

# HISTORY AND DEVELOPMENT OF PROGRESSO

**05** *By the late 1800s, a small group of pioneers in the remote wilderness of South Florida had accomplished a remarkable feat: they had converted the once-isolated landscape into productive agricultural land with thriving commercial centers.*

## **PREHISTORIC TO 1700**

An examination of the distribution of archaeological sites suggest that Native American communities in Florida and elsewhere, early tribe settlements strategically positioned settlements and camps themselves along waterways where they could exploit for efficient transportation and access to essential food supplies resources. In Florida, south of Lake Okeechobee, a distinct cultural group emerged and thrived during the Glades Period, an archaeological era cultural period spanning from approximately 750 BC to 1750 AD which included various indigenous groups and encompassed south Florida from the Gulf to the Atlantic Ocean.

Within the area of present day South Middle River and Middle River Terrace is a portion of the Atlantic Coastal Ridge, a naturally occurring landform that runs north to south, is approximately three miles

wide, and sits between three to six feet above sea level. Numerous freshwater streams cross the Ridge including the now dredged Middle River, that drained water from the Everglades east towards the Atlantic Ocean. The elevated, dry land on the ridge supported pine forest and hardwood hammocks that were formed provided dry land provided favorable conditions for Native American and later Pioneer camps including a nearby Seminole Camp that is located near present day U.S. 1.

## **FERTILE CULTIVATION**

By 1783, Spain had regained control of Florida after a brief loss of control to Great Britain starting in 1763. Visitors to the region noted the cultivation of non-native crops such as limes, oranges, lemons, sugar apples, coconuts, and guavas on the land. These plants were likely introduced to the Fort Lauderdale area by early homesteaders like Frankee Lewis and her family.

In 1788, non-native settlers were documented within the area of the New River. In 1821, Spain

ceded Florida to the United States. Around this time, the New River area was inhabited by a community primarily composed of Bahamian settlers who sustained themselves through salvage and fishing activities. Legislator Richard Fitzpatrick established a plantation using enslaved individuals from South Carolina to cultivate coconuts, plantains, citrus fruits, and sugarcane.

An 1825 survey of present-day Broward County indicated there were two non-native settlers within the New River area William Cooley and David Williams. By 1830, the New River settlement was home to approximately fifty residents. The Seminole Indians were also newcomers to the Broward County area during this period. Originally Creek Indians from Georgia and Alabama, the Seminoles had migrated to South Florida by the late 18th century and had established a presence in the region by the early 19th century. Between the mid-1830s and the mid-1850s, there were ongoing skirmishes between the United States military and the Seminoles marking a period of time known as the Seminole Wars.

By the late 1800s, a small group of pioneers in the remote wilderness of South Florida had achieved a remarkable feat: they had transformed the once-isolated landscape into productive agricultural land with bustling commercial centers. In the aftermath of the Second Seminole War, forward-thinking individuals, including Richard Fitzpatrick and Dr. Henry Perrine, embarked on ambitious scientific endeavors. Their experiments focused on cultivating an array of tropical fruits, vegetables, and plants, effectively turning swampy terrain into fertile farmland.

### **RECLAMATION ACT AND THE INTERNAL IMPROVEMENT FUND**

On September 28, 1850, the State of Florida significantly expanded its land holdings following the approval by the United States Congress of an “Act to Enable the State of Arkansas and Other States to Reclaim the Swamp Lands within their Limits.” The funds generated from the sale

of these lands were designated for reclaiming waterlogged areas, notably the Everglades, previously deemed unsuitable for cultivation. The State’s Internal Improvement Fund oversaw the sale of this land, leading to the acquisition of a substantial portion of southeastern Florida by wealthy individuals and private corporations.

Under the Reclamation Act, previously submerged land underwent transformative measures such as levee construction and drainage systems, enabling agricultural cultivation and fostering aspirations for Fort Lauderdale to emerge as the “Garden of America.” Frank Stranahan’s meticulously irrigated farm epitomized Governor Napoleon B. Broward’s progressive vision. During the 1880s, corporations and individuals such as the Florida Coast Line Canal and Transportation Company, several railroad companies, Hamilton Disston, an early industrialist and real estate developer, and the Florida Land and Mortgage Company acquired extensive parcels throughout South Florida.

### **THE FLORIDA FIBER COMPANY**

Shortly after arriving in Campeche, Mexico, as a United States Consul, Henry Perrine, a physician and horticulturist, responded to a Treasury Department initiative for Consuls to identify useful plants for introduction to the United States. He actively engaged in exploring tropical crops and distributed seeds and plants to contacts in the southern United States. Perrine’s efforts attracted media attention, supported by correspondence with known agricultural and horticultural figures like Captain DeBose, Charles Howe, and William A. Whitehead, affirming his belief in southern Florida’s suitability for tropical plant cultivation. While in Campeche and upon his return, Perrine advocated for a land grant to establish a plant introduction station. Despite an offer in Louisiana,

he declined, asserting southern Florida's unique climate suitability. Perrine, with Judge James Webb and Charles Howe, co-founded the Tropical Plant Company, chartered by the Florida Territory in 1838. Concurrently, Congress granted Perrine a 36-square-mile township in southern Florida in recognition of his botanical endeavors.

Among Broward County's distinctive land and agricultural ventures was the Middle Plantation operated by Jacksonville's Florida Fiber Company,

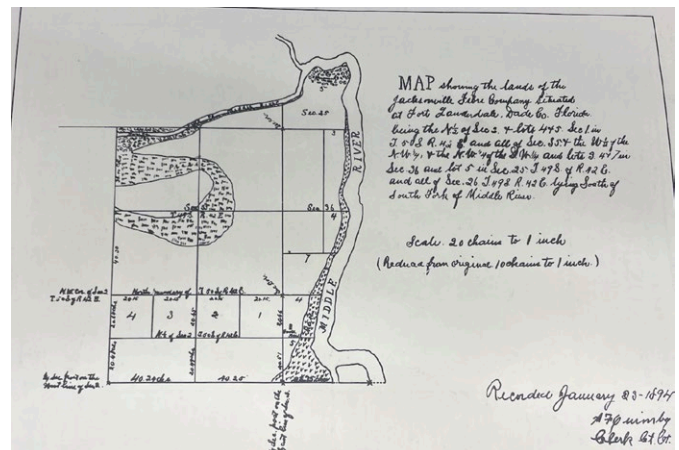
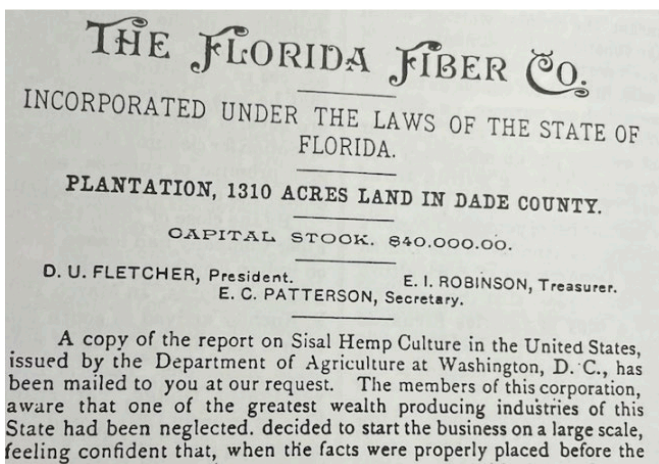


Image: 1894 plat of the Florida Fiber Company's Middle River Property, Source: Fort Lauderdale Historical Society.



Watercolor by Carlton T. Chapman taken from Charles Richard Dodge's photo of the Florida Fiber Company's Middle River farm, Source: "Florida Fiber Company," p. 38



Promotional circular published by the Florida Fiber Company in 1890; Source: "Florida Fiber Company," p. 37.

which ventured into commercial sisal hemp production in the early 1890s.

Despite the setback of Dr. Perrine's demise in an Indian attack in 1840, which halted his personal endeavors to launch large-scale agricultural projects in South Florida, the sisal plants he introduced to the area thrived. Charles Howe persevered with Perrine's efforts, and by 1845, had successfully cultivated 320 acres of land. Charles Howe, who served as Inspector of the Port and Postmaster at Indian Key, survived the 1840 Indian attack. Additionally, he was one of the two partners of Dr. Henry Perrine in his significant horticultural venture.

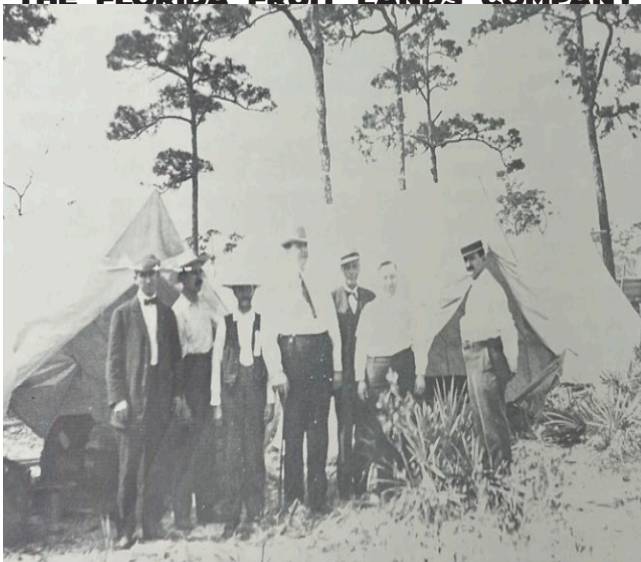
While the sisal industry thrived in the Bahamas and the Yucatan, it faced decline in South Florida. Operations flourished in those regions while waning locally. Recognizing the national significance of sisal, the United States Department of Agriculture dispatched fiber expert Charles Richards Dodge to Florida in 1889 to conduct a comprehensive four-year survey. Subsequently, in 1890, the Florida Fiber Company obtained 1,310 acres of land, including the Middle River area of Broward County.

Significant European development of Fort

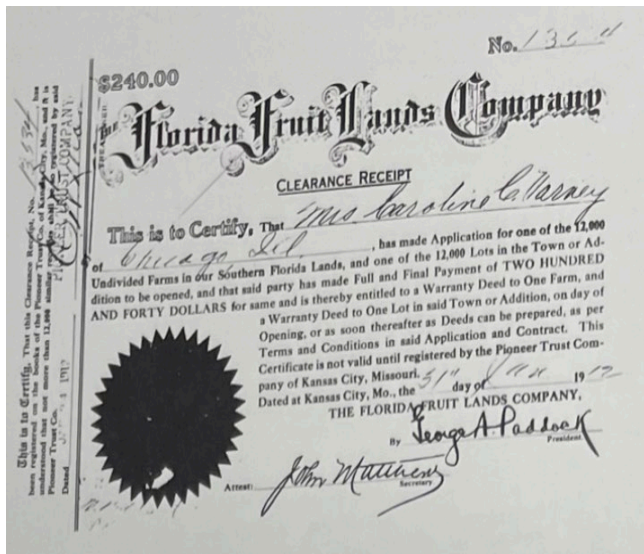


up, leading to the Florida Fiber Company selling a tract to John M. Bryan, a longtime state railroad commissioner. In December 1906, the Board of Trustees of the Internal Improvement Board initiated the drainage project at New River, consequently enhancing the value of the Middle River tract.

**THE FLORIDA FRUIT LANDS COMPANY**



Richard J. Bolles, fifth from the left, visits with contract holders at the Progresso drawing. Source: "Land Lottery," p. 21



"Florida Fruit Lands Company, Clearance Receipt, 1911." Source: "Land Lottery," 16.

**AND "THE DRAWING"**

In December 1908, Richard J. Bolles, a real estate speculator from Colorado, acquired 500,000 acres of Everglades land from the state trustees through his Florida Fruit Lands Company. Subsequently, on February 1, 1910, the Florida Fruit Lands Company also acquired the Town of Progresso along with the majority of the remaining adjacent farmlands from the Florida Fiber Company.

In March 1911, a group of over three thousand individuals from Jacksonville embarked on a week-long journey to participate in "The Drawing," aimed at purchasing land. At that time, only a handful of establishments were in operation, including three hotels, three to four offices, and a few businesses housed within these hotels. The advertising campaign by the Florida Fruit Lands Company enticed potential buyers with the offer of receiving a lot in the undeveloped area of Progresso for every acre of land purchased in the Florida Everglades. Land in Progresso boasted immediate occupancy opportunities, with access to deep water and the railroad, unlike other townsites in the Everglades, which would require several years of infrastructure development before becoming habitable.

Richard J. Bolles, proprietor of the Florida Fruit Lands Company, acquired around 12,000 lots in Progresso and significant acreage in the Everglades. By 1911, Bolles' company possessed the Northwest Quarter of Section Two, a portion of the expansive "future town" known as Progresso. This town had been originally mapped out by Jacksonville businessmen Duncan Fletcher and Patrick Cunningham on land obtained from the canal company in 1890. For a period, they attempted to run a sisal plantation on a section of the property near Middle River, overseen by a resident manager.

In 1911, Progresso was delimited on the north by the



A tent city was erected under the pines at Progresso for "The Drawing," Source: "Land Lottery," pgs. 18-19.

current Northeast and Northwest 18th Street, on the west by Northwest 9th Avenue and Northwest 12th Avenue, and on the south by Northwest and Northeast 19th Avenue. Lots in Progresso measured one hundred thirty-five feet in depth and typically twenty-five feet in width, except for residential lots,



The local headquarters for the Florida Fruit Lands Company, owned by Richard J. Bolles. The property stood at 620 North Andrews Avenue (formerly 24th Street), but was demolished in 1968. Source: "Land Lottery," 17.

which were fifty feet wide. The land auction of 1911 demonstrated that communities could thrive on seasonal tourism, prompting a transition from farming to leisure activities, thereby fostering interest in purchasing "city lots" rather than farmland.

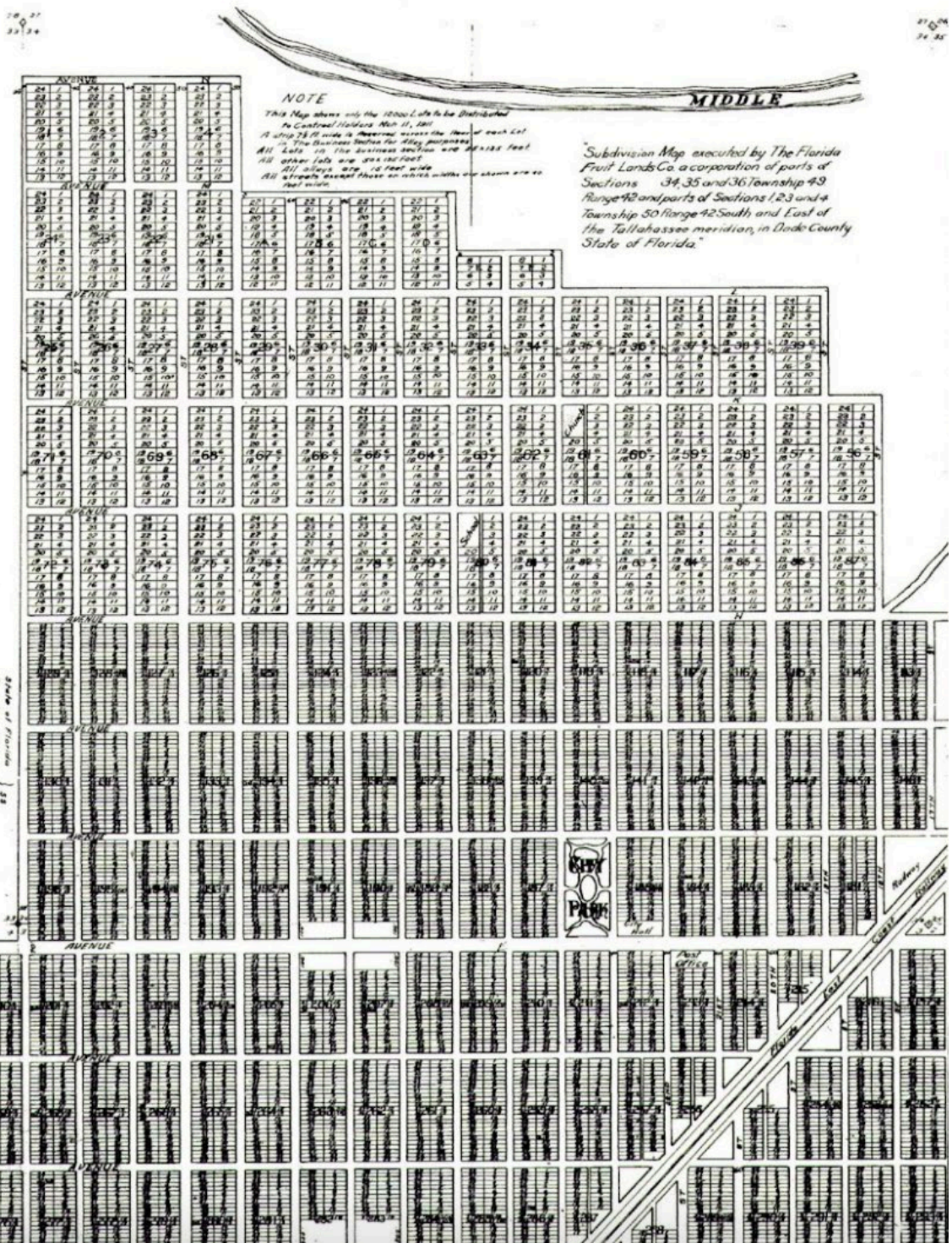
Occurring at the same time, in 1911, Fort Lauderdale was officially incorporated as a city, predominantly established on land reclaimed through the drainage of the Everglades, with an estimated population of around 145 residents. The allure of the warm climate and the opportunity to cultivate crops year-round, free from the risk of harsh freezes, attracted many of the early settlers to the area. Additionally, in 1915, Broward County was established, with Fort Lauderdale chosen as its county seat.

### **THE NORTHWEST QUADRANT**

The settler, having sold the lands along the New River, primarily located on Brickell land, turned attention to the Florida Land & Mortgage Company lands situated to the north and east. These lands varied in terrain, with some covered in palmetto and pine trees, others comprising prairie lands, and some featuring rich hammocks of oak and mahogany. At the renowned auction in 1911, Bolles successfully sold all available lots, although he would later face fraud charges. However, many lot purchasers defaulted on their payments or neglected to pay real estate taxes. Consequently, the Florida Fruit Lands Company and most lots in Section Two remained vacant until the City of

JOHN S. MILLER  
 Surveyor  
 18  
 This plat map was filed for record  
 in the office of the Clerk of the  
 County of Collier, Florida, on the  
 18th day of January, 1911, and was  
 recorded in the public records of  
 said County in Book 18, page 40.  
 JOHN S. MILLER  
 Surveyor

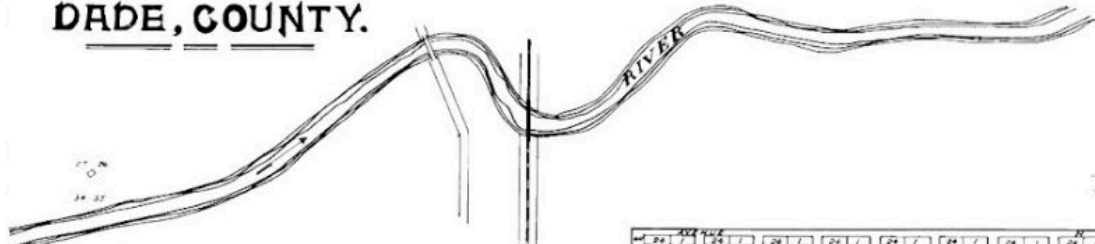
# PROG



# RESSO, FLORIDA.

## DADE COUNTY.

SCALE: 1 in. = 300 feet.



State of Missouri }  
County of Jackson } 33

Personally appeared before me the undersigned authority The Florida Fruit Lands Company a corporation organized and existing under the laws of the State of Colorado by George A. Rudolph its President and John Matthew its Secretary who being both duly sworn under oath say that they are the officers as stated herein of said corporation, that the corporation executed the accompanying map of Progress Florida being a subdivision of parts of Sections 34, 35 and 36 Township 49 Range 42 and parts of Sections 2, 3 and 4 Township 50 Range 42, South and East of the Tallahassee Meridian in Dade County Florida as above set forth for the purpose of dividing the streets, avenues, parks and lots for the purpose herein indicated and set forth and to the end that said subdivision map may be admitted to record according to law. That the common corporate seal of the corporation was affixed to said survey map as under resolution of the Board of Directors of said corporation and that the same is the genuine and authentic corporate seal of said corporation. The Florida Fruit Lands Company. Executed on behalf of said corporation and its seal affixed here to this 24th day of February, A.D. 1911.

George A. Rudolph (Signature)  
President

Sworn and subscribed by the parties hereto before me this 24th day of February, A.D. 1911. J. B. Connor  
Notary Public  
My Commission Expires June 23, 1912  
(Signature)

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Fort Lauderdale acquired them through a series of foreclosures and purchases in the 1940s as part of a “Northeast Park” initiative.

By 1925, construction of residential homes had commenced on the over 12,000 sold lots. According to one account, real estate agents had sold hundreds of these lots ranging in price from \$500 upwards. With the Dixie Highway intersecting the area, many of these properties were deemed to be worth much more. However, a notable limitation was the narrow width of the lots, none exceeding 25 feet, as the developers aimed to maximize the number of lots from the extensive land parcel. In 1926, City Planner Richard Schermerhorn, Jr. proposed a plan to widen the streets of Progresso and allow for street extensions. The report highlighted that the original layout of Progresso featured 40-foot streets and mostly 25-foot-wide lots, with only a few streets wider than 40 feet. Nevertheless, the depths of these lots were deemed adequate to accommodate a comprehensive widening of the streets, a crucial step for the improvement of this section of the town.

During the land boom of the 1920s, Progresso witnessed a proliferation of real estate activity, with a staggering forty-one different real estate companies operating at one point. According to an article, Progresso boasted the highest concentration of college graduates compared to any other section of Fort Lauderdale. To meet the demand for accommodation, many residents hastily constructed temporary cottages, sometimes overnight, providing convenient housing options while other parts of the city were limited to crowded apartments or hotel rooms.

In 1925, the area north of 10th Street (now Sunrise



Progresso Arcade and Post Office, Source: Fort Lauderdale News, June 13, 1926.

Boulevard) was annexed into the city. Despite the annexation, there were minimal developments in the area. To address this, the North Lauderdale Improvement Association was established with the aim of advocating for infrastructure enhancements such as streets, sidewalks, schools, water services, and beautification projects. However, over time, many of the early settlers returned to their homes in the north, leading to the abandonment and deterioration of these early cottages.

## **THE GREAT DEPRESSION AND WORLD WAR II**

The Florida Land Boom of the 1920s initiated a feverish phase of real estate development led by land speculators, characterized by rapid growth that persisted at a more moderate pace throughout the 1930s. Advertisements during this time promoted “Distress Homes” available through receivership for properties acquired during the peak of the Land Boom speculation. Despite economic challenges, tourism and seasonal rentals continued to expand rapidly. A 1930 article highlighted Fort Lauderdale’s emergence as a premier winter resort and yachting destination, attracting the largest influx of tourists and visitors in its history. The completion of the Federal Highway facilitated connectivity and spurred further growth within South Florida. Despite the onset of the Great Depression in 1929, year-round businesses continued to flourish in the area.

By 1945, lots in Progresso were advertised for sale

ranging from \$250 (\$4,354.83 in 2024) per single lot and up to \$750 (\$13,064.50 in 2024) for larger lots. By April of the same year, bidding referred to as the “Murphy Sale” finalized the sale of the remainder of the available parcels in the Progresso section owned by the Internal Improvement Fund Trustees. All previously tax delinquent lands were returned to the tax role during the Murphy Sale, with Court Clerk Cabot stating, “... this will be the first time in many years that such a large block of tax delinquent lands in one subdivision is completely returned to private ownership.” During the sale, 340 parcels of land in Progresso were purchased

**REAL ESTATE**

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**86—Lots For Sale**

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**BUY PROGRESSO LOTS NOW**

Lot	Block	Price
1	241	\$750
13-14	255	600
42-43	253	500
6- 7	289	500
33-34	291	500
27-28	292	500
47-48	292	550

**Single Lots \$250 Each**

Lot 38 Blk. 253	Lot 8 Blk. 255
Lot 41 Blk. 289	Lot 23 Blk. 291
Lot 48 Blk. 291	Lot 18 Blk 315

**SAM H. WIMBERLY**  
805 E Las Olas Phone 2598

Lots for Sale, Source: “Real Estate—Advertisement,” Fort Lauderdale News, March 15, 1945

from the County and Everglades Drainage Board, and the remainder of 250 lots were purchased by private owners in the June sale.

The Post-World War II boom increased the need for housing and infrastructure. By 1947, W. G. Osborne, president of the Northside Improvement Association, ordered an investigation for the need for street markers and water mains in the Progresso area. Due to the lack

**BUILDING LOTS**  
**Time Payments**  
**PROGRESSO**

★ Lot 10, Block 65—\$550.00; \$50.00 down and \$15.00 per month. ★  
 ★ Lot 22 in Block 31—\$550.00; \$50.00 down, \$15.00 per month. ★  
 ★ Lots 43 and 44 in Block 88 — \$950.00; \$150.00 down, \$25.00 month. ★  
 ★ Lots 17 and 18 in Block 176—\$1,650.00; \$325.00 down, \$35.00 month. ★  
 ★ Lot 3, Block 162—\$1,650.00; \$325.00 down, \$35.00 month. ★

We Have a Large Variety of Building Lots.  
See Us Before Buying.

**REAL ESTATE**  
**JONES**

605 NORTH FEDERAL HIGHWAY  
Phone 1883 or 490

Building Lots Progresso, Source: “Building Lots—Time Payments Progresso,” Fort Lauderdale News, September 4, 1947.

of adequate water mains, approvals for FHA home construction loans in the area were being blocked. By 1948, a bond to raise funds for the improvement of water service, particularly to replace undersized water mains in the Progresso area, was validated by the Circuit Court.

In addition to infrastructure improvements, the school board purchased Progresso lots at Block 49 and 50 to be utilized as an elementary school site. With the expansion of community services, more affordable housing options became available in the Progresso area.

By 1949, homes developed by E. H. Barnes and Associates began to sell for \$5,895 (\$77,662.41 in 2024). The two-bedroom homes had a “... financing plan for a down payment of \$495 with the balance pegged at \$55 per month. They are on 50 foot lots, built of concrete block with terrazzo floor and awning type windows.” Through the 1950s, development of modest single-family homes continued in Progresso to accommodate the Post-World War II need for affordable housing. The Gill Construction Company completed over

250 homes in the Progresso area, designed for “All-Electric Living,” with the latest kitchen appliances and technology. By the end of 1950, Gill Construction Company completed a total of 350 homes in the Progresso area alone.

Model homes with the latest technologies including glass jalousie aluminum windows, tiled roofs, custom built kitchen cabinets, hardwood flooring, full tiled baths with ceramic tile floor and a built-in space heater, and large utility-laundry room continued to be developed with the help of FHA approved loans. Progresso continued as the location for quality, middle-class housing with brand new homes advertised for sale at \$9,200 (\$108,039.01 in 2024) with \$1,500 down and \$52 monthly payments.

In 1954, the North Lauderdale Improvement Association celebrated its silver jubilee 25th anniversary with a public jamboree. Since 1929, more than 15,000 homes were built in the Progresso area, which by 1954 also included schools, playgrounds, and shopping centers to support the influx in residents. At the time, the North Lauderdale area included approximately one-fourth of the total area of the city with assessed property values of \$75,000,000 (approximately \$874,204,460.97 in 2024) and a population of 15,000. The active membership of the North Lauderdale Improvement Association with over 400 members.

Today, the Town of Progresso along with several other platted subdivisions have been divided into two Neighborhood Associations, South Middle River and Middle River Terrace. Both

**VISIT ELECTRICAL APPLIANCE EXPOSITION**  
**AT HOME SHOW!**  
 February 12 Through 19 • Daily 2-10 P.M. • War Memorial Stadium

**ANOTHER BIG NEW PROJECT\***  
*designed for* **ALL-ELECTRIC LIVING!**

**for COOKING WATER HEATING REFRIGERATION**

**PROGRESSO**, the impressive new residential development in Fort Lauderdale being built by Gill Construction Company of that city, is another in the growing list of large-scale Florida projects designed for All-Electric living.

**Take a tip...** from Big Builders like Gill Construction Co. who find that All-Electric Kitchens increase their home sales...  
**GO MODERN... GO ALL-ELECTRIC!**

**FLORIDA POWER & LIGHT COMPANY**

IMPORTANT: If you're buying or building be sure your electrical wiring is designed for all-electric living.

ABOVE: Typical Progresso Home, smartly modern in every respect. Geo. W. Gill, Jr., Builder, finds from experience that customers prefer all-electric kitchens.

BELOW: Aerial view of Progresso Development. Still more 200 homes completed and another 50 under way.

**for COOKING WATER HEATING REFRIGERATION**

**ABOVE: Typical Progresso Home, smartly modern in every respect. Geo. W. Gill, Jr., Builder, finds from experience that customers prefer all-electric kitchens.**

Advertisement for Gill Construction Company, 200 homes completed in Progresso, with another 50 under way, Source: “Another Big New Project—Advertisement,” Fort Lauderdale News, February 9, 1950.



Sanborn Map, 1965 (Plate 21)

See Lauderdale's Newest

# MODEL HOME OPEN TODAY

FHA APPROVED

**\$9200** PRICE TAG  
 \$1500.00 TOTAL DOWN  
 ONLY \$5200 TOTAL MONTHLY

**3 BEDROOMS**  
 WITH HARDWOOD FLOORS and TILE ROOF

- Off-the-Ground Construction
- Glass Jalousie Aluminum Windows and Entrance Door
- Tiled Roof
- Custom Built Kitchen Cabinets
- Large Utility-Laundry Room
- Full Tiled Bath with Ceramic Tile Floor and a Built-In Space Heater
- Roomy Closets

**PROGRESSO CORP.**

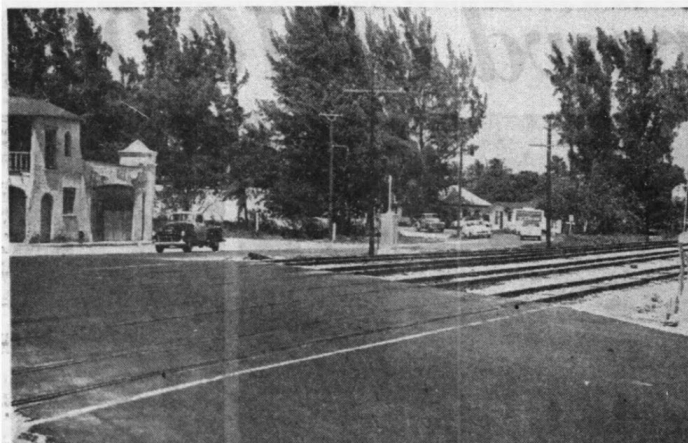
MANAGED AND DIRECTED BY  
**E. J. POLLOCK CORP.**  
 3333 PALM AVE., HIALEAH 88-4390 88-5566

"Model Home Open Today—Advertisement," Fort Lauderdale News, February 4, 1953.

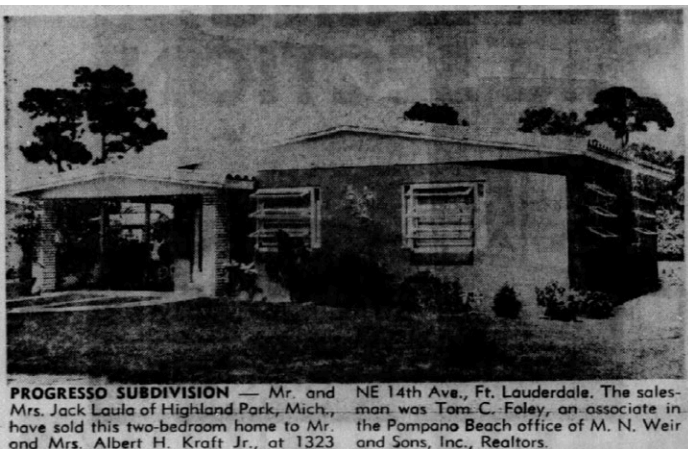


**EL RAY PURCHASED** — This four-unit apartment—called the El Ray—has been purchased by Mr. and Mrs. Theodore Smith. It's located at 1130 NE Fifth Terr. in the Progresso area. The sale was handled by George O'Neil of the Oakland Park Blvd. office of Causeway Realty Corp.

1130 NE 5th Terrace, Source: "El Ray Purchased," Fort Lauderdale News, July 9, 1960.



NE Third Avenue, Crossing of FEC Railroad, looking towards Progresso Drive and NE Fourth Avenue, Source: Fort Lauderdale News, March 28, 1954.



**PROGRESSO SUBDIVISION** — Mr. and Mrs. Jack Laula of Highland Park, Mich., have sold this two-bedroom home to Mr. and Mrs. Albert H. Kraft Jr., at 1323 NE 14th Ave., Ft. Lauderdale. The salesman was Tom C. Foley, an associate in the Pompano Beach office of M. N. Weir and Sons, Inc., Realtors.

1323 NE 14th Avenue, 1959, Source: "Progress Subdivision," Fort Lauderdale News, May 23, 1959.

of these neighborhoods share the same southern border of Sunrise Boulevard which is a major arterial roadway containing primarily commercial properties, and also share the same northern border of Middle River. Other major roadways that intersect within this area include SW 9th Avenue, Andrews Avenue, and SW 13th Street.

In 2024, Fort Lauderdale has a total population of 183,412 with an estimated 13,490 people residing within the boundary of this survey area. Majority of the area is residential with a mixture of housing types including both single-family and multi-family structures with the majority of the area having less than 25 percent owner-occupied units. Within the Middle River Terrace area the ratio of owner-occupied housing is significantly more with a range of 65 to 79.9 percent of the units being owner-occupied.

South Middle River and Middle River Terrace areas contain a mixture of races serving as a home to those who have identified themselves as primarily either White or Black or African-American. This area is spread over multiple zip codes including 33311, 33304, and 33305. The 33311 zip code has a total population of 69,413. The median household income for this area is \$48,020 and has a median age of 34.2. The

33304 zip code has a total population of 19,978. The median household income for this area is \$81,266 and has a median age of 45.9. The 33305 zip code has a total population of 12,044. The median household income for this area is \$85,246 and has a median age of 51.4.

#### FOOTNOTES

1 The Archaeological and Historical Conservancy, Inc. "An Archaeological Survey of Broward County, Florida: Phase Two." The Broward County Office of Planning. May 1993.

2 The descendants of the original Lewis family received land grants from the U.S. government in 1824, recognizing their early occupation of the land before Florida was ceded. The Frankee Lewis grant encompassed the area that now spans 640 acres along both sides of the New River, east of Federal Highway (U.S. 1).

3 "Florida Fiber Company," 34.

4 "Land Lottery," 17.

5 "Land Lottery," 16.

6 "Progresso—Past and Present," Fort Lauderdale News, October 27, 1925.

7 "Fort Lauderdale City Plan," Fort Lauderdale News, May 11, 1926.

8 "Progresso Has Played Important Part In Growth of Ft. Lauderdale," Fort Lauderdale News, December 1, 1930.

9 Historic Property Associates, Inc., "Historic Properties Survey, 1988," 16.

10 "Distress Homes—Advertisement," Fort Lauderdale News, March 26, 1929.

11 "City Has More Tourists Than Ever Before," Fort Lauderdale News, February 6, 1930.

12 "New Business Developing As Fed Aid Opens," Fort Lauderdale News, October 4, 1930.

13 "Real Estate—Advertisement," Fort Lauderdale News, March 15, 1945.

14 "High Bids Waited At Murphy Sale," Fort Lauderdale News, April 14, 1945.

15 "Progresso Land Returns Again To Tax Rolls," Fort Lauderdale News, May 22, 1945.

16 "Water Main Study Ordered," Fort Lauderdale News, June 3, 1947.

17 "Court Validates Water Bond Issue," Fort Lauderdale News, July 17, 1948.

18 "School Board Plans To Buy Progresso Land," Fort Lauderdale News, December 2, 1948.

19 "New Houses Sell For Under \$6,000," Fort Lauderdale News, July 16, 1949.

20 "Another Big New Project—Advertisement," Fort Lauderdale News, February 9, 1950.

21 "Gill Builds 55 New Homes," Fort Lauderdale News, March 11, 1950.

22 "Model Home Open Today—Advertisement," Fort Lauderdale News, February 4, 1953.

23 "Improvement Group Readies for Jamboree," Fort Lauderdale News, April 8, 1954.

24 <https://www.maps.ie/population/>. Accessed July 2, 2024.

25 <https://maps.geo.census.gov/ddmv/map.html>. Accessed July 2, 2024.

26 <https://data.census.gov/profile/33311>. Accessed July 2, 2024.