular	Demolished 2000; Vacant lot
8SL00446	436 10 th Street N	ca.1929	Frame Vernacular	Demolished 2009; Vacant lot
8SL00456	437 Dundas Court	ca.1935	Frame Vernacular	Demolished 1997; Vacant lot
8SL02568	430 Dundas Court	ca.1935	Frame Vernacular	Demolished 2013; Vacant lot
SL00454	516 Dundas Court	ca. 1924	Frame Vernacular	Demolished; Vacant lot
8SL00481	806 Avenue E	ca.1948	Frame Vernacular	Demolished 1999; Vacant lot
8SL00854	422 N. 7 th St	ca.1929	Frame Vernacular	Demolished ca. 2000; Vacant lot
8SL00863	409 N. 6 th St	ca.1924	Frame Vernacular	Demolished ca. 2000; Vacant lot
8SL00487	740 Avenue D	ca.1929	Frame Vernacular	Demolished 1999; Vacant lot
8SL00489	428 N. 8 th St	ca.1929	Frame Vernacular	Demolished 1998; Parking lot



6 Results and Conclusions

6.1 Conclusions

This survey's essential goals were to record or update 250 historic resources in the Florida Master Site File (FMSF) and identify any properties eligible for listing in the National Register of Historic Places (NRHP) in the Lincoln Park Main Street area. With the survey of 269 historic resources, this project was successful in completing these objectives, but additional survey work is needed within the Lincoln Park Main Street area as detailed in Section 7.4.

As stated in Section 4.4, historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are stored at Stantec's office in Riverview, Florida.

This report concludes with a brief discussion of notable resources within the survey boundaries and recommendations for future preservation efforts.

6.1.1 NATIONAL REGISTER OF HISTORIC PLACES

One of the primary purposes of this survey was to identify properties or districts that may be eligible for nomination to the NRHP. The NRHP is a federal program with well-established criteria for evaluating the significance of buildings, sites, structures, objects, and districts. These criteria were used in determining the possible significance for the resources in Lincoln Park. While the NRHP is the "official" list of significant properties in the United States, it does not indicate protection or control over properties that are listed, unless federal funds, actions, or permitting is used or required. Properties may be nominated to the NRHP in one of two categories: as an individual property or as a historic district which has a concentration of significant resources within a contiguous boundary. As a result of this survey, six individual properties were identified as potentially eligible. Alterations and/or a lack of historical significance prevented additional buildings from being identified as individually eligible.

For this survey, the project area was selected in consultation with the Lincoln Park Main Street within the constraints of limited funding. As a result, only previously unrecorded properties were surveyed. Although a full review of all previously recorded resources within the project area was not conducted, 18 previously recorded buildings were found to be demolished during the midst of this survey (Section 5.3). In completing the FMSF forms, each building was evaluated in the field as contributing or noncontributing as if there was a district present. The contributing buildings were present during the period of significance, possess integrity, and relate to the significance of the property. However, contributing buildings generally do not reach the level of individual significance; it is only as a greater, concentrated, cohesive whole that they find significance as a district. Noncontributing resources are typically historic buildings which have been altered to the point they have lost integrity or have a construction date outside of the area's period of significance. After the fieldwork, the locations of the potentially contributing buildings were mapped to determine if a district could be formed.



6.1.2 POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

Six properties identified as potentially eligible during this survey would be considered individually eligible (Table 6). A brief description and assessment of each resource follows.

Table 6. Potentially Eligible Individual Resources

FMSF	Name/Address	Year Built	Style	NRHP Eligibility
8SL01102	Pine Grove Cemetery / 1201 Avenue K	ca.1910	No Style	Potentially Eligible
8SL03443	Lincoln Park Academy Gymnasium / 1801 Avenue I	1953	International	Potentially Eligible
8SL03537	Chronicle Newspaper Building / 1529 Avenue D	1954	Mid-Century Modern	Potentially Eligible
8SL03603	Means Court Elementary / 532 N. 13 th Street	1963	Mid-Century Modern	Potentially Eligible
8SL03656	First Bethel Baptist Church / 1018 Avenue D	1948	Masonry Vernacular	Potentially Eligible
8SL03697	Percy S. Peek Funeral Home / 728 Avenue D	1959	Mansard	Potentially Eligible

6.1.2.1 Pine Grove Cemetery (8SL01102)

Located at the intersection of Avenue I and North 10th Street, Pine Grove Cemetery (8SL01102; Figure 26 through Figure 30) has an address of 1201 Avenue K according to the St. Lucie County Property Appraiser's Office. The cemetery was identified as an important and representative site in the Lincoln Park neighborhood by community engagement participants. Although previously recorded with an establishment date of ca. 1910, the earliest marker has a date of 1892 while the earliest documented burials date to the 1930s (Henry and Jenkins 2007a, 2007b). The cemetery is still in use.

African Americans were initially buried in the adjacent Fort Pierce (now Riverview) Cemetery (8SL01101) which was established ca. 1875 and has been maintained by the Fort Pierce Cemetery Association since it was founded in 1896. In 1927, Selma Andrews appeared before the City Commission as a representative of the cemetery association petitioning for the purchase of 16 acres to be used as an African American cemetery north of the city limits. According to the article, "the present burial ground is being rapidly occupied by negro graves and some means, she said, must be provided for the colored dead rather than in the limited space of the cemetery" (*Fort Pierce Tribune* 1927). She cited a price of \$500 per acre for the 16 acres but was told that "the city had no fund for purchasing land for that purpose and that the charter did not provide it" (*Fort Pierce Tribune* 1927). Riverview Cemetery, however, was enlarged in 1928 (*Fort Pierce News Tribune* 1983a; Bennett 1992). It remains unclear where those original graves were situated or if some were relocated into Pine Grove Cemetery, or if a portion of Pine Grove Cemetery may have once been part of Riverview Cemetery. In 1983, Sam Gaines, the owner of Stone Brothers Funeral Home, recalled as a child walking by markers which abutted the Fort Pierce Cemetery east of Pine Grove before 10th Street was



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extended through the cemeteries, but the markers had disappeared over time (*Fort Pierce News Tribune* 1983b).

For most of its history, Pine Grove Cemetery appears to have been in private ownership of local African American citizens. Albert T. Stone, the founder of the Fort Pierce branch of the Stone Brothers Funeral Home and Sam Gaines' grandfather, acquired the southern portion of Pine Grove Cemetery during the 1940s; the northern portion, north of Avenue K, was owned by Essie B. Bush until it was acquired by Samuel Gaines in 1997 (St. Lucie County Clerk of Circuit Court, Official Record Book 1057, Page 1317). Gaines noted in 1983 that Pine Grove was divided into the north and south sections, but that both sections were old. A.T. Stone replatted the southern portion of Pine Grove Cemetery as the New Pinegrove Cemetery in 1960 (St. Lucie County Clerk of Circuit Court Plat Book 12, Page 8). The plat indicated 17 family plots which were already sold in Lot A east of the diagonal road slicing through the cemetery (although the family names were not indicated). In the plat, most of the land to the west of the diagonal private road was divided into individual lots. The funeral home maintains burial records dating back to 1932 when the company was founded (Stone Brothers Funeral Home 2022; *Fort Pierce News Tribune* 1983b).

Now incorporating 11.07 acres, this cemetery includes an estimated 4,636 graves of African Americans organized primarily by family unit delineated by curbing. The cemetery is bounded by city streets and modern piers and some fencing placed around the edges of the cemetery. Oriented from east to west, markers are composed of concrete, marble, granite, and metal. Most are legible. Graves are marked by headstones, box tombs, ledgers, and some lawn type markers with some depressions evident. Flowers, potted plants, statuary, crosses, stones, and mosaics adorn the markers and grave sites. Most early graves are hand carved with some shells or stones pressed into concrete (Figure 28). Notable modern designs include mosaics which adorn the graves of original Florida Highwaymen artists Alfred Hair, Johnny "Hook" Daniels, Livingston Roberts, Carnell "Pete" Smith, and John Maynor (Figure 29). Local artist Anita Prentice was selected by the City of Fort Pierce to create the mosaic glass replicas of each of the artist's paintings to cover their graves (*Sunrise City News* 2016).

This cemetery holds local historical significance for its association with the city's early African American community as it contains the graves of individuals who played a significant role in the development of Fort Pierce's African American neighborhoods. Pine Grove Cemetery is recommended as eligible for listing under Criterion A for its association with Black Ethnic Heritage. It appears to meet Criterion Consideration D, as it contains information important to understanding the history and development of a segregated community during a formative period in Fort Pierce's history in the form of grave markers, funerary objects, and potential early unmarked burials. Further research is needed to determine eligibility under Criteria B (person) or C (design/art), but the cemetery may meet these criteria as well. It would likely not meet NRHP Criterion D for information potential. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. Additional research into the history of the cemetery, documentation of historic grave markers and surface burial objects, and ground penetrating radar survey to identify unmarked burials and potentially the older portions of the cemetery should be conducted to determine the boundaries and overall number of burials.





Figure 26. Pine Grove Cemetery at 1201 Avenue K (8SL01102), entrance at Avenue K and N. 11th Street, looking southeast.



Figure 27. Pine Grove Cemetery at 1201 Avenue K (8SL01102), overview from entrance at Avenue K and N. 11th Street, looking southeast.



Figure 28. Pine Grove Cemetery at 1201 Avenue K (8SL01102), handmade marker with shell decoration.

Figure 29. Pine Grove Cemetery at 1201 Avenue K (8SL01102), Alfred Hair cemetery marker.



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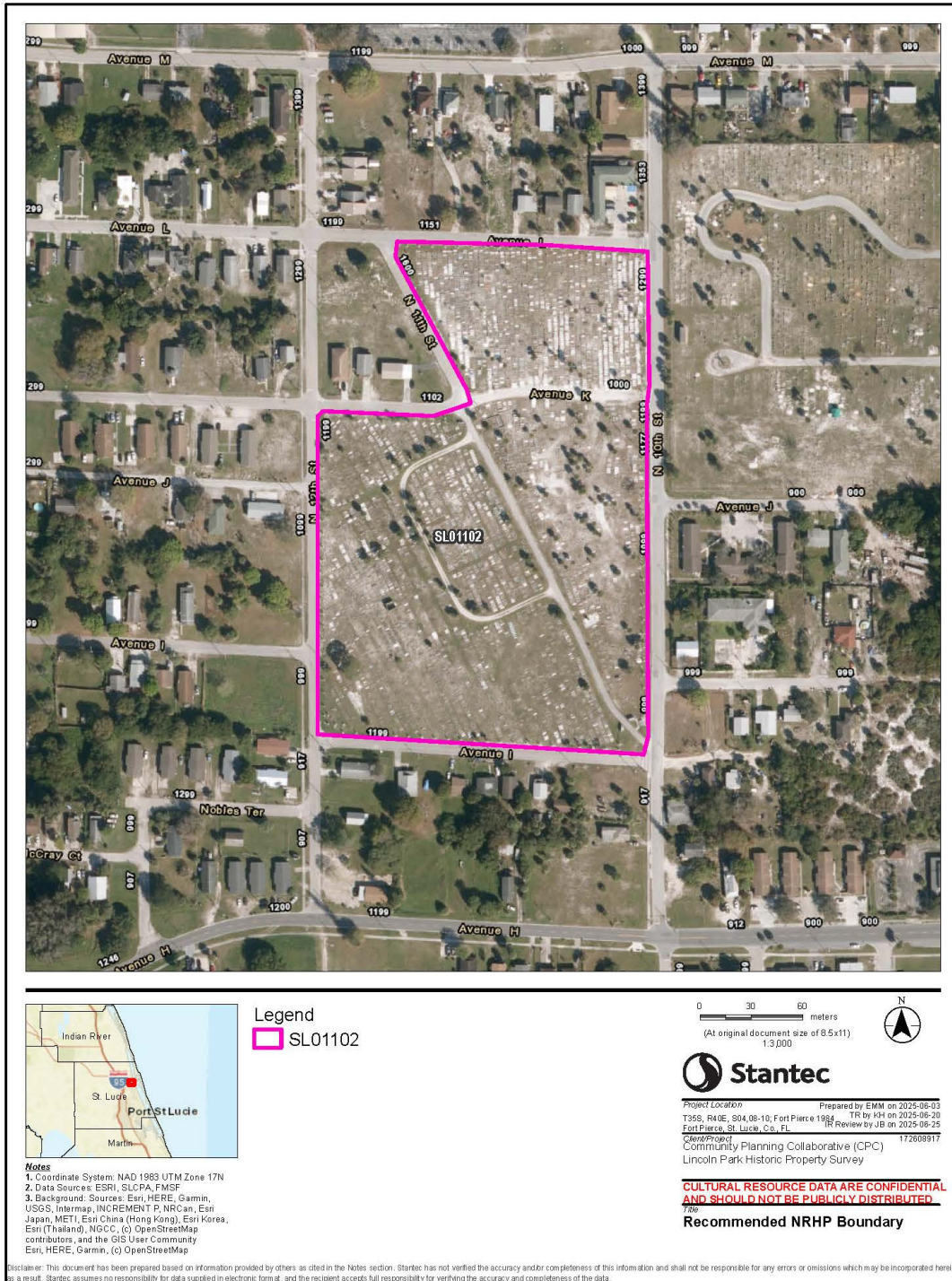


Figure 30. Site map of Pine Grove Cemetery at 1201 Avenue K (8SL01102), showing recommended NRHP boundary.



6.1.2.2 Lincoln Park Academy Gymnasium (8SL03443)

The International style gymnasium of Lincoln Park Academy, located at 1801 Avenue I (8SL03443; Figure 31 through Figure 33) was built in 1953 as part of the development of the new school campus. As noted in the historic context, the history of Lincoln Park Academy (LPA) dates back to the early twentieth century when it first started in a tin building in the area known as Cobb's Bottom and later moved to Means Court (Jackson et al. 1996). Basketball games became pivotal community events, and resident efforts funded the construction of a basketball court at 13th Street and Means Court in 1922. That same community spirit eventually led to the founding of Lincoln Park Academy, which opened in September 1923 as a junior high school, at N. 13th Street and Avenue E. The St. Lucie County School Board only agreed to support it after witnessing the community's fundraising efforts. Accredited as a senior high school by the Florida Department of Education in 1928, LPA supported both academic and athletic excellence. Plans to relocate the school to its current location (Avenue I and N. 17th Street) began in 1952 and the new LPA campus opened in 1953 (City of Fort Pierce, n.d.a., n.d.b.).

LPA's cultural and social life was as vibrant as its academic legacy. Community engagement participants recall fond memories of LPA homecoming parades along Avenue D, choral concerts and operettas, and dances like sock hops and proms held in the school gym, where the legendary Betty Wright once sang, thanks to her family ties to Fort Pierce. All of the original school buildings at the Means Court location have been demolished; the gymnasium is now the last remaining building from the 1953 LPA campus (Community Planning Collaborative 2025).

The gymnasium appears to be NRHP eligible as it is significant under Criterion A for its association with significant events in the development of the Lincoln Park community and Lincoln Park Academy. The building may also be eligible under Criterion B for an association with historically significant persons, but additional research is needed. The gymnasium remains a good example of the International style with its flat roof and overall horizontality emphasized by flat roof entry porches supported by slumped brick piers, ribbon windows, and banding around windows. Alterations include the replacement of windows with glass block, and ca. 1995 additions on the east and west of the central block. These alterations likely limit the building's NRHP eligibility under Criterion C (Design/Construction). The building does not appear eligible under Criterion D for information potential. This gymnasium is in its original location and retains a large degree of original design, setting, feeling, and association. There are no other historic buildings from Lincoln Park Academy remaining. Therefore, the LPA Gymnasium at 1801 Avenue I (8SL03443) should be considered eligible for listing in the NRHP.





Figure 31. The Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), north and west elevations, looking southeast.



Figure 32. The Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), north elevation, looking south.

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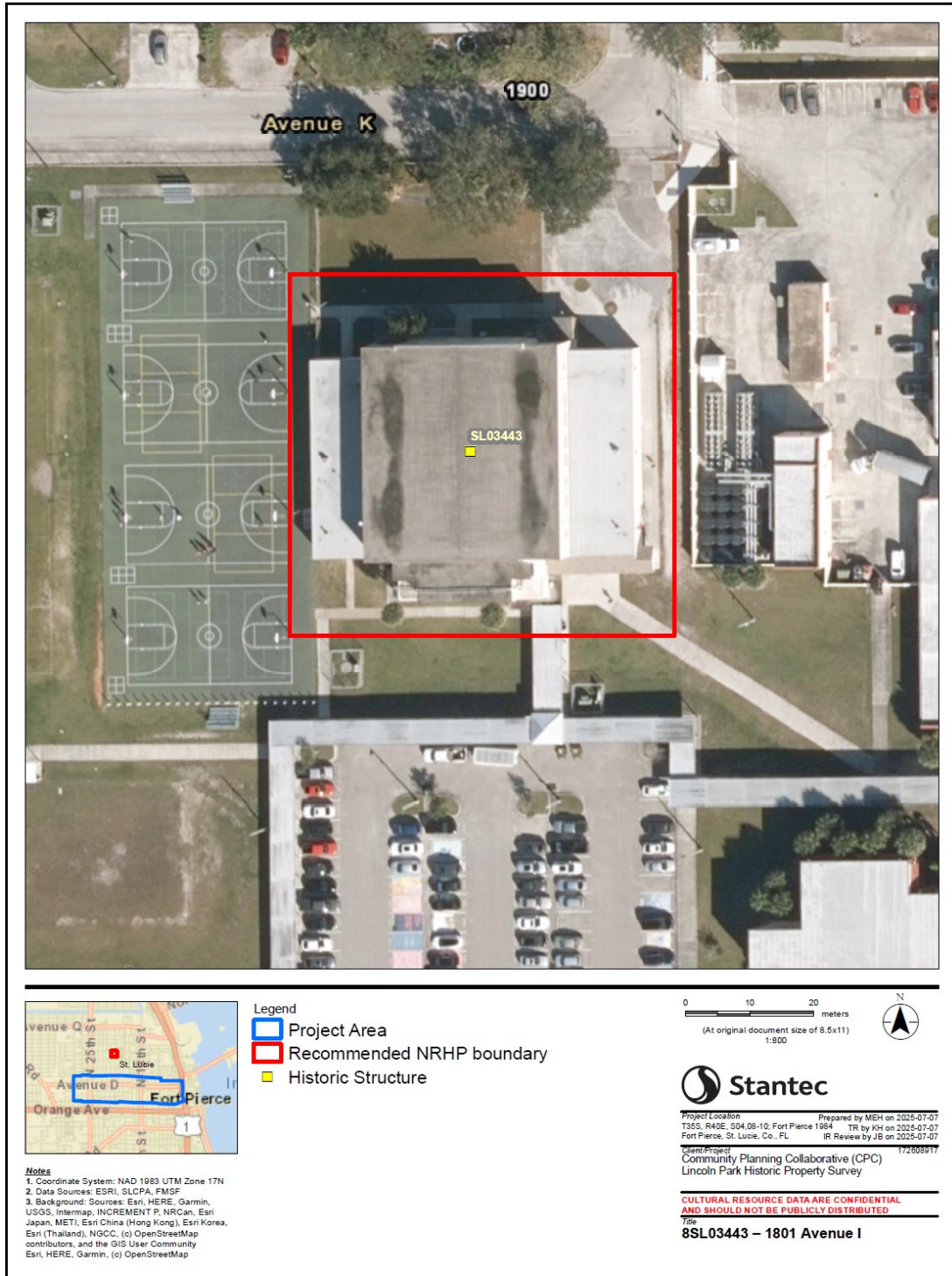


Figure 33. Site map of the Gymnasium at Lincoln Park Academy at 1801 Avenue I (8SL03443), showing recommended NRHP boundary.



6.1.2.3 Chronicle Newspaper Building (8SL03537)

The Chronicle Newspaper Building (8SL03537; Figure 34 through Figure 36), located at 1529 Avenue D, retains a high degree of integrity and is recommended as eligible for listing under Criterion A for its significance to Social History and its association with Black Ethnic Heritage. Constructed in 1954, this Mid-Century Modern building played a vital role during a time in Florida's history when African American voices were largely excluded from mainstream media.

In this context, Lincoln Park civic leader and publisher C.E. Bolen launched *The Chronicle*, a weekly newspaper written by and for African Americans. Originally billed as the "Ambassador of Good Will" and later as "Bringing You the Very Best in Black News Coverage," *The Chronicle* served as a trusted community voice. Published every Thursday until it ceased operations in 1992, the newspaper was produced and printed in this building beginning in 1957.

One of Bolen's most notable contributions was recruiting renowned writer Zora Neale Hurston to join the paper. Persuaded to move to Fort Pierce, Hurston began a new chapter in her career at age 65 as a regular journalist for *The Chronicle*. From 1957 to 1959, she contributed articles on community issues, race relations, hoodoo, black magic, and local cultural topics, enriching the newspaper's content and historical importance (City of Fort Pierce 2004). The building may be eligible under Criterion B for its association with Zora Neale Hurston as well.

Although the building remains an example of the area's local interpretation of Mid-Century Modern commercial architecture with its flat roof with minimal coping, horizontal banding, and cantilevered canopy over the storefronts, alterations such as replacement windows and doors and the installation of shutters likely limit the building's NRHP eligibility under Criterion C (Design/Construction). The building does not appear eligible under Criterion D for information potential. This commercial building is in its original location and retains a large degree of original design, setting, feeling, and association. Therefore, the Chronicle Newspaper Building located at 1529 Avenue D (8SL03537) should be considered eligible for listing in the NRHP.





Figure 34. The Chronicle Newspaper Building at 1529 Avenue D (8SL03537), north and west elevations, looking south.



Figure 35. The Chronicle Newspaper Building at 1529 Avenue D (8SL03537), 2007, north elevation, looking south. (Google Streetview)

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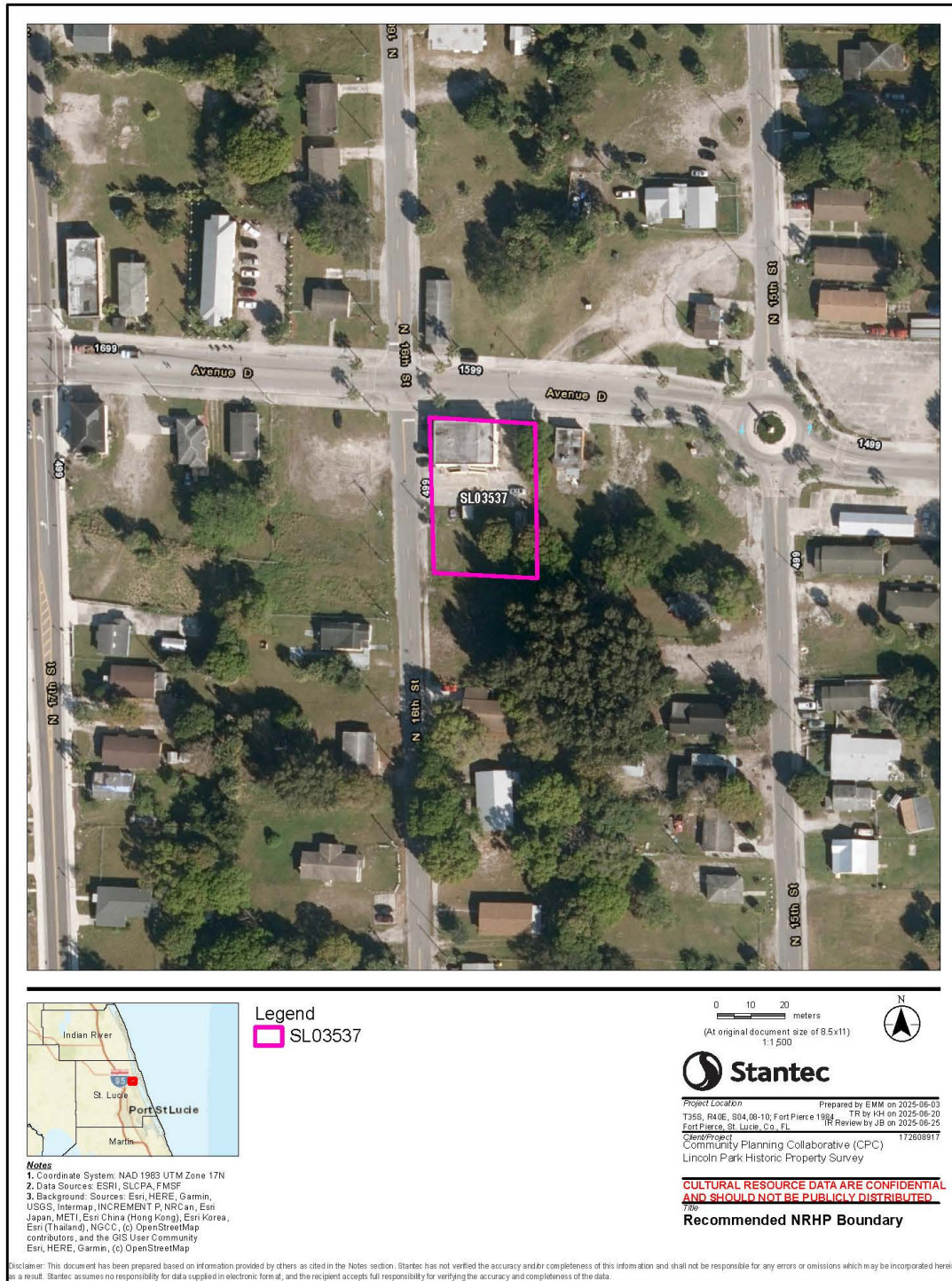


Figure 36. Site map of Chronicle Newspaper Building at 1529 Avenue D (8SL03537), showing recommended NRHP boundary.



6.1.2.4 Means Court Elementary (8SL03603)

Located at 532 N. 13th Street, Means Court Elementary School (8SL03603; Figure 37 through Figure 40) was constructed in 1963. Originally a wood-frame school known as the Means Court School was constructed on site in the mid-1910s. In 1925, it became home to Lincoln Park Academy, a key educational institution for the African American community. After Lincoln Park Academy relocated, the site reverted to its original name, Means Court Elementary School (City of Fort Pierce 2004). Throughout its history, the school's auditorium served as a vibrant venue for concerts, community events, and dances. Notable occasions include Daddy Dave's Rock and Roll Talent Show on August 19, 1955 (*Fort Pierce News-Tribune*, 1955a), and a Gospel Harmonettes concert on January 3, 1956 (*Fort Pierce News-Tribune*, 1956c).

In 1963, the current Mid-Century Modern facility was constructed, reflecting the architectural trends of the period. Designed by Richard Stebbins and erected by Netto Construction Company, the building held 14 classrooms, a cafetorium, a library, and administrative offices. Constructed at a cost of \$218,044, it was the first school building in the county to incorporate air conditioning (Figure 39; *Fort Pierce Tribune* 1963; *Miami Herald* 1963; *Palm Beach Post* 1963).

Community engagement participants fondly recalled basketball tournaments held on the nearby courts, as well as May Day maypole plaiting ceremonies, highlighting the school's role as a cultural and social anchor in the neighborhood. It is recognized as an important and representative site in the history of Lincoln Park (Community Planning Collaborative 2025).

The Means Court Elementary School complex is recommended as eligible for listing under Criterion A for its association with Black Ethnic Heritage and Education, particularly its contributions to the educational and cultural life of the African American community in Fort Pierce. The building may also be eligible under Criterion B for an association with historically significant persons, but additional research is needed.



Figure 37. Means Court Elementary School at 532 N. 13th Street (8SL03603), west elevation, looking southeast.





Figure 38. Means Court Elementary School at 532 N. 13th Street (8SL03603), north and west elevations, looking southeast from the intersection of N. 13th Street and Avenue E.



Figure 39. Means Court Elementary School, nearing completion (*Fort Pierce Tribune* 1963).

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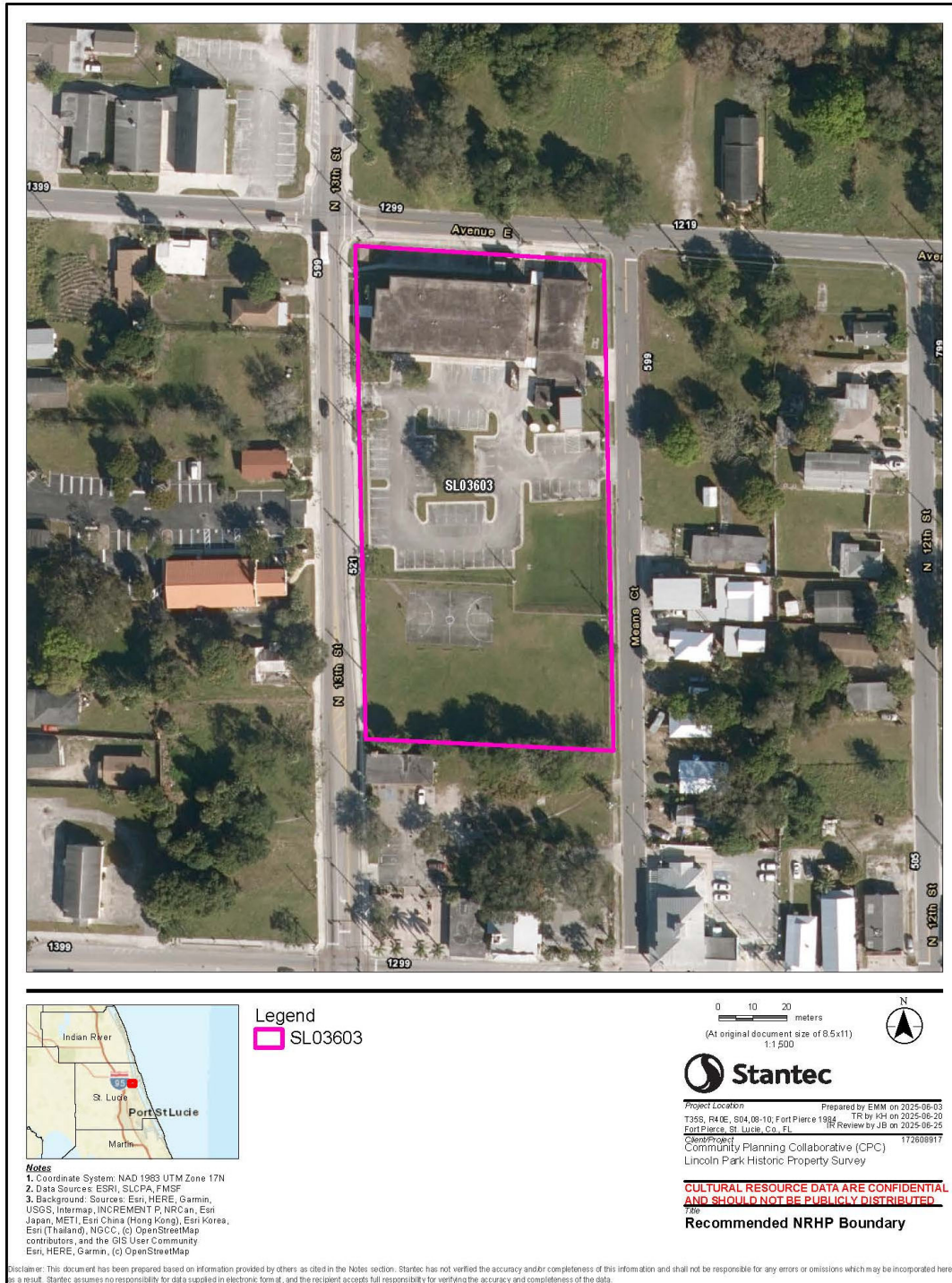


Figure 40. Site map of Means Court Elementary School at 532 N. 13th Street (8SL03603), showing recommended NRHP boundary.



6.1.2.5 First Bethel Baptist Church (8SL03656)

First Bethel Baptist Church, located at 1018 Avenue D (8SL03656; Figure 41 and Figure 42), is a strong example of its architectural type and holds significant historical value. The church has played a vital role in the social history and development of the Lincoln Park neighborhood and Avenue D.

Originally organized as Bethel Missionary Baptist Church in September 1926, the congregation was first established on 8th Street. In 1927, the church relocated to the corner of Avenue D and Eleventh Street. The current Masonry Vernacular building was constructed in 1948. In the 1980s, the church's name was changed to First Bethel Baptist Church to reflect its distinction as the first congregation in the area to bear the name "Bethel" (Jackson 1996).

It is recommended that the building be considered NRHP eligible for listing under Criterion A for its significant associations with Social History and Black Ethnic Heritage. It may also qualify under Criterion C for its architectural merit.



Figure 41. First Bethel Baptist Church at 1018 Avenue D (8SL03656), south façade, looking northeast.

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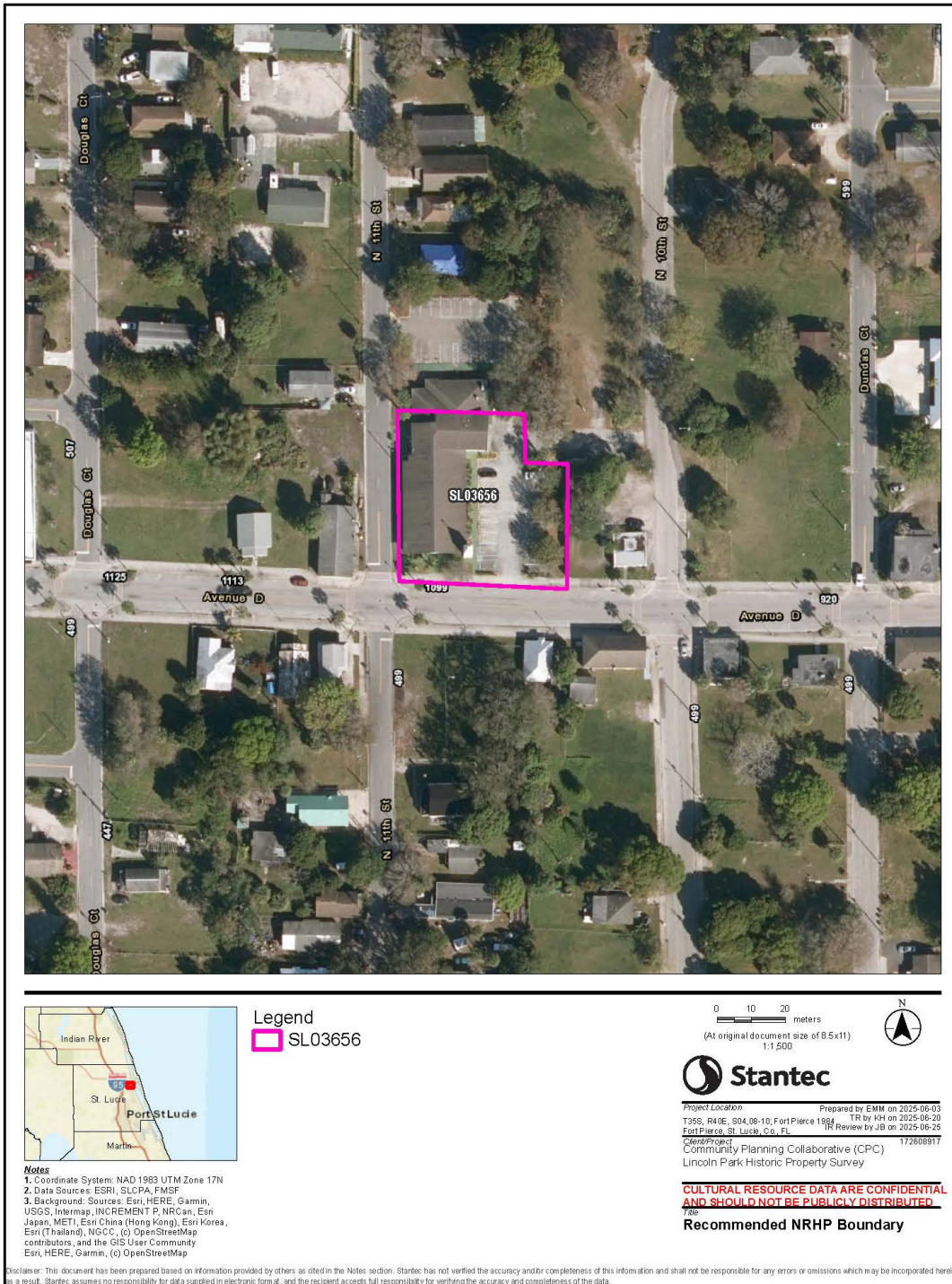


Figure 42. Site map of First Bethel Baptist Church at 1018 Avenue D (8SL03656), showing recommended NRHP boundary.



6.1.2.6 Percy S. Peek Funeral Home (8SL03697)

The Percy S. Peek Funeral Home (8SL03697; Figure 43 through Figure 45), located at 728 Avenue D, is recommended as eligible under Criterion A for its significance in Social History and its association with Black Ethnic Heritage. Funeral directors in the Lincoln Park community have historically served as both business leaders and civic advocates, and among the most enduring legacies is that of Percy Sylvester Peek, who became the first Black funeral home director in Fort Pierce in 1924. The funeral home moved to its present location in 1928 (Jackson et al. 1996). The current building was completed in 1959.

A notable moment in the funeral home's history occurred on February 7, 1960, when services for acclaimed author Zora Neale Hurston were held at the facility (City of Fort Pierce 2004).

In 1960, Sarah Peek, daughter of Percy and Helen Peek, began her distinguished career in funeral service. She established an ambulance service that transported Black patients to medical facilities in Gainesville, Tampa, West Palm Beach, and Miami at a time when access to healthcare was limited by segregation. Sarah also played a pioneering role in the design and development of the modern van-type ambulance, now used globally. Beyond her work in transportation and health, she became a champion for the poor, helped deliver babies, and broke barriers as one of only thirteen licensed female funeral directors and embalmers in the world at the time. She remained actively involved in the family business until her passing in 1991 (Sarah's Memorial Chapel 2025).

Now operating as Sarah's Memorial Chapel, this fourth-generation family business continues to serve the Lincoln Park community and was recognized during public engagement workshops as a legacy institution and cornerstone of the neighborhood (Community Planning Collaborative 2025). Pending further research, the building may also be eligible under Criterion C for Architecture, particularly if the mansard roof alterations are determined to be significant.



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Figure 43. Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), south façade, looking north.



Figure 44. Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), south and east elevations, looking northwest, ca. 1960s.

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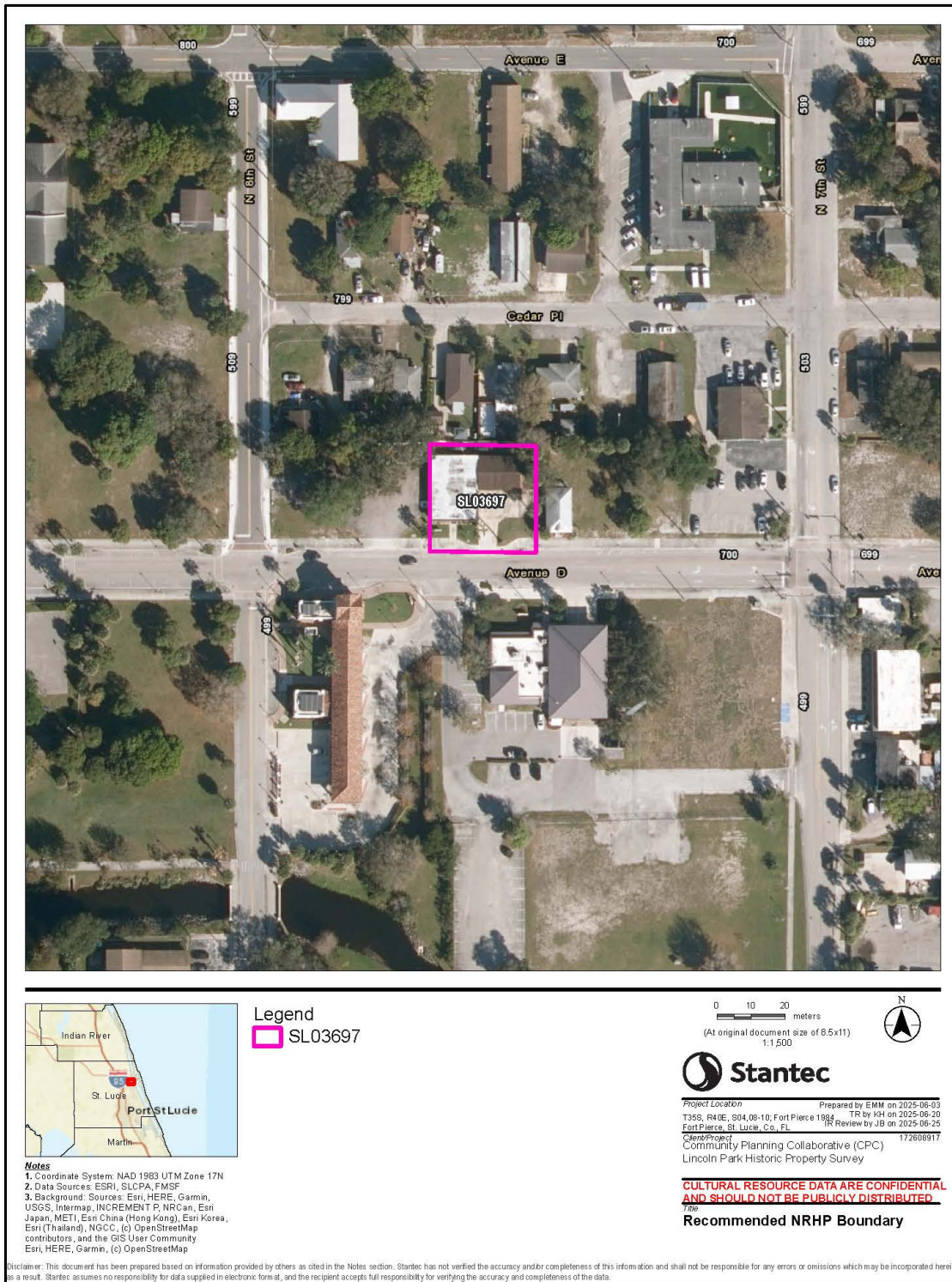


Figure 45. Site map of Percy S. Peek Funeral Home at 728 Avenue D (8SL03697), showing recommended NRHP boundary.



7 Recommendations

7.1 Best Practices for the Treatment of Historic Resources

There are a number of potential programs and activities which support the preservation of historic resources. The City of Fort Pierce already has an approved ordinance establishing the Historic Preservation Board, a local register, and a certificate of appropriateness process to review alterations. The City has also adopted an ad valorem tax exemption for the rehabilitation of historic properties to encourage the preservation and reuse of designated buildings. An educational campaign regarding this benefit as well as sharing information on the Secretary of the Interior's Standards for the Treatment of Historic Properties could encourage the retention of more historic buildings as well as improve their integrity. Lincoln Park Main Street can also assist with research and advocate for the designation of resources identified as eligible in prior surveys.

In addition to buildings, notable structures, sites, and objects, including historic signage, should be identified for preservation. An inventory and ordinance to allow for the preservation and maintenance of historic signs (which often do not meet current codes) could provide an avenue for preservation. The City of St. Petersburg, which is another Certified Local Government program, has passed such legislation which has been helpful in identifying historic signs and allowing a means for their retention. The City of Fort Pierce has provided for variances to designated historic buildings in terms of relief from certain building code and zoning regulations. Further zoning measures can also be undertaken to encourage adaptive use by allowing additional uses for specific types of buildings. Lincoln Park Main Street can advocate to the City for these changes.

Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings, I mean not museum-piece old buildings . . . but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings. . . . Old ideas can sometimes use new buildings. New ideas must use old buildings.

—Jane Jacobs, *The Death and Life of Great American Cities* (Jacobs 2011)

These words written more than half a century ago, proclaiming the value of old buildings are supported by a growing body of research documenting the economic and social benefits of historic preservation. The National Trust of Historic Preservation's 2014 study *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality* looked at three American cities with strong urban real estate markets – Seattle, San Francisco, and Washington, D.C.—and found that:

- Older, mixed-use neighborhoods are more walkable;
- The residents in areas with a mix of buildings of different ages and sizes have a lower median age and come from more diverse backgrounds than in areas where buildings are mostly new and large;
- Older business districts provide affordable, flexible space for entrepreneurs from all backgrounds;



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- There is a positive correlation between a higher concentration of creative jobs and older, smaller-scaled buildings and blocks; and
- These areas also support higher levels of small businesses and non-chain business, keeping local dollars in the local economy (National Trust for Historic Preservation 2014).

Adaptive use simply refers to altering an existing building for a new purpose. For example, small “Mom and Pop” motels or clusters of small residences could be converted to provide office space to small start-up businesses or gallery or studio space for artists. It is a strategy that has been employed successfully in numerous cities.

7.2 National Register of Historic Places

Although well-known as the nation’s official listing of significant historic properties, inclusion in the National Register of Historic Places provides protection only in the case of a federally funded or permitted project through the Section 106 Process of the National Historic Preservation Act. In terms of historic resources, this will most often apply to commercial buildings and residences along major roads owned by the Florida Department of Transportation (FDOT). Although most buildings will likely never be subject to this review, NRHP designation will provide an additional layer of review in case of federally funded or permitted projects. Additionally, NRHP-listed resources owned by municipalities or non-profit entities are eligible for historic preservation grant funds for planning and rehabilitation.

Six properties identified during this survey would be considered individually NRHP eligible: Pine Grove Cemetery (8SL01102), the gymnasium at Lincoln Park Academy (8SL03443), the Chronicle Newspaper Building (8SL03537), Means Court Elementary (8SL03603), First Bethel Baptist Church (8SL03656), and the Percy S. Peek Funeral Home (8SL03697). In spite of some alterations and additions, these resources are notable for their history as part of the vibrant Lincoln Park community. Lincoln Park may also contain a cluster of intact historic resources. Further survey is needed to complete the survey and update previously recorded resources within the neighborhood to determine if an NRHP-eligible district may be present.

7.3 Designation of Local Landmarks

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. Generally, once designated, the Fort Pierce Historic Preservation Board can exercise some authority in the review of alterations or demolition of historic buildings through the Certificate of Appropriateness and permitting processes. Although this may not prevent alterations or demolition, this additional review may provide the opportunity for project changes to improve compatibility or for documentation prior to demolition.

The resources recommended as NRHP eligible in this report would qualify for local designation. The Heavenly Church of the First Born at 519-521 N. 15th Street (8SL03555; Resolution 09-31) and 516-18 Means Court (8SL03612; Resolution 11-38), which were surveyed as part of this project, are locally designated individual landmarks. Additionally, a portion of the Lincoln Park Main Street area is already locally designated as the Lincoln Park Historic District. However, the vast majority of buildings within the district were identified as noncontributing at the time of designation. Both the contributing status of the



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existing buildings and the boundaries should be reassessed based on this survey and future surveys. Additional research should also be conducted to determine if any buildings outside of the district boundaries may be individually eligible for the local register. This action could afford additional protection to these significant historic resources under the City's historic preservation ordinance.

7.4 Continue Survey and Identification Efforts

Survey and identification efforts should be continued in Lincoln Park. Financial constraints of this grant limited the extent of the project area for buildings surveyed, but the remaining properties within the Lincoln Park Main Street boundaries are historic and warrant survey including the zone south of Moore's Creek and the remaining extent flanking Avenue D between N. 18th Street and N. 29th Street. The 259 previously recorded historic resources in the neighborhood should also be verified and updated. **Once this is completed, there may be an area which might form an NRHP district and/or the local historic district may be expanded.**

Background research for this project identified several additional notable resources which have not been previously surveyed and should be included in future efforts including the Garden of Heavenly Rest Cemetery and the former Agape Center at 809 N. 9th Street. Both were associated with Zora Neale Hurston. A windshield survey should also be conducted through the region between Avenue E and the Lincoln Park Academy and Pine Grove Cemetery to determine the number and density of historic resources in this portion of the neighborhood which filled with houses after World War II.

7.5 Heritage Education – Tour Brochures and Markers

Lincoln Park already has successful heritage trails devoted to Zora Neale Hurston and the Highwaymen. Lincoln Park Main Street should consider developing a comprehensive heritage education program about the neighborhood for both adults and children. This could be a cooperative program between St. Lucie County, the City of Fort Pierce, and organizations such as the St. Lucie Regional History Center, the library system, and the school board. Each community has special places from the natural and built environments which document how those before us lived, and struggled, and influence who we have become. Through heritage education people can learn to value the significance of the historic places and artifacts remaining in their community and become responsible stewards for their environment. Interactive methods such as walking or driving tours, interpretive markers, museum activities, and restoration projects involve students and citizens in physically learning about their heritage.

Regarding this project, Lincoln Park Main Street could create a series of tour brochures profiling local landmarks, local businesses, or the homes of significant individuals. The centrally located Jackie Caynon Sr. Building could serve as the perfect location for a marker detailing the evolution of the neighborhood. A project developed through the local schools could incorporate oral histories where students interview their elders, thereby providing a personal connection to local history. Such materials could provide educational opportunities as well as creating a sense of place and pride in the community. Creating heritage maps detailing the location of both existing and lost resources can ensure that historical resources are not lost to memory. Including photos and information for resources which were important to the community but have



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been lost can help to return the sense of place to an area by relating its history. This kind of project could be funded through historic preservation grants.



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**APPENDIX A: FMSF SURVEY LOG
SHEET**

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Lincoln Park Historic Structure Survey

Report Title (exactly as on title page)

Lincoln Park Historic Structure Survey

Report Authors (as on title page)

- 1. Kimberly Hinder
- 2. Adrienne Burke
- 3. Ennis Davis
- 4. _____

Publication Year 2025

Number of Pages in Report (do not include site forms) 169

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Stantec, 3915 Crescent Park Drive, Riverview, FL 33578 and Community Planning Collaborative, 221 N. Hogan St, Ste 237, Jacksonville, FL 32202. Prepared for Lincoln Park Main Street, Inc., Fort Pierce, Florida 34950.

Supervisors of Fieldwork (even if same as author) Names Kimberly Hinder

Affiliation of Fieldworkers: Organization Stantec, Inc. **City** Riverview, FL

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

- 1. Fort Pierce
- 2. St. Lucie County
- 3. historic
- 4. African American
- 5. _____
- 6. _____
- 7. _____
- 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name Pamela Carithers, Executive Director Organization

Address/Phone/E-mail Lincoln Park Main Street, 1234 Avenue D, Fort Pierce, FL 34950

Recorder of Log Sheet Kimberly Hinder **Date Log Sheet Completed** 7-8-2025

Is this survey or project a continuation of a previous project? No Yes: Previous survey #s (FMSF only)

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

- 1. St. Lucie
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

- 1. Name FORT PIERCE Year 1984
- 2. Name _____ Year _____
- 3. Name _____ Year _____
- 4. Name _____ Year _____
- 5. Name _____ Year _____
- 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 3-3-2025 **End** 3-7-2025 **Total Area Surveyed (fill in one)** _____ hectares 193.00 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: _____ meters _____ feet **Length:** _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): archaeological architectural historical/archival underwater
damage assessment monitoring report other(describe): _____

Scope/Intensity/Procedures

Historic resources inventory survey; pedestrian and windshield survey

Preliminary Methods (select as many as apply to the project as a whole)

Florida Archives (Gray Building) library research- local public local property or tax records other historic maps LIDAR
Florida Photo Archives (Gray Building) library-special collection newspaper files soils maps or data other remote sensing
Site File property search Public Lands Survey (maps at DEP) literature search windshield survey
Site File survey search local informant(s) Sanborn Insurance maps aerial photography
other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

Check here if NO archaeological methods were used.
surface collection, controlled shovel test-other screen size block excavation (at least 2x2 m) metal detector
surface collection, uncontrolled water screen soil resistivity other remote sensing
shovel test-1/4" screen posthole tests magnetometer pedestrian survey
shovel test-1/8" screen auger tests side scan sonar unknown
shovel test 1/16" screen coring ground penetrating radar (GPR)
shovel test-unscreened test excavation (at least 1x2 m) LIDAR
other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

Check here if NO historical/architectural methods were used.
building permits demolition permits neighbor interview subdivision maps
commercial permits windshield survey occupant interview tax records
interior documentation local property records occupation permits unknown
other (describe): _____

Survey Results

Resource Significance Evaluated? Yes No

Count of Previously Recorded Resources 1 Count of Newly Recorded Resources 268

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

8SL1102

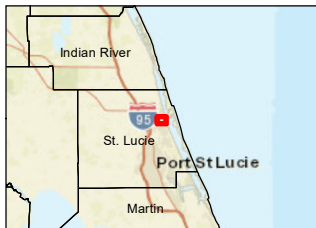
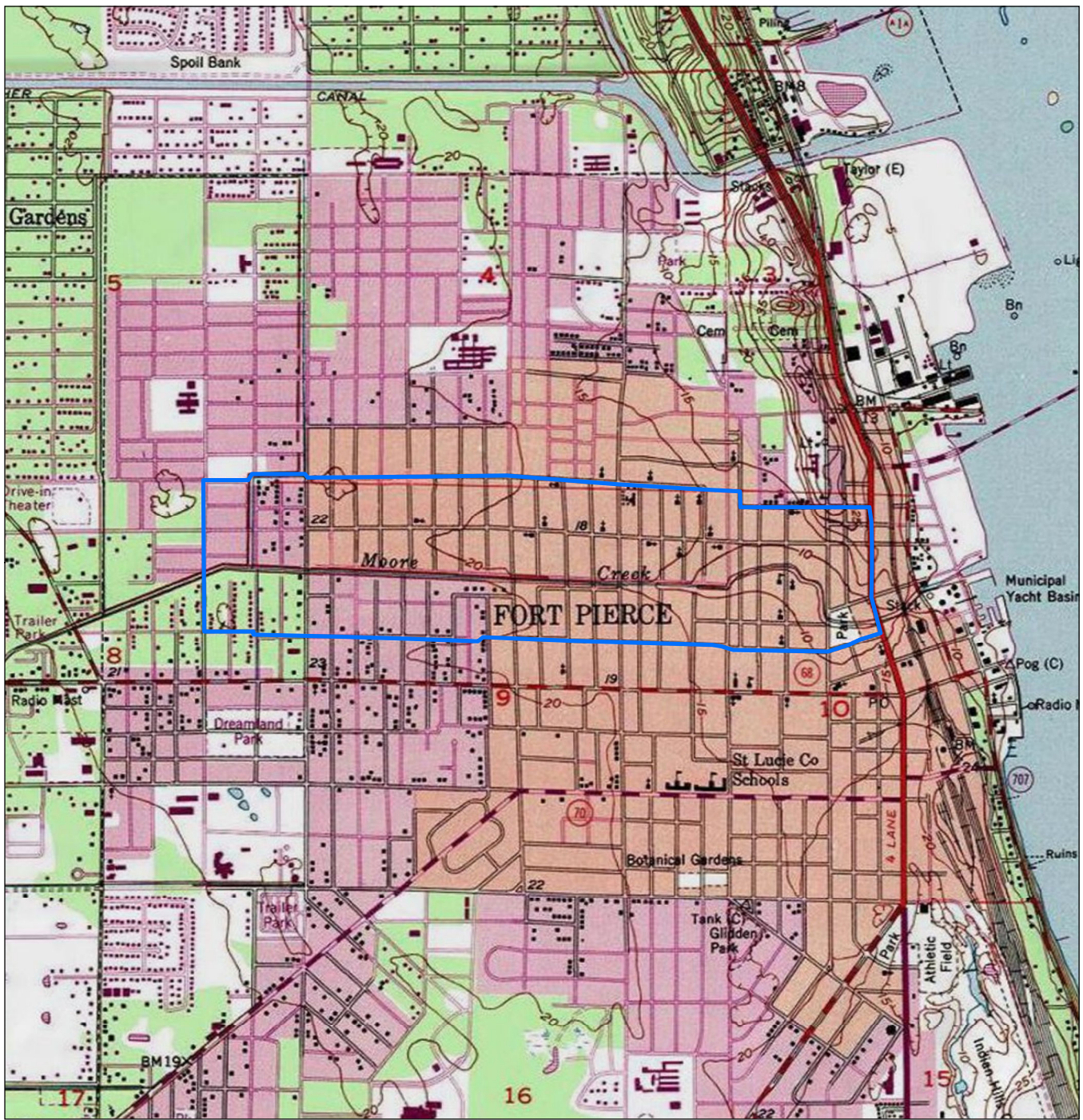
List Newly Recorded Site ID#s (attach additional pages if necessary)

see attached

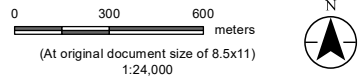
Site Forms Used: Site File Paper Forms Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY SHPO USE ONLY SHPO USE ONLY
Origin of Report: 872 Public Lands UW 1A32 # _____ Academic Contract Avocational
Grant Project # _____ Compliance Review: CRAT # _____
Type of Document: Archaeological Survey Historical/Architectural Survey Marine Survey Cell Tower CRAS Monitoring Report
Overview Excavation Report Multi-Site Excavation Report Structure Detailed Report Library, Hist. or Archival Doc
Desktop Analysis MPS MRA TG Other: _____
Document Destination: Plottable Projects Plotability: _____



Legend
 Project Area



Project Location Prepared by EMM on 2025-06-03
 T35S, R40E, S04, 08-10; Fort Pierce 1984 TR by KH on 2025-06-10
 Fort Pierce, St. Lucie, Co., FL IR Review by JB on 2025-06-20
Client/Project 172608917
 Community Planning Collaborative (CPC)
 Lincoln Park Historic Property Survey

CULTURAL RESOURCE DATA ARE CONFIDENTIAL AND SHOULD NOT BE PUBLICLY DISTRIBUTED

Location on Topographic Map




Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Data Sources: ESRI, SLCPA, FMSF
 3. Background: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
 Copyright: © 2013 National Geographic Society, i-

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APPENDIX B: LIST OF SURVEYED RESOURCES

Lincoln Park Historic Structure Survey
 Appendix B: List of Surveyed Resources





Appendix B: List of Surveyed Resources

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03443	Lincoln Park Academy Gym	1801 Avenue I	1953	International	Yes	Yes	 A photograph of a two-story, light-colored building with a flat roof and a red door, identified as the Lincoln Park Academy Gym.
SL03444	2807 Avenue D	2807 Avenue D	1956	Ranch	No	Yes	 A photograph of a single-story ranch-style house with a dark roof and a curved driveway, located at 2807 Avenue D.
SL03445	2715 Avenue D	2715 Avenue D	1954	Ranch	No	No	 A photograph of a single-story ranch-style house with a blue exterior and a brown roof, located at 2715 Avenue D.



**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03446	2711 Avenue D	2711 Avenue D	1953	Masonry Vernacular	No	No	
SL03447	2709 Avenue D	2709 Avenue D	1953	Masonry Vernacular	No	No	
SL03448	2706 Avenue D	2706 Avenue D	1965	Ranch	No	Yes	
SL03449	2701 Avenue D	2701 Avenue D	1952	Bungalow	No	No	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03450	506 N 27th St	506 N 27th St	1952	Bungalow	No	Yes	
SL03451	2604 Avenue D	2604 Avenue D	1952	Masonry Vernacular	No	Yes	
SL03452	2602 Avenue D	2602 Avenue D	1950	Masonry Vernacular	No	No	
SL03453	503 N 26th St	503 N 26th Street	1951	Masonry Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03454	505 N 26th St	505 N 26th Street	1951	Minimal Traditional	No	Yes	
SL03455	509 N 26th St	509 N 26th Street	1951	Minimal Traditional	No	Yes	
SL03456	2601 Booker St	2601 Booker Street	1957	Masonry Vernacular	No	Yes	
SL03457	506 N 26th St	506 N 26th Street	1950	Frame Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03458	504 N 26th St	504 N 26th Street	1950	Frame Vernacular	No	Yes	
SL03459	2508 Avenue D	2508 Avenue D	1950	Frame Vernacular	No	Yes	
SL03460	2506 Avenue D	2506 Avenue D	1950	Frame Vernacular	No	Yes	
SL03461	431 N 26th St	431 N 26th Street	1947	Frame Vernacular	No	No	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03462	2504 Avenue D	2504 Avenue D	1953	Masonry Vernacular	No	No	
SL03463	2502 Avenue D	2502 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03464	431 N 25th St	431 N 25th Street	1973	Masonry Vernacular	No	Yes	
SL03465	2410 Avenue D	2410 Avenue D	1958	Mansard	No	No	



**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03466	2421 Avenue D	2421 Avenue D	1968	Mid-Century Modern	No	Yes	
SL03467	2405 Avenue D	2405 Avenue D	1960	Masonry Vernacular	No	Yes	
SL03468	2403 Avenue D	2403 Avenue D	1946	Masonry Vernacular	No	No	
SL03469	2403 Avenue D	2403 Avenue D	1945	Bungalow	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03470	P & L Grocery/D.C. Grocery	2311 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03471	Greater Love Family Worship Center	504 N 24th St	1950	Frame Vernacular	No	No	
SL03472	2308 Avenue D	2308 Avenue D	1967	Masonry Vernacular	No	Yes	
SL03473	2209 Avenue D	2209 Avenue D	1954	Masonry Vernacular	No	No	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03474	2205 Avenue D	2205 Avenue D	1964	Ranch	No	Yes	
SL03475	504 N 23rd St	504 N 23rd St	1961	Ranch	No	Yes	
SL03476	2200 Avenue D	2200 Avenue D	1947	Masonry Vernacular	No	Yes	
SL03477	502 N 22nd St	502 N 22nd St	1973	Mansard	No	Yes	




**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03478	2010 Avenue D	2010 Avenue D	1963	Masonry Vernacular	No	Yes	
SL03479	2021 Avenue D	2021 Avenue D	1953	Masonry Vernacular	No	Yes	
SL03480	2017 Avenue D	2017 Avenue D	1945	Masonry Vernacular	No	Yes	
SL03481	Blue Moon Cafe/R&L Ribs, Chicken & Seafood	2011 Avenue D	1954	Masonry Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03482	Orphan Annie Cafe/Twin Palms Restaurant	2001-05 Avenue D	1960	Masonry Vernacular	No	Yes	
SL03483	Reno Motel	1921-1923 Avenue D	1973	Masonry Vernacular	No	Yes	
SL03484	Eddie's Place	1907 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03485	1809 Avenue D	1809 Avenue D	1941	Frame Vernacular	No	No	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03486	Fuller's Bbq Drive In	1807 Avenue D	1954	Masonry Vernacular	No	Yes	
SL03487	1806 Avenue D	1806 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03488	1802 Avenue D	1802 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03489	505 N 18th St	505 N 18th St	1965	Masonry Vernacular	No	Yes	



**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03490	509 N 18th St	509 N 18th St	1950	Masonry Vernacular	No	No	
SL03491	515 N 18th St	515 N 18th St	1967	Masonry Vernacular	No	Yes	
SL03492	517 N 18th St	517 N 18th St	1951	Masonry Vernacular	No	Yes	
SL03493	519 N 18th St	519 N 18th St	1950	Masonry Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03494	1711 Avenue E	1711 Avenue E	1966	Ranch	No	Yes	
SL03495	522 N 18th St	522 N 18th St	1965	Ranch	No	Yes	
SL03496	514 N 18th St	514 N 18th St	1947	Other: Double Shotgun	No	Yes	
SL03497	512 N 18th St	512 N 18th St	1947	Masonry Vernacular	No	Yes	


**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03498	506 N 18th St	506 N 18th St	1959	Masonry Vernacular	No	Yes	
SL03499	1710 Avenue D	1710 Avenue D	1954	Masonry Vernacular	No	Yes	
SL03500	Cafe Society	1708 Avenue D	1951	Masonry Vernacular	No	Yes	
SL03501	Ponceanna Inn	1706 Avenue D	1951	Masonry Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03502	1702 Avenue D	1702 Avenue D	1972	Mansard	No	Yes	
SL03503	505 N 17th St	505 N 17th St	1956	Ranch	No	Yes	
SL03504	437 N 18th St	437 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03505	435 N 18th St	435 N 18th St	1971	Masonry Vernacular	No	No	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03506	433 N 18th St	433 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03507	427 N 18th St	427 N 18th St	1951	Masonry Vernacular	No	No	
SL03508	425 N 18th St	425 N 18th St	1943	Other: Shotgun	No	Yes	
SL03509	1710 Canal Ter	1710 Canal Ter	1970	Ranch	No	Yes	




**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03510	414 N 18th St	414 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03511	416 N 18th St	416 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03512	418 N 18th St	418 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03513	420 N 18th St	420 N 18th St	1972	Masonry Vernacular	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03514	422 N 18th St	422 N 18th St	1971	Masonry Vernacular	No	Yes	
SL03515	426 N 18th St	426 N 18th St	1975	Masonry Vernacular	No	Yes	
SL03516	1701-07 Avenue D	1701-07 Avenue D	1956	Mid-Century Modern	No	Yes	
SL03517	435 N 17th St	435 N 17th St	1970	Ranch	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03518	433 N 17th St	433 N 17th St	1970	Ranch	No	Yes	
SL03519	431 N 17th St	431 N 17th St	1970	Ranch	No	Yes	
SL03520	429 N 17th St	429 N 17th St	1970	Ranch	No	Yes	
SL03521	427 N 17th St	427 N 17th St	1970	Masonry Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03522	425 N 17th St	425 N 17th St	1970	Masonry Vernacular	No	No	
SL03523	423 N 17th St	423 N 17th St	1970	Masonry Vernacular	No	Yes	
SL03524	1704 Canal Ter	1704 Canal Ter	1970	Ranch	No	Yes	
SL03525	424 N 17th St	424 N 17th St	1949	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03526	430 N 17th St	430 N 17th St	1965	Ranch	No	Yes	
SL03527	432 N 17th St	432 N 17th St	1969	Masonry Vernacular	No	Yes	
SL03528	434 N 17th St	434 N 17th St	1975	Masonry Vernacular	No	Yes	
SL03529	1607 Avenue D	1607 Avenue D	1948	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03530	1605 Avenue D	1605 Avenue D	1946	Masonry Vernacular	No	Yes	
SL03531	433 N 16th St	433 N 16th St	1936	Minimal Traditional	No	Yes	
SL03532	429 N 16th St	429 N 16th St	1956	Ranch	No	Yes	
SL03533	425 N 16th St	425 N 16th St	1969	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03534	422 N 16th St	422 N 16th St	1962	Ranch	No	Yes	
SL03535	424 N 16th St	424 N 16th St	1940	Masonry Vernacular	No	Yes	
SL03536	432 N 16th St	432 N 16th St	1960	Masonry Vernacular	No	Yes	
SL03537	Chronicle Newspaper Building	1529 Avenue D	1954	Mid-Century Modern	Yes	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03538	Scotty's Deli And Grocery	1507 Avenue D	1955	Masonry Vernacular	No	Yes	
SL03539	521 N 17th St	521 N 17th St	1967	Ranch	No	Yes	
SL03540	523 N 17th St	523 N 17th St	1930	Frame Vernacular	No	Yes	
SL03541	1617 Avenue E	1617 Avenue E	1948	Frame Vernacular	No	No	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03542	1615 Avenue E	1615 Avenue E	1966	Masonry Vernacular	No	Yes	
SL03543	518 N 17th St	518 N 17th St	1969	Masonry Vernacular	No	Yes	
SL03544	516 N 17th St	516 N 17th St	1969	Masonry Vernacular	No	Yes	
SL03545	514 N 17th St	514 N 17th St	1951	Masonry Vernacular	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03546	512 N 17th St	512 N 17th St	1951	Masonry Vernacular	No	No	
SL03547	1610 Avenue D	1610 Avenue D	1946	Masonry Vernacular	No	Yes	
SL03548	1602 Avenue D	1602 Avenue D	1961	Masonry Vernacular	No	Yes	
SL03549	505 N 16th St	505 N 16th St	1963	Ranch	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03550	507 N 16th St	507 N 16th St	1963	Ranch	No	Yes	
SL03551	515 N 16th St	515 N 16th St	1969	Masonry Vernacular	No	Yes	
SL03552	517 N 16th St	517 N 16th St	1969	Masonry Vernacular	No	Yes	
SL03553	522 N 16th St	522 N 16th St	1964	Ranch	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03554	1511 Avenue E	1511 Avenue E	1958	Masonry Vernacular	No	Yes	
SL03555	Heavenly Church Of The First Born	521 N 15th St	1946	Masonry Vernacular	No	Yes	
SL03556	515 N 15th St	515 N 15th St	1960	Ranch	No	Yes	
SL03557	513 N 15th St	513 N 15th St	1948	Bungalow	No	Yes	

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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03558	512 N 16th St	512 N 16th St	1954	Mid-Century Modern	No	Yes	
SL03559	1524 Avenue D	1524 Avenue D	1960	Masonry Vernacular	No	Yes	
SL03560	505 N 15th St	505 N 15th St	1965	Ranch	No	Yes	
SL03561	1502 Avenue D	1502 Avenue D	1973	Frame Vernacular	No	Yes	

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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03562	435 N 15th St	435 N 15th St	1940	Bungalow	No	Yes	
SL03563	431 N 15th St	431 N 15th St	1936	Bungalow	No	Yes	
SL03564	429 N 15th St	429 N 15th St	1956	Masonry Vernacular	No	Yes	
SL03565	427 N 15th St	427 N 15th St	1965	Masonry Vernacular	No	Yes	

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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03566	421 N 15th St	421 N 15th St	1958	Ranch	No	Yes	
SL03567	420 N 15th St	420 N 15th St	1954	Ranch	No	Yes	
SL03568	426 N 15th St	426 N 15th St	1946	Masonry Vernacular	No	Yes	
SL03569	428 N 15th St	428 N 15th St	1937	Bungalow	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03570	430 N 15th St	430 N 15th St	1957	Other: Contemporary	No	Yes	
SL03571	432 N 15th St	432 N 15th St	1937	Frame Vernacular	No	Yes	
SL03572	436 N 15th St	436 N 15th St	1955	Masonry Vernacular	No	Yes	
SL03573	1423 Avenue D	1423 Avenue D	1972	Masonry Vernacular	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03574	504 N 15th St	504 N 15th St	1968	Ranch	No	Yes	
SL03575	508 N 15th St	508 N 15th St	1959	Ranch	No	Yes	
SL03576	508 N 15th St	508 N 15th St	1959	Ranch	No	Yes	
SL03577	520 N 15th St	520 N 15th St	1952	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03578	1423 Avenue E	1423 Avenue E	1970	Masonry Vernacular	No	Yes	
SL03579	1407 Avenue E	1407 Avenue E	1955	Ranch	No	Yes	
SL03580	1405 Avenue E	1405 Avenue E	1947	Masonry Vernacular	No	No	
SL03581	600 N 15th St	600 N 15th St	1967	Ranch	No	Yes	




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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03582	601 N 15th St	601 N 15th St	1964	Ranch	No	Yes	
SL03583	1506 Avenue E	1506 Avenue E	1927	Bungalow	No	Yes	
SL03584	521 N 14th St	521 N 14th St	1925	Bungalow	No	Yes	
SL03585	519 N 14th St	519 N 14th St	1947	Frame Vernacular	No	No	

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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03586	1303 Avenue D	1311 Avenue D	1937	Frame Vernacular	No	Yes	
SL03587	509 N 14th St	509 N 14th St	1934	Frame Vernacular	No	Yes	
SL03588	505 N 14th St	505 N 14th St	1969	Masonry Vernacular	No	No	
SL03589	1402 Avenue D	1402 Avenue D	1965	Masonry Vernacular	No	No	

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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03590	1401 Avenue D	1401 Avenue D	1964	Masonry Vernacular	No	Yes	
SL03591	441 N 14th St	441 N 14th St	1929	Frame Vernacular	No	Yes	
SL03592	435 N 14th St	435 N 14th St	1955	Mid-Century Modern	No	Yes	
SL03593	433 N 14th St	433 N 14th St	1952	Other: Double Shotgun	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03594	429 N 14th St	429 N 14th St	1949	Other: Double Shotgun	No	Yes	
SL03595	427 N 14th St	427 N 14th St	1948	Other: Shotgun	No	Yes	
SL03596	425 N 14th St	425 N 14th St	1950	Masonry Vernacular	No	Yes	
SL03597	436 N 14th St	436 N 14th St	1966	Masonry Vernacular	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03598	442 N 14th St	442 N 14th St	1946	Frame Vernacular	No	Yes	
SL03599	Johnson's Temple Church Of God In Christ	1322 Avenue D	1961	Masonry Vernacular	No	Yes	
SL03600	508 N 14th St	508 N 14th St	1949	Masonry Vernacular	No	Yes	
SL03601	1305 Avenue E	1305 Avenue E	1954	Mid-Century Modern	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03602	529 N 13th St	529 N 13th St	1940	Frame Vernacular	No	Yes	
SL03603	Means Court Elementary	532 N 13th St	1963	Mid-Century Modern	Yes	Yes	
SL03604	Starlight Cafe/Harrell's Bbq & Grill	510 N 13th St	1952	Mid-Century Modern	No	Yes	
SL03605	Ethel's Tavern/El Chico Restaurant	1238 Avenue D	1954	Mid-Century Modern	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03606	Jackie Caynon Sr. Building	1234 Avenue D	1948	Masonry Vernacular	No	No	
SL03607	Latropical Tavern/George Jones Bar	1237 Avenue D	1952	Masonry Vernacular	No	Yes	
SL03608	428 N 13th St	428 N 13th St	1950	Bungalow	No	No	
SL03609	422 N 13th St	422 N 13th St	1951	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03610	Baldwin-Mcdonald Rooming House	441 Means Ct	1926	Masonry Vernacular	No	Yes	
SL03611	434 Means Ct	434 Means Ct	1961	Other: Contemporary	No	Yes	
SL03612	516-18 Means Ct	516-18 Means Ct	1920	Frame Vernacular	No	Yes	
SL03613	520 Means Ct	520 Means Ct	1970	Mid-Century Modern	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03614	House Of God Pentecostal	1208 Avenue E	1958	Masonry Vernacular	No	Yes	
SL03615	527 N 12th St	527 N 12th St	1946	Frame Vernacular	No	Yes	
SL03616	523 N 12th St	523 N 12th St	1948	Ranch	No	Yes	
SL03617	517 N 12th St	517 N 12th St	1932	Frame Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03618	513 N 12th St	513 N 12th St	1953	Masonry Vernacular	No	Yes	
SL03619	1206 Avenue D	1206 Avenue D	1965	Masonry Vernacular	No	Yes	
SL03620	Avenue D Corner Food Mart	1202 Avenue D	1971	Mansard	No	Yes	
SL03621	Dixie Dime Store/Southern Bakeries Little B Rest.	1211 Avenue D	1956	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03622	1201 Avenue D	1201 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03623	428 N 12th St	428 N 12th St	1963	Frame Vernacular	No	Yes	
SL03624	430 N 12th St	430 N 12th St	1967	Ranch	No	Yes	
SL03625	1121 Lincoln Ct	1121 Lincoln Ct	1963	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03626	JC Mission Of Hope	1135 Avenue D	1975	Masonry Vernacular	No	Yes	
SL03627	512 N 12th St	512 12th St N	1940	Frame Vernacular	No	Yes	
SL03628	522 N 12th St	522 N 12th St	1957	Masonry Vernacular	No	Yes	
SL03629	1112 Avenue E	1112 Avenue E	1964	Ranch	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03630	513 Douglas Ct	513 Douglas Ct	1962	Masonry Vernacular	No	Yes	
SL03631	1124 Warrick Dr	1124 Warrick Dr	1962	Masonry Vernacular	No	Yes	
SL03632	1122 Warrick Dr	1122 Warrick Dr	1962	Masonry Vernacular	No	Yes	
SL03633	511 Douglas Ct	511 Douglas Ct	1962	Ranch	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03634	430 Douglas Ct	430 Douglas Ct	1938	Bungalow	No	Yes	
SL03635	432 Douglas Ct	432 Douglas Ct	1938	Bungalow	No	No	
SL03636	518 Douglas Ct	518 Douglas Ct	1940	Frame Vernacular	No	Yes	
SL03637	520 Douglas Ct	520 Douglas Ct	1940	Frame Vernacular	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03638	524 Douglas Ct	524 Douglas Ct	1962	Masonry Vernacular	No	No	
SL03639	526 Douglas Ct	526 Douglas Ct	1949	Masonry Vernacular	No	Yes	
SL03640	1111 Avenue E	1111 Avenue E	1962	Masonry Vernacular	No	Yes	
SL03641	1109 Avenue E	1109 Avenue E	1962	Masonry Vernacular	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03642	531 N 11th St	531 N 11th St	1951	Masonry Vernacular	No	Yes	
SL03643	529 N 11th St	529 N 11th St	1936	Bungalow	No	Yes	
SL03644	527 N 11th St	527 N 11th St	1948	Mid-Century Modern	No	Yes	
SL03645	517 N 11th St	517 N 11th St	1966	Masonry Vernacular	No	Yes	





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FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03646	1102 Avenue D	1102 Avenue D	1945	Masonry Vernacular	No	Yes	
SL03647	435 N 11th St	435 N 11th St	1940	Bungalow	No	Yes	
SL03648	429 N 11th St	429 N 11th St	1965	Masonry Vernacular	No	Yes	
SL03649	427 N 11th St	427 11th N St	1967	Masonry Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03650	428 N 11th St	428 N 11th St	1925	Frame Vernacular	No	Yes	
SL03651	432 N 11th St	432 N 11th St	1964	Masonry Vernacular	No	Yes	
SL03652	434 N 11th St	434 N 11th St	1962	Masonry Vernacular	No	Yes	
SL03653	1009 Avenue D	1009 Avenue D	1939	Frame Vernacular	No	Yes	




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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03654	First Born Church Of The Living God	437 N 10th St	1935	Frame Vernacular	No	Yes	
SL03655	Silver King Tavern	1004 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03656	First Bethel Baptist Church	1018 Avenue D	1948	Masonry Vernacular	Yes	Yes	
SL03657	522 N 11th St	522 N 11th St	1947	Frame Vernacular	No	Yes	





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Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03658	526 N 11th St	526 N 11th St	1964	Masonry Vernacular	No	Yes	
SL03659	528 N 11th St	528 N 11th St	1947	Frame Vernacular	No	Yes	
SL03660	530 N 11th St	530 N 11th St	1964	Masonry Vernacular	No	Yes	
SL03661	1005 Avenue E	1005 Avenue E	1964	Ranch	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03662	1010 Avenue E	1010 Avenue E	1966	Ranch	No	Yes	
SL03663	1001 Avenue E	1001 Avenue E	1965	Ranch	No	Yes	
SL03664	529 N 10th St	529 N 10th St	1965	Masonry Vernacular	No	Yes	
SL03665	527 N 10th St	527 N 10th St	1965	Masonry Vernacular	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03666	525 N 10th St	525 N 10th St	1965	Ranch	No	Yes	
SL03667	511 Dundas Ct	511 Dundas Ct	1955	Ranch	No	Yes	
SL03668	Lincoln Beer Garden	931 Avenue D	1950	Masonry Vernacular	No	Yes	
SL03669	Lincoln Drive In	921 Avenue D	1953	Mid-Century Modern	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03670	428 Dundas Ct	428 Dundas Ct	1973	Ranch	No	Yes	
SL03671	433 N 9th St	433 N 9th St	1958	Masonry Vernacular	No	Yes	
SL03672	Palm Cafe/Better Food Cafe	914 Avenue D	1956	Mid-Century Modern	No	Yes	
SL03673	518 Dundas Ct	518 Dundas Ct	1950	Masonry Vernacular	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03674	606 Dundas Ct	606 Dundas Ct	1967	Ranch	No	Yes	
SL03675	602 N 9th St	602 N 9th St	1956	Masonry Vernacular	No	No	
SL03676	603 N 8th St	603 N 8th St	1958	Masonry Vernacular	No	Yes	
SL03677	601 N 8th St	601 N 8th St	1965	Ranch	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03678	804 Avenue E	804 Avenue E	1964	Masonry Vernacular	No	Yes	
SL03679	513 N 8th St	513 N 8th St	1957	Ranch	No	Yes	
SL03680	716 Avenue E	716 Avenue E	1935	Bungalow	No	Yes	
SL03681	The Salvation Army Adams Place	609 N 7th St	1974	International	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03682	601 N 7th St	601 N 7th St	1958	Masonry Vernacular	No	No	
SL03683	605 N 7th St	605 N 7th St	1958	Mid-Century Modern	No	Yes	
SL03684	607 N 7th St	607 N 7th St	1972	Mid-Century Modern	No	Yes	
SL03685	514 N 6th St	514 N 6th St	1949	Ranch	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03686	510 N 6th St	510 N 6th St	1948	Ranch	No	Yes	
SL03687	603 Avenue E	603 Avenue E	1920	Frame Vernacular	No	Yes	
SL03688	602 Cedar Pl	602 Cedar Pl	1954	Masonry Vernacular	No	Yes	
SL03689	604 Cedar Pl	604 Cedar Pl	1959	Ranch	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03690	Dreamchaser Preschool	505 N 7th St	1950	Mid-Century Modern	No	Yes	
SL03691	710 Cedar PI	710 Cedar PI	1963	Ranch	No	Yes	
SL03692	728 Cedar PI	728 Cedar PI	1950	Frame Vernacular	No	Yes	
SL03693	717 Cedar PI	717 Cedar PI	1958	Masonry Vernacular	No	Yes	





**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03694	717 Cedar PI	717 Cedar PI	1960	Masonry Vernacular	No	Yes	
SL03695	715 Cedar PI	715 Cedar PI	1950	Masonry Vernacular	No	Yes	
SL03696	713 Cedar PI	713 Cedar PI	1950	Masonry Vernacular	No	No	
SL03697	Percy S. Peek Funeral Home	728 Avenue D	1959	Mansard	Yes	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03698	Mission For Christ Tabernacle	705 Cedar Pl	1960	Masonry Vernacular	No	Yes	
SL03699	International Longshoremen's Assn.	503 N 7th St	1963	Ranch	No	Yes	
SL03700	506 N 7th St	506 N 7th St	1964	Masonry Vernacular	No	Yes	
SL03701	603 Cedar Pl	603 Cedar Pl	1949	Ranch	No	Yes	



**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03702	610 N 7th St	610 N 7th St	1948	Masonry Vernacular	No	Yes	
SL03703	610 N 7th St	610 N 7th St	1948	Masonry Vernacular	No	No	
SL03704	525 N US Highway 1	525 N US Highway 1	1954	Mid-Century Modern	No	No	
SL03705	436 N 7th St	436 N 7th St	1963	Mid-Century Modern	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03706	420 N 7th St	420 N 7th St	1959	Other: Contemporary	No	Yes	
SL03707	412 Avenue C	412 Avenue C	1952	Masonry Vernacular	No	No	
SL03708	411 N US Highway 1	411 N US Highway 1	1914	Frame Vernacular	No	No	
SL03709	Mackey's Grocery/ Duke's Clothing	1303 Avenue D	1946	Masonry Vernacular	No	Yes	

**Lincoln Park Historic Structure Survey
Appendix B: List of Surveyed Resources**

FMSF No.	Name	Address	Year Built	Style	NRHP Individual Eligibility	NRHP District Eligibility	Photo
SL03710	431 N 13th St	431 N 13th St	1954	Mid-Century Modern	No	Yes	
SL01102	Pine Grove Cemetery	1201 Avenue K	ca.1910	No Style	Yes	Yes	

APPENDIX C: LIST OF PREVIOUSLY RECORDED RESOURCES

Appendix C: List of Previously Recorded Resources

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00293	1814 Ave C	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00294	1812 Ave C	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00295	1810 Ave C	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00296	1706 Ave C	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00297	313 N 18th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00298	308 N 18th St	1948	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00299	306 N 18th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00300	303 N 18th St	1935	Minimal Traditional	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00331	304 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00332	303 N 17th St	1941	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00333	305 N 17th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00334	307 N 17th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00335	308 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00336	310 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00337	312 N 17th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00338	316 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00339	320 N 17th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00340	314 N 16th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00341	312 N 16th St	1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00342	308 N 16th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00343	306 N 16th St	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00344	1512 Ave B	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00378	1410 Ave B	ca. 1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00379	304 N 15th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00380	303 N 15th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00381	314 N 15th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00382	316 N 15th St	1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00383	321 N 15th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00384	323 N 15th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00385	328 N 15th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00386	326 N 14th St	1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00387	309 N 14th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00388	302 N 14th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00399	515 N 13th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00400	525 N 13th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00407	532 Means Ct	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00408	436 Means Ct	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00409	435 Means Ct	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00410	400 Means Ct	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00411	1210 Canal Terr	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00412	431 N 12th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00413	433 N 12th St	ca. 1935	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00414	435 N 12th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00415	1205 Ave D	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00416	511 N 12th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00417	526 N 12th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00422	1121 Ave E	ca. 1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00425	521 Douglas Ct	1948	Minimal Traditional	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00426	Evangelistic Pentecostal Church	ca. 1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00427	425 Douglas Ct	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00428	423 Douglas Ct	1925	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00429	421 Douglas Ct	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00430	Cherokee Lodge No. 7270	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00433	518 N 11th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00434	516 N 11th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00435	514 N 11th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00436	1105 Ave D	ca. 1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00437	1111 Ave D	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00438	1106 Ave D	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00439	1108 Ave D	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00440	437 N 11th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00441	421 N 10th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00442	423 N 10th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00443	426 N 10th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00444	425 N 10th St	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00445	431 N 10th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00446	436 N 10th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00447	1006 Ave D	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00452	603-607 Dundas Ct	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00454	516 Dundas Ct	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00455	512 Dundas Ct	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00456	437 Dundas Ct	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00457	434 Dundas Ct	1924	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00458	432 Dundas Ct	1925	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00459	436 Dundas Ct	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00460	421 Dundas Ct	1935	Other	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00461	420 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00462	414 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00463	412 Dundas Ct	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00464	407 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00465	406 Dundas Ct	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00466	405 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00467	403 A-B Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00468	401 Dundas Ct	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00469	405 N 9th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00470	436 N 9th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00471	822 Ave D	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00472	507 N 9th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00473	509 N 9th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00474	511 N 9th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00475	508 N 9th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00476	513 N 9th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00477	517 N 9th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00485	715 Ave E	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00486	518 N 8th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00487	740 Ave D	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00488	720 Ave D	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00489	428 N 8th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00490	Mount Moriah Church	1911	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00491	407 N 8th St	1942	Masonry vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00492	718 Ave C	ca. 1918	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00493	317 N 11th St	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00494	319 N 11th St	1929	Box (American 4 Square)	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00495	321 N 11th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00496	321 N 12th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00497	322 N 12th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00498	320 N 12th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00499	317 N 12th St	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00500	312 N 12th St	1948	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00501	308 N 12th St	1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00502	307 N 12th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00503	305 N 12th St	ca. 1929	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00504	302 N 12th St	1929	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00537	1230 Ave B	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00538	1222 Ave B	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00539	1220 Ave B	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00759	310 N 9th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00760	312 N 9th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00761	813 Ave C	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00762	304 N 8th St	ca. 1935	Commercial	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00763	Greater New Bethel Baptist Church	1928	Masonry Vernacular	Eligible for NRHP/ Not Evaluated by SHPO
8SL00764	808 Ave B	ca. 1915	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00765	708 A-D Ave B	ca. 1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00766	706 Ave B	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00767	317 N 7th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL00854	422 N 7th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00855	424 N 7th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00856	432 N 7th St	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00857	449 N 6th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00858	Old Auto Shop	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00859	421 N 6th St	ca. 1924	Bungalow ca. 1905-1930	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00860	419 N 6th St	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00861	416 N 6th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00862	411 N 6th St	1919	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00863	409 N 6th St	ca. 1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00864	Murphy, Hoyt C Real Estate	1910	Georgian Revival ca. 1880-present	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00904	409 Ave E	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00905	411 Ave E	ca. 1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00906	530 N 7th St	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00907	416 Cedar Place	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00908	Modern Marine	1923	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00909	414 Ave D	ca. 1925	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00910	Gill Boarding House	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00911	505 N 6th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL00912	507 N 6th St	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01041	2106 Ave B	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

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FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL01042	302 N 22nd St	1925	Georgian Revival ca. 1880-present	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01053	401 N 25th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01054	406 N 29th St	ca. 1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01056	432 N 26th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01057	427 N 26th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01058	424 N 26th St	ca. 1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01059	521 1/2 Ave E	ca. 1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01060	515 N 17th St	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01061	519 N 17th St	ca. 1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01062	432 N 20th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01063	427 N 19th St	ca. 1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01064	431 N 19th St	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL01773	Lincoln Theater	1946	Masonry Vernacular	Eligible for NRHP/ Not Evaluated by SHPO
8SL02036	318 16th Street N	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02450	2806 Booker Street	1939	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02528	806 Avenue B	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02529	908 Avenue B	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02530	1502 Avenue B	1949	Minimal Traditional	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02533	Mt. Olive Missionary Baptist Church	1954	Masonry Vernacular	Eligible for NRHP/ Not Evaluated by SHPO
8SL02534	818 Avenue C	1953	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02535	901-909 Avenue D	1939	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

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FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02536	908-912 Avenue D	1956	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02537	1319-1325 Avenue D	1937	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02538	1405 Avenue D	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02539	1611 Avenue D	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02540	1612 Avenue D	1954	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02541	Restaurant Des Amis	1946	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02542	1804 Avenue D	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02543	2002 Avenue D	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02544	2104 Avenue D	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02545	2208 Avenue D	1930	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02546	711 Avenue E	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02549	1509 Avenue E	1941	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02558	608 Cedar Place	1952	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02559	709 Cedar Place	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02560	711 Cedar Place	1951	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02561	716 Cedar Place	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02565	1st Holiness Church of The Living God	1952	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02566	522 Douglas Court	1947	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02567	525 Douglas Court	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02568	430 Dundas Court	1935	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02569	431 Dundas Court	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02570	514 Dundas Court	1927	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02589	426 Means Court	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02590	508 Means Court	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02591	514 Means Court	1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02615	301 16th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02624	305 16th Street N	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02693	407 6th Street N	1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02694	422 6th Street N	1938	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02695	424 6th Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02697	438-440 7th Street N	1954	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02701	403 9th Street N	1940	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02702	429 9th Street N	1920	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02704	420 10th Street N	1945	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02705	422 10th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02707	301 11th Street N	1940	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02708	307 11th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02709	311 11th Street N	1939	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02710	431 11th Street N	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02711	433 11th Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02712	436 11th Street N	1924	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02713	509 11th Street N	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02714	513 11th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02715	525 11th Street N	1951	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02718	309 12th Street N	1936	Mission	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02719	427 12th Street N	1954	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02720	427 12th Street N	1956	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02721	429 12th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02722	514 12th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02723	528 12th Street N	1937	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02725	418 13th St N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02726	419 13th Street N	1943	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02727	420 13th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02728	424 13th Street N	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02729	505 13th Street N	1930	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02730	310 14th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02731	316 14th Street N	1945	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02732	318 14th Street N	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02733	323 14th Street N	1910	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02734	309 15th Street N	1925	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02735	324 15th Street N	1928	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02736	325 15th Street N	1926	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02737	425 15th Street N	1926	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02738	438 15th Street N	1953	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02739	516 15th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02740	518 15th Street N	1949	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02746	513 17th Street N	1937	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02748	318 18th Street N	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02751	428 19th Street N	1948	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02752	430 19th Street N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02753	Triumph Church & Kingdom of God in Christ	1950	Masonry Vernacular	Not Evaluated by Recorder/ Not Evaluated by SHPO
8SL02754	509 19th Street N	1939	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02755	519 19th Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02756	427 20th Street N	1943	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02757	434 20th Street N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02758	431 21st Street N	1953	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02759	514 21st Street N	1945	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02760	517 21st Street N	1947	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02762	307 22nd Street N	1952	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02763	309 22nd Street N	1952	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02767	423 23rd Street N	1946	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02768	434 23rd Street N	1933	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02769	509 23rd Street N	1949	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02770	515 23rd Street N	1955	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

Lincoln Park Historic Structure Survey

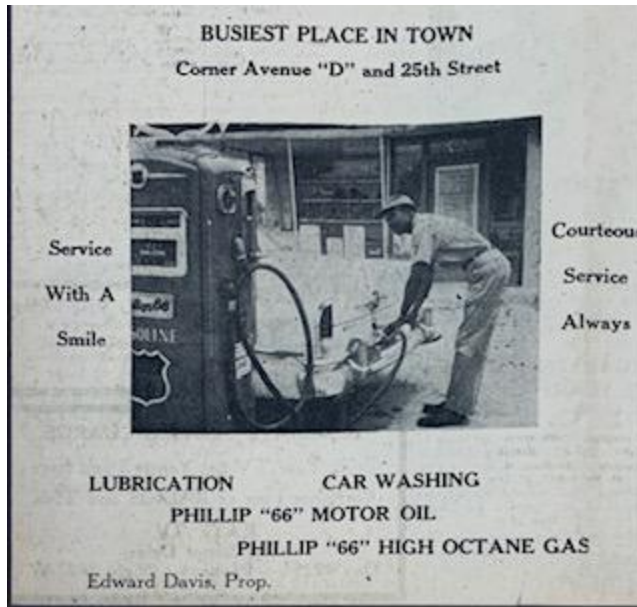
FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
8SL02772	315 24th Street N	1936	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02773	408 24th Street N	1945	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02774	510 24th Street N	1950	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02777	510 25th Street N	1929	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02778	526 26th Street N	1950	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02779	426 27th Street N	1922	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02780	426 27th Street N	1956	Masonry Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO
8SL02783	408 6th Street N	1901	Frame Vernacular	Ineligible for NRHP/ Not Evaluated by SHPO

APPENDIX D: COMMUNITY ENGAGEMENT SUMMARY

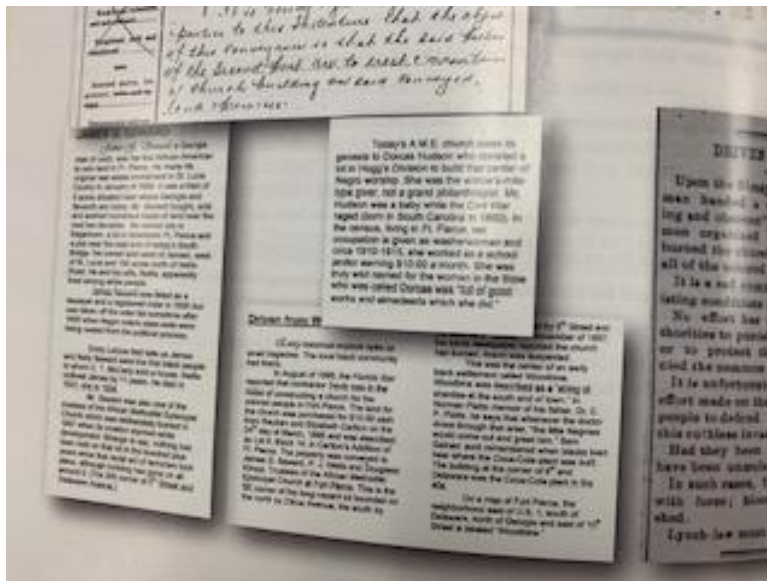
**APPENDIX E: HISTORIC INFORMATION
SUBMITTED BY MS. DOROTHY
JACKSON**

APPENDIX E: HISTORIC INFORMATION SUBMITTED BY MS. DOROTHY JACKSON

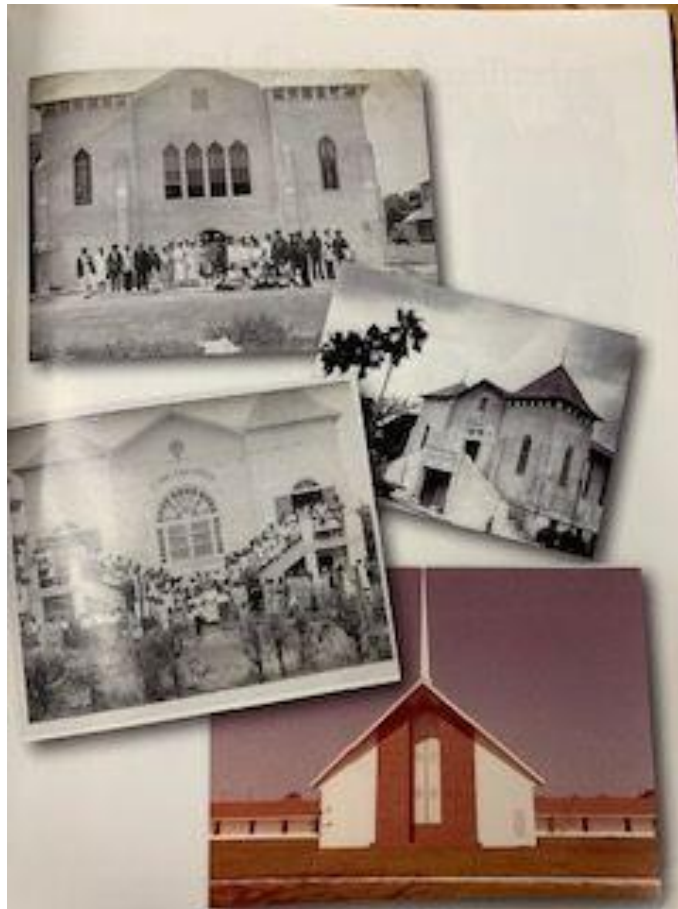
Lincoln Park community member Ms. Dorothy Jackson participated in the April 2025 community engagement sessions, and submitted the following materials afterwards to include in the report. The items are in no particular order. Statements in quotations associated with images are directly from Ms. Jackson.



“Throughout the ages funds were raised by local churches and schools by soliciting ads from businesses to help support different causes! They were then printed in programs to promote them in return.”



“St. Paul A.M.E. Church was originally built in Woodbine on South 5th Street Fort Pierce, Florida. Arson was suspected as noted in the history and the site remained vacant throughout the decades, and still remains vacant today!!” (Image from Church Archives)



"St. Paul then and now!"



"St. Paul and parsonage; 8th Street view"



"St. Paul A.M.E. Church 8th Street and Avenue B"



"Mount Olive Missionary Baptist Church 8th Street and Avenue C. (Church Archives, 1903)"



“Members of Omicron Tau Chapter of Omega Psi Phi Fraternity, Inc. Fort Pierce, Florida circa.1960”



“Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority Founders”



“Fort Pierce Memorial Hospital on 7th Street in Fort Pierce, Florida (My postcard)”



“Duncan Sundries located across the street from St. Paul on 8th Street and around the corner from where I was born in 1941!”



STUDENTS OF MRS. N. I. WRIGHT music school at 515 Dundas Court. Shown on the picture are: First row, Jesse Brunson, Barbara Saunders, Bridget Marshall, Mary Williams; second row, Carl Cockley, Josephine Brunson; back row, Lillie Mae Jordan, Barbara Kelley, Cynthia Scott, Gloria Gillins, Mary Foxx and Mrs. Wright.

MRS. I. N. WRIGHT HAS BEEN KINDERGARTEN AND MUSIC INSTRUCTOR FOR OVER 28 YEARS

Since 1930 Mrs. I. N. Wright has been teaching kindergarten and music in Fort Pierce. Finishing school in South Carolina in 1901, Mrs. Wright taught school in her home state and in Georgia and Northeast Florida. She moved to Fort Pierce in 1924 to retire but was asked by Mrs.

John Davis to teach her daughter, Darletha, her ABC's. That was the beginning of a career that has helped hundreds of youngsters of this area to get started in education and music. Her present school enrollment is small because of the doctors orders. In September of 1957 Mrs. Wright was taken away from her

daily class work because of illness. Mrs. Edith Wheeler of Means Court carried her work on in the afternoons after school hours. She was senior at LPA at the time. Mrs. Ruth Knight also conducted the kindergarten school and directed the closing picnic on May 30th.

Aged but still lively and eager in her work, Mrs. Wright says: "Teaching the young ones is the most enjoyment I have ever had."

The Story Of Creation

By MRS. ROSA HILTON

Father's At Church

A wonderful program was of the Lord with Kittie. The program consisted of Solo, Reading, Solo, Reading, Reading, Reading, Solo, Reading, Solo. Remarks were given by Anna, who was delighted to see who spoke before that time as a thank offering. Apos. Eph. parent right."

Mrs. Atte

Mr. 14th ford mer Univ her

"Mrs. Wright's music class. She is also owner and kindergarten teacher of one of the pre-k schools in our history."



“Lincoln Park Academy Senior Classes of 1959 (Dorothy Jackson’s Yearbook)”



Mr. and Mrs. Charles Russ, 1975 Russ Family Photos

“I went to school with Charles and Hassie Russ [of Granny’s Kitchen]. Charles and I were classmates at Lincoln Park Academy graduating class of 1959.”



“LPA Art Teacher and charter member of Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority, Inc. February 28, 1959 at F.K. Sweet Elementary School, Fort Pierce, Florida.
“Zanobia Jefferson [art teacher at Lincoln Park Academy] is also one of our local sorority Eta Eta Omega Chapter of Alpha Kappa Alpha Sorority, Inc. founders. I was a senior at Lincoln Park Academy class of 1959 and was selected one of the senior girls to serve at the chartering ceremony. Two years later, I became a member of the sorority at Tuskegee Institute, Tuskegee, AL as a sophomore student. After graduating from Tuskegee I returned home to start my teaching career and later joined the local chapter.”



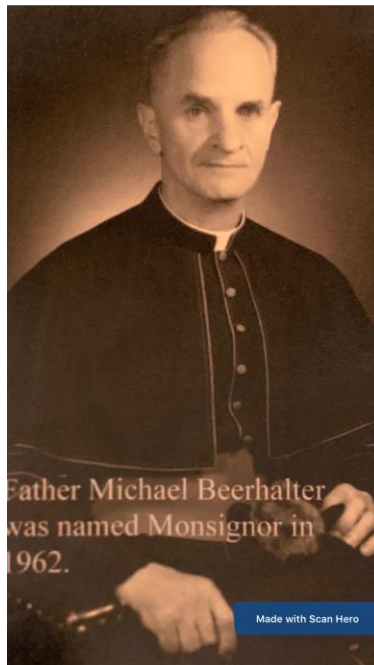
“Blessed Martin Catholic School at 8th Street, Fort Pierce. I attended Blessed Martin Catholic School first through eighth grade 1947 to 1955.”



“Dorothy Jackson, Jacquilynne Minus Lewis, Lucille Jackson Cotton, Barbara Kelley, Eugene Williams still live in Fort Pierce/Port Saint Lucie area today [Blessed Martin Catholic School students]”



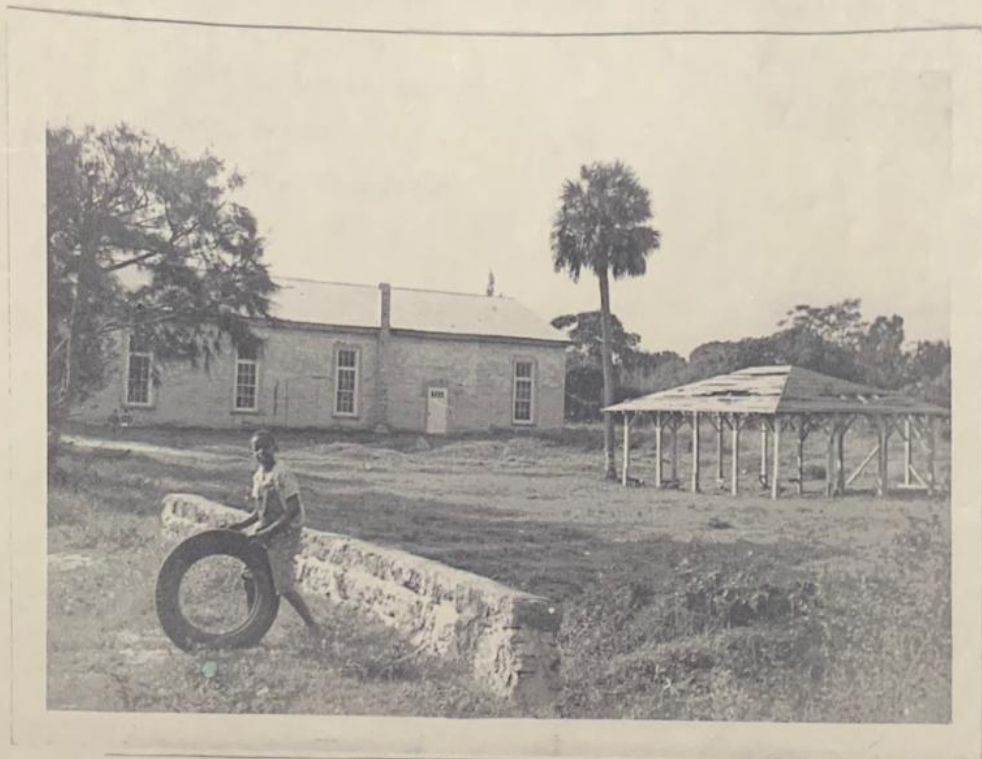
“Dorothy Jackson, Jacquilyne Minus Lewis, Lucille Jackson Cotton, Barbara Kelley, Eugene Williams still live in Fort Pierce/Port Saint Lucie area today [Blessed Martin Catholic School students]”



“Priest at Blessed Martin Catholic School 8th Street in Fort Pierce. He was the priest in charge of the school for the years that I attended 1947-1955.”



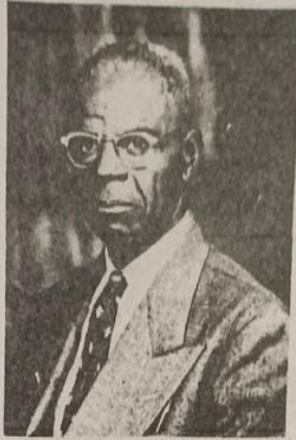
3.9 Blessed Martin de Porres Catholic School for blacks, front view. c. 1940 (Courtesy of Mrs. Arnold Scotto)



3.10 Blessed Martin de Porres Catholic School, side view and playground of the school for blacks on North 8th Street. c. 1940 (Courtesy of the Archives of the Diocese of St. Augustine)

"Blessed Martin Catholic School"

IN LOVING MEMORY
THE MOORE FAMILY MEMBERS



MR. CHESTER ARTHUR MOORE
1884 - 1969

Professor Moore was born in Jefferson County, Florida, October 19, 1884. During his life time he was a grocery store merchant, a railway mail clerk and a life insurance underwriter. He spent 35 years as a classroom teacher and principal.

Professor Moore was actively interested in civic work and spent many years of his life working for the improvement of his community. He was instrumental in getting streets paved in the Negro area for the first time and assisted in the selection of the first law enforcement officers in the Lincoln Park area.

Through his efforts Public Housing became a reality in Ft. Pierce. He spent years in voter registration work and was instrumental in helping to get the first voting precinct in the Negro area. He helped to pioneer the first Interracial Fellowship Council of Ft. Pierce in 1939. He was a charter member of the Human Relations Council and chairman of its first membership drive. Through his efforts, along with others, a child care center was established. He served as the first president of the James G. Rhodes Y.M.C.A. He was a charter member of the Indian River Investment Corporation. And for many years served as chairman of the American Red Cross Membership Drive in the Lincoln Park area.

Professor Moore loved the city of Ft. Pierce and he felt that the health and well being of the entire city was dependent upon the community efforts of each of its citizens. He considered it his duty to do all that he could to make it possible for his people to enjoy all of the public conveniences to which they were justly entitled.

He was an outstanding and devoted member of the Mount Olive Baptist Church and active for many years as chairman of the Trustee Board and Superintendent of the Sunday School



MRS. JOSEPHINE GREGORY MOORE
1889 - 1968

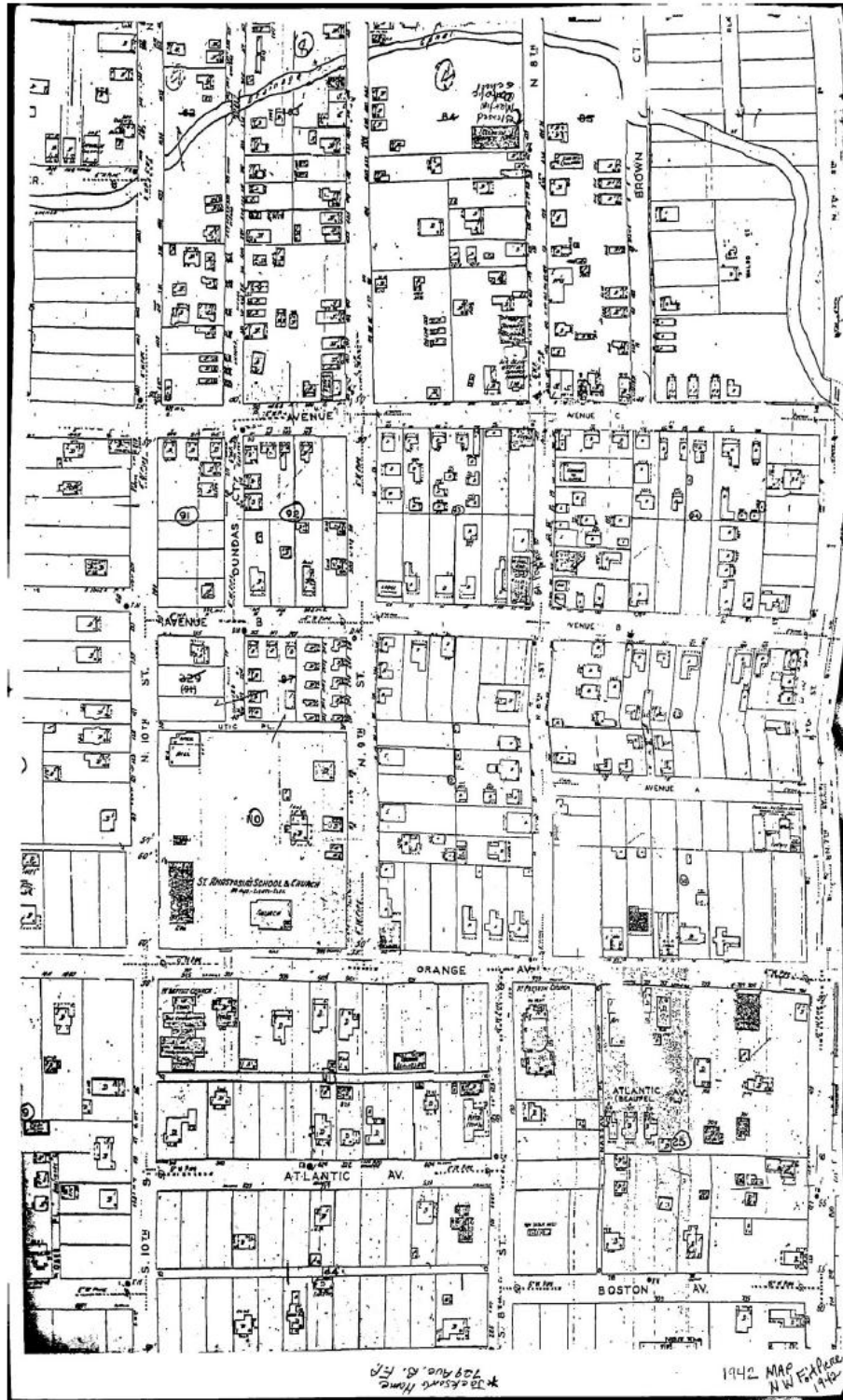
Mrs. Josephine Moore was born September 9, 1889, in Live Oak, Florida to Mr. and Mrs. Gregory. Her school years were spent at the Florida Memorial Institute in Live Oak. She received the Humanitarian Award for her service in the best interests of humanity from this institution.

She was lead soloist in the choral society while attending the school. It was at Florida Memorial that she met her future husband. In 1911 she was married to Chester Arthur Moore. This union was blessed with one daughter, Christabel; six sons, Gordon, Albert, Marcus, Chester, Algernon and Howard, the latter of whom is deceased.

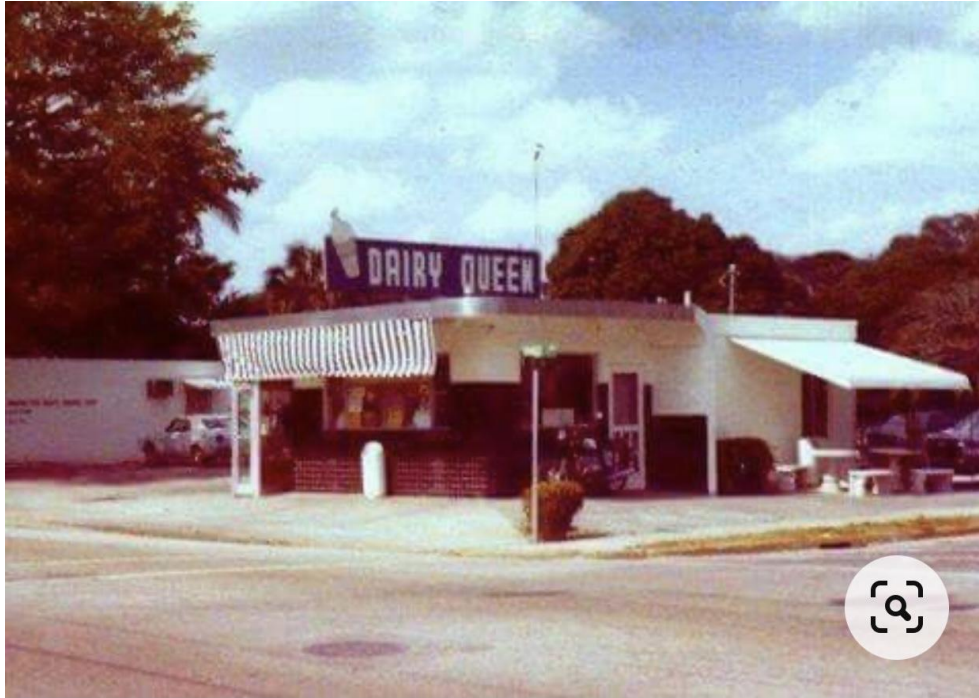
Mrs. Moore was a member of Choir Number One of Mt. Olive Baptist Church, the Civic Federated Club, United Church Women, Women's Home Mission and the City Association of Clubs. She spent a number of years in the teaching profession on the west coast of Florida and in St. Lucie County.

The legacy that sister Josephine leaves is her love and active concern for all people and her deep and abiding faith in God. A commitment to these ideals by us, the living, her family and friends, would be the most fitting memorial to her life on earth.

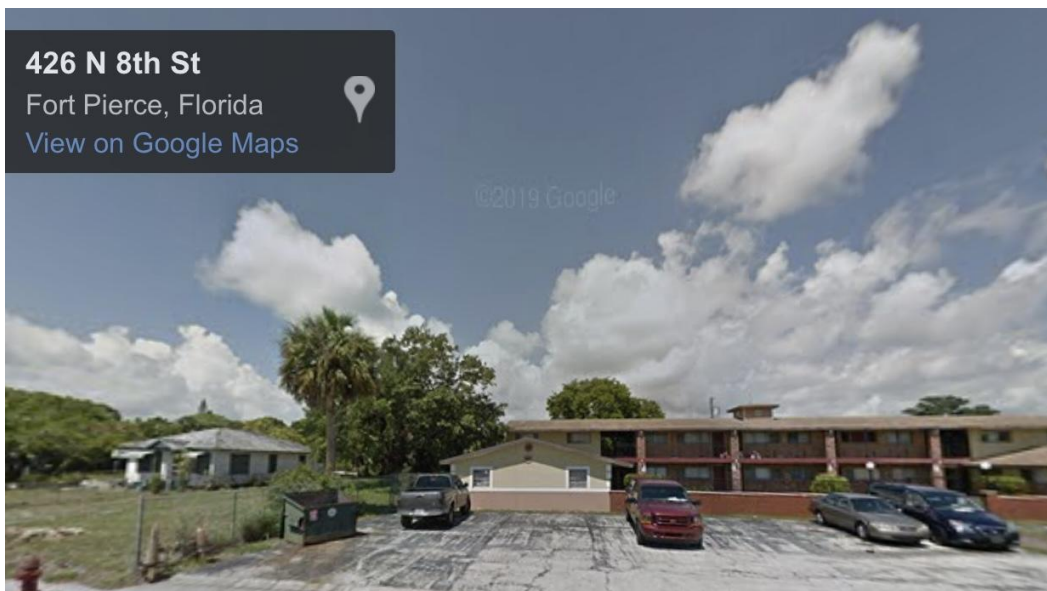
"Chester Arthur and Josephine Gregory Moore. His Granddaughters: Jacqueline Moore Davis and Patricia Moore are cousins to the Jacksons (their Mother was Ida Mae Allen Moore Wiley Hollingsworth! (3 marriages) Ida was a member of St. Paul AME." [Connected to Chester A. Moore Elementary School]



Fort Pierce Sanborn Fire Insurance Company Map, 1942. This is not part of the survey area.



“Dairy Queen corner of 10th Street and Orange Avenue. One of the sites burned during the days of turmoil of desegregation in Fort Pierce.”



“The apartment complex that is now on the site where Blessed Martin Catholic School was located. The Glinton house next door still stands and heirs of the Glinton family still lives in it today! Mildred Glinton and her mother were prominent residents in Fort Pierce. I came to know Mildred when I attended Blessed Martin Catholic School. She went off to college, came back home and taught a few years at Lincoln Park Academy.”



“Alfred Hair, Jr. My collage of him. I went to school with Alfred and his sisters at Lincoln Park Academy high school!”



“Jackie Jr. and John Caynon and their dad Jackie Caynon, Sr. I went to Lincoln Park Academy with both boys.”

**APPENDIX F: HISTORIC CONTEXT
FROM FORT PIERCE HISTORIC
PROPERTIES SURVEY (TRC
ENVIRONMENTAL, INC. 2007)**

Survey Log Sheet

Electronic Version 1.1.0

Survey #
Entry Date 5/11/2007

IDENTIFICATION AND BIBLIOGRAPHIC INFORMATION

Survey Project (name and project phase) Fort Pierce Historic Properties Survey

Report Title (exactly as on title page) Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida

Report Author (last name first)

>> TRC Environmental, Inc.

Publication Date (year) 2007 Total Number of Pages in Report (not including site forms) 138

Publication Information (use the style of American Antiquity) TRC Environmental Inc.: Ellicott City MD

Supervisor(s) of Fieldwork (whether or not the same as author's last name first, add state for cities outside of Florida)

Name: >> Henry, Geoffrey B.; Other; Ellicott City, MD Atlanta
 Organization: >>
 City: >>

Key Words/Phrases

>> Fort Pierce

Survey Sponsors (corporation, government unit, or person who is directly paying for fieldwork)

Name: City of Fort Pierce Department of Planning
 Address/Phone: City Hall, 100 US Highway 1 North, Fort Pierce FL 34954 (772) 460-220
 Organization: _____

Recorder Name (last name first) Henry, Geoffrey B. Date Log Sheet Completed 5/23/2007

Is this survey or project a continuation of a previous project? Yes If yes, list previous survey #(s) _____

MAPPING

County(s)

>> St. Lucie

USGS 7.5' Series Map(s)

Map Name _____ Publication Date >> FORT PIERCE; 1983

DESCRIPTION OF SURVEY AREA

Dates for Fieldwork: Start 3/4/2007 End 4/6/2007 Total Area Surveyed (fill in one) _____ hectares 11159 acres

Number of Distinct Tracts or Areas Surveyed _____

If Project is a Corridor, Complete the Following (fill in one for each):
 Corridor Width: _____ meters _____ feet
 Corridor Length: _____ kilometers _____ miles

ATTACH PLOT OF SURVEY AREA ON PHOTOCOPIES OF USGS 1:24,000 MAP(S)

Survey Log Sheet

RESEARCH AND FIELD METHODS

Types of Survey (select as many as apply):

>> Architectural

Other, Unlisted Survey Types (describe):

Preliminary Research Methods (select as many as apply):

>> Building permits

Archaeological Methods (describe the proportion of sites at which method was used; select as many methods as apply)

Method Used Proportion

>>

Historical Architectural Methods (describe the proportion of properties at which method was used; select as many methods as apply)

Method Used Proportion

>>

Subdivision map; Method Used 20-50%

Notes on Field Methods (e.g., scope, intensity, procedures)

SURVEY RESULTS (cultural resources recorded)

Site Significance Evaluated? YES

Site Counts

Previously Recorded Sites 634

Newly Recorded Sites 974

Previously Recorded Site #s with Site File Update Forms (List site #s without "8") See Attached

Newly Recorded Site #s (Make sure all are originals and not updates. List site #s without "8") See Attached

Type of Site Form Used:

>>

SmartForm-Structure

***** MASTER SITE FILE USE ONLY *****

FMSF Staffer:

Electronic Form Used:

Origin of Survey Report:

>>

1A-32 Permit #

Type of Document (select as many as apply):

>>

Other Document Type:

*Note: Do NOT plot document types marked with an asterisk

Document Destination:

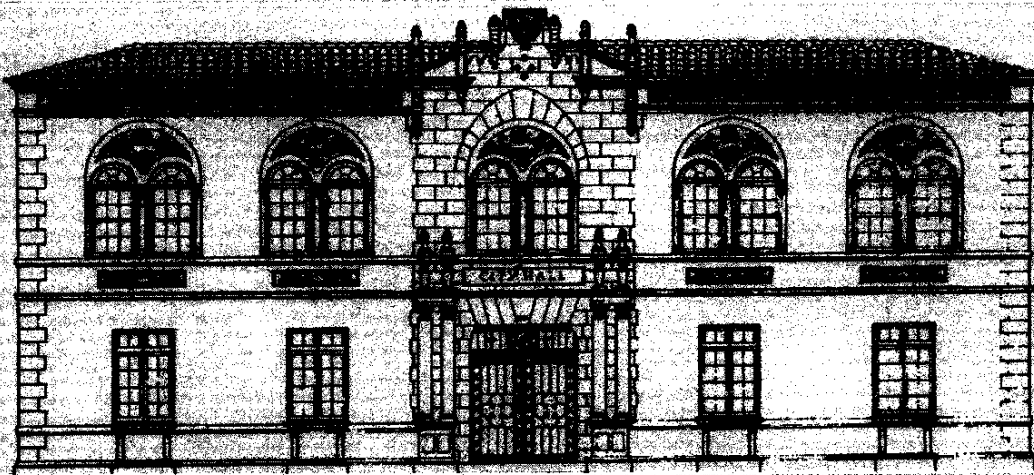
Plotability(1):

Plotability(2):



FINAL REPORT

FORT PIERCE HISTORIC PROPERTIES SURVEY FORT PIERCE, ST. LUCIE COUNTY



Old City Hall, Fort Pierce
Courtesy: Main Street Fort Pierce

June 30, 2007

**TRC Environmental Corporation
9056 Chevrolet Drive, Ellicott City, MD 21042**



14380

**FORT PIERCE HISTORIC
PROPERTIES SURVEY,
FORT PIERCE, ST. LUCIE
COUNTY, FLORIDA**

Prepared for:

City of Fort Pierce
Department of Planning
100 N. US 1
Fort Pierce, FL 34954

Prepared by:

TRC Environmental, Inc.
9056 Chevrolet Drive
Ellicott City, MD 21042

June 30, 2007

SECTION FOUR

Historical Overview of the City of Fort Pierce

4.1 INTRODUCTION

This historical overview of Fort Pierce provides a context within which the significance of architectural resources in Fort Pierce can be evaluated, both individually and collectively. The historic context is based on research contained in published histories, National Register nominations, city and county land records, and previous architectural and historical studies of Fort Pierce and St. Lucie County. Historic maps and atlases of the area, individual building and property histories, and interviews with property owners and local historians have supplemented this information. The historical overview of Fort Pierce is organized according to the following time periods, corresponding to important dates in the city's history:

- **Pre-Historic Period (Pre-1513)**
- **Colonial Period (1513-1820)**
- **Early Settlement Period (1821-1918)**
- **Fort Pierce and the Florida Land Boom (1919-1930)**
- **Great Depression and World War II (1930-1945)**
- **Post-War Fort Pierce (1945-1960)**

4.2 PREHISTORIC PERIOD

Native Americans were most probably first drawn to the St. Lucie County-Fort Pierce area by the abundance of fish and game along the banks of the Indian River. According to archeological investigations carried out in the area over the last thirty years, Fort Pierce is located at a crossroads of the boundaries of Circum-Glades, East-Central, and Okeechobee Basin aboriginal culture contact. (Adams et al 1992: 2) The Ais Indians are most closely tied to the Fort Pierce area and several sites associated with this tribe have been identified, including an Ais midden and burial sites. The original site of the later Fort Pierce settlement is located adjacent to an Ais mound and spring. (Fryman 1973: 8.1)

4.3 COLONIAL PERIOD (1513-1820)

First discovered by Ponce de Leon in 1513, the southern half of the Florida peninsula was only thinly settled by Europeans for nearly 300 years thereafter, and was known mostly only to missionaries, fishermen, pirates, and a few intrepid settlers. Contacts between the Spanish explorers and the native Indian residents of the coastal areas of Florida were few and are largely unrecorded. By and large, the Spanish were indifferent to settling the area, which they mapped principally as an aid to coastal navigation. In 1565, a brief attempt at settlement in the Indian River region was made by troops commanded by Spanish Admiral Pedro Menendez de Aviles, but it was abandoned within a few weeks. (Adams et al 1992: 3)

SECTION FOUR

Historical Overview of the City of Fort Pierce

The history of Fort Pierce and the rest of Florida during the eighteenth century were linked with the European battles for dominance in the New World. Present-day Fort Pierce and St. Lucie County were part of the Florida territory controlled by Spain between 1565 and 1763. After 1763, Florida came under British rule. Most settlement during the Spanish and British colonial periods occurred along the coast of Florida in the form of large, thinly settled land holdings and plantations.

Reflecting the constantly shifting balance of power in Europe, Florida alternated between British and Spanish ownership after 1763, reverting to Spanish rule between 1784 and 1821. By the late eighteenth century, the Spanish were granting lands to non-Spaniards in an attempt to encourage permanent settlement in this unstable region. In the Fort Pierce area, John Hutchinson obtained a 2,000-acre grant between the St. Lucie and Indian River inlets in 1807. (Adams 1992: 4)

4.4 EARLY SETTLEMENT PERIOD (1821-1918)

In 1821, Florida was ceded by the Spanish to the United States and thereafter created a territory. Population growth in Florida during the early nineteenth century was reflected in the creation of additional counties from the division of existing large ones. St. John's and Escambia Counties were created soon after territorial status was attained in 1821. In 1824, Mosquito County, which included present-day Fort Pierce, was created. Further divisions created St. Lucie County in 1844, which was renamed Brevard County in 1855.

Settlement in south Florida was hampered by a lack of reliable transportation routes and by repeated Indian uprisings. These disturbances came to a head during the bloody Second Seminole War (1835-1842) which ultimately resulted in the driving out of the native Indian populations. During 1837, a chain of forts was built across the Florida peninsula between Tampa Bay and the Indian River inlets. In January 1838, troops under Lt. Colonel Benjamin K. Pierce built a small palmetto log block house on a bluff located four miles south of the Indian River inlet; the outpost was named Fort Pierce for its commander. Abandoned by 1842, Fort Pierce was destroyed by fire in December 1843. (Fryman 1973: 8.3) The site of Fort Pierce, including the adjacent Ais mound, is listed in the National Register of Historic Places.

The end of hostilities finally opened up most of Florida for sustained settlement. Both the Federal and territorial governments sought to encourage the clearing and settlement of farms throughout Florida during the antebellum period. The Armed Occupation Act of 1842 granted 160-acre tracts to new settlers who in turn served as a buffer against Indian raids. The Federal government also surveyed large sections of the state during this period. With its population finally on the upswing again, Florida entered the Union in 1845 as the 27th state.

By 1845, some 1,200 settlers were estimated to be living in the Indian River region. (Adams et al 1992: 7) The beginnings of Fort Pierce's historically important agricultural economy first appeared in the 1840s in the form of cattle ranches and small citrus and pineapple groves. A small village known as Susanna was reputedly established in the area in the 1840s; however, no above-ground traces of Susanna remain today. (Adams et al 1992: 7)

In 1861, Florida seceded from the Union and joined the Confederacy. The Civil War had little direct effect on Fort Pierce or the surrounding region. Nonetheless, the abandonment of farms by their soldier-owners, as well as the Union blockade of Florida's ports and coastline had a drastic effect on

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the agricultural economy. Although Florida's agricultural economy was disrupted by the end of slavery, both cattle and pineapples regained their importance in the Indian River region after the Civil War.

In 1871, Alexander Bell first homesteaded a tract of land located between Taylor Creek to the north and Moore's Creek to the south. (Harrington 2001: 8.2) This became the nucleus of the Fort Pierce area's first residential neighborhood, named Edgartown after the grandson of A. G. LaGow, an early pioneer. Edgartown had a US Post Office and school was taught at the home of Miss Ella Bell. (Harrington 2002: 8.2) Although its extant buildings mostly date from after 1900, Edgartown is still a recognizably early neighborhood in Fort Pierce.

Fort Pierce traces its founding as a community to the establishment of a trading post by Captain Benjamin Hogg in 1879 at the present site of Avenue A and Indian River Drive just a few blocks south of the Edgartown settlement. (Harrington 2002: 8.2) Hogg, a successful trader, operated a freight schooner which delivered goods from the West Indies to a post in Jacksonville where he acquired merchandise for sale at his Fort Pierce store. One of Hogg's employees, Peter P. Cobb later established a general merchandise store in the two-story frame structure built by Hogg circa 1882. Cobb expanded the business facilities at the store on Avenue A by building a long wooden pier that accommodated steam ships and several fish houses.

In 1888, the U.S. Post Office closed its Edgartown location and re-opened just a few blocks away at the P.P. Cobb Store location. Both the village and its post office received the name Fort Pierce at this time. Although the store closed in the 1930s, P.P. Cobb's mercantile building still stands today and is one of Fort Pierce's most recognizable historic landmarks. (Figure 3) The establishment of the Fort Pierce Post Office in 1888 and the promise of a railroad stimulated the platting of the area around the Fort Pierce harbor, whose development was otherwise unregulated by municipal planning regulations. The Aaron Lee map of "Fort Pierce, Brevard County, Florida," drawn in 1888 for the Florida Canning Company, shows the proposed layout of the town south of the existing Edgartown settlement. (Figure 4) The streets as laid out followed a neat grid pattern that still marks Fort Pierce's street plan today. At that time, the street names were more exotic—Palmetto, Tropical, and Seminole Avenues—than the mundane designations—Avenues A, B, and C given them today. (St. Lucie County Plat Book 1-189)

Development in the new Fort Pierce settlement was scattershot during the 1890s, however, and many individual lots remained undeveloped, not to be filled in until later periods of prosperity in the 1910s and 1920s. The plat for "Carlton's Addition to Fort Pierce" was filed in September 1893 and included portions of Atlantic, Boston, and Citrus Avenues between South 3rd and South 7th Streets. (St. Lucie County Plat Book 1-167) A few of the modest frame vernacular residences built during the 1910s can still be seen in this section of Fort Pierce.

As was true throughout Florida, Fort Pierce's greatest period of development awaited the arrival of the railroad. The visionary Standard Oil Company magnate Henry M. Flagler established luxury resorts at St. Augustine, Ormond Beach, and Palm Beach along Florida's Atlantic coast in the 1880s and 1890s. In 1894-1895, Flagler's Florida East Coast (FEC) Railway (which incorporated the pre-existing Jacksonville, St. Augustine & Titusville Railroad) reached Fort Pierce. (Adams et al 1992: 10) The FEC route continued on to Miami by 1896 and extended as far as Key West by 1912. Then as now, the FEC tracks run north-south a few blocks west of the harbor area. A frame passenger depot and freight facilities soon followed. (Figure 5)

Figure 3

P.P. Cobb Store, 100 Avenue A, Fort Pierce (SL00789)



Figure 4
Aaron Lee's "Map of Fort Pierce, Brevard County, Florida."

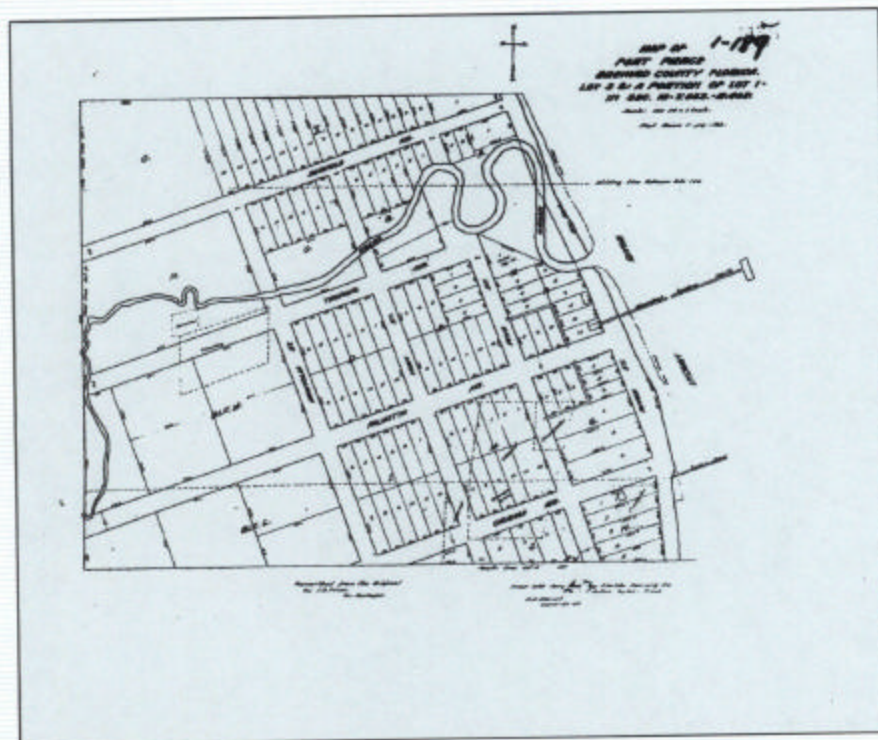
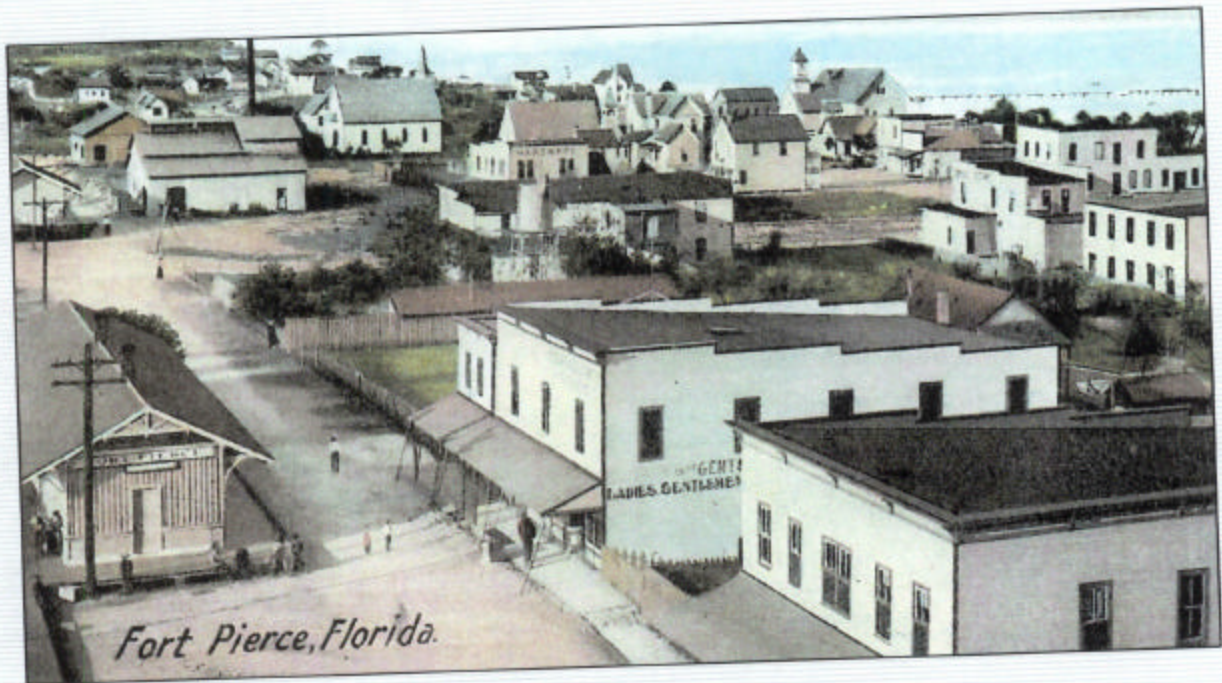


Figure 5
Postcard View of Fort Pierce, Circa 1900-1910



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The most important effect of the railroad's arrival was the opening up of new Northern markets for products of the Indian River region's citrus, cattle, and fishing industries, making Fort Pierce a major shipping point for these products from this part of south Florida. As a result of extensive swamp drainage operations carried out beginning in the late 1890s, land to the west of Fort Pierce was opened up for intensive agricultural development. The town's growth was further stimulated by the establishment of an FEC Railroad division point at Fort Pierce, which spurred the growth of rail yards, support facilities, and even dormitory housing for railroad workers. (Harrington 2002: 8.1)

The distinguishing features of Fort Pierce's earliest architecture can be seen in published views of Fort Pierce dating from circa 1900-1910. Fort Pierce's visual character, established as early as the late 1890s, consists of a well-defined industrial and commercial sector near the Indian River waterfront, with residential areas and a few churches scattered to its northwest, west and south. Orange Avenue, running east-west, served as the city's principal thoroughfare, and contained a mixture of commercial and residential buildings. The city has grown more or less organically and in spurts since that time, with many buildings having been built on previously undeveloped lots and a significant number of historic resources having been demolished for modern post-World War II construction.

On February 2, 1901, Fort Pierce became an incorporated town, with 53 of its 66 eligible voters present for the occurrence. (Harrington 2002: 8.3) The early 1900s saw a series of "firsts" for Fort Pierce: the Indian River Telephone Company brought the first telephone service to the town in 1902 and the first bank was established in Fort Pierce in 1903. In 1905, the "Dittmar and McCarty's Addition to Fort Pierce" opened up areas for residential development to the area west of North Fourth Street (present US Route 1). (St. Lucie County Plat Book 1-3)

Things continued to look up for Fort Pierce in the early 1900s. In 1905, St. Lucie County was revived, carved out of Brevard County. Fort Pierce, as the fastest developing industrial and commercial hub in the region, was the logical choice for the new county seat. The first St. Lucie County courthouse, a Classical Revival-style brick building with a central octagonal dome, was completed in 1909 on South Second Street. In the county, many large tracts to the west of Fort Pierce were developed for citrus fruit and pineapple production, increasing the importance of Fort Pierce as a shipping hub for the Indian River region's produce. (Adams 2000: 8.1) By 1910, St. Lucie County's population had reached 4,000, with nearly 1,400 residing in Fort Pierce.

Space was by now badly needed for these new residents of Fort Pierce. The platting of several sections outside of Fort Pierce's original harbor-front area began in earnest around 1910, although in some cases the subdivisions barely got beyond the drawing board. Fort Pierce Heights was platted by the Home Investment Company of Georgia in 1911. (St. Lucie County Plat Book 1-39) Floriana Park, comprising portions of Oleander and Hibiscus Avenues between Delaware and Orange Avenues, was platted in 1912. That same year a small Fort Pierce Beach subdivision was platted along the Atlantic Ocean on Hutchinson Island, but the island's isolation from the rest of Fort Pierce and several serious hurricanes prevented much development there until the 1920s. (St. Lucie County Plat Book 2-6A)

Oakland Park, a twelve-block area located south of Delaware Avenue between South 6th and 10th Streets, was platted as one of Fort Pierce's largest residential subdivisions in 1912-1913. (St. Lucie County Plat Book 2-7) Several frame homes dating from the 1910s line its streets, although most of the subdivision was filled out during later periods of development.

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African-Americans, until recently almost unmentioned in published histories of St. Lucie County or Fort Pierce, played a vital part in the development and growth of Fort Pierce even before its inception. Many African-Americans living in Fort Pierce at the turn of the twentieth century were descended from slaves who had worked the plantations of Mosquito and Brevard Counties before the Civil War; many more had moved to the Fort Pierce area to take jobs in the rapidly expanding citrus groves and packing plants. (Jackson 1996: 40) A few worked as porters or unskilled laborers for the FEC Railroad, which by the early 1900s was the city's biggest employer.

Around 1901, a small group of Fort Pierce's African American parents organized a school, with classes held in a tin building on North Eighth Street. (Jackson 1996: 35) The building had previously been used by the school district to house supplies for the city's white school. In 1906, a new permanent school was erected next to this building. Fort Pierce's schools were to remain legally segregated for much of the twentieth century.

In 1903, only two years after the city's incorporation, Mt. Olive Missionary Baptist Church was organized in the Cobb's Bottom (now Brown's Court) section of Fort Pierce. The congregation began with eleven members. In 1904, a widow, Dorcas Hudson, gave land for the building of the first St. Paul's African Methodist Episcopal (AME) Church. (Jackson 1996: 28) The church burned a few years after and the congregation moved to a location at the northwest corner of Eighth Street and Avenue B. The site is now home to Greater New Bethel Baptist Church, rebuilt several times after fires and hurricanes. (Figure 6)

Although there may have been a certain amount of social fraternization between whites and blacks in Fort Pierce during this period, residential areas for both races were strictly separate, with segregation enforced by both deed restrictions and law shortly after Fort Pierce's incorporation. African-Americans were concentrated in an area of Fort Pierce located west of US Highway 1 and generally north of Orange Avenue. In 1911, the St. Lucie Investment Company platted Emancipation Park, a residential subdivision for African Americans that included Booker and Dunbar Streets and Avenue D between North 27th and North 31st Streets. (St. Lucie County Plat Book 1-38) Lincoln Park was another large subdivision for African-Americans in Fort Pierce and was located north of Avenue D.

The Sanborn insurance maps of Fort Pierce in both 1915 and 1918 show the area north of Moore's Creek and the canal already highly developed, with many small frame houses punctuated by grocery stores, billiard parlors, boarding house, restaurants, and several churches. (Sanborn Insurance Map Company 1915 and 1918) Although altered through demolitions, hurricane damage, and later development, this historically African-American area of Fort Pierce still gives a close approximation of its appearance from the 1910s and 1920s. Several streets such as North Tenth Street and Douglas and Dundas Courts are still lined with small one-story frame vernacular houses, some of them of shotgun design. (Figure 7)

Figure 6
St. Paul's A.M.E. Church, 800 Avenue B, Fort Pierce (SL00863)



Figure 7
Shotgun House at 423 Douglas Court, Fort Pierce (SL00428)



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Quite a different image was conveyed along Indian River Drive, an area reserved for wealthy white landowners. One of the earliest and grandest homes built along this road was Cresthaven (now the Boston House), constructed in 1909 for its owner William T. Jones. (Zimny 1985: 8.1) This two-story Classical Revival-style house with an imposing central portico is probably Fort Pierce's earliest brick residence and has been recognized with listing in the National Register.

In 1913, the expansive dreams of Fort Pierce's leaders, who presided over a city by then barely a quarter-century old, were expressed in the decision to build a large permanent school building along Delaware Avenue. (Bennett 1985: 12) The St. Lucie County School was completed in 1915 to the design of Jacksonville architect W.B. Camp. (Zimny 1983: 8.1) Built in a hybrid Mediterranean Revival/Mission Style, it was described by one contemporary as "the most magnificent, the most modernly planned and the most architecturally beautiful public school building in Florida." A companion structure, built to house the county's high school students, was built in the same style by Fort Pierce architect John Sherwood in 1924 (expanded again 1926) and was for many years the only public high school between Stuart and Melbourne. (Zimny 1983: 8.2)

4.5 FORT PIERCE AND THE FLORIDA LAND BOOM (1919-1930)

Throughout Florida, the 1920s was a period marked by frenzied real estate speculation and development—the "Florida Land Boom." Several factors went into producing this phenomenon, which seemed to engulf Florida more than most other states. Nationally, there was a pent up demand for housing following the end of World War I and the ensuing short recession. The unregulated real estate and mortgage industries made loans readily available to many first time home buyers. The nation was fascinated with Florida in the 1920s, fueled by movies and by the aggressive advertising of promoters and local Florida Chambers of Commerce. Vacationing there was no longer just the domain of the rich, who arrived by train and stayed in expensive luxury hotels. Instead, anyone who could afford a Model T car and the price of gas could drive to Florida to vacation or to live part-time. At first, these new visitors stayed in tourist camps or boarding houses, but by the early 1920s, the market was such that builders and developers were swamped with requests for new ready-built homes in Florida's burgeoning seaside communities. (GAI Consultants 2003: 12-13)

All of this served as background for Fort Pierce's own "Land Boom" of the early 1920s. The city was ripe for expansion in its residential districts. The population of Fort Pierce had shot up from nearly 1,400 in 1910 to 2,115 in 1920, with many more winter residents housed in the city's hotels and boarding houses. By 1927, the population was reported to be 8,500 (R.L. Polk Co. 1927: 22)

Throughout the city, new residential subdivisions were platted and lots sold and resold for quick profits. A downtown Fort Pierce lot sold for \$65,000; house lots were \$6,000, and a parcel of land might change hands eight or ten times in one day. (Janus Research 2003: 26) Those who chose to build homes in the city besieged local builders and architects for designs. The architect John Sherwood reported that in 1924 he had received commissions to design buildings in Fort Pierce valued at over \$600,000. (Adams 1995: 8.1) Between 1925 and 1926, building permits increased in value from \$361,950 to \$929,736 (R.L. Polk 1927: 22) Local investors also financed a casino on the Atlantic beachfront, a toll bridge between the mainland and the island, and several improvements to the Fort Pierce port.

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Numerous residential neighborhoods were developed in Fort Pierce as a result of the increased real estate speculation of the 1920s. Developments with such euphonious names as Palm Haven, Dreamland Park, and San Lucie Plaza filled the county plat books. The Sunrise Trust Company registered a plat for the Pinewood Subdivision in Fort Pierce in 1923. (St. Lucie County Plat Book 5-24) This large residential subdivision, located west of US Route 1, extended south from Georgia Avenue to Ohio Avenue. Its centerpiece was Sunrise Boulevard, a wide divided avenue with a central grassy median strip and sidewalks that ran at a diagonal to Fort Pierce's prevailing grid street pattern. The layout of Sunrise Boulevard may have been influenced by the "City Beautiful" movement then prevalent in city planning. The Pinewood neighborhood retains numerous examples of small Mission-style homes, as well as later homes from the late 1940s and 1950s built when the area became more fully developed.

Further south along Sunrise Boulevard, between Virginia Avenue on the north and Edwards Road on the south, was what was planned as Fort Pierce's most exclusive neighborhood, the Maravilla Subdivision. Its plat, filed in 1924, revealed the great hopes of its backers, the Keystone Realty Company. (St. Lucie County Plat Book 4-47B and 4-68) A nine-hole golf course was planned, along with stuccoed arches spanning the two entrances on Sunrise Boulevard. Deed restrictions specified appropriate setbacks, construction cost minimums, and the use of a Spanish design motif. (Adams 1995: 8.3) In early 1924, six "Spanish bungalows" were completed and plans were underway for the construction of several more. The 1926-1927 *Fort Pierce City Directory* lists nearly 30 households along Sunrise Boulevard. Although the subdivision eventually failed to live up to its grandiose vision, the neighborhood still retains many Mediterranean Revival and Mission-style homes from the late 1920s and 1930s, along with later houses from the 1940s and early 1950s. Among the most notable is the Jules Frere House at 2404 Sunrise Boulevard, begun in 1928 but not completed until 1931. The house is listed in the National Register. (Figure 8)

Builders advertised the low cost of housing to prospective buyers: "Bungalows have been erected for as little as \$250 and \$300 and a two-story house of attractive architecture for \$1,000." (Adams 1992: 13) By the 1920s, mass-produced and catalogue houses, along with the pervasive influence of popular architectural styles, had their effect on Fort Pierce's residential neighborhoods. Houses in the Mediterranean Revival, Mission, Bungalow, and Colonial Revival Styles were built alongside the more regionally distinctive frame vernacular houses of the late 1890s and early 1900s. Along with the handsome paved streets and granite curbs, they lent an appearance of middle-class solidity to the Oakland Park, Delaware Avenue, and downtown residential neighborhoods. The waterfront area along Indian River Drive, previously considered undesirable because of its proximity to the railroad and the busy shipping docks, was developed with several new and expensive homes in the fashionable Mediterranean Revival and Colonial Revival Styles of the 1920s.

During the 1920s, Fort Pierce's residents were for the most part decidedly working or middle-class as would be expected from the city's predominant economic activities of fishing, citrus-packing, the FEC railroad, and smaller trades. A casual perusal of the 1926-1927 *Fort Pierce City Directory* shows Mrs. Estelle Clark, a stenographer, living at 1906 Orange Avenue; Forrest Cobb, a bookkeeper, living at 119 North Eleventh Street; Miss Roxie Gilliam, a teacher at St. Lucie High School, living at 113 Alma Court; and Jay Palmer, an employee of the Georgia Barber Shop, living at 503 Orange Avenue. African-American residents were as yet not listed separately in the city directories, although their names were identified with an asterisk. Percy Peek, an undertaker, lived at 414 North Eleventh Street; Fisher Parker, a cook, lived at 708 Avenue B; Melissee Patterson, a teacher at Lincoln Park

Figure 8
Jules Frere House, 2404 Sunrise Boulevard, Fort Pierce (SL0999)



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Academy, lived at 417 North 10th Street; and Rebecca Gordon boarded at 322 North 8th Street. (R.L. Polk 1926-1927: 115, 131, 159)

The fruits of this greatly increased prosperity were seen throughout Fort Pierce, and the city experienced an almost complete physical makeover during the height of the Florida Land Boom period. The small but talented band of licensed architects practicing in Fort Pierce during this period left their mark on the city in the form of numerous civic and commercial commissions, in addition to residences. During the 1920s, “the City put into place its best public architecture and with it acquired the Mediterranean ambiance that typified south Florida in the golden age of the 1920s.” (Figure 9)

The list of significant buildings erected during this period is impressive for such a small town. Perhaps the best known is the Sunrise Theater, completed in 1923 to the design of Fort Pierce architect John Sherwood. The building represents the transition between the simpler Mission style and the more elaborate Mediterranean Revival Style. (Figure 10) At its completion, it was the largest movie theater on Florida’s East Coast between Miami and Jacksonville (Harrington 2002: 8.1). Its fame was such that it is said that soon thereafter Fort Pierce began calling itself the “Sunrise City.” The Sunrise Theater is listed in the National Register. Later, Sherwood went on to design the extension of the St. Lucie High School, completed in 1924.

A new Fort Pierce City Hall was completed in 1924. Also designed in the Mediterranean Revival Style, its architect was William W. Hatcher of Alabama, and its builder was J.C. Hannow. Recently restored and currently leased by Main Street Fort Pierce, the Old Fort Pierce City Hall is listed in the National Register. Hatcher had previously designed the nearby Raulerson Building in Fort Pierce, another Mediterranean Revival-style commercial building and went on to design the First United Methodist Church on Orange Avenue in 1925 and the third expansion of the St. Lucie High School in 1926. (Harrington 2001: 8.6) Across the street from City Hall was the Peacock Building, another fine example of the Mediterranean Revival Style, completed in 1925.

The Arcade Building, a handsome two-story Mediterranean Revival-style commercial building, was completed in 1926 to the design of West Palm Beach architect Willis Irwin. (Weaver 2001: 8.1) (Brackett 2001: 1-2) Irwin undoubtedly had the arcaded commercial buildings designed by Addison Mizner along Palm Beach’s Worth Avenue in mind. The building is notable for the expensive materials used, including glazed terracotta, wrought iron, antique cedar, and imported tiles. The Arcade Building is listed in the National Register. (Figure 11)

City improvements kept pace with the expanding population and economy. In 1924, a causeway was completed connecting Fort Pierce with Hutchinson Island and plans were soon hatched for the development of hotels, housing, and recreational facilities along the beachfront. Fort Pierce built a new water plant in 1926 at a cost of over \$300,000. (Adams et al 1992: 14) Twenty-four miles of paved roads were built in the city during the 1920s, most complete with sidewalks.

The South Florida real estate market began to slow appreciably in late 1925 when the FEC Railroad, needing to move freight other than just building materials to its destinations in South Florida, put an embargo on shipments of these products. Starved for lumber and concrete block, many builders and contractors were forced to cancel construction contracts, creating a ripple effect. In Fort Pierce, the collapse of the venerable Bank of Fort Pierce came as a shock to the local financial community (Harrington 2002: 8.5) Two especially strong hurricanes hit South Florida in 1926 and 1928,

Figure 9
1920's Postcard View of Second Street, Fort Pierce

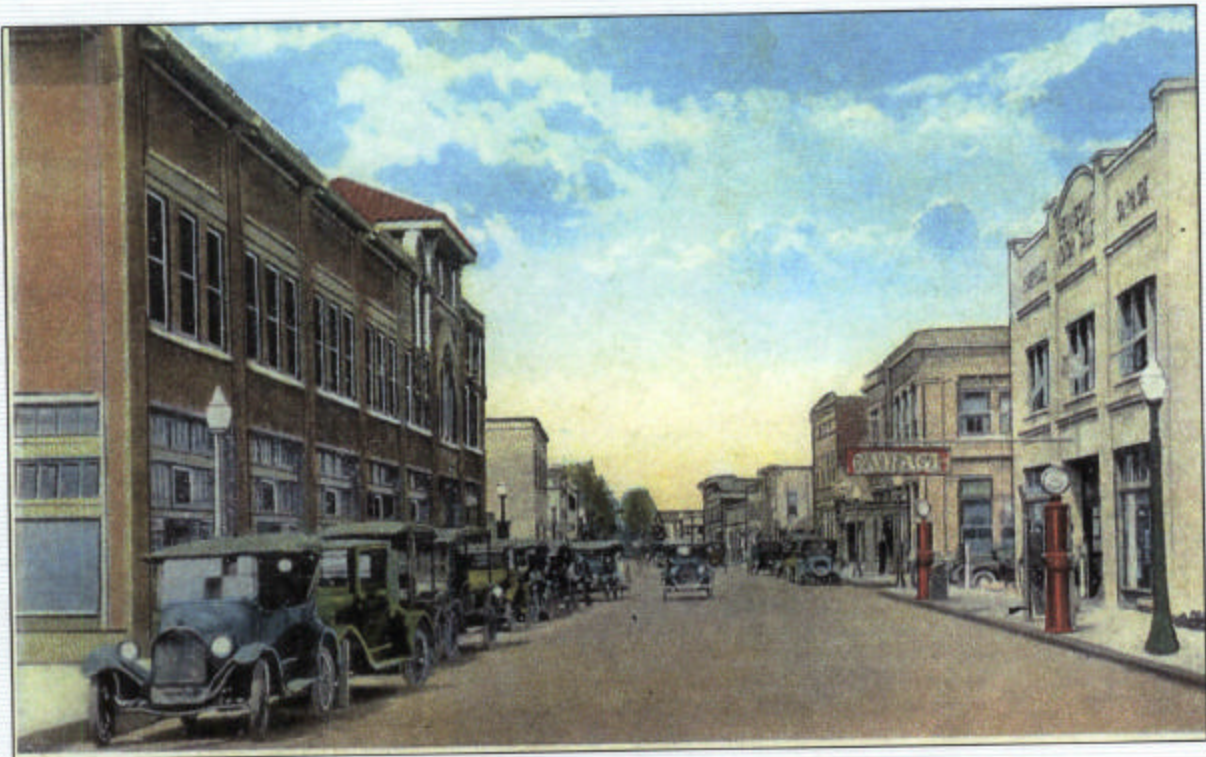


Figure 10
Sunrise Theatre, 117 South Second Street, Fort Pierce (SL00799)



Figure 11

Arcade Building, 101 North US 1, Fort Pierce (SL00772)



Fort Pierce Historic Properties Survey
June 30, 2007

Photographer:
Ellen Jenkins TRC

toppling many parts of the already shaky real estate economy. In many respects, Florida entered the Great Depression ahead of the rest of the country.

Although not immune to these developments, Fort Pierce had too diversified an economy and too strong an agricultural base to succumb entirely to an economic depression. Its political and economic leaders proceeded apparently undaunted throughout the late 1920s with their plans to improve the port facilities at Fort Pierce, bring road improvements to St. Lucie County, and build a new electrical and power line station on the outskirts of Fort Pierce. (Adams 1992: 15) In competition with Miami, the Fort Pierce port facilities acquired a deeper channel, a turning basin, additional jetties, and improvements to the inlet. Through these measures, Fort Pierce was able to leap from being the major shipping point for St. Lucie County to becoming central Florida's regional export center. Citrus from this region comprised as much as 79 per cent of Florida's yearly total. (Adams et al 1992: 14)

4.6 GREAT DEPRESSION AND WORLD WAR II (1930-1945)

By 1930, Fort Pierce was claiming a population of 4,803 year-round residents, a considerable reduction from its 1928 estimated population of nearly 8,000. (Adams 1995: 8.2) Residential construction slowed during the 1930s compared to the previous decade, with homes built during this period merely filling out existing subdivisions rather than newly developing ones. For economic reasons, builders generally reverted to the simpler frame and masonry vernacular forms of the early part of the century, rather than the more opulent and more expensive Mediterranean Revival Style of the 1920s.

Fort Pierce was better able to survive an economic downturn than many communities its size in Florida due to the existing infrastructure it had developed during the previous two decades. The electrical and water plants were publicly owned, as were its docks. It boasted the most extensive system of paved streets in a multi-county area. (R.L. Polk 1931: 8) The City also benefited from its position along important highways, such as US Highway 1 which ran directly through the downtown, and Route A1A (variously known as Jensen Beach Boulevard, Park Boulevard, and Ocean Drive on maps of the period) (Janus Research 2003: 177). In 1935, a 167-acre municipal airport was completed just to the south of Fort Pierce.

The deep-water port facilities at Fort Pierce were the largest between Jacksonville and Miami. Building on the improvements made to it during the 1920s, the Federal government undertook additional widening of the shipping channel, and warehouses and refrigerated storage buildings along its waterfront were constructed with private funds. (Figure 12) The harbor terminal, consisting of two earthen bulkheaded piers, remained municipally owned. (Adams et al 1992: 17)

Civic belt-tightening meant that the city's government and its commercial leaders no longer took the lead role in building the town's architecture. That role was taken up to a lesser extent by the Federal government, which was responsible for two important commissions in Fort Pierce. In 1934, the US Post Office Department announced that a new Post Office facility was to be built in Fort Pierce to the tune of \$72,000 (Harrington 2002: 8.5) Designed in a restrained Classical Revival Style by Supervising Architect Louis Simon, the Fort Pierce Post Office was completed at its location on Orange Avenue in 1935. (Figure 13) Like many New Deal-era post offices around the country, the lobby of the Fort Pierce Post Office was graced with a mural commissioned by the Works Progress

Figure 12

Ca 1935 Postcard View of Fort Pierce Docks and Citrus Packing Plant

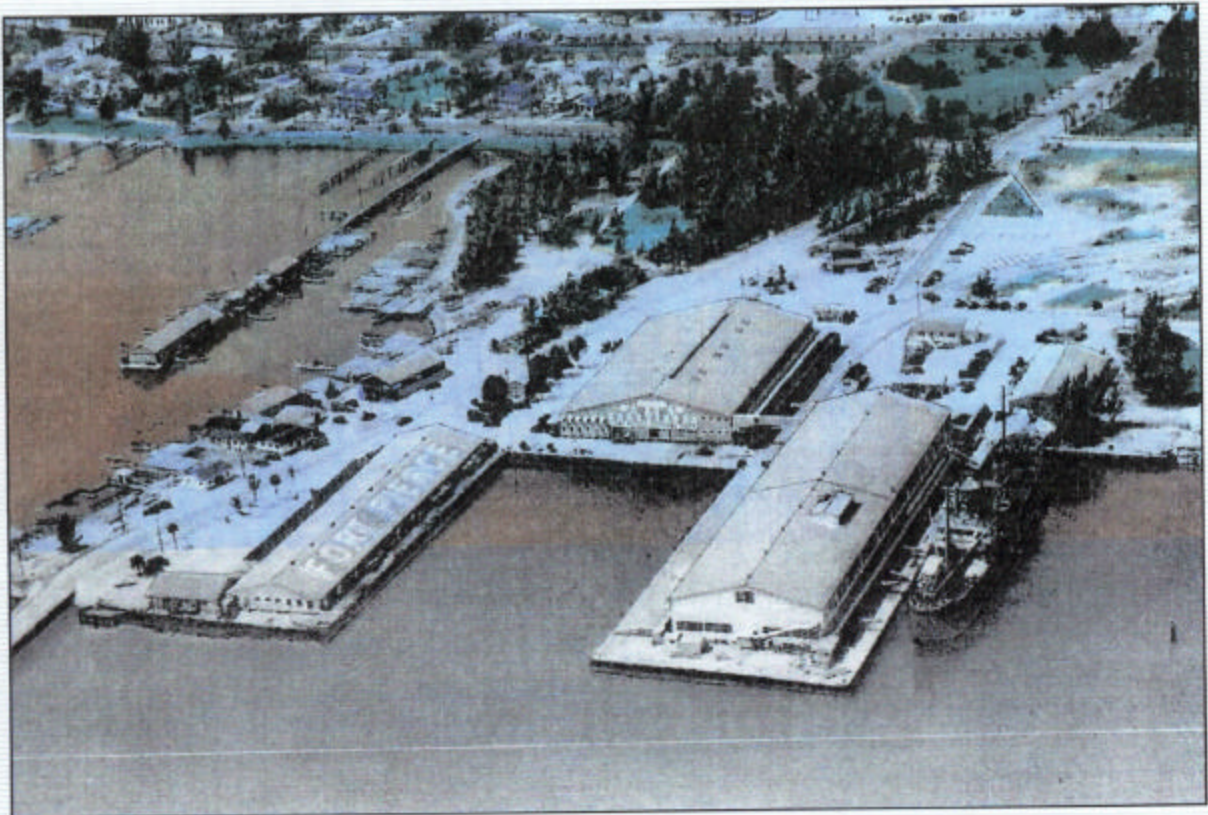


Figure 13
Old Fort Pierce Post office, 500 Orange Avenue, Fort Pierce
(SL00054)



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Administration: a painting by artist Lucille Blanch depicting “Osceola Holding Informal Court with His Chiefs.” (Harrington 2001: 8.7) The old Fort Pierce Post Office (currently vacant) is listed in the National Register. The other major Federally-financed building in Fort Pierce during this period, the U.S. Coast Guard Station, was completed in 1937 on the northern tip of South Hutchinson Island, facing the Fort Pierce inlet.

By 1940, the US population census recorded the city’s population at 8,040 indicating that Fort Pierce was now out of the Depression. The entry of the United States into World War II quickened the pace of life in Fort Pierce and South Florida in general. World War II brought an influx of soldiers on training missions to the region, as well as increased prosperity for manufacturers.

With its all-weather climate, South Florida was an ideal location for military training operations, particularly for the North Africa Theater. In 1943, the US Navy established an amphibious training base at Hutchinson Island, appropriating the US Coast Guard Station there for its headquarters and building a vast complex of temporary housing on the island. (Adams et al 1992: 19) The few houses that had been built on the island during the 1920s and 1930s were also taken over or if not usable, were demolished. The US government also took over operations of the Port of Fort Pierce.

4.7 POST WAR FORT PIERCE (1946-1957)

Fort Pierce and South Florida benefited greatly from the economic expansion that followed the end of World War II. Veterans who had trained in Florida during the war, as well as newly enriched retirees moved permanently to Florida. Many portions of the state expanded their economic base beyond agriculture and winter-based tourism. Fort Pierce’s population shot up in the immediate post-war period, reaching 13,502 in 1950 according to the US Census Bureau.

Faced with a pent-up demand for housing, developers and builders were quick to respond. Many new subdivisions were platted and developed in Fort Pierce during the late 1940s and early 1950s. Several of these were in the historically African-American sections of Fort Pierce, such as Carver Heights (encompassing Avenues M, N, and O between North 25th and 27th Streets) and Bunche Park (encompassing Dunbar and Carver Courts between North 29th and 31st Streets). (St. Lucie County Plat Books 10-18 and 10-19A) One of the best-known developments from this period is Hibiscus Park, laid out and registered in two stages between 1946 and 1948. The earliest section extended from the west side of Texas Court to South 13th Street for one block south of Georgia Avenue. The second part, platted by the Indrio Development Corporation in May 1948, extended this development east from Texas Court to South 10th Street. (St. Lucie County Plat Books 8-11 and 8-43) Today, the Hibiscus Park neighborhood contains a nearly intact collection of masonry vernacular and early Ranch-style houses with a distinctly suburban feel.

The effects of this continued expansion of the city’s residential areas are seen in the constantly rising population figures for Fort Pierce and St. Lucie County. By 1956, the city’s population was estimated at 24,000, with St. Lucie County at 35,000. (R.L. Polk 1957: 3)

South Florida was flexing its political muscle as well; in 1952 Fort Pierce native Daniel McCarty was elected Florida’s 31st Governor after failing in an earlier attempt in 1948. This capped a long political career that included McCarty’s election as Florida’s youngest Speaker of the House in 1941 and his

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decorated military service during World War II. Although Governor McCarty died after only nine months in office, his administration supported construction of the Florida Turnpike and was influential in establishing medical schools at the University of Florida and the University of Miami. In Fort Pierce, he is commemorated by the Daniel McCarty Memorial Highway (a portion of US 1 within the city limits) and the Daniel McCarty Middle School.

By the 1950s, Fort Pierce's tourist visitors seldom arrived by train anymore and no longer preferred to stay in large centrally located downtown hotels such as the New Fort Pierce Hotel or the Colonial Hotel, which were seen as fussy and old-fashioned. Instead, many new motels were built along US Highway 1. Among these were the Nowalk Motel (advertising 14 rooms with 14 baths), the Capri Motel, the Sky-Way Motel, and the Palomino Motel with its lifelike palomino pony sign out front. (R.L. Polk 1951: 223-224) Motels, many of them designed around whimsical themes, offered modern, clean accommodations as well as convenience to the motoring public who were provided with on-site parking courts. (Figure 14) In the late 1950s, the local Chamber of Commerce inaugurated the Sandy Shoes festival, a celebration of the city's early cattle-herding history. The festival also included swimsuit competitions and parades.

Tourist motels were also built on Hutchinson Island beginning in the late 1940s; this area had been opened up for commercial and residential after the US Navy abandoned its training facility there following the end of the war. Developers rushed to re-plot the earlier subdivisions on Hutchinson Island that had lain dormant during the 1920s and 1930s. (St. Lucie County Plat Book 8-27) Fort Pierce Beach and the Surfside Subdivision were re-platted during this period. By 1956, according to the St. Lucie Chamber of Commerce, "a large number of residents are choosing to make their homes on the two beaches fronting the Atlantic Ocean." (R.L. Polk 1957: 2-3), making this the area of choice for new construction. Unlike the grandiose (and unfulfilled) schemes planned for the beachfront areas during the 1920s, the subdivisions planned during the 1950s were directed at the retiree and middle-class couples or families. Lots were small and the resulting houses were usually simple one-story cinder-block homes with an attached carport or garage. Numerous homes from the 1950-1960 period are still standing along Fernandina and Hernando Streets and St. Lucie Court on Hutchinson Island.

Alongside the placid Eisenhower-era image of shuffleboard-playing retirees and aging cattlemen, Fort Pierce had a lively if generally unknown artistic scene during the 1950s. (Zimny 1984: 8.1) One of its leaders was Albert E. "Bean" Backus (1906-1990), a self-taught artist and life-long resident of Fort Pierce. Backus began his career painting posters for the Sunrise Theatre, and then moved to painting landscapes of Florida's backwoods. His paintings, with their vivid sunsets and tropical flowers, are now highly prized by collectors. Backus' home and studio was the simple two-story frame vernacular building now standing at South Second Street and Avenue C. Backus mixed freely with such wealthy art patrons as Dorothy Binney Palmer, an heir to the Binney & Smith crayon company, whose home at "Immokolee" outside Fort Pierce was a magnet for authors and artists. (Johnston 1994: 8.6) Backus also inspired and encouraged a small group of mostly African-American artists who adopted his style of painting for landscapes of rural Florida. These artists were dubbed "Highwaymen" for their practice of selling their paintings alongside back roads and highways in Florida.

The writer and folklorist Zora Neale Hurston was a frequent guest at the Backus home and studio. Born in 1891 in Notasulga, Alabama, Hurston was a recipient of Rosenwald and Guggenheim fellowships and was one of the first blacks to graduate from Barnard College in New York City. Her

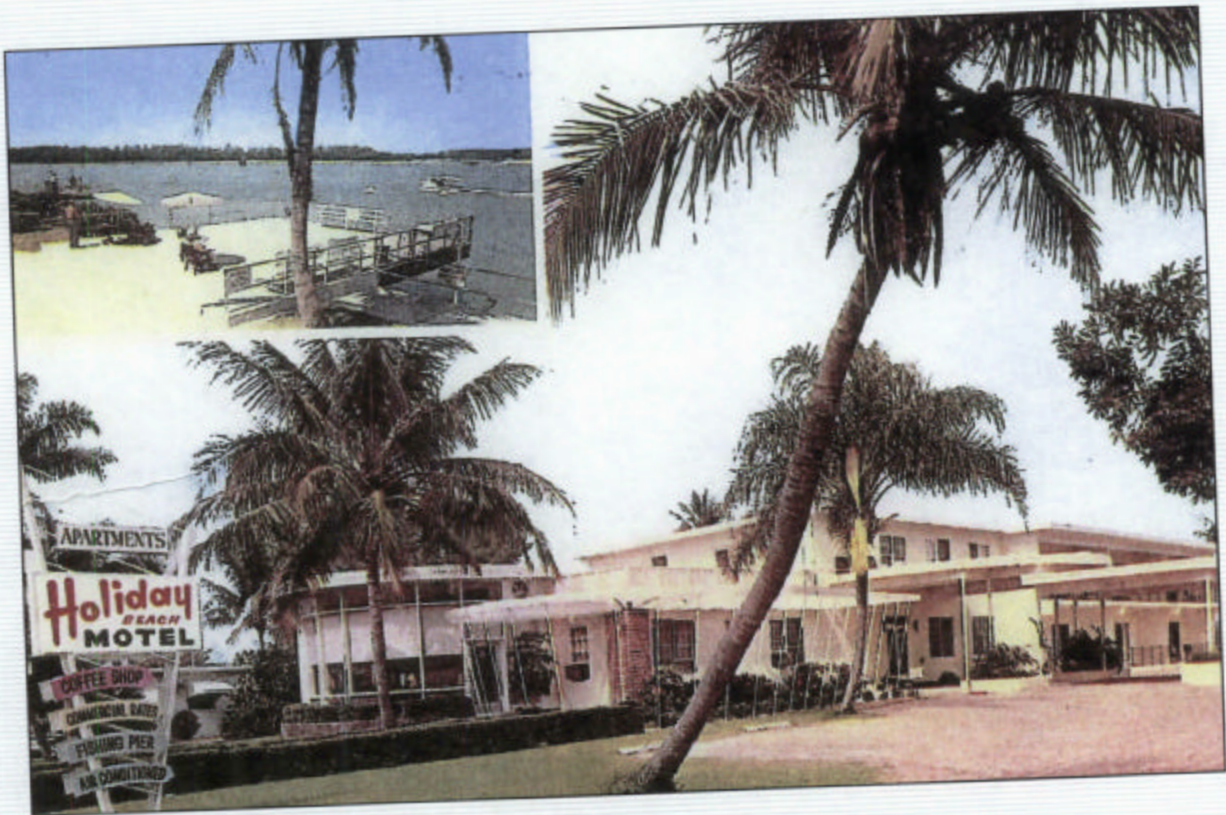
SECTION FOUR

Historical Overview of the City of Fort Pierce

autobiographical work, *Dust Tracks on the Road*, won the Anisfield-Wolf award from the *Saturday Review* in 1943. She spent the last years of her life in semi-obscurity in Fort Pierce at her home at 1734 Avenue L. Here, she worked on her last book, *The Life of Herod the Great*, and also taught at Lincoln Park Academy. She died in 1960 in Fort Pierce and is buried in the nearby Fort Pierce cemetery. The Zora Neale Hurston Home is a National Historic Landmark (Figure 15)

Figure 14

1950s Postcard View of Holiday Motel, 1750 Seaway Drive, Fort Pierce



Fort Pierce Historic Properties Survey
June 30, 2007

Source: Hamill
Collection, Fort Pierce

Figure 15
Zora Neale Hurston House, 1734 Avenue L, Fort Pierce (SL00290)

