

TOWN OF PALM BEACH



Historically Significant Building Designation Form 269 Park Avenue

Historic Conservation District:	Flagler Conservation District
Address:	269 Park Avenue, Palm Beach, Florida
Date of Construction:	c. 1920
Current Owner:	Schnapps 269 Park Avenue LLC
Present Use:	Residential
Present Zoning:	RC
Palm Beach County Tax Folio Number:	50-43-43-15-08-000-0180
Current Legal Description:	Bungalow Park Addition Lot 18

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

(1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

The residence at 269 Park Avenue was constructed circa 1920 during the early years of the Florida Boom Time Era of the 1920s. Located in the Flagler Conservation District, which was the Town's early commercial center, nearby residential development such as 269 Park Avenue provided convenient housing for seasonal visitors, store owners and employees. The property is in the Bungalow Park Addition which was platted in 1918 by Peter J. Mack. Mack also platted the Ocean Park H.W. Robbins Addition (Seminole Avenue and Everglade Avenue) in 1917 and the Grace Trail Addition in 1918. All three of these subdivisions were conveniently located between two of Palm Beach's main shopping areas in the 1920s – Main Street (now Royal Poinciana Way) and the Fashion Beaux Arts Building. Main Street was an area for congregating in restaurants, dancing, shopping, and banking, and the Fashion Beaux Arts Building, constructed in 1916-1917, on North Lake Trail between Seminole and Everglades Avenues, was an innovative shopping center for its time housing exclusive shops and a movie theater.

In 1919, the property at 269 Park Avenue was sold to Cooper C. Lightbown, a master builder who was Mizner's chief contractor, a builder for Joseph Urban and Marion Sims Wyeth, and the second mayor of the Town of Palm Beach. While the architect of the structure is unknown, it was likely constructed by Lightbown. In 1920, Pearl C. Moore (later known as Pearl C. Brown) purchased the property and owned it until her death in 1965. Originally built as a single-family residence, it was converted into four apartments in 1954 and was recently returned to a single-family residence. 269 Park Avenue is representative of the style and scale of the structures originally constructed on Park Avenue and helps to maintain the character of the street and the Flagler Conservation District.